



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 05, 2019, 4:00 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

8. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

9. RECOGNITION

9.A. Ifo Pili

Credentialed Manager with the International City Managers' Association

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in the City Council Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.

CONSENT AGENDA

10. BID AWARDS

- 10.A. Aviator Road Project
Kenny Seng Construction
- 10.B. Eagle Mountain Reuse Storage, Pump Station, and Distribution Line
Kenny Seng Construction
- 10.C. 2019 Concrete Collar Replacement
Precision Manholes
- 10.D. 3.5 MG Water Tank Project
Pro Build

11. BOND RELEASES

- 11.A. Spring Run Phase A Plat 3
Into Warranty
- 11.B. Oak Hollow Phase A Plat 1
Out of Warranty
- 11.C. Oak Hollow Phase A Plat 2
Out of Warranty

12. MINUTES

- 12.A. January 15, 2019 Minutes
Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

- 13.A. Scenic Mountain Phase B Preliminary Plat and Site Plan
The proposed preliminary plat and site plan are for 40 townhomes on 4.16 acres for a total density of 9.62 du/ac. The project is located south of Wride Memorial Highway and east of the Northmoor subdivision.
- 13.B. Overland Phase C Preliminary Plat
The proposed preliminary plat is for 190 single-family units located on 46.15 acres of property within the Overland Master Development. The project is located west of Pony Express Parkway and north of Frontier Middle School.
- 13.C. SilverLake Clubhouse and Pool Site Plan
The proposed site plan is for a clubhouse and pool to serve the multifamily developments south of the wash, in the SilverLake development. The proposed site is located west of SilverLake Parkway and south of Golden Eagle Road.

- 13.D. Cold Springs Site Plan
The proposed amended site plan removes two parking stalls, and replaces them with a dumpster enclosure. The Cold Springs development is located west of the Chevron on the south side of Pony Express Parkway.

SCHEDULED ITEMS

14. ARRIVAL - PUBLIC HEARING

- 14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Arrival Master Development Plan.
BACKGROUND: (Presented by Staff) The applicant is seeking to reduce the size of the Arrival park, relocate trails, and add an additional residential lot. The development is located west of North Ranch on the north side of Wride Memorial Highway. (Item 1 of 3)
- 14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Arrival Master Development Agreement.
The agreement documents the terms of the developer's proposed amendments. (Item 2 of 3)
- 14.C. MOTION - Arrival Amended Preliminary Plat.
The proposed preliminary plat includes one additional lot, for a total project density of 0.80 du/ac. (Item 3 of 3)

15. ORDINANCE - PUBLIC HEARING - AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING MUNICIPAL CODE CHAPTER 17.35 FOR CONDITIONAL USES, CHAPTER 17.55 FOR COMMERCIAL OFF-SITE PARKING, 17.80 FOR SIGNS

- 15.A. Commercial Zone Conditional Uses and Commercial Off-street Parking.
BACKGROUND: (Presented by Staff) This staff-proposed development code amendments allow for Meeting/Reception Room uses within the Commercial zone, and defines off-street parking requirements for Meeting/Reception Room uses.
- 15.B. Signs.
BACKGROUND: (Presented by Staff) This staff-proposed development code amendment replaces an example of an Exempt Sign, and creates standards for school monument signs.

16. MOTION - APPOINTMENT OF A CITY COUNCILMEMBER AS MAYOR PRO TEMPORE

- 16.A. Appointment of Mayor Pro Tempore.
BACKGROUND: (Presented by Mayor Tom Westmoreland) The City Council will appoint a Councilmember as Mayor Pro Tempore to cover for the Mayor in the event of his absence.

17. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

18. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

19. COMMUNICATION ITEMS

This is an opportunity for the City staff to provide information to the City Council. These items are for information only and do not require action by the City Council.

20. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **31st Day of January 2019** on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder