



EAGLE MOUNTAIN CITY COUNCIL MEETING

January 19, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - VIA LIFESIZE ELECTRONIC MEETING

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4- 207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Council to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Governor Herbert and the Utah Department of Health have recently issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address and the phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

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.

1.A [DISCUSSION - Brylee North Rezone & General Plan Amendment](#)

1.B [DISCUSSION - Scarlet Ridge Estates Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment](#)

1.C [DISCUSSION - Wildlife Corridor Overlay Zone Development Code Amendment](#)

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 - VIA LIFESIZE ELECTRONIC MEETING

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.

CONSENT AGENDA

9. BID AWARDS

9.A [Water Re-Use Master Plan Bid Award - Bowen Collins and Associates](#)

10. BOND RELEASES

10.A Brandon Park Phase A, Plat 8 - Into Warranty

10.B Brandon Park Phase A, Plat 9 - Into Warranty

10.C Glenmar Ranch Phase, B Plat 3 - Into Warranty

10.D Ranches Estates Plat D - Into Warranty

11. CHANGE ORDERS

11.A [Pony Express Widening Design Change Order #5 - Horrocks Engineers](#)

11.B [Airport Road Alignment and Design Change Order #2 - Civil Science](#)

12. MINUTES

12.A [January 5, 2021 - Appeals Board Meeting](#)

12.B [January 5, 2021 - Regular City Council Meeting](#)

13. RESOLUTIONS

13.A [Declaring Surplus Property - Fleet Vehicles](#)

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

14.A [ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Property Located on Lake Mountain Road from Agriculture to RA2.](#)

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The proposed ordinance is for a rezone of approximately 4.73 acres of property located near 5200 Lake Mountain Road and includes a portion of Lake Mountain Road right-of-way. The applicant is requesting that the property is rezoned from Agriculture to RA2 as the Agricultural zone requires a minimum of 5 acres or more to construct a residential dwelling.

14.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.58 Historical Preservation Zone.](#)

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The proposed ordinance amends the Eagle Mountain Municipal Code establishing an historical preservation overlay zone and clarifying the historical site designation process. If approved, the Planning Commission would act as the Historic Preservation Board. Following evaluation of the property, the property owner or the City could initiate the rezone. The proposed amendment to the property would require a property owner to be notified but would not require property owner consent or permission.

14.C [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Enacting Chapter 17.63 Ridgeline Protection Overlay Zone.](#)

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The proposed ordinance amends the Eagle Mountain Municipal Code enacting Chapter 17.63 Ridgeline Protection Overlay Zone. The intent of the ordinance is to better visualize and increase awareness of ridgeline areas by establishing the zoning district. The overlay zone would allow a property's existing zoning designation to carry, including land uses, while adding the specific regulations to the property.

14.D [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to the Fiscal Year 2020-2021 Budget.](#)

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the third amendment for the Fiscal Year 2020-2021 budget and includes increases to the General Fund, Enterprise Funds, Capital Improvements and Debt Service.

15. MASTER SITE PLAN

15.A MOTION - Scenic Mountain Phase C Master Site Plan

BACKGROUND: *(Presented by Planning Manager Pete Kane)* This is a request for a master site plan for an 84-unit townhome development as part of Phase C at Scenic Mountain. The subject property (approximately 5.39 acres) is located at Vernham Lane and Hurstbourne Drive, just south of Wride Memorial Highway. The development is the third planning area of the Scenic Mountain master development project, which is subject to a master development agreement with the City. The project includes the development of improved and natural open space, playground, pickleball court, and related infrastructure. The item was tabled at the January 5, 2021, City Council meeting.

16. ORDINANCE

16.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and Enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed ordinance amends EMMC 2.05 Employees and Personnel and EMMC 2.10 Mayor, and enacts EMMC 2.16 City Administrator and 2.27 Board Appointments. The amendment clarifies the process for hiring a city administrator, amends the process for board appointments to create a uniform process, and clarifies the duties of the mayor and city administrator. This item was tabled at the November 17, 2020 and January 5, 2021 City Council meetings.

17. MOTION

17.A MOTION - Appointment of a City Councilmember as Mayor Pro Tempore.

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

18. CITY COUNCIL/MAYOR'S BUSINESS

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

19. 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.

20. COMMUNICATION ITEMS

20.A Financial Report

20.B Upcoming Agenda Items

21. ADJOURNMENT

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 all Public 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 public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 14th day of January, 2021, 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