

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

November 18, 2014

**Work Session 4:00 p.m. Policy Session 7:00 p.m.**

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

*\*\* This meeting may be held telephonically to allow a member of the City Council to participate \*\**

**4:00 P.M. WORK SESSION – 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 and do not require action by the City Council.
  - A. Presentation – Proposed Amendment to the Military Utility Abatement Program, by Luke Pannell
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 and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

**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. *(Comments are limited to three minutes each.)*

**CONSENT AGENDA**

9. MINUTES
  - A. October 21, 2014 – Regular City Council Meeting
10. BOND RELEASE – Into Warranty
  - A. Meadow Ranch, Plat 7
  - B. Meadow Ranch V, Plat 3
  - C. Arrival, Phase 1

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.  
If you need a special accommodation to participate 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.**

11. BOND RELEASE – Out of Warranty
  - A. Tee Box #12 Relocation and Improvement Project – Ames Construction
12. 2014 Ballot Proposition 8 Election Canvass Report
13. FINAL PAYMENTS
  - A. Pony Express Parkway Chip Seal – Advanced Paving and Construction, LLC
  - B. Cemetery Irrigation Project – Great Western Landscape
  - C. Cemetery Landscape Project – Great Western Landscape

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah Amending the Development Code Regarding Outdoor Lighting.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* Staff presented the dark sky ordinance concept to the City Council on May 6, 2014 and received direction to prepare a draft ordinance. The proposed draft includes a new chapter addressing outdoor lighting standards (Chapter 17.56 Outdoor Lighting Standards) and amendments to Chapters 15.70, 17.54.050, 17.55.040, 17.72, 17.80, 17.100.060, 17.100.070 of the Municipal Code. The purpose of the ordinance is to preserve the nighttime skies and the nighttime training mission of Camp Williams. This item was tabled from the October 7 City Council meeting.

15. **PUBLIC HEARING**

- A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Rezoning Portions of the Gateway Park Project to Industrial, Commercial, and Commercial Storage Zones.
- B. MOTION – Consideration of a Preliminary Plat for Gateway Park.
- C. MOTION – Consideration of a Master Site Plan for Gateway Park.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed rezone, preliminary plat, and master site plan are for the Gateway Park business park that is located northwest of SR 73 and Mt. Airey Drive. The rezone changes the Commercial zone to the Business Park zone and makes adjustments to the Commercial and Industrial zones. The preliminary plat includes one 7.06-acre storage unit lot, three industrial lots totaling 9.9 acres, eight commercial lots totaling 10.72 acres, and an 8.29-acre UDOT preservation parcel for future expansion of SR 73. The master site plan depicts a possible layout of each business park and commercial storage lot, with the understanding that each lot will require a specific site plan approval in the future.

### **PUBLIC HEARING**

16. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Culinary Water Impact Fee Enactment.

BACKGROUND: *(Presented by Chris Trusty, City Engineer)* The proposed ordinance enacts and updates the culinary water impact fee imposed as a condition of development in Eagle Mountain

City. Impact fees are a one-time charge to new developments for the purpose of defraying the cost of capital improvements and facilities necessitated by development. The Ordinance incorporates and approves amendments to the City's Culinary Water Impact Fee Facilities Plan and Culinary Water Impact Fee Analysis.

17. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More Than \$11,000,000 Aggregate Principal Amount of Water and Sewer Revenue Refunding Bonds, Series 2014 and Related Matters.

BACKGROUND: *(Presented by Cody Deeter, Lewis Young Robertson & Burningham)* The purpose of refunding the water and sewer revenue bonds is to capture economic savings due to the current interest rate environment. This refunding will reduce the overall debt service payments which will keep more of the water and sewer funds in the City.

18. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Section 3.10.020 of the Municipal Code for Municipal Energy Sales and Use Tax.

BACKGROUND: *(Presented by Jeremy Cook, City Attorney)* The Eagle Mountain City Council adopted a 6% Energy Sales and Use Tax in the 2005 Fiscal Year Budget. As part of the proposed gas and electric utility sale the City needs to update the Municipal Code to reflect the increase that took effect on July 1, 2005.

19. PRELIMINARY PLAT – Consideration and Approval of Hidden Hollow Phase A, Preliminary Plat.

BACKGROUND: *(Presented by Steve Mumford, Planning Director)* The project is located south of Pony Express Parkway and southwest of Hidden Hollow Elementary School. The original proposal consisted of 54 total lots with a density of 4.10 lots per acre and an average lot size of 8,236 sq. ft. The applicant has redesigned the project since the acquisition of a school site within the original project. The current application is for 34 lots with a density of 3.07 lots per acre and an average lot size of 8,542 sq. ft.

20. AGREEMENT – Consideration and Approval of a Purchase Agreement between Eagle Mountain City and Young Automotive Fleet Sales for a 2015 Chevrolet Silverado 3500HD Sewer Truck.

BACKGROUND: *(Presented by Jeff Weber, Assistant Public Works Director)* The proposed purchase agreement is for a 2015 Chevrolet Silverado 3500HD. This one-ton vehicle will be used for hauling fall protection and confined space entry equipment as well as hauling pumps, motors, generators, skid steer loader, mini excavators and other equipment used in the Wastewater Department.

21. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

22. 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.

23. COMMUNICATION ITEMS

- a. Upcoming Agenda Items

b. Financial Report

24. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **13<sup>th</sup> day of November, 2014**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **13<sup>th</sup> day of November, 2014**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder