



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 07, 2019, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

FACEBOOK SITE VISIT - 2:00 PM AT 1499 N. PONY EXPRESS PARKWAY

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.

1.A. DISCUSSION - 2019 Micro Surface Project Update

This is not an action item.

[Bobby Wren Boulevard](#)

[Spring Run Parkway](#)

[Woodhaven Boulevard](#)

1.B. PRESENTATION - Facebook Project Update

This is not an action item.

2. CONCEPT PLAN

2.A. Cedar Development Concept Plan

This is not an action item.

3. AGENDA REVIEW

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

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

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.

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 PM REDEVELOPMENT AGENCY MEETING - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

The City Council will convene as the Board of Directors of the Redevelopment Agency of Eagle Mountain City, Utah.

6. MINUTES

6.A. May 15, 2018 Minutes
Regular Redevelopment Agency Board Meeting
[05.15.2018 RDA Minutes - DRAFT](#)

6.B. March 5, 2019 Minutes
Regular Redevelopment Agency Board Meeting
[03.05.2019 RDA Minutes - DRAFT](#)

7. RDA RESOLUTIONS/PUBLIC HEARING

7.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah Adopting an Official Project Area Plan for the Pole Canyon Community Reinvestment Project Area.

This project area plan would allow for the creation of a project area in the Pole Canyon area of the City. It encompasses 80 acres of industrial land. This area is specifically targeted for industrial project development.

[Exhibit C - Pole Canyon CRA Draft Plan](#)
[RES--Pole Canyon CRA Project Area Plan.docx](#)

7.B. A Resolution of the Eagle Mountain Redevelopment Agency Adopting the Project Area Budget for the Pole Canyon Community Reinvestment Project Area.

The proposed project area budget allows for the creation of a project area in the Pole Canyon area of the City and for Agency staff to finalize agreements with the various taxing entities. The project area encompasses 80 acres of industrial land. This area is specifically targeted for industrial project development.

[RES--Pole Canyon CRA Project Area Budget](#)
[Exhibit A - Draft Pole Canyon Budget](#)

8. RDA RESOLUTIONS

8.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.

The Redevelopment Agency will review and tentatively adopt a budget for Fiscal Year 2019-2020 and will establish the time and place for public hearing before the final budget is adopted as required by Section 17C-1-601, Utah Code Annotated, 1953.

[RES--FY 2019-20 Tentative Budget](#)

[FY 2020 RDA Budget - Preliminary Version](#)

8.B. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with Eagle Mountain City.

[RES--Interlocal Agreement with Eagle Mountain City](#)

[AGMT--Pole Canyon Interlocal Agreement with Eagle Mountain City](#)

8.C. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with Utah County.

[RES--Interlocal Agreement with Utah County](#)

[AGMT--Pole Canyon Interlocal Agreement with Utah County](#)

8.D. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with the Alpine School District.

[RES--Interlocal Agreement with Alpine School District](#)

[AGMT--Pole Canyon Interlocal Agreement with Alpine School District](#)

8.E. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with Central Utah Water Conservancy District.

[RES--Interlocal Agreement with Central Utah Water Conservancy District](#)

AGMT--Pole Canyon Interlocal Agreement with Central Utah Water Conservancy District

8.F. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and the Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

Interlocal Cooperation Agreement with Unified Fire Service Area.

RES--Interlocal Agreement with Unified Fire Service Area

AGMT--Pole Canyon Interlocal Agreement with Unified Fire Service Area

9. ADJOURNMENT

POLICY SESSION (DIRECTLY FOLLOWING REDEVELOPMENT AGENCY MEETING) – CITY COUNCIL CHAMBERS

10. CALL TO ORDER

Eagle Mountain City Council

11. PLEDGE OF ALLEGIANCE

12. INFORMATION ITEMS/UPCOMING EVENTS

13. 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.)

14. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

15. BOND RELEASE

15.A. Arrival Phase B Plat 1 -- Out of Warranty
Release Bond
BR-Arrival B-1 Out of Warranty
Arrival B-1 Recorded Plat Map

16. AGREEMENT

16.A. Professional Services -- Horrocks Engineers
Utility Inspection
Contract for Services for Horrocks Engineers - Inspection Services

Exhibit A - Standard Terms and Conditions for Services

17. MINUTES

17.A. April 16, 2019 Minutes
Regular City Council Meeting
[04.16.2019 City Council Minutes - DRAFT.docx](#)

18. PRELIMINARY PLAT

18.A. Lone Tree Plat F
This application is for the remaining 57 single-family lots on 22.02 acres, for a density of 2.59 units per acre.
[Approved Lone Tree II Preliminary Plat with Highlighted Plat F](#)
[Lone Tree Plat F Preliminary Plat - 01.18.19](#)
[Lone Tree Plat F Preliminary Plat - 04.10.19](#)
[Lone Tree Landscape Plan - Updated](#)
[Lone Tree Slope Analysis - 04.01.19](#)
[03.12.19 PC Minutes - Approved](#)

19. RESOLUTIONS

19.A. Consolidated Fee Schedule
Ladder Signs and Cemetery Space Transfer of Ownership
[RES--CFS Ladder Signs & Cemetery Transfer](#)

19.B. Surplus Property
Disposal of Surplus Vehicles
[RES--Surplus Personal Property](#)

SCHEDULED ITEMS

20. RESOLUTION/2019-2020 BUDGET

20.A. A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.

BACKGROUND: (Presented by City Treasurer David Mortensen) The State Code requires that the City Council review and tentatively adopt a budget by the first regularly scheduled meeting in May. Additionally, the City Council needs to establish the time and place of the public hearing before the final budget is adopted. The public hearing will be scheduled on May 21, 2019 and the final budget will be adopted on June 18, 2019.

[FY 2020 General Fund Budget - Preliminary Version](#)
[FY 2020 Enterprise Fund Budget - Preliminary Version](#)
[FY 2020 Capital Projects Budget - Preliminary Version](#)

[FY 2020 Impact Fee Funds Budget - Preliminary Version](#)
[FY 2020 Debt Service Funds Budget - Preliminary Version](#)
[RES--FY 2020 Preliminary Budget](#)

21. ORDINANCES/PUBLIC HEARINGS

21.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35 Development Standards for Required Public Facilities.

BACKGROUND: (Presented by Community Development Director Steve Mumford) This is a staff proposed Development Code amendment to Chapter 16.35 Development Standards for Required Public Facilities, specifically 16.35.105 Park and Improved Open Space Requirements (Table 16.35.130 (c)). A recent review of the amenity points showed that not enough points were being assigned to restrooms. The recommendation is to assign 100 points to a 2-stall restroom and 80 points per 2 additional stalls.

[Draft Code - Amenities Table](#)

[ORD--Code Amendments for Park Standards](#)

[04.09.19 PC Minutes - Approved](#)

[04.23.2019 PC Minutes - DRAFT](#)

21.B. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 8.25 Explosives.

BACKGROUND: (Presented by City Attorney Jeremy Cook) This staff proposed Code amendment adds an appeal process for blasting permits (EMMC 8.25.130) that have been denied by the City Engineer.

[ORD--Blasting Appeal Authority](#)

21.C. An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan.

BACKGROUND: (Presented by Community Development Director Steve Mumford) This City proposed amendment to the Future Land Use & Transportation Corridors Map, of the Eagle Mountain City 2018 General Plan, adjusts land uses near the eastern end of Eagle Mountain Boulevard to better match the hillside terrain. It also modifies land uses immediately adjacent to City Hall.

[Proposed Amended Future Land Use Map](#)

[Proposed Future Land Use Map - Change1](#)

[Proposed Future Land Use Map - Change2](#)

[Current Eagle Mountain 2018 Future Land Use Map](#)

[ORD--Future Land Use and Transportation Map](#)

21.D. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.

BACKGROUND: (Presented by Planning Staff) The proposed amendment to Chapter 6.05 Animal Control of the Eagle Mountain Municipal Code is to clarify different activities that commonly take place with animals, including kennels, pet sitting and dog breeding. The City Council reviewed the proposed amendment at a previous meeting and changes have been drafted based on City Council feedback.

[Proposed Animal Code - 05.07.19](#)
[Animal Codes Research and Proposed Table](#)
[ORD--Animal Control Amendment](#)

22. MOTION

22.A. Hidden Hollow Blasting Permit Application

BACKGROUND: (Presented by City Engineer Chris Trusty) Cadence Capital, the developers of the Hidden Hollow subdivision, received a blasting permit approved by the City Council in 2018. The applicant performed several blasts in accordance with the approved permit, however, the blasted materials needed to be cleared before all requested blasts could be completed. Since the approved permit included a completion date, which was not met, the applicant needs to reapply to complete blasting for that site. At the applicant's request, this item was tabled at the April 16, 2019 City Council meeting.

[Blasting Permit for Utility Trenching - 04.03.19](#)
[Hidden Canyon Revised Blasting Application](#)
[2019 Blasting Plan for Hidden Hollow](#)

23. EAGLE HEIGHTS VILLAGE

23.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Plan.

BACKGROUND: (Presented by Planner Tayler Jensen) This applicant-proposed site plan and master development plan is for 294 duplex units located on approximately 51.38 acres, for a project density of 5.72 dwelling units per acre. The applicant has submitted a master development agreement, which is being negotiated with staff, and will be brought for approval in the future. Eagle Heights Village is located south of Eagle Mountain Boulevard, and west of Lake Mountain Road (Parcel 59:018:0037). The applicant has proposed that the master development plan also serves as the preliminary plat.

[Master Development Plan/Preliminary Plat](#)
[Phase I Environmental Report](#)
[Traffic Impact Study - Eagle Heights Village](#)
[Proposed Elevations](#)
[Parks and Open Space Worksheet - Updated 4.30.19](#)
[Open Space Calculations](#)
[Parks Plan](#)
[Proposed Concrete Wall](#)
[Proposed Pool](#)

[Monument Sign Plan](#)
[03.12.19 PC Approved Minutes](#)
[ORD--Eagle Heights Village Master Development Plan](#)
[Eagle Heights Village Parks Plan](#)
[EHV Cedar Revised 05-13-19.jpg](#)
[EHV Cott3B ADA Revised 05-3-19.jpg](#)
[EHV Eagle Revised 05-03-19.jpg](#)
[EHV Frontier Revised 05-03-19.jpg](#)
[EHV Oak Revised 05-03-19.jpg](#)
[EHV Cott4B Revised 05-03-19.jpg](#)
[EHV Cott4B Revised 05-03-19.jpg](#)
[Updated Renderings Email 05-03-19.pdf](#)

23.B. SITE PLAN & PRELIMINARY PLAT

BACKGROUND: (Presented by Planner Tayler Jensen) The proposed site plan and preliminary plat is for 294 duplex units located on 51.38 acres with a project density of 5.72 dwelling units per acre. Eagle Heights Village is located south of Eagle Mountain Boulevard and west of Lake Mountain Road (Parcel 59:018:0037).

[Site Plan / Preliminary Plat](#)

24. POLE CANYON RDA

24.A. RESOLUTION - A Resolution of Eagle Mountain City Utah, Adopting an Interlocal Cooperation Agreement between Eagle Mountain City and the Eagle Mountain Redevelopment Agency.

BACKGROUND: (Presented by Economic Development Director Aaron Sanborn) The proposed interlocal agreement is between Eagle Mountain City and the Eagle Mountain Redevelopment Agency for the 80-acre Pole Canyon Community Reinvestment Area.

[RES--Pole Canyon ILA](#)

[AGMT--Pole Canyon Interlocal Agreement](#)

24.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Pole Canyon Community Reinvestment Project Area Plan, as Approved by the Eagle Mountain Redevelopment Agency, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by the Statute.

BACKGROUND: (Presented by Aaron Sanborn Economic Development Director) Staff recommends that the Board approves an ordinance adopting the Pole Canyon Community Reinvestment Project Area Plan. This project area plan would allow for the creation of a project area in the Pole Canyon area of the City. It encompasses 80 acres of industrial land. This area is specifically targeted for industrial project development.

[Pole Canyon CRA Draft Plan - 04.10.19](#)

ORD--Pole Canyon CRA Project Area Plan

25. RESOLUTION/UDOT LOAN

25.A. A Resolution of Eagle Mountain City, Utah, Approving an Agreement between Eagle Mountain City and the Utah Department of Transportation (UDOT) for a Loan, not to Exceed \$2,000,000, Issued by the Transportation Infrastructure Loan Fund for the Widening of Pony Express Parkway.

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) The proposed resolution approves an agreement between Eagle Mountain City and UDOT for a loan of \$2,000,000. The interest rate would be 2.98%, for a term of ten (10) years, and the funds would be allocated for the widening of Pony Express Parkway from the Oquirrh Mountain Ranch subdivision to Frontier Middle School.

[Loan Agreement - State Infrastructure Bank State of Utah 2019.doc](#)
[RES--UDOT Loan](#)

26. CITY COUNCIL/MAYOR'S BUSINESS

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

27. 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.

28. COMMUNICATION ITEMS

28.A. Upcoming Agenda Items
This is not an action item.
[A.CI--Upcoming Agenda Items](#)

29. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **3nd day of May, 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