



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 21, 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.

- 1.A. PRESENTATION
2019 Tap Award

2. CONCEPT PLANS

- 2.A. Gateway Park Phase 4 Concept Plan
This is not an action item.
[Cover Page](#)
- 2.B. Sage Park Storage & Flex Space Concept Plan
This is not an action item.
[Cover Page](#)

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 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

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.

5. **CALL TO ORDER**

6. **PLEDGE OF ALLEGIANCE**

7. **INFORMATION ITEMS/UPCOMING EVENTS**

8. **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.)

9. **CITY COUNCIL/MAYOR'S ITEMS**

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

10. **INTRODUCTIONS**

2019 Pony Express Rodeo Royalty

CONSENT AGENDA

11. **ALTERNATIVE FENCING STANDARDS**

- 11.A. Lakeview Estates
Alternative Fencing Standards
[Cover Page](#)
[Allred Proposal](#)

12. **BOND RELEASE**

- 12.A. Spring Run Phase A Plat 3
Out of Warranty
[BR-Spring Run A-3 Out of Warranty](#)
[Spring Run A-3 Recorded Plat](#)

13. **CHANGE ORDERS**

- 13.A. Steeplechase Offsite Improvements
Reynolds Construction
[Cover Page](#)

14. **MINUTES**

- 14.A. May 7, 2019 Minutes
Regular City Council Meeting
[05.07.2019 City Council Minutes - DRAFT](#)

15. **PRELIMINARY PLAT & SITE PLAN**

- 15.A. SilverLake South Clubhouse and Pool
Proposed site plan for the SilverLake South clubhouse and pool.
[Cover Page](#)
[Clubhouse and Pool Option #1](#)
[Clubhouse and Pool Option #2](#)

SCHEDULED ITEMS

16. EAGLE HEIGHTS VILLAGE

16.A. CONDITIONAL USE PERMIT APPEAL

BACKGROUND: (Presented by Planner Tayler Jensen) The applicant for Eagle Heights Village is appealing the condition of the conditional use permit issued to them by the Planning Commission on March 12, 2019.

[Cover Page](#)
[Eagle Heights CUP Appeal Letter](#)
[Findings of Fact and Conclusions of Law](#)

16.B. 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 284 duplex units located on approximately 51.38 acres, for a project density of 5.53 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.

[Cover Page](#)
[Plat and Open Space](#)
[Proposed Elevations](#)
[Supporting Documentation](#)
[03.12.19 PC Approved Minutes](#)
[ORD--Eagle Heights Village Master Development Plan](#)

16.C. 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). This item was tabled at the May 7, 2019 City Council meeting.

17. ORDINANCES / PUBLIC HEARINGS

- 17.A. ORDINANCE - 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. This item was tabled at the May 7, 2019 City Council meeting.

[Cover Page](#)

[Animal Codes Research and Proposed Table](#)

[Proposed Animal Code - 05.21.19](#)

[ORD--Animal Control](#)

- 17.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits.

BACKGROUND: (Presented by Planning Staff) This applicant-proposed Municipal Code amendment would change the maximum height of flag poles permitted at model homes from 20 feet to 50 feet.

[Cover Page](#)

[Proposed Code Change](#)

[04.23.19 PC Minutes - DRAFT](#)

[ORD--Signage re Flagpole Height](#)

- 17.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2018-2019 Budget.

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance amends the Fiscal Year 2018-2019 budget for increases in the General Government, Capital Projects and Impact Fee funds.

[Cover Page](#)

[FY2019 Budget Amendments](#)

[ORD--FY 2019 Budget Amendment #5](#)

- 17.D. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget. **This is not an action item, public hearing only**

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on May 7, 2019.

The final budget will be adopted on June 18 and will be the document that governs the expenditures for FY 2019-2020.

[Cover Page](#)

[2020 Budget \(General Fund\) - 5-21-19 Preliminary Version](#)

[2020 Budget \(Capital Projects\) - 5-21-19 Preliminary Version](#)

[2020 Budget \(Enterprise Fund\) - 5-21-19 Preliminary Version](#)

[2020 Budget \(Impact Fee Funds\) - 5-21-19 Preliminary Version](#)

[2020 Budget \(Debt Service Funds\) - 5-21-19 Preliminary Version](#)

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. Upcoming Agenda Items

This is not an action item.

[A.CI--Upcoming Agenda Items](#)

20.B. Financial Report

This is not an action item.

[B.CI--Executive Summary of Revenues and Expenses - 04.30.19](#)

21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **16th 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