



EAGLE MOUNTAIN CITY COUNCIL MEETING

April 20, 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.
- 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 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 UPDATES - City Administrator Items

1.B [UPDATE - Overland Village Two Phase A Preliminary Plat & Master Site Plan](#)

Overland Village 2 Phase A Preliminary Plans
Overland Village 2 Phase A Townhome Landscaping Plans
Overland Village 2 Phase A Townhome Elevations/Photos
Overland Village 2 Phase A Traffic Impact Study - Executive Summary
City Council Meeting Minutes 11-17-20
Overland Village 2 Approved Village Concept Plan

1.C PRESENTATION - FY 2021-2022 Budget

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. AGREEMENTS

9.A Insurance Renewal Agreement - MotivHealth
MotivHealth Insurance Agreement

9.B Safe Routes to School Cooperative Agreement
Safe Routes to School Cooperative Agreement
SRTS Map - Major to Aviator

10. BOND RELEASES

10.A Skyline Ridge Phase 2, Plat 3 - Into Warranty

11. CHANGE ORDER

- 11.A Cory B. Wride Memorial Park Phase 2 Project Change Order #2 - Kenny Seng
Construction

12. MINUTES

- 12.A April 6, 2021 Minutes - Regular City Council Meeting
04.06.2021 City Council Minutes - DRAFT

13. PRELIMINARY PLATS & SITE PLANS

- 13.A O'Reilly Auto Parts - Site Plan
Site Plan
Elevations
Truck Loading
Buffering With Oak Hollow
Buffering Proposal

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones.

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The proposed ordinance amends the municipal development code for EMMC 17.25 Residential Zones by removing single-family dwellings as a permitted use in the MF1 zone and setting a required average lot size for the RD2 zone.

ORD--EMMC 17.25 Residential Zones

EMMC 17.25 Residential Zones - PROPOSED

- 14.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands
Known as Sweetwater Industrial Park.

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The project, referred to as Sweetwater Industrial Park, contains about 126.61 acres of land located west of Pony Express Parkway and south of Tiffany Lane. The request includes a rezoning of the property to a mix of CC (Commercial Community), LMD (Light Manufacturing / Distribution), and Industrial with the Sweetwater Industrial Overlay. It also includes a

request to amend the land use designations on the property in line with the requested zoning designations. The applicant previously requested rezoning of the property in the summer of 2020. On July 21, the City Council approved the LMD (Light Manufacturing / Distribution) and the Sweetwater Industrial Overlay zones on Lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning code and consider it for use within the industrial park.

[ORD--Amending Future Land Use Map and Rezoning Sweetwater Industrial Park](#)
[General Plan Amendment Exhibit](#)
[Rezone Exhibit](#)
[City Council Meeting Minutes - July 21, 2020](#)
[General Plan Future Land Use and Transportation Map](#)

15. ORDINANCES

- 15.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code by Repealing Section 3.10.080 Reimbursement for Certain Users.](#)

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed ordinance repeals Section 3.10.080 Reimbursement for certain users. Currently, the Municipal Code allows for the reimbursement of certain municipal energy sales and use tax for the sale, storage, use, or other consumption of taxable energy that is paid or remitted to Eagle Mountain City on behalf of the person or entity. Repealing this section of the code would remove the opportunity for those whose total aggregated electric load is at least 15,000 kW based on an annual peak load.

[ORD--EMMC Repealing 3.10.080 Reimbursement for Certain Users](#)
[EMMC 3.10.080 Reimbursement for Certain Users](#)

16. CITY COUNCIL/MAYOR'S BUSINESS

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

17. 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.

18. COMMUNICATION ITEMS

- 18.A Financial Report
[Budget Executive Summary March 2021](#)

- 18.B Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

19. 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 15th day of April, 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