



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**SEPTEMBER 17, 2024, 4:00 PM**

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

### **4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS**

#### **1. DISCUSSION AND INFORMATION ITEMS**

This is an opportunity 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 - Mortgage Assistance Program

1.B. DISCUSSION - Moderate-Income Housing Land Use Ordinance

#### **2. AGENDA REVIEW**

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

#### **3. ADJOURN TO A CLOSED SESSION**

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

### **7:00 PM 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 ITEMS**

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

### **CONSENT AGENDA**

#### **9. BOND RELEASES**

9.A. Eagle Village Plat 1 - Out of Warranty

#### **10. MINUTES**

**11. PRELIMINARY PLATS & SITE PLANS**

11.A. SITE PLAN - Granite Credit Union

11.B. PRELIMINARY PLAT - Eagle Square Commercial

**12. RESOLUTIONS**

12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement for Six Wayfinding Signs.

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Specific Projects to be Completed with the Community Development Block Grant Funds.

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Affordable Housing Plan.

12.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with UDOT for Funding for a Traffic Signal at Old Airport Road and State Route 73.

12.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Reconsidering Revoking Approval of the Third Amendment to the Porter's Crossing Town Center Master Development Agreement

**SCHEDULED ITEMS**

**13. THE RANCHES & EAGLE MOUNTAIN PROPERTIES**

13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands within The Ranches and Eagle Mountain Properties Master Development Areas.

BACKGROUND: *(Presented by Planning Director Brandon Larsen and Senior Planner Robert Hobbs)* The proposed ordinance amends the General Plan Future Land Use Map for parcels located in The Ranches and Eagle Mountain Properties Master Development Plan areas of the City. Approximately 216 acres of land are included in this proposal, Utah County Parcel Numbers 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:0654, 58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006.

13.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Located within The Ranches and Eagle Mountain Properties Master Development Areas.

BACKGROUND: *(Presented by Planning Director Brandon Larsen and Senior Planner Robert Hobbs)* The proposed ordinance rezones parcels which are located in The Ranches and Eagle Mountain Properties Master Development Plan areas of the City. Approximately 216 acres of land are included in this proposal, Utah County Parcel Numbers 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305,

58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:0654, 58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006.

#### **14. PUBLIC HEARING ONLY**

- 14.A. PUBLIC HEARING - Pursuant to Utah Code 10-3-818, a Public Hearing is Being Conducted to Consider Public Comment on Proposed Compensation Increases for Executive Officers in the Fiscal Year 2024-2025 Annual Budget.

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)* In the 2024 Legislative Session, the Utah Legislature enacted Senate Bill 91. One of the changes resulting from this new law is that cities are now required to hold a public hearing separate from any other public hearing prior to adopting a budget amendment that includes proposed compensation increases for executive municipal officers.

#### **15. ORDINANCES/PUBLIC HEARINGS**

- 15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the 2024-2025 Fiscal Year Annual Budget.

BACKGROUND: *(Presented by Director of Administrative Services Kimberly Reusch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the second amendment to the 2024-2025 Fiscal Year Annual Budget.

- 15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan and Rezoning Certain Lands Known as Rose Ranch.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance approves the Master Development Plan and rezones 79.85 acres of property from Agriculture to the R2 and R3 zones. The project includes single-family homes and is located south of the Brandon Park subdivision, Utah County Parcel Number 59:043:0016.

- 15.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.35.140 Diagrams, Relating to Rights-of-Way Profiles.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed ordinance reformats, re-illustrates, and clarifies the City's required rights-of-way profiles.

- 15.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions and 17.25 Residential Zones.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed changes to Section 17.10.030 amend definitions relating to building envelopes, setbacks, and land uses. The amendment to Section 17.25.040 Residential Development Standards Table clarifies that structures housing livestock are to be kept 50' from neighboring residences and 6' from all other structures in the RA1, RA2, RD1, RD2 and FR Zones, and that structures housing livestock shall be kept 6' away from all structures (including

neighboring residences) in the R1, R2, R3, RC, MF1 and MF2 Zones. Furthermore, footnote number 3 under the Table is proposed to be amended to specify that setbacks for structures not requiring a building permit shall not be required, save for those that house livestock. The amendments to Section 17.25.030 Land Use Table reformat the same and convert uses requiring conditional use permits having to meet special use standards.

## **16. ORDINANCES**

- 16.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 8.07 Nuisance Abatement and 8.15 Noise.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The proposed code amendments to EMMC 8.15 Noise make it permissible to exceed 65 dB during certain times of the day to allow for certain ordinary activities. The proposed amendments to EMMC 8.07 Nuisance Abatement requires property owners to remove graffiti within a reasonable timeframe. Currently, a property owner has no obligation to remove graffiti from the property, which can be a nuisance to surrounding property owners. This would require a property owner to remove the graffiti within 7 days after discovery.

- 16.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 12.35 Public Art.

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton)* In response to the City Council's interest to beautify the community through public art, Staff has drafted a percent-for-art policy. The adoption of such a policy would allow the City to incrementally invest in public art as the City grows.

## **17. LEGISLATIVE ITEMS**

- 17.A. UPDATE - Legislative Priorities List

## **18. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS**

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

## **19. COMMUNICATION ITEMS**

- 19.A. Financial Report

- 19.B. Upcoming Agenda Items

## **20. ADJOURNMENT**

### **THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.**

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations 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 12th day of September, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://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