EAGLE MOUNTAIN
CITY COUNCIL MEETING

OCTOBER 15, 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 - Affordable Housing Plan

1.B. DISCUSSION - Downtown Master Plan, MHTN Architects

1.C. DISCUSSION - Alternative Energy Code Amendment

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. MINUTES

9.A. October 1, 2024 Minutes - Regular City Council Meeting

10. PRELIMINARY PLATS & SITE PLANS

10.A. MASTER SITE PLAN/PRELIMINARY PLAT - The District

10.B. SITE PLAN - Dutch Bros

10.C. SITE PLAN - Belle Street Seminary

11. RESOLUTIONS

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Master Development Agreement for the Triumph Subdivision.

11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for QTS, as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Project Area.

11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Determining the Final Applicants for the City Manager Position.

11.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing Vince Hogge as City Engineer, Effective October 28, 2024.

11.F. RESOLUTION - A Resolution of Eagle Mountain City, Appointing David Salazar as Acting City Engineer.

SCHEDULED ITEMS

12. ORDINANCES/PUBLIC HEARINGS

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

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

12.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions and Enacting Chapter 17.59 Easements.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed code amendment adds the definition of an easement and proposes EMMC 17.59 as a new chapter that establishes standards related to easements.

13. RESOLUTIONS/PUBLIC HEARINGS

13.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah Amending the Eagle Mountain City Consolidated Fee Schedule.

BACKGROUND: *(Presented by Director of Administrative Services Kimberly Ruesch)* The proposed amendments are within Sections 6.1 Animal Control Fees, 10.1 Master Development Fees, 10.3 Conditional Uses, 13.1 Building Permit Fees, and 13.4 Other Building Department Fees.

14. ORDINANCES

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Establishing a Special Revenue Fund Titled the Affordable Housing Fund.

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)* The Redevelopment Agency of Eagle Mountain City (RDA), as allowed by Utah State Code 17C-5-307(3), created and continues to operate multiple community reinvestment project areas (CRAs). If a project area budget provides more than $100,000 of funds distributed to the Agency, ten percent is allocated for housing. To date, the RDA has collected $2,067,455.57 in affordable housing dollars. The City has adopted five strategies to support moderate income housing programs, and some of these strategies can use affordable housing dollars collected pursuant to the CRAs. One of these strategies, a mortgage assistance program for public employees, is being developed by the City.

14.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.32 Historic Zones.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed ordinance enacts Eagle Mountain Municipal Code Chapter 17.32 Historic Zones to assist the City in sharing and enforcing its development rules in a consistent and legally supportable manner, while awaiting rezoning of some properties in the community, to bring them into compliance with 2024 codes. This item was tabled at the July 2, 2024 City Council meeting.

15. LEGISLATIVE ITEMS

15.A. UPDATE - Legislative Priorities List

16. 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.

17. COMMUNICATION ITEMS

17.A. Department Updates

17.B. Upcoming Agenda Items

18. 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 10th day of October, 2024, 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