



EAGLE MOUNTAIN CITY COUNCIL MEETING

OCTOBER 30, 2024, 4:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

4:30 PM JOINT WORK SESSION WITH THE PLANNING COMMISSION

1. CALL TO ORDER

2. DISCUSSION ITEMS

2.A. DISCUSSION - General Plan Future Land Use Map

2.B. DISCUSSION - General Plan Outline

2.C. DISCUSSION - Downtown Area Plan

3. 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 28th 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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 30, 2024**

TITLE:	DISCUSSION - General Plan Future Land Use Map
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

BACKGROUND:

The City has hired GSBS Architecture to help the Planning Division prepare a draft, updated Future Land Use Map (FLUM). GSBS will attend the joint meeting of the Council and Planning Commission on October 30th, and lead a discussion about existing conditions and emerging themes for land use in the City (themes were discovered through one on one interviews with City Council members). This meeting is part of the Planning Division's effort to ensure the consultant and staff are aware of and understand the recommendations of the Planning Commission and direction from Council as it relates to the General Plan and FLUM update.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
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OCTOBER 30, 2024**

TITLE:	General Plan Outline
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Beth Fewkes

PRESENTED BY

Beth Fewkes

RECOMMENDATION:

Staff is seeking input from the City Council on the proposed outline for the General Plan.

BACKGROUND:

Staff has prepared a draft outline for the Eagle Mountain City General Plan update. This outline will be revised throughout the General Plan preparation process to incorporate direction from the City Council, recommendations from the Planning Commission, research findings, and public feedback. The outline is presented at the beginning of the process to ensure all desired aspects of the General Plan are considered.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. General Plan Outline Detailed Draft Oct 2024

Eagle Mountain City General Plan 2025

Draft Outline

1. Introduction

- **Mayor's Letter/Context**
 - **General Plan Explanation**
 - **General Plan Purpose**
 - **General Plan Process**
 - **Relationship to Other Plans**
 - Bike and Pedestrian Master Plan
 - Downtown Master Plan
 - Economic Development Master Plan
 - Emergency Operations Plan
 - Facilities Master Plan
 - Moderate Income Housing Plan
 - Parks, Open Space, and Trails Master Plan
 - Stormwater Master Plan
 - Transportation Master Plan
 - Wastewater Master Plan
 - Water Conservation Plan
 - Water Master Plan
-

2. Community

- **Community Identity**
- **Eagle Mountain Yesterday**
 - Area History
 - City History
- **Eagle Mountain Today**
 - Local Context and Demographics
 - Age
 - Education Levels
 - Employment
 - Growth
 - Household Size
 - Income
 - Population
- **Eagle Mountain Tomorrow**
 - Preservation

- Agricultural /Animal Rights
 - Dark Skies
 - Historic
 - Open Space and Wildlife
 - Trails
 - Ridgelines
 - Arts and Culture
 - Civic Activities
 - Educational Opportunities
 - Recreational Opportunities
 - **Strategies and Goals**
 - **Action Plan**
-

3. Vision and Goals

- **Strategic Vision Tagline** – *Ascend Together*
 - **Core Values**
 - Health and Safety
 - Service
 - Innovation
 - Efficiency
 - Sustainability
 - Accountability and Trust
 - **Strategic Goals, Objectives, and Action**
 - Diverse Economic Growth
 - Robust Infrastructure Networks
 - Unique Reputational Evolution
 - Proactive Generational Planning
 - Interactive Environmental Stewardship
 - Dynamic Service Enhancement
-

4. Land Use

- **Context**
- **Development**
 - History
 - Potential
 - Land Availability
 - Future Annexations
- **Challenges and Opportunities**
 - Infrastructure
 - Rapid Population Growth
 - Housing Balance
 - Transportation
 - Transit
 - Employment

- Proximity to Wasatch Front
 - Planning for the Future
 - **Resilience**
 - Agricultural Land/Open Space
 - City Systems
 - Environmental Hazards (fires, floods, etc.)
 - Infrastructure
 - Water
 - **Planning**
 - Design Standards
 - Diversity and Harmony in Design
 - Landscaping
 - Signs
 - **General Plan Designations**
 - **General Plan Designations with Corresponding Zoning**
 - **Maps**
 - Annexation Map
 - Future Land Use and Transportation Map
 - Future Transit Map
 - Master Development Plan Map
 - **Future Annexation**
 - **Strategies and Goals**
 - **Action Plan**
-

5. Housing

- **Context**
 - **Eagle Mountain Housing History**
 - Housing Growth
 - **Eagle Mountain Housing Today**
 - Current Housing Supply
 - Housing Conditions
 - Housing Attainability
 - Median Sale Value and Attainability
 - Planned and Approved Development
 - **The Future of Housing in Eagle Mountain**
 - **Strategies and Goals**
 - **Action Plan**
-

6. Moderate Income Housing

- **Context**
- **Area Median Income Levels**
- **Pricing and Attainability**
- **Matching Market with Demographics**
- **Strategies and Goals**

- Strategy 1 Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
 - Strategy 2 Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.
 - Strategy 3 Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.
 - Strategy 4 Create a program to transfer development rights for moderate income housing.
 - Strategy 5 Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.
 - **Analysis and Implementation**
 - **Action Plan**
-

7. Transportation and Mobility

- **Context**
 - **Existing Transportation Infrastructure**
 - Roadway Network
 - Traffic Volumes and Intersections
 - Transit
 - Trails
 - **Transportation Plans and Opportunities**
 - Municipal Plans
 - Regional Plans
 - Regional Coordination
 - **Strategies and Goals**
 - **Action Plan**
-

8. Economics

- **Context**
 - **Economic History**
 - **Supporting Local Businesses**
 - **Attracting New Businesses**
 - Downtown Areas
 - Employment Centers
 - Gateways
 - **Strategies and Goals**
 - **Action Plan**
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9. Parks and Open Spaces

- **Context**
 - **Parks**
 - **Trails**
 - ATV
 - Biking
 - Equestrian
 - Hiking/Walking
 - **Open Space**
 - **Wildlife Corridor**
 - **Strategies and Goals**
 - **Action Plan**
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10. Environmental Stewardship

- **Context**
 - **Conditions**
 - Air Quality
 - Ridgelines and Slopes
 - Topographical, Vegetation, and Soil
 - Washes
 - Water Resources
 - Wildlife
 - **Resource Management**
 - **Geologic Hazards Map**
 - **Strategies and Goals**
 - **Action Plan**
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11. Water

- **Context**
- **Water Supply Assessment**
- **Water Demand Projections**
- **Water Conservation**
 - Division of Water Resources Conservation Goals
 - Existing Development
 - Future Development
- **Land Use and Water Integration**
- **Water Quality Protection**
- **Development Standards**
 - Irrigation Systems
 - Park Strips
 - Ponds and Pools
 - Trees
 - Water Wise Landscaping
 - Yard Waste
- **Water Reuse, Reclamation, and Use Reduction Opportunities**

- Regional Water Conservation Goals
 - **Strategies and Goals**
 - **Action Plan**
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12. Public Services and Safety

- **Context**
 - **Public Services**
 - Service Levels
 - Access to Facilities and Services
 - Financial Considerations
 - **Public Safety**
 - Fire
 - Police
 - Emergency Preparedness Service Levels
 - **Potential Hazards and Emergency Situation**
 - **Hazards and Emergency Situation Mitigation**
 - **Strategies and Goals**
 - **Action Plan**
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13. Plan Administration

- **The Plan Development Process**
 - General Plan Steering Committee
 - Focus Groups
 - Public Participation
 - **General Plan Implementation**
 - **Amending the General Plan**
 - **Chapter Goals and Key Initiative Matrices**
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14. Resources and References



**EAGLE MOUNTAIN CITY
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TITLE:	Downtown Area Plan
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Evan Berrett

RECOMMENDATION:

BACKGROUND:

The City has hired MHTN Architects to help the City prepare the Downtown Area Plan. MHTN will attend the joint meeting of the Council and Planning Commission on October 30th, and give a project update, as well as elicit feedback to further inform the drafting process of the plan.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

None