



EAGLE MOUNTAIN CITY COUNCIL MEETING – SPECIAL SESSION

OCTOBER 30, 2024, 4:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright. Councilmember Jared Gray was excused.

APPOINTED OFFICIALS PRESENT: Planning Commissioners Jason Allen, Robert Fox, Rod Hess, Brent Strong, Craig Whiting, and Alternate Planning Commissioner Bryan Free.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Clifford Strachan, Director of Legislative Affairs; Brandon Larson, Planning Director; Steven Lehmitz, Planner; and Elizabeth Fewkes, Planner.

CITY STAFF PRESENT ELECTRONICALLY: Lianne Pengra, Chief Deputy Recorder.

4:30 PM JOINT WORK SESSION WITH THE PLANNING COMMISSION

1. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 4:34 PM.

2. DISCUSSION ITEMS

A. DISCUSSION – General Plan Future Land Use Map

Planning Director Brandon Larson presented the item and introduced Erika Chmielewski and Connor Stone with GSBS Architecture, who led a discussion about existing conditions and emerging themes for land use in the City. Discussion ensued regarding the following items:

- The schedule and components of the update to the Future Land Use Map (FLUM)
- The benefits of topographical maps
- Separating the Future Land Use and Transportation Map
- Using the FLUM to update other City master plans after the General Plan is completed
- MDAs cover about 60% of the City, leaving 40% of the land unplanned
- The balance of uses in other cities, and the desired amount of each use for Eagle Mountain
- Reducing pocket parks
- Budget and plan to start the Transportation Master Plan update immediately following the General Plan update
- Transportation planning, including ensuring the transportation model is adequate for events
- Thinking to the future to preserve right-of-way for major roadways
- Planning access and traffic patterns, especially connections to adjacent cities
- Cedar Valley Freeway right-of-way purchases
- The difficulty in servicing, egress/ingress, and providing commercial uses to the western portion of the City

- Planning for walkable communities with gathering places to protect open spaces, trails, and the small-town feel
- Trail connectivity to the western portion of the City
- Priority overlay zones for providing services
- Small area plan for Firefly/Pole Canyon area; triggers and thresholds in Pole Canyon for infrastructure and services to plan for growth
- School capacities and planning for additional schools
- Updating the Annexation Plan; annexation planning to provide services to balance with housing
- Requiring and facilitating rooftop solar or other renewable energy
- Placement of complementary services in proximity to residential areas
- Divide the future land use designation for improved and natural open space; possibly add more categories of open space
- Requiring developers that disturb natural open space to restore the native plant life to a set beautification standard and plant trees
- Restoring native plant life that has been lost in the Cedar Valley, e.g., blue flax wildflowers
- Linear parks in the natural washes near Las Vegas as examples
- Working to preserve natural open space when possible, rather than restoring it later
- The importance of Neighborhood Improvement enforcement for development and maintenance; specific Neighborhood Improvement codes for natural open spaces to protect against invasive species
- Converting amenity points to natural open space protection and preservation
- Ridgeline and slope protection and identification; possibly adding trees to those areas
- Coordinating with Unified Fire Authority to use plants that do not increase erosion or fire danger

B. DISCUSSION – General Plan Outline

Planner Elizabeth Fewkes presented a draft outline of the Eagle Mountain City General Plan update and received feedback from the City Council and Planning Commission. Discussion ensued regarding the following items:

- Ensuring all participants feel heard
- Utilizing a branding statement within the General Plan
- Incorporating the City's vision statement within the General Plan
- Preserving agriculture within the City; defining the type of agricultural uses in the City
- Becoming a Dark Sky-designated City
- Adding wastewater and water reuse to the Land Use section of the General Plan
- Housing type statistics
- Implementation of the Mortgage Assistance Program
- Updating the Mid Valley Road alignment
- Planning for transportation options in the southern and western parts of the City to Tooele and south Utah County
- Increased traffic can increase commerce
- Belt routes for better east-west connections
- Including destination area and tourism sections in the General Plan
- Preserving connections to BLM land
- Community gardens, orchards, greenhouses within regional parks
- Multiple dog parks within the City

C. DISCUSSION – Downtown Area Plan

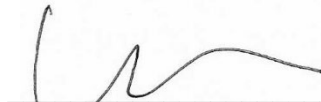
Planning Director Brandon Larson presented the item and introduced Ryan Wallace and Emily Seang with MHTN Architects. MHTN provided an update on the Downtown Area Plan and solicited feedback from the City Council and Planning Commission regarding the plan. Discussion ensued regarding the following items:

- Options to incentivize participation: local social studies teachers offer extra credit for providing feedback
- Increase event attendance by combining with other activities or festivities
- Add “an outdoor experience” to the Downtown vision statement
- Business incubator programs
- Bringing architectural styles to the public for feedback
- Draft architectural standards for the downtown area
- Adding a water feature that reuses water

3. ADJOURNMENT

Mayor Westmoreland adjourned the meeting at 7:43 PM.

Approved by the City Council on November 19, 2024.



Lianne Pengra, CMC
Chief Deputy Recorder

