



EAGLE MOUNTAIN CITY COUNCIL MEETING

December 5, 2023, 3:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

3:30 P.M. BOARD OF CANVASSERS - CITY COUNCIL CHAMBERS

1. CALL TO ORDER

The City Council will convene as the Board of Canvassers to canvass the results of the 2023 Eagle Mountain General Election.

2. MOTION

2.A MOTION - Approve the Results for the 2023 General Election

BACKGROUND: *(Presented by Assistant City Administrator/City Recorder Fionnuala B. Kofoed)* The Board of Canvassers will review the report of the Eagle Mountain City General Election of November 21, 2023, verifying the results of the election by ratifying the results of the canvass, accepting the report of the Election Official and certifying the election results; and declaring the persons reported by the Election Official as receiving the highest number of votes elected to the Office of City Council.

3. ADJOURNMENT

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

4. 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.

4.A UPDATE - City Administrator Items

4.B DISCUSSION - Rose Ranch (Formerly Mae Land)

5. AGENDA REVIEW

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

6. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussion

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 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

7. CALL TO ORDER

8. PLEDGE OF ALLEGIANCE

9. INFORMATION ITEMS/UPCOMING EVENTS

10. 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.)

11. CITY COUNCIL/MAYOR'S ITEMS

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

12. APPOINTMENTS

12.A Cemetery Advisory Board

1. Jennifer Webb - Three-year term through December 2026
2. Heather Jackson - Three-year through December 2026

12.B Parks and Recreation Advisory Board

1. Spencer Dalton - Three-year Term through December 2026
2. Kevin Courtright - Three-year Term through December 2026
4. Colby Webb - Three-year Term through December 2026

12.C Senior Citizens Advisory Council

1. Annette Arndt - Three-year Term through December 2026

12.D Youth Council Committee of Advisors

1. Angeline Washburn - One-year Term through June 2024
2. Nathan Washburn - One-year Term through June 2024

CONSENT AGENDA

13. RESOLUTIONS

13.A [RESOLUTION - Timpanogos Special Service District Reorganization](#)

13.B RESOLUTION - Surplus of City Property - Restroom Facility

14. AGREEMENTS

14.A Amended Agreement - Vanguard Ranches Golf Course, LLC

14.B Restroom Purchase Agreement - Cadence Homes Building Corp

14.C Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements

14.D Sewer Easement Agreement - Perry Homes

14.E Sewer Easement Agreement - Patterson Homes

14.F 3D Manhole Scanning & Virtualization Project Second Year - RH Borden & Company, LLC

14.G 3D Manhole Scanning & Virtualization Project Third Year - RH Borden & Company, LLC

14.H Installation of updated Audio System and Acoustic Ceiling Clouds for the City Council Chambers - Performance Audio

14.I AGREEMENT - Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.

15. BOND RELEASES

15.A Harmony Phase A, Plat 8 - Into Warranty

15.B Eagle Point Phase J Plat 3 - Out of Warranty

15.C Overland Phase D Plat 2 - Out of Warranty

16. CHANGE ORDERS

16.A Intersection Improvements Project Change Order #1 - Oak Hollow Electric Company

16.B Smith Ranch Community Park Change Order #1 - S&L Inc.

16.C Smith Ranch Community Park Change Order #1- Big T Recreation

16.D Smith Ranch Community Park Change Order #1 - CXT Restroom

17. MINUTES

17.A November 7, 2021 Minutes - Regular City Council Meeting

18. 2024 MEETING SCHEDULE

- 18.A MOTION - Approval of the 2024 Proposed City Council Meeting Schedule

19. PRELIMINARY PLATS & SITE PLANS

- 19.A PRELIMINARY PLAT - Alpine School District Preliminary Plat (Eagle Mountain Middle School Plat)
- 19.B MASTER SITE PLAN - Firefly NPA 8 A3 Firefly Site Plan
- 19.C PRELIMINARY PLAT/SITE PLAN - Preliminary Plat/Site Plan of Walmart

SCHEDULED ITEMS

20. ORDINANCES/PUBLIC HEARINGS

- 20.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends EMMC 17.55.080.C, modifying the depth and width of landscape islands in parking areas.

- 20.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, regarding multi-family building height and height of a Religious or Cultural Meeting Hall.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed Code amendments to Title 17 addresses an increase in building height of Multi-family structures in the MF2 zone, and an increase in height of ancillary structures for a Religious or Cultural Meeting Hall, as well as regulation standards.

- 20.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting Amendment #2 to the Fiscal Year 2023-2024 Annual Budget.

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is Budget Amendment #2 for Fiscal Year 2023-2024 amending the General Fund, Impact Fees, and Interlocal Service Funds.

- 20.D [ORDINANCE/PUBLIC HEARING -- An Ordinance Amending the Eagle Mountain City, Utah , Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.](#)

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton, Finance/Management Analyst Terrence Dela Pena, and Water Resource Supervisor Jordan Nielson)* The proposed ordinance amends Eagle Mountain Municipal Code Chapter 7 Parks, Trails, and Special Events, updating definitions as it relates to Parks, Trails, and Special Events within the City. It also amends Chapter 16 Subdivisions, adding additional restrictions as it relates to open space requirements. Lastly, the proposed changes amend Chapter 17 Zoning, adding definitions, and updating landscape requirements as it relates to new construction.

- 20.E [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions, 17.60.110 Required Buffer Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing.](#)

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed language contains fencing height and placement controls and other regulations for residential, commercial, industrial, and public facilities fencing. It also addresses materials and appearance, non-conforming fencing, abatement of unlawful fencing, walls, chain-link & electric fences, privacy screening elements, trash enclosures, location restrictions, fencing over easements, berms and hedges, the effect of private CCRs on City fence standards, retaining walls, and street screens.

- 20.F [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.](#)

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed ordinance brings the City into compliance with the Municipal Separate Storm Sewer System (MS4) permit.

21. BID AWARDS

- 21.A [BID AWARD - WDG \(Web Development Group\) Platforms - New City Website](#)

BACKGROUND: *(Presented by Communication Manager Tyler Maffitt)* Eagle Mountain City last implemented a new City website in 2018. Given organizational growth, new branding standards, high expectations from residents and persistent problems with the current website in the areas of user experience, search functionality, data access, and limited use for a variety of City services, staff desired a new website for Eagle Mountain City. Following an initial bid process, the City saw the return of 21 bids, which were all

rejected. Following a revising of the bid, staff reached out to select firms. Three bids were received, staff met with 2 and settled on contract terms with WDG.

22. ORDINANCES

22.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code to Enact Chapter 12.35 Public Art](#)

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton)* The proposed ordinance enacts EMMC Chapter 12.35 Public Art in order to facilitate the orderly and impartial incorporation of public art throughout the City.

23. LEGISLATIVE ITEMS

23.A UPDATE - Legislative Priorities List

24. CITY COUNCIL/MAYOR'S BUSINESS

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

25. 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.

26. COMMUNICATION ITEMS

26.A [Financial Update](#)

27. 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 this 5th day of December, 2023, 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