



EAGLE MOUNTAIN CITY COUNCIL MEETING

DECEMBER 3, 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 - Cedar Glen Concept Plan

1.B. DISCUSSION - JDH Concept Plan

1.C. DISCUSSION - Architectural Standards Review Kick Off - VCBO Architecture

1.D. DISCUSSION - Downtown Master Plan - MHTN Architects

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. Juniper Springs Phase A, Plat 1 - Out of Warranty

9.B. Juniper Springs Phase A, Plat 2 - Out of Warranty

10. MINUTES

10.A. November 19, 2024 Minutes - Regular City Council Meeting

11. RESOLUTIONS

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Ivory Land Corporation for the Acquisition of Right-of-Way for Old Airport Road, North.

11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Easement Agreement with Ivory Land Corporation.

11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with The Web Development Group for Website Maintenance Services.

11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County.

11.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Psomas Engineering for Consulting Work Related to the Creation of a Water Utility Master Plan and an Updated Impact Fee Facilities Plan.

11.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Horrocks Engineers for Consulting Work Related to the Creation of a Storm Water Utility Master Plan and Updated Impact Fee Facilities Plan.

11.G. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with JWO Engineering for Consulting Work Related to the Creation of a Wastewater Utility Master Plan and Updated Impact Fee Facilities Plan.

11.H. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Horrocks Engineers for Consulting Work Related to the Update of the Transportation Master Plan and Impact Fee Facilities Plan.

11.I. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2025 City Council Meeting Schedule.

12. SITE PLANS

12.A. SITE PLAN - Eagle Crest Storage

SCHEDULED ITEMS

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Agreement for the Rose Ranch Subdivision.

BACKGROUND: *(Presented by City Attorney Marcus Draper and Senior Planner David Stroud)* On September 17, 2024, the City Council approved the Rose Ranch Master Development Plan. EMMC 16.10.060 requires the execution of a Master Development Agreement, which sets standards and other requirements to develop the property. The proposed agreement contains provisions governing the infrastructure, parks and open space, and benchmarks for the development.

- 13.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 13.20.250 Developments within the City, Regarding Residential Water Rights Requirements.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* On January 16, 2024, the City Council approved an amendment to Table 16.35.130(a) Residential Water Rights Requirements. The table is also located in Section 13.20.250 Developments within the City, but the amendment did not update this Section of code. The proposed amendment replaces the table in Section 13.20.250 with a reference to Table 16.35.130(a).

- 13.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.

BACKGROUND: *(Presented by Finance/Management Analyst Terrence Dela Pena)* The City's current storm water code includes outdated billing and Equivalent Residential Unit calculations. Rapid growth and aging infrastructure have presented challenges, particularly in managing runoff from certain areas in the City and ensuring system maintenance. The proposed amendment addresses these concerns.

- 13.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Enact Chapter 17.46 Transfer of Development Rights Overlay Zone.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The City adopted the creation of a Transfer of Development Rights code as one of its moderate income housing strategies. The proposed code creates an overlay zone to allow for increased density in the receiving zone in exchange for a conservation easement in the sending zone. This allows the City to preserve open space and sensitive lands without having to use taxpayer funds, while simultaneously allowing for more housing in other less sensitive areas.

- 13.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth 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 fourth amendment to the 2024-2025 Fiscal Year Annual Budget.

14. RESOLUTIONS/PUBLIC HEARINGS

- 14.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Adopting an Amended Water Conservation and Management Plan for Eagle Mountain

City.

BACKGROUND: *(Presented by Finance/Management Analyst Terrence Dela Pena)* The Utah Water Conservation Act of 1998 requires municipalities that operate water systems to establish and update a water conservation plan every five years. The City's water conservation plan was last updated and approved in 2019. The plan includes water conservation goals and strategies to help reduce water consumption.

- 14.B. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule, Section 9 Ordinance Enforcement Fines, Section 13 Building Department, Section 16 Sewer Rates, and Section 17 Storm Water.

BACKGROUND: *(Presented by Director of Administrative Services Kimberly Ruesch)* The proposed amendment adds flat fees for permits not subject to square footage valuation, provides additional clarifying language for valuation tables, modifies the building permit fee table to increase rates for projects over \$1,000,000 in valuation, adds fines for ordinance enforcement, clarifies the annual recalculation of winter sewer rates, and breaks out the storm water rate for residential and non-residential uses.

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. Upcoming Agenda Items

18. 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 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 2nd day of December, 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