



EAGLE MOUNTAIN CITY COUNCIL MEETING

APRIL 1, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 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 - Utah Inland Port Authority (*anticipated time 45 minutes*)

1.B. DISCUSSION - Trails at Hidden Valley Subdivision Concept Plan (formerly "Lower Hidden Valley" Subdivision) (*anticipated time 20 minutes*)

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.

9. PROCLAMATIONS

9.A. PROCLAMATION - Proclaiming April 25, 2025 as Arbor Day

9.B. PROCLAMATION - Proclaiming April as Financial Literacy Month in Eagle Mountain City

10. APPOINTMENTS

10.A. Cemetery Advisory Board

1. Marian Burningham - Fulfilling term through December 31, 2027

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Silverlake Plat 33 - Out of Warranty
- 11.B. Silverlake Plat 34 - Out of Warranty
- 11.C. Majors Subdivision Plat 1 - Out of Warranty

12. CHANGE ORDERS

- 12.A. Well #8 Design Contract with Jones & DeMille Engineering - 1st Amendment
- 12.B. Change Order #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers

13. MINUTES

- 13.A. March 18, 2025 Minutes - Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

- 14.A. SITE PLAN - UTA Park and Ride

15. RESOLUTIONS

- 15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Joint Administration of the 2025 Municipal Election

SCHEDULED ITEMS

16. PUBLIC HEARINGS

- 16.A. PUBLIC HEARING - Community Development Block Grant (CDBG) Projects and Funding for 2025-2026

BACKGROUND: *(Presented by Natalie Winteron, Management Analyst)* Eagle Mountain City is in its second year as a Community Development Block Grant (CDBG) entitlement community, receiving funding directly from the U.S. Department of Housing and Urban Development (HUD). For the Fiscal Year 2025-2026, the City anticipates approximately \$200,000 in CDBG funding after accounting for administrative costs. Additionally, funds were reserved from the previous year to supplement this allocation, bringing the total available funding to approximately \$241,445. This is not an action item. The City Council will consider CDBG projects for the next funding year for approval after the public comment period ends on April 10, 2025.

17. RESOLUTIONS/PUBLIC HEARINGS

- 17.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement

BACKGROUND: *(Presented by City Attorney Marcus Draper)* In 2021, Oquirrh Wood Ranch LLC ("OWR") granted the City a permanent Sanitary Sewer Easement from the Tyson plant across its property to a sewer lift station. That easement is located on property that OWR now intends to sell to Tract. As part of the Firefly development, OWR intends to construct a sewer line in the Pole Canyon Blvd right-of-way that would gravity feed to the City's sewer treatment plant. The expected completion date is within the next 9 months or so. This would eliminate the need for the lift station and its associated costs. The Public Works department is supportive of this plan.

18. ORDINANCES/PUBLIC HEARINGS

- 18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* The proposed ordinance amends the General Plan Future Land Use Map from Regional Commercial to Business Park/Light Industry for Utah County Parcel No. 59:047:0003.

- 18.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* The proposed ordinance amends the zoning from Agriculture to Industrial and applies the Regional Technology and Industry (RTI) Overlay for Utah County Parcel No. 59:047:0003.

- 18.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposal to enact an ordinance amending Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

19. RESOLUTIONS

- 19.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* At the request of City Council, representatives from the Utah Inland Port Authority will be providing some clarification related to questions previously raised while also answering any additional questions that may be presented.

20. CITY MANAGER ITEMS

20.A. Discussion and Possible Action: Regarding the Technology Selection and Construction Methodology for the Proposed Sewer Treatment Facility

20.B. Discussion and Possible Action: Inclusion of a Recreation, Arts, and Parks (RAP) Sales Tax Question on the 2025 Municipal Election Ballot

21. LEGISLATIVE ITEMS

21.A. UPDATE / MOTION - Legislative Priorities List

21.B. REPORT - Quadrennial Report on Overlay Zones in Eagle Mountain City – 2025

22. 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.

23. COMMUNICATION ITEMS

23.A. Upcoming Agenda Items

23.B. Department Updates

24. 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 801-789-6611. 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.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on March 27, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, 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.