



EAGLE MOUNTAIN CITY COUNCIL MEETING

APRIL 15, 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 - Water Use and Preservation Element of the Proposed General Plan
(anticipated time 50 minutes)
- 1.B. DISCUSSION - Cedar Glen Development Concept Plan *(anticipated time 15 minutes)*
- 1.C. DISCUSSION - Open Space Plan *(anticipated time 20 minutes)*
- 1.D. DISCUSSION - CDBG Recommendations *(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.

CONSENT AGENDA

9. CHANGE ORDERS

9.A. CHANGE ORDER - West Coast Code Consultants (WC3) - Change Order #1

10. PRELIMINARY PLATS & SITE PLANS

10.A. SITE PLAN - McDonald's (City Center)

11. RESOLUTIONS

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2024 Municipal Wastewater Planning Program Annual Report

11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Expressing an Intent to Work in Partnership with the West Traverse Sentinel Landscape (WTSL) Committee for the Relocation of the Eagle Mountain City Rodeo Grounds within the Army Compatible Use Buffer (ACUB) Area Surrounding Camp Williams

11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Fee Reduction Request of Brett Simpson for a Master Development Plan Amendment Application from \$3,350 to \$1,350

SCHEDULED ITEMS

12. RESOLUTIONS/PUBLIC HEARINGS

12.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving Community Development Block Grant (CDBG) Projects for the Fiscal Year 2026

BACKGROUND: *(Presented by Natalie Winterton, Management Analyst)*

Community Development Block Grants (CDBG) are federally funded and typically do not require direct financial contributions from the City. However, administering these grants involves indirect costs, primarily in the form of staff time dedicated to managing applications, overseeing compliance, and reporting. Additionally, cities must adhere to federal regulations, which may necessitate specific administrative practices or planning efforts. MAG also assists in the process.

13. ORDINANCES/PUBLIC HEARINGS

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

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request for approval to Amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential

Two and Community Commercial on/for 73.03 acres of property located in the north side of SR-73, south of 8000 North and west of Airport Road Parcel No's. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

13.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Valley Holbrook

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request for approval to rezone existing Agriculture zoned land to R1, RC and CC zoning on/for 73.03 acres of property located in the north side of SR-73, south of 8000 North and west of Airport Road Parcel No's. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

13.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Corners Phase 5

BACKGROUND: *(Presented by Planner Steven Lehmitz)* A proposed General Plan amendment of Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2. This item was tabled at the January 7, 2025 City Council meeting to allow time for a development agreement to be drafted, ensuring the project is constructed in accordance with the approved concept plan.

13.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5

BACKGROUND: *(Presented by Planner Steven Lehmitz)* A proposed rezone of Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the zone from Residential to RC. This item was tabled at the January 7, 2025 City Council meeting to allow time for a development agreement to be drafted, ensuring the project is constructed in accordance with the approved concept plan.

14. **RESOLUTIONS**

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Cedar Corners Phase 5 Development Agreement

BACKGROUND: *(Presented by Steven Lehmitz, Planner II)* This property was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed this section being subdivided into seven lots. The rest of the project has been completed as originally approved but on January 7, 2025, the City Council considered the applicant's General Plan amendment and rezone applications. Following the public hearings,

the Council tabled the applications and requested that the applicant propose a development agreement that would ensure the subject property is platted and built out as shown on the concept plan.

15. PRESENTATION

15.A. PRESENTATION - Attainable Housing at Triumph (*Presented by Scot Hazard, The Real Estate Group*)

16. LEGISLATIVE ITEMS

16.A. UPDATE - Legislative Priorities List

16.B. REPORT - Utah Legislature's 2025 General Session

17. 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.

18. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items

19. 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 this 10th day of April, 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.