



EAGLE MOUNTAIN CITY COUNCIL MEETING

November 7, 2023, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. 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.

1.A UPDATE - City Administrator Items

1.B DISCUSSION - Timpanogos Special Service District - Rate Increase

1.C DISCUSSION - Comcast

1.D DISCUSSION - Water Supply Agreement

1.E DISCUSSION - Multi-Family Building Height and Religious or Cultural Meeting Halls
Building Height

2. AGENDA REVIEW

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

3. 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

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'S ITEMS

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

CONSENT AGENDA

9. AGREEMENTS

9.A White Hills Well Upgrade Agreement - White Hills Water Company Inc.

9.B Water Tank Reimbursement Agreement - White Hills Water Company Inc.

10. MINUTES

10.A October 17, 2023 Minutes - Regular City Council Meeting

11. WAIVER

11.A Approval of Extended Construction Hours as per EMMC 8.15.080(G) for the Construction of Well #7

12. PRELIMINARY PLATS & SITE PLANS

12.A SITE PLAN AMENDMENT - Eagle Mountain Pet Care

13. RESOLUTIONS

13.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting an Official City Logo, Icon, Tagline, Colors and Type Faces.

SCHEDULED ITEMS

14. BRYLEE NORTH

14.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning certain lands known as Brylee North Commercial from Mixed Use Commercial to Commercial Regional.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance approves the rezoning of 17.26 acres from the Mixed Use Commercial zone to the Commercial Regional zone. The property is located north of Brandon Park and west of Eagle Mountain Boulevard (Utah County Parcel No. 59:034:0171).

14.B SITE PLAN/PRELIMINARY PLAT - Brylee North Commercial Master Site Plan and Preliminary Plat.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed Master Site Plan and Preliminary plat is for the Brylee North Commercial development. The project is comprised of 17.26 acres and will include 12 commercial lots. The property is located north of Brandon Park and west of Eagle Mountain Boulevard (Utah County Parcel No. 59:034:0171).

15. PUBLIC HEARING/MOTION

15.A PUBLIC HEARING/MOTION - Cedar Pass Ranch Plat F Amended Lot 85

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed plat would approve a 35' setback requirement for Cedar Pass Ranch Plat F, Amended Lot 85. Currently, the approved setback is 50' and the applicant is requesting that the City Council consider the reduced setback to facilitate the continued construction of a residential dwelling. Property is located at 2797 E Ranch Rd. (Utah County Parcel No. 36:649:0085).

16. LEGISLATIVE ITEMS

16.A UPDATE - Legislative Priorities List

17. CITY COUNCIL/MAYOR'S BUSINESS

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

18. 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.

19. COMMUNICATION ITEMS

20. 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 2nd day of November, 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