



EAGLE MOUNTAIN CITY COUNCIL MEETING

August 15, 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 - REDKOR Branding Survey
- 1.C DISCUSSION - Public Art Code
- 1.D UPDATE - Resident Survey Results
- 1.E DISCUSSION - 2023 Water Rate Study
- 1.F DISCUSSION - Repeal of RTI Zone's Sunset Date
- 1.G Discussion - Golf Course Netting
- 1.H DISCUSSION - Solar Panel Protection

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 discussing 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 2024 Ford F-250 Truck - Ken Garff Ford (State Contract)
- 9.B First Amendment to the Donation Agreement between Oquirrh Wood Ranch LLC, Boy Scouts of America, and Eagle Mountain City.
- 9.C Lobbyist Services Agreement - Legislative Executive Consulting, LLC

10. BOND RELEASES

- 10.A Overland Village 2 Phase A, Plat 1 - Into Warranty
- 10.B Scenic Mountain Phase C, Plat 3 - Into Warranty
- 10.C Overland Phase C, Plat 2 - Out of Warranty
- 10.D Overland Phase C, Plat 3 - Out of Warranty
- 10.E Overland Phase C, Plat 4 - Out of Warranty
- 10.F Spring Run Phase B, Plat 4 - Out of Warranty
- 10.G Spring Run Phase B, Plat 5 - Out of Warranty
- 10.H Spring Run Phase C, Plat 2 - Out of Warranty

11. MINUTES

- 11.A August 1, 2023 Minutes - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

- 12.A SITE PLAN - A to Z Building Blocks Addition
- 12.B SITE PLAN - Eagle Mountain Pet Care

13. RESOLUTIONS

- 13.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Accepting Entitlement Status for the Community Development Block Grant Program.
- 13.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Appointment of Jayme Blakesley to the Employee Appeal Board for a Two-year Term,

SCHEDULED ITEMS

14. CLEVERLY COURT SUBDIVISION

- 14.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cleverly Court to the Foothill Residential Zone.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance rezones a 1.25-acre parcel of property north of the Eagle Point Phase J, Plat 2 subdivision from Agriculture to Foothill Residential, Utah County Parcel Number 59:007:0122.

- 14.B PRELIMINARY PLAT - Cleverly Court Subdivision

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed preliminary plat for a one-lot subdivision includes 0.78 acres of Utah County Parcel Number 59:007:0122.

15. ORDINANCES/PUBLIC HEARINGS

- 15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed amendment clarifies that the City does not require internal connections between a primary unit and an attached accessory dwelling unit.

- 15.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses and Section 17.35.030 Land Use Table (Commercial Zones) Regarding Automobile Sales, Racetracks, and Communication Facility Generators.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance outlines Special Use standards for automobile sales and racetrack uses, and permits generators in conjunction with communication facilities and towers. The amendment also removes superscript "5" from the Commercial Zone Land Use Table; the footnote stating, "These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC." In the same Land Use Table, links are added for each special use, referencing the appropriate Special Use standards. This item was presented for a discussion at the August 1, 2023 City Council meeting.

- 15.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.30 Definitions, 17.35.030 Land Use Table (Commercial Zones), 17.37.030 Land Use Table (Business Park Zones), 17.38.035 Special Uses (Commercial Storage zone), 17.40.040 Conditional Uses (Industrial Zone), and 17.75.046 Caretaker Dwelling, regarding Caretaker Dwellings and Self-Storage or Mini-Storage uses.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed amendments permit and establish standards regarding caretaker dwellings in certain zones and modifies Self-Storage or Mini-Storage unit standards.

16. LEGISLATIVE ITEMS

16.A UPDATE - Legislative Priorities List

17. 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.

18. CITY COUNCIL/MAYOR'S BUSINESS

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

19. COMMUNICATION ITEMS

19.A Financial Update

19.B Upcoming Agenda 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 10th day of August, 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