



EAGLE MOUNTAIN CITY COUNCIL MEETING

June 18, 2024, 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. INFORMATION ITEMS

This is an opportunity for City staff 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 - Growth & Mobility Vision Study Draft RFP

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. BOND RELEASES

9.A Harmony Phase A, Plat 10 - Into Warranty

9.B Eagle Point Townhomes Plat D - Out of Warranty

9.C Eagle Point Townhomes Plat E - Out of Warranty

- 9.D Market Place at Eagle Mountain Town Center - Out of Warranty
- 9.E Scenic Mountain Phase C, Plat 1 - Out of Warranty
- 9.F Scenic Mountain Phase C, Plat 2 - Out of Warranty

10. **MINUTES**

- 10.A May 29, 2024 Meeting Minutes - Special Joint Session
- 10.B June 4, 2024 Meeting Minutes - Regular City Council

11. **RESOLUTIONS**

- 11.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Pony Express Memorial Cemetery Rules and Regulations.
- 11.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Staff to Waive Building Permit Fees in New Park Subdivision.
- 11.C RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Purchase Agreement with Perry Land Investments, LLC for the Acquisition of a Right-of-Way along Old Airport Road.
- 11.D RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Governing Documents for Firefly Public Infrastructure Districts One through Ten.

SCHEDULED ITEMS

12. **PUBLIC HEARINGS ONLY**

- 12.A PUBLIC HEARING - Regarding an Interlocal Agreement with the City of Saratoga Springs and the Town of Fairfield, with the written support of Cedar Fort, to begin the creation of a new school district pursuant to the provisions of Utah Code § 53G-3-301.4

BACKGROUND: *(Presented by Staff)* Eagle Mountain City Council entered into an Interlocal Agreement with the City of Saratoga Spring and the Town of Fairfield, with the written support of Cedar Fort, to begin the creation of a new school district pursuant to the provisions of Utah Code 53G-3-301.4. In addition, on May 21, 2024, the City Council received a feasibility study from Lewis Robertson Burningham Public Finance Advisors, Inc., and previously received a feasibility study from MGT Education on the feasibility of the new school district creation. A 45-day public comment period to begin on May 21, 2024 and will end on July 5, 2024. A minimum of two public hearings are required, the first of which was scheduled on June 13, 2024, and the second on Tuesday, June 18, 2024, to consider public comment on the feasibility studies and recommendations contained therein on the creation of the new school district.

- 12.B PUBLIC HEARING - Pursuant to Utah Code 10-3-818(2)(b)(i), a Public Hearing is Being Conducted to Consider Public Comment on Proposed Compensation Increases for Executive Officers in the Fiscal Year 2024-2025 Budget.

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)* In the 2024 legislative session, the Utah legislature enacted Senate Bill 91. One of the changes resulting from this new law is that cities are now required to hold a public hearing separate from any other public hearing prior to adopting a final budget or a final amended budget that includes proposed compensation increases for executive municipal officers.

13. ORDINANCES/PUBLIC HEARINGS

- 13.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Fifth and Final Amendment to the Fiscal Year 2023-2024 Annual Budget.

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the fifth and final budget amendment for Fiscal Year 2023-2024.

- 13.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2024-2025 Budget and the Certified Tax Rate.

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)* State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 30. The tentative budget was accepted by the City Council on May 7, 2024 and a public hearing was held on June 4, 2024. The final budget and certified tax rate will be the documents that govern the expenditures for Fiscal Year 2024-2025.

- 13.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.30, Historic Zones.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed ordinance enacts Eagle Mountain Municipal Code Chapter 17.30, Historic Zones to assist the City in sharing and enforcing its development rules in a consistent and legally supportable manner, while awaiting rezoning of some properties in the community, to bring them into compliance with 2024 codes.

- 13.D ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 16.35.090 Privacy Fencing, Chapter 17.10 Definitions, and Chapter 17.60 Landscaping Buffering Fencing and Transitioning, and Enacting Chapter 17.64 Retaining Walls.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed ordinance clarifies the defined term "durable materials," provides clarification regarding how much "painted hog wire" fencing is allowed in a residential fence section, specifies the kind and color of new or replacement fencing along the Ranches Parkway; and assigns more complete standards for retaining walls and addresses where they are prohibited.

14. ORDINANCES

- 14.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Commercial Vehicle Parking Code Enforcement.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The City has had a number of instances in which parties have parked large commercial vehicles in residential zones for long periods of time. These events have caused significant issues for the surrounding properties. Conversely, the City has observed that the parking code as applied to food trucks and food carts is unduly burdensome on small business owners. The proposed amendments are aimed at addressing these issues to better address the issues related to the parking of commercial vehicles in a residential zone.

15. LEGISLATIVE ITEMS

- 15.A UPDATE - Legislative Priorities List
- 15.B DISCUSSION - Moderate Income Housing Plan Strategy Discussion: Mortgage Assistance Program

16. CITY COUNCIL/MAYOR'S BUSINESS

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

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. COMMUNICATION ITEMS

- 18.A Fiscal Year 2024 Fraud Risk Assessment
- 18.B 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 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 13th day of June, 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