



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 16, 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 - Tract/TripleTail

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 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.

9. INTRODUCTIONS

9.A 2023 Pony Express Rodeo Royalty

1. Addisen McMullin, Queen
2. Lydia Knapp, 1st Attendant
3. Aubrie Christensen, 2nd Attendant
4. Hadlee Warnick, Princess
5. Brooklyn Brown, Princess 1st Attendant

6. Nikki Hetzel, Princess 2nd Attendant

CONSENT AGENDA

10. AGREEMENTS

10.A Ladder Sign Concession Agreement Amendment - Eagle Mountain Chamber of Commerce

11. BID AWARDS

11.A 2023 Eagle Mountain Spray Applied Seal Coat Project - Morgan Pavement

11.B Smith Ranch Park Skatepark - Spohn Ranch Inc.

11.C Smith Ranch Park Restroom - CXT Inc.

12. MINUTES

12.A May 2, 2023 Minutes - Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

13.A PRELIMINARY PLAT AND SITE PLAN - Mountain America Credit Union

13.B SITE PLAN - Applebee's

13.C SITE PLAN - Gateway Park AT&T Cell Tower

14. RESOLUTIONS

14.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property.

SCHEDULED ITEMS

15. POLE CANYON / FIREFLY

15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon Master Development Plan, Now Known as Firefly.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed applications include an amendment to the Pole Canyon Master Development Plan and an Amended and Restated Master Development Agreement. The project is located on approximately 2,782 acres in portions of Utah County Parcel Sections 16 through 21, lying generally in the southwest area of the City.

15.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Pole Canyon Amended and Restated Master Development Agreement, Now Known as Firefly.

16. PORTER'S CROSSING TOWN CENTER

- 16.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Future Land Use Map of the General Plan, Rezoning Certain Lands Known as Porter's Crossing Town Center, and Approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan.](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed ordinance amends the Porter's Crossing Town Center Master Development Plan and the City's Future Land Use Map of the General Plan and rezones the undeveloped portions of the project. The development is located north of Pony Express Parkway and along Porter's Crossing on Utah County Parcels 58:034:0658, 58:034:0661, 58:034:0756, and 58:034:0757.

- 16.B [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Porter's Crossing Town Center Master Development Agreement.](#)

17. **ORDINANCES/PUBLIC HEARINGS**

- 17.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the General Plan Future Land Use Map and Rezoning Certain Land Known as Eagle Mountain Benches.](#)

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance includes a General Plan Future Land Use Amendment from Agricultural/Rural Density 1 to Agricultural/Rural Density 2 and an associated Rezone from Residential to RD1. The property is located on 47.5 acres on Utah County Parcels Numbers 59:006:0055, 59:006:0047 & 59:006:0046.

- 17.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Section 17.70.030, Accessory Dwelling Unit Standards.](#)

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance includes a resident-proposed amendment to EMMC Section 17.70.030, Accessory Dwelling Unit Standards, to remove the maximum allowed area of 50% of the primary home's square footage for detached accessory dwelling units (ADUs). The amended code retains the detached ADU permitted size of between 400 and 1,200 square feet.

- 17.C [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Section 17.05.200 Tables Relating to Application Expirations.](#)

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance adds a table to Section 17.05.200 to identify when zoning applications expire due to inactivity.

- 17.D [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 17.55.080 Landscaping in Parking Areas and 17.100.050 Site Plan Development Standards.](#)

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance includes an amendment to EMMC Section 17.55.080 Landscaping in Parking Areas to clarify on-site landscaping is required adjacent to parking and drive lanes, and an amendment to

17.100.050 Site Plan Development Standards to define where measurements are taken between driveways and rights-of-way.

18. ORDINANCES

- 18.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 12.30 Public Assemblies.](#)

BACKGROUND: *(Presented by Communications Manager Tyler Maffitt)* The proposed ordinance creates standards for appropriateness at events within the community and clarifies the application and appeal processes for event licenses in Eagle Mountain.

19. LEGISLATIVE ITEMS

- 19.A UPDATE - 2023 State Legislation Impacting the City

- 19.B [MOTION - Legislative Priorities List](#)

BACKGROUND: *(Presented by Director of Legislative Affairs Cliff Strachan)* The City Council is requested to clarify by adoption or amendment its list of priorities.

20. CITY COUNCIL/MAYOR'S BUSINESS

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

21. 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.

22. COMMUNICATION ITEMS

- 22.A Financial Report

- 22.B Upcoming Agenda Items

23. 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 11th day of May, 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