



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 2, 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 PRESENTATION - Standards & Practices

1.C DISCUSSION - Axio #1 Auto Sales and Eagle Plaza/Beto's Concept Plans

1.D UPDATE - Comcast Infrastructure Concerns

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.

CONSENT AGENDA

9. BID AWARDS

9.A Comprehensive Marketing Plan - REDKOR Brands, LLC

- 9.B [Intersection Improvements Project - Oak Hollow Electric Company](#)

10. BOND RELEASES

- 10.A Sweetwater Industrial Phase A, Plat 2 - Into Warranty

11. MINUTES

- 11.A April 18, 2023 Minutes - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

- 12.A [PRELIMINARY PLAT - Lone Tree Phase F, Plat 3](#)
- 12.B [PRELIMINARY PLAT & SITE PLAN - Parkway Fields Phase C](#)

SCHEDULED ITEMS

13. RUSH CREEK

- 13.A MOTION/PUBLIC HEARING - Request for the Waiver of the Master Development Approval Requirement for the Rush Creek Subdivision.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The applicant is requesting the City Council waive the requirements found in Eagle Mountain Municipal Code Chapter 16.10, Master Developments.

- 13.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Rush Creek.](#)

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance rezones approximately 162 acres from the Agriculture zone to the Light Manufacturing/Distribution zone generally at 5800 North Eagle Mountain Boulevard, comprised of a portion of Utah County Parcel Numbers 59:034:0010 and 59:034:0168.

14. ORDINANCES/PUBLIC HEARINGS

- 14.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as TripleTail.](#)

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance rezones approximately 668 acres to the Regional Technology and Industry Overlay zone in two locations: 1000 West 4000 North, Utah County Parcel Number 59:047:0011, and 500 North Pony Express Parkway, Utah County Parcel Number 59:69:0003 and a portion of Parcel Number 59:030:0003. The Agriculture zone will remain as the base zone.

- 14.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Third Amendment to the Fiscal Year 2022-2023 Annual Budget.](#)

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed

ordinance is the third budget amendment for Fiscal Year 2022-2023 and includes increases in the General, Enterprise, Internal Service and Debt Service Funds.

- 14.C [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 7.10 Tree Planting and Care; 16.35 Development Standards for Required Public Facilities; 17.10 Definitions; 17.25 Residential Zones; and 17.60 Landscaping, Buffering, Fencing and Transitioning.](#)

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton and Financial Management Analyst Terrence Dela Pena)* The proposed ordinance amends Eagle Mountain Municipal Code to remove the definition of "other plantings." It also amends Title 16 Subdivisions to add additional restrictions as they relate to open space requirements. Lastly, the proposed changes amend Title 17 Zoning to add definitions and update landscape requirements as they relate to new construction.

- 14.D [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.](#)

This item has been removed from the agenda at the applicant's request and will not be discussed at the meeting.

15. **ORDINANCES**

- 15.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapters 13.20 Water and Sewer.](#)

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton)* The proposed ordinance amends Eagle Mountain Municipal Code Chapter 13.20 Water and Sewer to update procedures for water billing and discontinuance of service.

16. **RESOLUTIONS**

- 16.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2023-2024 and Setting a Public Hearing for the Final Budget on June 6, 2023.](#)

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* The proposed resolution adopts the Eagle Mountain City Tentative Budget for Fiscal Year 2023-2024 and sets a Public Hearing on June 6, 2023 for the Final Budget. The annual budget process begins with the preparation of a tentative budget by the budget officer that is presented to the Council on or before the first meeting in May and sets a public hearing. The tentative budget is merely a starting point. Once the tentative budget is adopted, the Council will review the resources expected to be available during the year under consideration and then prioritize the cost of operations and projects, if needed, to arrive at a final proposed budget to be considered for adoption. The final proposal is then made available to the public prior to the required public hearing. After the public hearing has been completed, the Council may formally adopt the budget. The final budget is anticipated to be adopted on June 20, 2023.

17. **CITY COUNCIL/MAYOR'S BUSINESS**

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

18. LEGISLATIVE PRIORITIES LIST

19. 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.

20. COMMUNICATION ITEMS

20.A Financial Report

20.B Upcoming Agenda Items

21. 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 27th day of April, 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