



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**March 6, 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. 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 DISCUSSION - Lower Hidden Valley Concept Plan
- 1.B DISCUSSION - Cedar Valley Highway Study
- 1.C DISCUSSION - Community Development Block Grant (CDBG)
- 1.D UPDATE - General Plan Timeline

#### **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.

## **9. APPOINTMENTS**

- 9.A Library Board  
Dillon Boss - One-year Term through December 2024

## **CONSENT AGENDA**

## **10. AGREEMENTS**

- 10.A Purchase Agreement - Land for Right-of-Way - LSC Real Estate
- 10.B Purchase Agreement - WW Arena Equipment - The Days of '47 Rodeo, Salt Lake Inc.
- 10.C Professional Service Agreement - Recruitment Consultants - Jason Walker and David Kitchen

## **11. BOND RELEASES**

- 11.A Harmony Phase A, Plat 9 - Into Warranty
- 11.B Silverlake Plat 31 - Into Warranty

## **12. MINUTES**

- 12.A February 20, 2024 Minutes - Regular City Council Meeting

## **13. RESOLUTIONS**

- 13.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing Kimberly Ruesch as the Eagle Mountain Interim City Treasurer
- 13.B RESOLUTION - A Resolution of Eagle Mountain City, Utah Appointing Paula Buck as the Eagle Mountain City Deputy Treasurer
- 13.C RESOLUTION - A Resolution of Eagle Mountain City, Utah Altering Reporting Structure while Kimberly Ruesch serves as the Eagle Mountain Interim City Treasurer

## **14. SITE PLANS**

- 14.A SITE PLAN - Eagle Vision Building Two at 4416 E. Pony Express Parkway (Utah County Parcel #38:674:0002)
- 14.B SITE PLAN - Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

## **SCHEDULED ITEMS**

## **15. PONY EXPRESS 27**

- 15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two

BACKGROUND: *(Presented by Steven Lehmitz, Planner)* The proposed Ordinance would amend the Eagle Mountain General Plan for Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228.

- 15.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC

BACKGROUND: *(Presented by Steven Lehmitz, Planner)* The proposed ordinance would rezone Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC.

## **16. ORDINANCES/PUBLIC HEARINGS**

- 16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Transportation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same; and Other Related Matters

BACKGROUND: *(Presented by Fred Philpot of LBR Public Finance Advisors)* In an effort to continually maintain an accurate evaluation of the infrastructure needs of the City, Eagle Mountain City routinely updates its Impact Fee Facilities Plans (IFFP) and Impact Fee Analysis (IFA). The proposed ordinance identifies needed infrastructure based on projected growth and demand placed on the system. The Impact Fee Analysis identifies the portion of those needed improvements that can be assessed to new development based on the State Impact Fee codes.

- 16.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone

BACKGROUND: *(Presented by Todd Black, Wildlife Biologist and Environmental Planner)* The proposed code amendment to Chapter 17.49 was presented as a discussion item to Planning Commission and City Council within the past year and several revisions have been made. While not changing the intent of the code for the Wildlife Overlay Zone, several additions have been made to add clarity and definitions.

## **17. ORDINANCES**

- 17.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process

BACKGROUND: *(Presented by Robert Hobbs, Senior Planner)* The proposed ordinance would remove the requirement of a plat amendment for property line adjustments between a recorded subdivision plat and adjoining parcel of land. A record of survey can be recorded in place of a amended subdivision plat.

**18. LEGISLATIVE ITEMS**

18.A UPDATE - Legislative Priorities List

18.B UPDATE - State Legislation

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

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

**20. 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.

**21. COMMUNICATION ITEMS**

21.A Financial Update

21.B Upcoming Agenda Items

**22. 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 the 1st day of March, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://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