



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 21, 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 UPDATE - Communities that Care, Caryn Nielsen
- 1.C UPDATE - 2nd Quarter Budget Status
- 1.D [PRESENTATION - Letters on Mountains for Cedar Valley High School Letters Location](#)

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. AGREEMENTS

- 9.A [Offsite Sewer Reimbursement Agreement - Oquirrh Mountain Ranch](#)

10. BID AWARDS

- 10.A Small Area Plan: Commercial Core - Downtown Redevelopment Services
- 10.B Small Area Plan: Gateway Park - Downtown Redevelopment Services
- 10.C Small Area Plan: Mid-Valley/Downtown - Downtown Redevelopment Services

11. MINUTES

- 11.A January 24, 2023 Minutes - Special City Council Meeting
- 11.B February 7, 2023 Minutes - Regular City Council Meeting

SCHEDULED ITEMS

12. LOWER HIDDEN VALLEY

- 12.A **ORDINANCE/PUBLIC HEARING** - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Lower Hidden Valley Master Development Plan.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance and resolution modify both a Master Development Plan and associated Master Development Agreement pertaining to 244.5 acres of land zoned Residential in the Lower Hidden Valley development area, to allow some modifications to a previously approved project that included 1,256 residential dwelling units. This item was tabled at the February 7, 2023 City Council meeting and is being presented for consideration with changes to what was proposed on February 7.

- 12.B **RESOLUTION** - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Lower Hidden Valley Master Development Agreement.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs & City Attorney Marcus Draper)* An Applicant-Proposed 1st Amended Master Development Agreement for the Lower Hidden Valley Project, located south of Pony Express Parkway in the Hidden Valley area.

13. PORTERS CROSSING TOWN CENTER

- 13.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.

This item was removed at the applicant's request and will not be discussed during the meeting.

14. POLE CANYON

- 14.A **ORDINANCE/PUBLIC HEARING** - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon Master Development Plan (AKA Firefly).

This item was removed at the applicant's request and will not be discussed during the meeting.

15. ORDINANCES/PUBLIC HEARINGS

15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance changes the calculation of the allowable size of an accessory dwelling unit in Residential zones. Currently, the maximum accessory building square footage in certain zones is based on the primary dwelling footprint square footage plus the garage area. In other zones, there is no maximum. The proposed language changes the maximum to a percentage of lot coverage - either ten or fifteen percent, depending on the zone.

15.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.10 Improvement and Design Standards and Chapter 15.70 General Specifications for Electrical Service.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends EMMC 15.10 and EMMC 15.70 to clarify the required distance of 250 to 350 feet between streetlights on rural and local streets, and eliminates the discrepancy of 300 to 600 feet for all developments.

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 Financial Report

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 16th day of February, 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