



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 7, 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 - Draft Economic Development Master Plan](#)

1.C PRESENTATION - Parks and Recreation Advisory Board (10 minutes)

1.D REPORT/Local Officials Day - Youth City Council (10 Minutes)

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. PRESENTATION

9.A PRCA Wilderness Circuit Best Small Rodeo of the Year - Pony Express Events

CONSENT AGENDA

10. AGREEMENTS

- 10.A [AGREEMENT - Amended Concession Agreement with Eagle Mountain Chamber of Commerce for Ladder Sign Management](#)

11. BID AWARDS

- 11.A [Well House HVAC Design & Installation - Wasatch Heating and Air](#)

12. BOND RELEASES

- 12.A Brylee Farms Phase A, Plat 5 - Into Warranty
- 12.B Majors Subdivision Plat 1 - Into Warranty
- 12.C Brandon Park Phase A, Plat 14 - Out of Warranty

13. MINUTES

- 13.A [October 19, 2021 Minutes - Amended](#)
- 13.B January 17, 2023 Minutes - Regular City Council Meeting

SCHEDULED ITEMS

14. LOWER HIDDEN VALLEY

- 14.A [MOTION/PUBLIC HEARING - Disposal of Significant Real Property Identified as Utah County Parcel Number 58:040:0634.](#)

BACKGROUND: *(Presented by Director of Administrative Services/City Recorder Fionnuala Kofoed)* The applicant requested that the City Council consider disposal of approximately 38.437 acres of real property, identified as Utah County Parcel No 58:040:0634. Since this property is classified as "significant," the City Council must hold a public hearing to consider disposal of this City-owned property.

- 14.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending 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 244.96 acres of land zoned Residential in the Hidden Valley development area in order to allow re-configuration of a previously approved project layout that included 1,256 residential dwelling units.

- 14.C RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Lower Hidden Valley Master Development Agreement.

15. MCLACHLAN INDUSTRIAL PARK

15.A [MOTION/PUBLIC HEARING - Request for the Waiver of the Master Development Approval Requirement for the McLachlan Industrial Park.](#)

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.

15.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known As the McLachlan Industrial Park.](#)

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance rezones approximately 82 acres from the Agriculture zone to the Light Manufacturing/Distribution zone. The property includes a portion of Utah County Parcel Number 59:058:0004.

16. ORDINANCES/PUBLIC HEARINGS

16.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Transportation Master Plan.](#)

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed ordinance approves the updated Transportation Master Plan which incorporates the goals of the City regarding the transportation systems within its jurisdiction and those regional facilities maintained by UDOT, UTA, Utah County, and neighboring communities. The item was presented at the September 20, 2022 and December 6, 2022 City Council meetings.

16.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Title 17 Zoning, Regarding Religious or Cultural Meeting Halls.](#)

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends various chapters within Title 17 Zoning to allow Religious or Cultural Meeting Halls as a permitted use in the Agriculture, Residential, Public Facilities, and Business Park zones.

17. ORDINANCE

17.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 2.15.040 Order of Business and Chapter 2.17 Appointed Officers, and Enacting Chapter 2.19 Director of Legislative Affairs.](#)

BACKGROUND: *(Presented by City Administrator Paul Jerome)* The proposed ordinance amends Chapter 2.15.040 Order of business to include declarations of conflicts of interest, clarifies that scheduled items on the agenda includes a review and management of a newly adopted legislative priorities task list. The ordinance also enacts Chapter 2.19 Director of Legislative Affairs, establishing the position and defining the roles and duties of the position. The Director of Legislative Affairs will create and maintain the legislative priorities list adopted by the City Council and will report to the City Administrator.

17.B [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 1.20 Campaign Finance Disclosures, and Chapter 2.15 City Council.](#)

BACKGROUND: *(Presented by Director of Administrative Services/City Recorder Fionnuala Kofoed)* The proposed amendments to EMMC Chapter 1.20 reflect requirements in UCA 10-3-208 regarding the number of and due dates for campaign finance statements to be filed during municipal elections. The proposed amendment to EMMC Chapter 2.15 City Council adds the time and place for holding regular City Council meetings, as required by UCA 10-3-502.

18. CITY COUNCIL/MAYOR'S BUSINESS

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

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 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 the 2nd 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