EAGLE MOUNTAIN
CITY COUNCIL MEETING

JULY 16, 2024, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. INFORMATION ITEMS

This is an opportunity 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 - Public Engagement Survey for the General Plan Update

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or 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 PM 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 ITEMS

Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

9. CHANGE ORDERS

9.A. WDG Website Services Change Order #1

10. BOND RELEASES

10.A. Sunset Flats Phase A, Plat 2 - Out of Warranty

11. MINUTES

11.A. July 9, 2024 Minutes - Special City Council Meeting

12. RESOLUTIONS

12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain City Consolidated Fee Schedule.

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Confirming the Intent to Adjust the Boundary Line of Certain Real Property from the Geographical Boundaries of the Town of Cedar Fort to the Geographical Boundaries of Eagle Mountain City.

SCHEDULED ITEMS

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.55.120 Tables, Regarding Parking Requirements for Hotel, Motel, and Bed and Breakfast Uses.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* The proposed ordinance amends Table 17.55.120(c) Required Parking by Land Use to change the parking standard for hotels, motels, and bed and breakfasts from one stall per bed to one stall per sleeping unit, plus one stall for each employee on duty, and one stall for every 200 square feet of banquet, meeting room, or restaurant space within the building.

13.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code to Enact Chapter 17.69 Second Kitchens or Kitchenettes.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance enacts EMMC 17.69 Second Kitchens or Kitchenettes, which clarifies that second kitchens can be established without creating an accessory dwelling unit.

14. LEGISLATIVE ITEMS

14.A. Legislative Priorities List

14.B. Mortgage Assistance Program

15. CITY COUNCIL/MAYOR'S BUSINESS

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

16. CITY COUNCIL BOARD LIASON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations 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 11th day of July, 2024, 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

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 16, 2024**
TITLE:	Public Engagement Survey for the General Plan Update
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Beth Fewkes

PRESENTED BY
Brandon Larsen

RECOMMENDATION:
Ron Gailey from Onpoint Insights and Planning staff will be presenting draft questions for the General Plan survey to the Council.

BACKGROUND:
Onpoint Insights and Planning staff have been working to prepare a draft survey to engage city residents on topics germane to updating the City's General Plan. Topics include land use, growth/development, housing, transportation, recreation, etc. The resident's experiences, preferences, and opinions will be very valuable as the City considers updating its land use related policies. Onpoint and staff continue to work to refine the survey questions and will present them at the July 16, 2024, Council meeting. Staff believe the survey will provide helpful data to show the successes and challenges residents are experiencing in the City.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
None

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 16, 2024**
TITLE:	WDG Website Services Change Order #1
ITEM TYPE:	Change Order
FISCAL IMPACT:	$39,825.00
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Evan Berrett, Economic Development Director

PRESENTED BY
Evan Berrett

RECOMMENDATION:
Staff recommends that the City Council approve this change order to activate the innovation budget of the City's agreement with WDG to enable acquisition of a search tool capable of what we are seeking for with our website, and to develop additional functionality to improve ease of use of our future website.

BACKGROUND:
This change order is not a modification of what has been shared in the past. Our contract with WDG allowed for the City to make use of some optional services, such as Content & SEO Strategy, Content Migration, and the “Innovation Budget” that acts as buffer hours for requested features or working on tools/services that go beyond the typical website build. Our team has opted to use only the option of the buffer or “innovation” hours to gain access to functionality desired by residents. The base cost of completing the website was presented to the Council in January as $95,000, with the innovation budget taking the final project cost to $135,000. The innovation budget will help us to implement an industry-leading search tool for the website, and develop custom functionality, allowing for residents to create their own individualized dashboards or quick-access menus.

ITEMS FOR CONSIDERATION:
Additional search tools were evaluated, one of which would not save us any money and would be more complex to setup and potentially not work as well. The other option is an enhancement of our existing search tool, which would reduce the budget significantly, but there is a lack of confidence that it would make a meaningful improvement.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. Change Order

Change Order 6/27/24

This change order is made by and between DialogConcepts LLC (hereafter referred to as "WDG"), and Eagle Mountain City (hereafter referred to as "Client").

1. Description

In exchange for the nonrefundable fees set forth below, WDG will provide the following WordPress professional services for the digital property: https://eaglemountaincity.com/

2. Payment & Duration

Additional Services Description	Hours Purchased	Rate	Renewal & Expiration date	Total Cost
Professional Services: Activation of buffer hours for enhanced Development	177	$225.00/ Hourly	6/27/2024 - 10/31/2024	$39,825.00
Invoice due net 30				**$39,825.00**

WDG is allocating a minimum of 177 "buffer" hours to be utilized by October 31, 2024. WDG has provided Client with its best estimate based upon its understanding of the requirements provided by the Client, and does not represent to Client that the work undertaken will be completed within the budget, the expected timeline or on a fixed fee. If there are indications that project expenses or timelines may surpass our provided estimates, WDG will alert the Client via written notice. Under such circumstances, we encourage the Client to engage collaboratively with WDG to strategically determine the best approach for completing the relevant service or deliverable.

- In-Site Search
    - Estimated at 75 hours for integration and configuration of Algolia search. Please note that any integrations with a third-party platform, the hours proposed are an estimate only and has the potential of going over which may require an additional budget
    - WDG will work with Client to propose an integration/configuration plan for Algolia to recommend best use of allocated budget
- "Save to Favorites" Feature
    - Estimated at 100 hours
    - WDG will work with Client to propose a plan to recommend best use of allocated budget

Additional notes and/or assumptions

- This change order and hours estimated and proposed and are locked in for features and scope provided within this agreement and can not be changed or used for other services. Features and functionality requests that do not fit into the 177 hour allocation and identified scope will require a change order for additional budget and time allocations
- Client is responsible for all third-party licenses, subscription fees and costs (such as Aloglia)

General work and business office hours are 9am to 5pm Eastern Time. Our offices are closed during weekends, after 5pm Eastern Time during weekdays and all federally recognized holidays. Clients should not assume that WDG has staff available to work after regular business hours. From time to time, 'after hour' requests may be required, and it is the client's responsibility to provide advance notice and for WDG to approve such notice. After hours requests will be billed separately at two (2) times the signed hourly rate. "Stand by" or stay "On Call" requests will be billed for the hours WDG is requested to be on standby or on call. After business hours services must be scheduled in advance and availability for such is not guaranteed.

Limited Liability

The Client and WDG both acknowledge that the services and solutions provided may be subject to vulnerabilities, cyber attacks and security breaches. WDG shall not be liable for any losses or damages arising from any such vulnerabilities, cyber attacks or security breaches. Post technical delivery, the Client shall assume full responsibility for all website maintenance, security updates, patching, bandwidth, hosting infrastructure, uptime of servers, website, content management system, plug-ins and/or features regardless of scope and/or services WDG is hired for. WDG shall not be responsible for any downtime, search engine rankings, 508 compliance, accessibility failures, accessibility lawsuits, security breaches or loss of data. In the event that any cyber security data collection, investigations and/or assistance with cyber forensic firms are required, such services shall be billed at WDG's standard professional services rate of $300.00 per hour. The Client acknowledges that WDG shall not be responsible for any bug(s) caused by changes on any third-party platforms or environments, including but not limited to updates to operating systems, compile systems, code libraries and languages. Under this agreement and scope, WDG shall not be responsible for, nor hired to provide server configuration consulting, hosting environments, server infrastructure management, browser support for future releases/versions of mobile and desktop. WDG shall not be held liable for any issues concerning the hosting provider, third-party software or applications used or services, new code deployment, configuration, setup, security maintenance performed by the staff of the Client, third-party contractors or hosting company. The Client agrees that should a website backup or restore from a backup be necessary, the hosting provider must set up a regular backup process and allow WDG access to download the most recent backup.

IN NO EVENT WILL THE TOTAL AND CUMULATIVE LIABILITY OF EITHER PARTY TO THE OTHER EXCEED THE TOTAL AMOUNT OF FEES PAID BY CLIENT MINUS ALL EXPENSES IN TIME, MATERIAL AND LABOR INCURRED DURING THE CONTRACTED DATES AND SHALL BE ONLY FOR THOSE DAMAGES THAT ARE ACTUAL AND PROVABLE.

3. Acceptance

DialogConcepts LLC		**Company Name:** Eagle Mountain City
By (Signature):		By (Signature):
Name (Print):		Name (Print):
Title:		Title:
Date:		Date:

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Wednesday, July 3, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Sunset Flats phase 'A' plat 2 out of warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Wednesday, July 3, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: Sunset Flats phase "A" plat 2 (exit) walk through updated

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A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech. II
Bryce McCrae – EM City EIT

After performing a walk-through, we have the following comments:

General Notes:

1. ~~All asphalt roads receive surface treatment. 59,295 SF.~~
2. ~~11 storm drain inlets and combo boxes to be cleaned.~~

Emerald Ave.:

1. ~~East end stub road section of curb & sidewalk to be replaced.~~
2. ~~Blow off pipe missing the hand tight cap.~~
3. ~~Northeast ADA section of sidewalk to be replaced.~~
4. ~~The west ADA ramps 4 sections of sidewalk to be replaced.~~
5. ~~The intersection of Ruby by ADA's sags in the asphalt 2 10x10 sags to be fixed.~~
6. ~~ADA at intersection of Ruby sika flex the gap between the curb & ADA.~~
7. ~~House #2293 6 sections of sidewalk to be replaced.~~
8. ~~House #2298 section of sidewalk to be replaced.~~
9. ~~House #2284 4 sections of sidewalk to be replaced.~~
10. ~~House #2255 4 sections of sidewalk to be replaced.~~
11. ~~House #2242 2 sections of sidewalk to be replaced.~~
12. ~~House #2217 5 sections of sidewalk to be replaced.~~
13. ~~House #2190 3 sections of sidewalk to be replaced.~~
14. ~~By the pond 2 sections of sidewalk to be replaced.~~
15. ~~By the pond storm drain manhole to be cleaned.~~
16. ~~43 LF crack seal.~~

Ruby Way:

1. ~~1 Section of curb to be replaced at ADA.~~
2. ~~5 sections of the sidewalk to be replaced.~~
3. ~~The north blow off valve and pipe to be brought to grade.~~
4. ~~North stub property 2 pins missing in the curb.~~

Bobby Wren Blvd.:

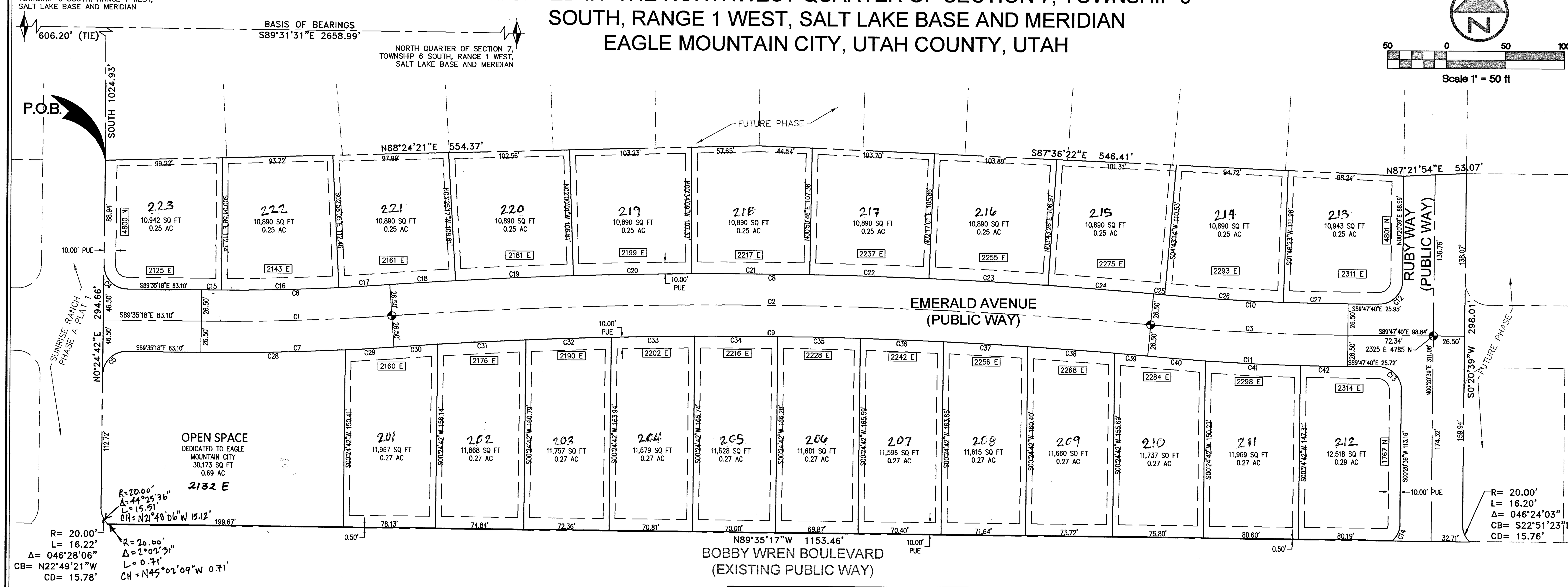
1. ~~Clean the curb and gutter of debris.~~
2. ~~6 sections of the curb to be replaced.~~
3. ~~From Jade to Ruby Way crack seal 1000 LF.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.

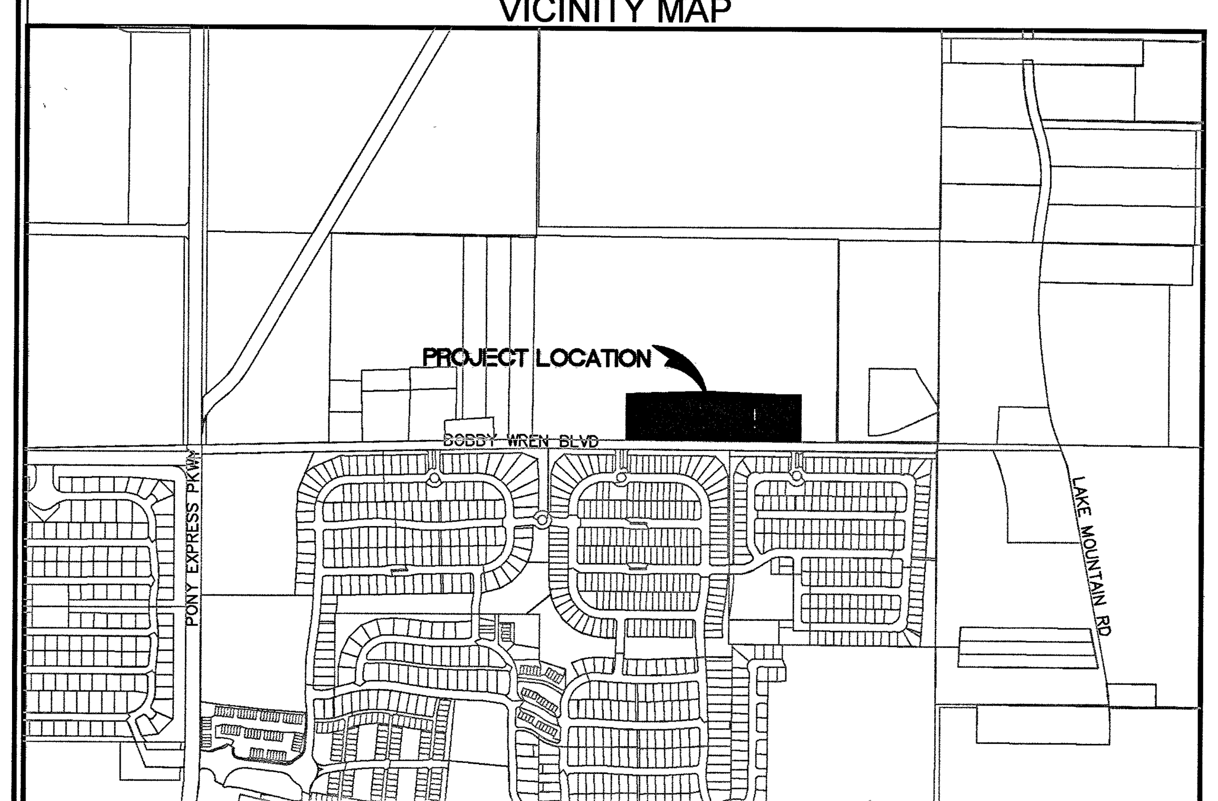
SUNSET FLATS PHASE "A" PLAT 2

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS SUNSET FLATS PHASE "B" PLAT 1 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

December 07, 2020
DATE

SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE AT A DISTANCE OF 606.20 FEET AND SOUTH 1024.93 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°24'21" EAST 554.37 FEET; THENCE SOUTH 87°36'22" EAST 546.41 FEET; THENCE NORTH 87°21'54" EAST 53.07 FEET; THENCE SOUTH 00°20'39" WEST 298.01 FEET; THENCE SOUTHEASTERLY 16.20 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°51'23" EAST 15.76 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°35'17" WEST 1153.46 FEET; THENCE NORTHWESTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 22°49'21" WEST 15.78 FEET); THENCE NORTH 00°24'42" EAST 294.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 367,467 SQUARE FEET OR 8.44 ACRES, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

OWNERS' DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

BRAD JENSEN, MANAGER
PRIME 28, LLC

12/9/20
AUTHORIZED SIGNATURE(S)

17844

ENT 136691:2021 Map # 17844
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 04 3:41 pm FEE 96.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS 9 DAY OF December, A.D. 2020, PERSONALLY APPEARED BEFORE ME Brad Jensen, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF Prime 28, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: Scott L. Powell
COMMISSION NUMBER: 713633
MY COMMISSION EXPIRES: 9-05-2024
A NOTARY PUBLIC COMMISSIONED IN UTAH

SCOTT L. POWELL
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 713633
COMM. EXP. 09-05-2024

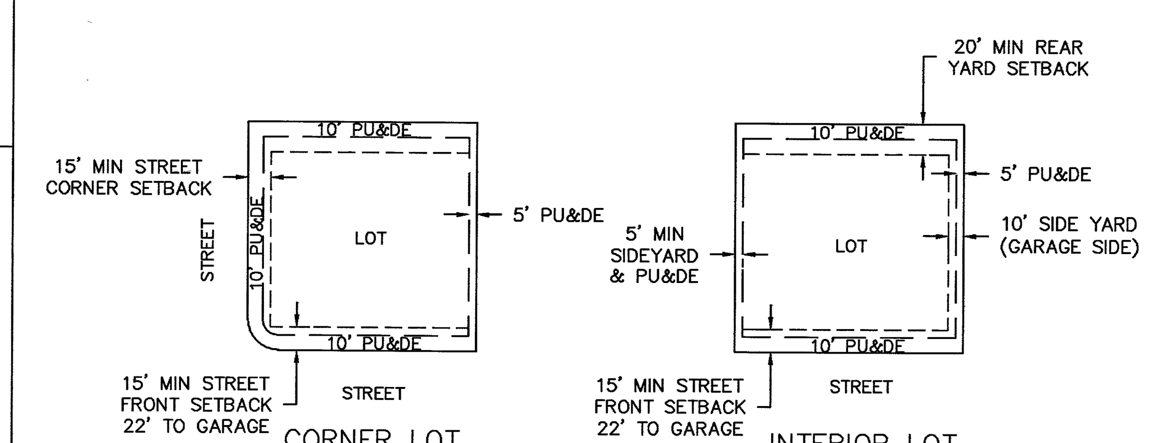
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	161.54'	2000.00'	4°37'40"	N88°05'52"E	161.49'
C2	643.45'	4000.00'	9°13'00"	N89°36'28"W	642.76'
C3	167.39'	2000.00'	4°47'43"	S87°23'49"E	167.34'
C4	31.42'	20.00'	90°00'00"	S44°35'18"E	28.28'
C5	31.42'	20.00'	90°00'00"	N45°24'42"E	28.28'
C6	159.40'	1973.50'	4°37'40"	N88°05'52"E	159.35'
C7	163.68'	2026.50'	4°37'40"	N88°05'52"E	163.63'
C8	647.71'	4026.50'	9°13'00"	S89°36'28"E	647.02'
C9	639.19'	3973.50'	9°13'00"	S89°36'28"E	638.50'
C10	165.17'	1973.50'	4°47'43"	S87°23'49"E	165.12'
C11	169.60'	2026.50'	4°47'43"	S87°23'49"E	169.55'
C12	31.37'	20.00'	89°51'41"	N45°16'29"E	28.25'
C13	31.46'	20.00'	90°08'19"	S44°43'31"E	28.32'
C14	15.53'	20.00'	44°29'42"	N22°35'30"E	15.14'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C15	17.02'	1973.50'	0°29'39"	S89°50'08"E	17.02'
C16	99.39'	1973.50'	2°53'08"	N88°28'29"E	99.38'
C17	42.98'	1973.50'	1°14'52"	N86°24'28"E	42.98'
C18	55.85'	4026.50'	0°47'41"	S86°10'53"W	55.85'
C19	99.87'	4026.50'	1°25'16"	S87°17'21"W	99.87'
C20	100.56'	4026.50'	1°25'51"	S88°42'55"W	100.56'
C21	99.47'	4026.50'	1°24'56"	N89°51'41"W	99.47'
C22	101.02'	4026.50'	1°26'15"	N88°26'06"W	101.02'
C23	101.21'	4026.50'	1°26'25"	N86°59'46"W	101.20'
C24	89.73'	4026.50'	1°16'36"	N85°38'16"W	89.73'
C25	9.64'	1973.50'	0°16'48"	S85°08'22"E	9.64'
C26	100.38'	1973.50'	2°54'51"	S86°44'11"E	100.37'
C27	55.14'	1973.50'	1°36'04"	S88°59'39"E	55.14'
C28	122.36'	2026.50'	3°27'34"	N88°40'55"E	122.34'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C29	41.32'	2026.50'	1°10'06"	N86°22'05"E	41.32'
C30	37.02'	3973.50'	0°32'02"	S86°03'03"W	37.02'
C31	74.98'	3973.50'	1°04'52"	S86°51'30"W	74.98'
C32	72.43'	3973.50'	1°02'40"	S87°55'16"W	72.43'
C33	70.83'	3973.50'	1°01'17"	S88°57'14"W	70.83'
C34	70.00'	3973.50'	1°00'34"	S89°58'09"W	70.00'
C35	69.87'	3973.50'	1°00'27"	N89°01'20"W	69.87'
C36	70.43'	3973.50'	1°00'56"	N88°00'38"W	70.42'
C37	71.71'	3973.50'	1°02'03"	N86°59'09"W	71.71'
C38	73.87'	3973.50'	1°03'55"	N85°56'10"W	73.87'
C39	28.04'	3973.50'	0°24'15"	N85°12'05"W	28.04'
C40	48.96'	2026.50'	1°23'04"	S85°41'29"E	48.96'
C41	80.66'	2026.50'	2°16'50"	S87°31'26"E	80.66'
C42	39.98'	2026.50'	1°07'49"	S89°13'46"E	39.98'

17844

TYPICAL BUILDING SETBACKS



NOTES:
1. THE PROPERTY IS ZONED RESIDENTIAL, SEE ABOVE DIAGRAM FOR SETBACKS.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10' FRONT, 5' SIDE, AND 5' REAR UNLESS NOTED OTHERWISE HEREON.
3. SIDEYARD SETBACKS ARE 15' TOTAL, 5' MIN, AND 10' ON GARAGE SIDE

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

TABULATIONS

TOTAL AREA	8.44 ACRES
23 LOTS	6.00 ACRES
OVERALL DENSITY	2.72 LOTS/ACRE
SMALLEST LOT SIZE	10,890 SQ FT
LARGEST LOT SIZE	12,518 SQ FT
AVERAGE LOT SIZE	11,369 SQ FT
ROW DEDICATION	1.75 ACRES
OPEN SPACE	0.69 ACRES

LEGEND

SECTION LINE
FOUND SECTION CORNER
NEW ROAD CENTERLINE
NEW STREET MONUMENT
SET 5/8 REBAR AND CAP (WILDING ENGINEERING)

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS DATE 1/7/21

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT.

APPROVED THIS 17 DAY OF December, A.D. 2020
DOMINION ENERGY BY: TITLE: Pre Construction Rep

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
   (1) A RECORDED EASEMENT OR RIGHT OF WAY
   (2) THE LAW APPLICATION TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER 12/28/20 DATE

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 24 DAY OF May 2021.

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
APPROVED BY CITY RECORDER (SEE SEAL BELOW)

SUNSET FLATS PHASE "A" PLAT 2

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLEAK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR KAGAN M. DIXON No. 9061091 12/07/2020 STATE OF UTAH		PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 3-25-21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

17844

Sec. 7, T6S, R1W SLB&M TU-038 GT

EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

July 9, 2024, 5:00 p.m.
Eagle Mountain City Conference Room
1650 East Stagecoach Run, Eagle Mountain, UT 84005

5:00 P.M. SPECIAL SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Marcus Draper, City Attorney; and Loreen Johnson, Deputy Recorder.

1. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 5:06 PM.

2. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Gray moved to adjourn to a closed executive session for the purpose of discussion of the character, professional competence, or physical or mental health of an individual, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wood seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

The meeting was reconvened at 7:10 PM.

3. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn the meeting at 7:10 PM. Councilmember Wright seconded the motion.***

Donna Burnham	**Yes**
Melissa Clark	**Yes**
Jared Gray	**Yes**
Rich Wood	**Yes**
Brett Wright	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 7:10 PM.

Approved by the City Council on July 16, 2024.

_____
Fionnuala B. Kofoed, MMC
City Recorder

DRAFT

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 16, 2024**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain City Consolidated Fee Schedule.
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Kimberly Reusch, Administrative Services Director

PRESENTED BY
Kimberly Reusch

RECOMMENDATION:
Staff recommends the City Council approve a resolution of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain City Consolidated Fee Schedule.

BACKGROUND:
The proposed resolution is a housekeeping item that adds an appendix detailing the City's impact fees, clarifies that additional impact fees will not be assessed for accessory dwelling units, and that interments at the Pony Express Memorial Cemetery are not available on holidays.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. RES--Consolidated Fee Schedule
2. Appendix A - Impact Fees
3. Consolidated Fee Schedule - 10.3 & 20.2 Redlines

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN CITY CONSOLIDATED FEE SCHEDULE (CONDITIONAL USES, INTERMENT, AND IMPACT FEE APPENDIX)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City is empowered by law to adopt resolutions establishing fees for municipal services and has established an equitable system of fees for providing municipal services; and

WHEREAS, the City Council has determined that it is necessary and appropriate to amend the fees within the City; and

WHEREAS, the City Council finds that it is in the public interest to reaffirm all fees and charges previously enacted in the Eagle Mountain City Consolidated Fee Schedule except for those fees and charges which are specifically amended or changed in this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the fees and charges set forth therein are hereby enacted and adopted for services received from Eagle Mountain City.
2. This Resolution is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected in the Consolidated Fee Schedule. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this resolution shall control.
3. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16th day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 16th day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

APPENDIX A: IMPACT FEES

1. PARKS AND RECREATION

ORD-15-2020, Effective 8/31/2020

Single Family Residential, per Household	$3,690
Multifamily Residential Unit, per Household	$2,588

2. PUBLIC SAFETY

ORD-23-2021, Effective 9/13/2021

Residential, per Dwelling Unit	$42
Non-residential, per 1,000 square feet	$145

3. WASTEWATER

ORD-25-2023, Effective 09/18/2023

North Service Area, per Equivalent Residential Connection (ERC)	$622
South Service Area, per ERC	$4,665
West Service Area, per ERC	$4,665

1 ERC is calculated as 220 Gallons per day (GPD)

3.1. | TIMPANOGOS SPECIAL SERVICE DISTRICT

EFFECTIVE 01/01/2024

North Service Area, per Equivalent Residential Unit (ERU)	$4,981

1 ERU is calculated as 228.70 Gallons per day (GPD)

4. STORM WATER

ORD-11-2020, Effective 8/25/2020

North Service Area, per Equivalent Residential Unit (ERU)	$282
South Service Area, per ERU	$566
West Service Area, per ERU	$2,470

1 ERU= 4,300 SF of impervious surface area

5. TRANSPORTATION

ORD-14-2024, Effective 03/11/2024

Cost per Trip	$10,325.74

The cost per trip is multiplied by the average trips per unit for each type of land use. Source: Institute of Traffic Engineers (ITE) Manual, 11th Edition. See Impact Fee Analysis report for additional land use groups.

5.1. | RESIDENTIAL USE

Single Family House	$4,853
Multifamily Housing (Low-Rise)	$2,685
Multifamily Housing (Low-Rise with Ground Floor Commercial)	$1,859

APPENDIX A: IMPACT FEES

6. WATER

ORD-27-2022, Effective 12/05/2022

Development with Water Rights, per Equivalent Residential Unit (ERU)..... $4,283

Development without Water Rights, per ERU..... $2,445

**Developments without water rights will also need to pay the appropriate Central Utah Water Conservancy District one-time development take down fee and the capital prepayment fee for capital recovery, as determined in the Central Utah Water Conservancy District contract.*

7. SUPPLIMENTAL NOTES

ACCESSORY DWELLING UNITS:

In accordance with the City's moderate income housing plan, no additional impact fees are charged for accessory dwelling units.

NON-STANDARD IMPACT FEES:

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have. This adjustment could result in a higher fee if the City determines that a particular user may create a greater impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower. The formula for determining a non-standard impact fee can be found in the impact fee analysis reports.

EXISTING FACILITIES & EXCESS CAPACITY:

Several existing facilities were funded using developer reimbursement agreements. These projects have remaining capacity to be recouped by the City. The specific buy-in for these projects will be assessed to new development within the reimbursement agreement boundaries in addition to the base impact fees.

10.3. | CONDITIONAL USES

Last Revision: 7/16/2024

Conditional Use Permit, New	$500
Conditional Use Permit, Amendment	$200
Accessory ~~Apartment~~ Dwelling Permit*	$230

**In accordance with the City's moderate income housing plan, no additional impact fees are charged for accessory dwelling units.*

Alternative Animal Management Plan Application Fee	$25
Hobby Breeder License Application Fee	$75

20.2. | INTERMENT

Last Revision: 7/16/2024

Adult, Monday through Friday	$300
Adult, Saturday ~~or Holiday~~	$600
Child, Monday through Friday	$200
Child, Saturday or Holiday	$500
Cremation/Urn, Monday through Friday	$200
Cremation/Urn, Saturday ~~or Holiday~~	$500
Disinterment	$1,500
Headstone Inspection Fee	$35

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 16, 2024**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Confirming the Intent to Adjust the Boundary Line of Certain Real Property from the Geographical Boundaries of the Town of Cedar Fort to the Geographical Boundaries of Eagle Mountain City.
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Marcus Draper, City Attorney

PRESENTED BY
Marcus Draper

RECOMMENDATION:

BACKGROUND:
Oquirrh Wood Ranch owns 120 acres of land on 2 parcels directly west of the Tyson plant that is currently located in Cedar Fort. They would like to adjust the municipal boundaries between Eagle Mountain and Cedar Fort in accordance with Utah Code Section 10-2-419 in order to annex the parcels into Eagle Mountain. In order to that, both municipalities have to adopt resolutions signifying an intent to initiate a boundary adjustment. The municipal councils of each jurisdiction would then have to hold a public hearing no less than 60 days after the adoption of the resolution. Following their respective public hearings, the municipal councils of each jurisdiction would have to adopt an ordinance approving the boundary adjustment before it could become final. If annexed into the City, the parcels would become eligible for automatic inclusion into the Firefly ARMDA upon notice from the master developer. It is the developer's intent to do so. Pursuant to the ARMDA, the developer would be entitled to develop the property as industrial or commercial. Residential development would not be possible without amending the ARMDA.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. RES--Boundary Line Adjustment
2. Boundary Line Adjustment Exhibit A

RESOLUTION NO. R-____-2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, CONFIRMING THE INTENT TO ADJUST THE BOUNDARY LINE OF CERTAIN REAL PROPERTY FROM THE GEOGRAPHICAL BOUNDARIES OF THE TOWN OF CEDAR FORT TO THE GEOGRAPHICAL BOUNDARIES OF EAGLE MOUNTAIN CITY

WHEREAS, the Eagle Mountain City ("City" or "Eagle Mountain") shares a common boundary with the Town of Cedar Forty ("Cedar Fort"); and

WHEREAS, on _____, 2024, Oquirrh Wood Ranch, LLC ("Oquirrh Wood"), the owner of 100 percent of the interests in certain real property ("Adjustment Area") located within Cedar Fort, filed an Application for Boundary Line Adjustment ("Application") of the Adjustment Area from the geographical boundaries of Cedar Fort; and

WHEREAS, the Application is necessary because the City would be able to provide utility services for the Adjustment Area that Cedar Fort is presently unable to service and provide; and

WHEREAS, the City understands that Cedar Fort is willing to make the adjustments to the common municipal boundary, and therefore, desires to pass a resolution stating its intent to adjust the boundary line to the Adjustment Area pursuant to Utah Code § 10-2-419; and

WHEREAS, on _____, the City caused a notice of the Application and the resolution to be posted on the Utah Public Notice Website; and

WHEREAS, on July 16, 2024, in accordance with Section 10-2-419 of the Utah Code, the Eagle Mountain City Council held a meeting on the Application and the resolution; and

WHEREAS, the City believes it to be equitable and fair to issue a resolution stating the intent adjust the boundary line and allow the Adjustment Area to be removed from the geographical boundaries of Cedar Fort to the geographical boundaries of Eagle Mountain, and it is in the best interest of all parties to adjust the common boundary line between Cedar Fort and Eagle Mountain.

NOW, THEREFORE, THE EAGLE MOUNTAIN CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. BOUNDARY LINE ADJUSTMENT. Eagle Mountain intends to adjust the boundary line for the Adjustment Area, as shown in Exhibit A, and said intent is contingent on a contemporaneous approval of a resolution by Cedar Fort for the boundary line adjustment for the Adjustment Area.

Section 2. PUBLIC HEARING. It is also resolved that a public hearing on the boundary line adjustment for the Adjustment Area shall be held no less than 60 days after this

resolution is passed and adopted. Notice for the public hearing shall follow all requirements of Utah Code Ann. § 10-2-419.

Section 3. AFFECTED REAL PROPERTY. The real property in the Adjusted Area to be removed from the Town of Cedar Fort and incorporated into Eagle Mountain is shown in Exhibit A.

Section 4. EFFECTIVENESS. The resolution is effective immediately upon passage.

PASSED, ADOPTED, AND APPROVED BY THE EAGLE MOUNTAIN CITY COUNCIL, STATE OF UTAH THIS 16TH DAY OF JULY, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 16th day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

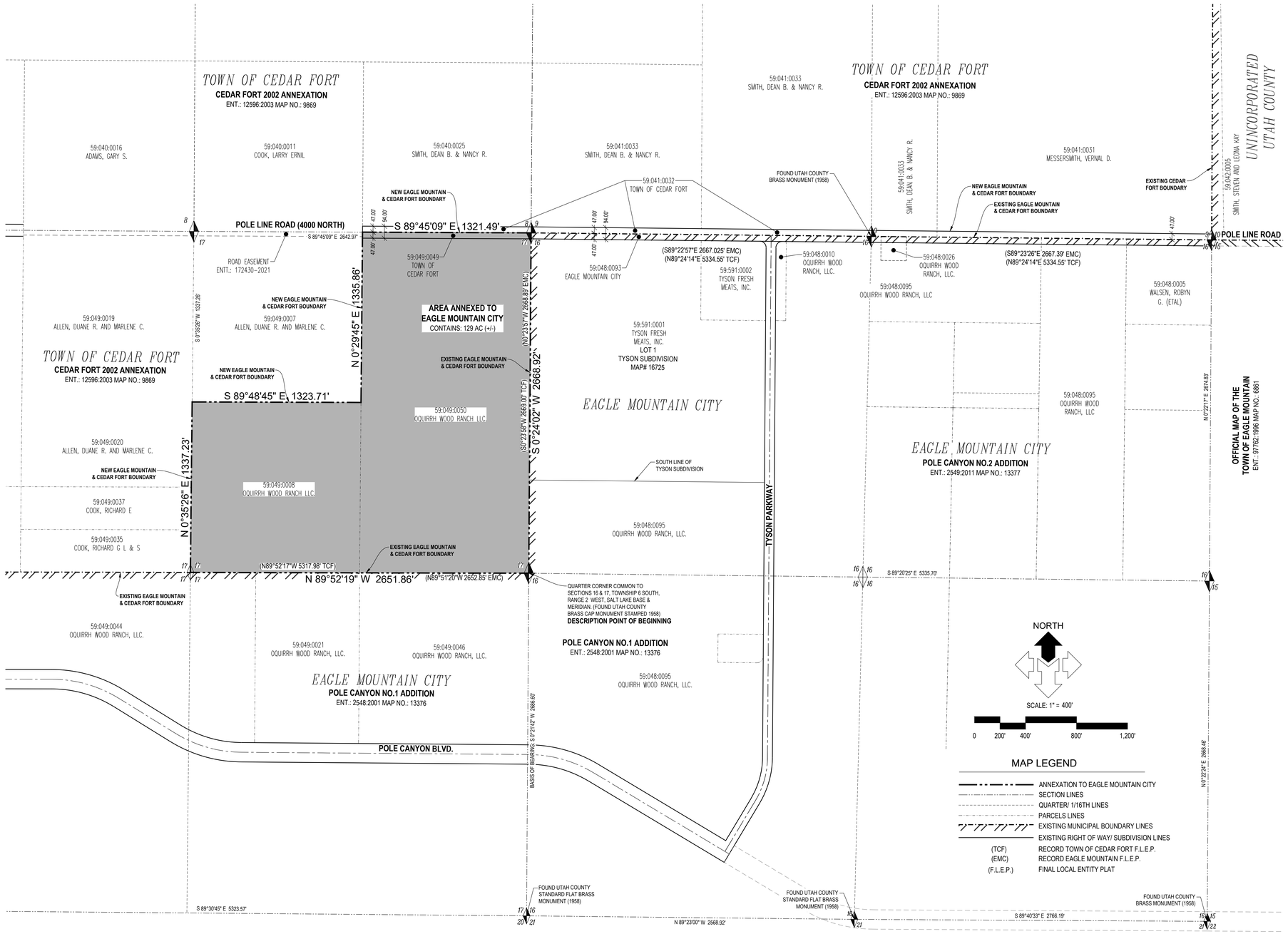
_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

POLE CANYON NO.3 ADDITION TO EAGLE MOUNTAIN CITY

A FINAL LOCAL ENTITY PLAT
LOCATED IN THE NORTHEAST QUARTER OF 17, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, MICHAEL D. HOFFMAN, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENCE NO. 316831, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

MICHAEL D. HOFFMAN, PLS
L.S. LICENSE NO. 316831
(SEE SEAL BELOW)

ANNEXATION DESCRIPTIONS

A TRACT OF LAND SITUATE WITHIN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, COUNTY OF UTAH, STATE OF UTAH SAID TRACT BEING A PORTION OF THE TOWN OF CEDAR FORT, DEPICTED AND DESCRIBED ON THE FINAL LOCAL ENTITY PLAT TITLED CEDAR FORT 2002 ANNEXATION, RECORDED AS ENTRY NO.: 12596:2003, MAP NO.: 9869, OF OFFICIAL COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 16 & 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID QUARTER CORNER ALSO BEING A CORNER IN COMMON TO THE TOWN OF CEDAR FORT, PER SAID CEDAR FORT 2002 ANNEXATION, RECORDED AS ENTRY NO.: 12596:2003 (MAP NO.: 9869) AND EAGLE MOUNTAIN CITY, PER FINAL LOCAL ENTITY PLATS TITLED POLE CANYON NO.1 ADDITION, RECORDED AS ENTRY NO.: 2548:2001 (MAP NO.: 13376) AND POLE CANYON NO.2 ADDITION, RECORDED AS ENTRY NO.: 2549:2011 (MAP NO.: 13377); AND RUNNING THENCE NORTH 89°52'19" WEST, ALONG THE EXISTING COMMON BOUNDARY LINE BETWEEN THE TOWN OF CEDAR FORT AND EAGLE MOUNTAIN CITY AND THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 17, A DISTANCE OF 2651.86 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE DEPARTING SAID COMMON BOUNDARY LINE, BEARING NORTH 0°35'26" EAST, ALONG THE NORTH-SOUTH CENTER QUARTER OF SAID SECTION 17, A DISTANCE OF 1337.23 FEET, TO THE C-N 1/16TH CORNER; THENCE SOUTH 89°48'45" EAST, ALONG THE EAST-WEST 1/16TH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1323.71 FEET, TO THE NE 1/16TH; THENCE NORTH 0°29'45" EAST, ALONG THE NORTH-SOUTH 1/16TH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1335.86 FEET, TO THE E-1/16TH CORNER COMMON TO SAID SECTION 8 & 17; THENCE SOUTH 89°45'09" EAST, ALONG THE SECTION LINE COMMON TO SAID SECTION 8 & 17, A DISTANCE OF 1321.49 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, & 17, AND A CORNER IN COMMON TO AFORESAID CEDAR FORT AND EAGLE MOUNTAIN CITY MUNICIPAL BOUNDARIES; THENCE SOUTH 0°24'02" WEST, ALONG THE SECTION LINE AND CURRENT COMMON BOUNDARY LINE, A DISTANCE OF 2668.92 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 121.8 ACRES, MORE OR LESS, BEING ANNEXED INTO EAGLE MOUNTAIN CITY.

ACCEPTANCE CERTIFICATE

WE, THE DULY ELECTED COUNCIL OF EAGLE MOUNTAIN CITY, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF THE TOWN OF CEDAR FORT CONTIGUOUS TO THE EAGLE MOUNTAIN CITY AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS PART OF EAGLE MOUNTAIN CITY, TO BE KNOW HEREAFTER KNOWN AS THE

POLE CANYON NO.3 ADDITION TO EAGLE MOUNTAIN CITY

DATED THIS _____ DAY OF _____, A.D. 20__

MAYOR

ATTEST: CITY RECORDER
(SEE SEAL BELOW)

OFFICIAL MAP OF THE TOWN OF EAGLE MOUNTAIN
ENT.: 97762:1996 MAP NO.: 6881

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED § 17-23-20, AS AMENDED.

UTAH COUNTY SURVEYOR
ANTHONY CANTO, P.L.S.
(SEE SEAL BELOW)

DATE

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS MAP IS SOUTH 00°21'42" WEST, (MEASURED STATE PLAN BEARING) ALONG THE SECTION LINE COMMON TO SECTION 16 & 17, BETWEEN UTAH COUNTY MONUMENTS FOUND MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS AND THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, & 21, AS SHOWN HEREON.
2. THIS PLAT AND THE DESCRIPTION SHOWN HEREON HAVE BEEN PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT PURPORT TO BE AN ON THE GROUND SURVEY OF THE BOUNDS OF THE AREA, SHOWN HEREON.
3. THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO WITHDRAW A PORTION OF THE TOWN OF CEDAR FORT AND ANNEX THAT SAME PORTION INTO THE BOUNDS OF EAGLE MOUNTAIN CITY.

POLE CANYON NO.3 ADDITION TO EAGLE MOUNTAIN CITY

A FINAL LOCAL ENTITY PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
UTAH COUNTY, UTAH

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN.S 17-23-20 AS AMENDED.

SURVEYOR'S SEAL	COUNTY SURVEYOR'S SEAL	CITY ENGINEER	CITY CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR MICHAEL D. HOFFMAN 316831 04/22/24 STATE OF UTAH			

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

SHEET 1 OF 1

S:\2018Files\18518\18518.A\Survey\Prod Dwg\18518 FLEP.dwg Kent Apr 15, 2024 - 2:57pm

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

DEPARTMENT OF
ECONOMIC DEVELOPMENT

TO: City Council
FROM: Evan Berrett, Economic Development Director
DATE: 06/27/2024
SUBJECT: STAFF REPORT – PARKING CODE CHANGE RELATED TO HOTEL DEVELOPMENTS

Eagle Mountain City staff finds great value in attracting hotel developers and operators to our city to benefit our local economy. As staff have communicated with hotel developers and operators, we have found that our parking code is definitely problematic for hotel development in our city.

Our parking requirements have been found to be excessive. The vast majority of cities in Utah, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and many others require only 1 stall per sleeping unit (guest room), whereas Eagle Mountain requires 1 stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in-line with other cities while also requiring parking for employees and visitors who use available meeting space. Previous iterations also required additional spaces for trailers or motorhomes. However, staff felt that it would cause unnecessary complications and continue to deter hotel development.

Staff believe this code change would increase the likelihood of seeing hotels develop in Eagle Mountain and recommends approval.

17.55.120 Tables.

Table 17.55.120(a) Dimensions for Parking Stalls and Aisles

Parking Angle	Stall Width	Stall Length	Aisle Width*	Aisle Width**
Parallel	9'	18'	N/A	12'
45	9'	18'	25'	14'
60	9'	18'	25'	18'

Table 17.55.120(a) Dimensions for Parking Stalls and Aisles

Parking Angle	Stall Width	Stall Length	Aisle Width*	Aisle Width**
90	9'	18'	24'	24'

* Two-way traffic only

** One-way traffic only

Table 17.55.120(b) ADA Parking Requirements

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 999	2% of total stalls
Over 1,000	20 stalls plus 1 stall for every 100 stalls thereof over 1,000

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
RESIDENTIAL USES	
Single-Family Dwellings	2 stalls per dwelling unit enclosed in garages
Two-Family Dwellings	2 stalls per dwelling unit with 1 space per unit to be within a fully enclosed garage
Townhouses	2 stalls per dwelling unit (not in tandem configuration) plus 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
Condominiums/Apartments	2 stalls per dwelling unit plus 1 guest parking space per 3 dwelling units
PUD or Cluster Home Development	2 stalls per dwelling unit enclosed in garages plus 1 guest parking space per 3 dwelling units
Residential Care Facilities for Elderly Persons	1 stall per 4 beds plus 1 for each employee during regular hours
Residential Facility for Persons with a Disability (Group Home)	1 stall per patient bed
PUBLIC/CIVIC USES	
Churches	1 stall per 20 sq. ft. in main assembly room
Parks and Playgrounds	To be determined by the planning director and planning commission (see city parks and open space master plan)
NONRESIDENTIAL/OTHER USES	
Agriculture/Farm Industry	To be determined by the planning commission
Automotive Service Stations	1 stall per 500 sq. ft. of gross finished floor area plus 2 stalls per service bay
Child Day Care Center/Preschool*	1 stall per staff member plus 1 stall per 10 children
Convenience Store	1 stall per 200 sq. ft. of gross floor area
Grocery Store and Deli	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Health/Fitness Club	1 stall per 150 sq. ft. of gross floor area
Hotel, Motel, Bed and Breakfast	1 stall per ~~bed~~ sleeping unit plus 1 stall for each employee on duty, and 1 stall for every 200 sqft. of banquet/meeting rooms or restaurant space within the building.
Laundry	1 stall per 250 sq. ft. of gross floor area
Light Manufacturing	1 stall per person employed on highest employee shift
Lumber and Hardware	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Meeting/Reception Rooms	1 stall per 250 sq. ft. of gross floor area
Office and Professional	1 stall per 300 sq. ft. of gross floor area
Other Business	1 stall per 300 sq. ft. of gross floor area

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
Printing and Publishing	1 stall per person employed on highest employee shift
Retail Establishment	Minimum = 1 stall for each 300 sq. ft. of gross floor area for buildings; Maximum = 1 stall for each 200 sq. ft. of gross floor area for buildings
Restaurants	1 stall per 250 sq. ft. of gross floor area
Restaurants (Fast Food/Drive-Thru)	1 stall per 125 sq. ft. of gross floor area
Research and Development	1 stall per 300 sq. ft. of gross floor area
Self-Storage	To be determined by the planning commission
Shopping Centers	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Warehouse and Distribution	1 stall per 2,000 sq. ft. for first 20,000 sq. ft. of gross floor area plus 1 stall per 4,000 sq. ft. of gross floor area thereafter

* Not required of day care/preschool operated from a residence with a home business license.

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.55.120 TABLES REGARDING PARKING REQUIREMENTS FOR HOTELS, MOTELS, AND BED AND BREAKFASTS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.55.120 Tables regarding parking requirements for hotels, motels, and bed and breakfasts, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider amending Eagle Mountain Municipal Code Section 17.55.120 Tables.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 16th day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this the 16th day of July, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____.

Exhibit A

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 16, 2024**
TITLE:	Adding Chapter 17.69 Second Kitchens or Kitchenettes
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
Yes

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council approve the proposed code amendment as presented.

BACKGROUND:
Residents desiring to construct a second kitchen on their property have been completing an agreement with the City. The purpose of the agreement is to permit the construction of the second kitchen without creating an accessory dwelling unit. The proposed code amendment formalizes the process for reviewing and permitting the construction of second kitchens.

ITEMS FOR CONSIDERATION:
Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission forwarded a positive recommendation of the proposed code amendment.

ATTACHMENTS:
1. ORD--EMMC 17.69 Second Kitchens or Kitchenettes
2. EMMC 17.69 Second Kitchens or Kitchenettes

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ENACTING EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.69 SECOND KITCHENS OR KITCHENETTES

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to enact Eagle Mountain Municipal Code Chapter 17.69 Second Kitchens or Kitchenettes, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider enacting Eagle Mountain Municipal Code Chapter 17.69 Second Kitchens or Kitchenettes.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 16th day of July, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this the 16th day of July, 2024.

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☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____.

Exhibit A

Chapter 17.69
SECOND KITCHENS OR KITCHENETTES

17.69.010 Definition.

Second Kitchen or Kitchenette. An additional kitchen or kitchenette added to a primary dwelling structure or an accessory structure that contains, at a minimum, a water connection and a 220-volt outlet or gas connection. The additional kitchen or kitchenette is not used for an accessory dwelling unit.

17.69.020 Purpose and intent.

This chapter provides information and the process to permit second kitchens or kitchenettes in primary dwelling structures or accessory structures.

17.69.030 Second kitchen or kitchenette standards.

Proposed second kitchens or kitchenettes must be in compliance with the following criteria to ensure that the intended residential characteristics of neighborhoods are preserved. The approval criteria include:

A. The primary dwelling unit shall have only one front entrance, one address, and one of each applicable utility meter.

B. An interior access shall be maintained to all parts of the primary dwelling to assure that an accessory dwelling unit is not created. There shall be no keyed or dead bolt locks, or other manner of limiting or restricting access from the additional kitchen(s) to the remainder of the primary dwelling unit.

C. Additional kitchen(s) may exist as part of the primary dwelling unit or be installed in an accessory or “out” structure provided that no second dwelling unit or accessory dwelling unit is established in the primary dwelling unit or accessory structure.

D. Upon request made by Eagle Mountain City staff, residents of the primary dwelling unit shall allow, within reasonable hours, an inspection of the dwelling unit and any accessory structure to the primary dwelling unit which has an additional kitchen in order to determine compliance with this section.

E. The primary dwelling unit owner shall sign an agreement, prepared by the planning director, which provides that the primary dwelling unit, including any accessory structures on the property, may not be converted into two (2) or more dwelling units unless allowed by and in accordance with applicable provisions of this title. The document shall be recorded with the Utah County Recorder’s Office prior to issuance of a building permit.

F. When an additional kitchen is approved under the provisions of this section, both present and future owners of the primary dwelling unit shall limit the primary dwelling unit to family occupancy only, except for occupation by a live-in maid, in-home nurse, nanny or any other person or persons who are provided a place to live as part of their employment with, or services they provide to, the owner/resident of the primary dwelling unit; or while a family member is called up for military service, etc.; and any occupation by individuals related by blood or marriage.

G. Construction of any such kitchen shall meet the standards of the adopted building code and may require the issuance of an Eagle Mountain City building permit prior to commencing any construction or remodeling to accommodate the additional kitchen.

H. If the property owner(s) or future owner(s) requests to apply for an owner-occupied accessory dwelling unit permit, and a permit is granted, the limitations of the second kitchen or kitchenette agreement shall be null and void.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 16, 2024**
TITLE:	Legislative Priorities List Update
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Clifford Strachan, Director of Legislative Affairs

PRESENTED BY
Clifford Strachan

RECOMMENDATION:

BACKGROUND:
EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the City Council and to provide direction to the City Manager in prioritizing the day-to-day activities of the Director of Legislative Affairs. The list is provided for information and discussion. The City Council may make changes to the list of priorities via majority vote. The attached list includes a description of the issues prioritized, prioritization, status designation, and comments or updates concerning the item.

ITEMS FOR CONSIDERATION:
There are no significant changes from last meeting.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. Legislative Priorities List

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic	Infrastruc	Reputatio	Generatio	Environm	Service E
2023.001	11	**City Hall Land Acquisition**	Need to prioritize land acquisition for future civic uses, of different types.	**High Priority**	**Schedule**	**Long Horizon**	<2035	6/10/2024	Related to the Facilities Master Plan project. Council would like to move the city hall project forward with more funding, concept plan, etc. Strategy discussion scheduled with Council for 6/18/24.	5/16/2023		City Manager			X		X		
2023.037	12	**MIHP re Transfer of Development Rights**	Create a program to transfer development rights for moderate income housing.	**Secondary Priority**	**Schedule**	**In Progress**	7/16/2024	1/16/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. Working on drafting the code.	8/15/2023		Draper							
2023.035	14	**MIHP re Mortgage Assistance Program**	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	**Secondary Priority**	**Do**	**In Progress**	9/30/2024	6/26/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023. Council discussed possible program elements on 6/18/2024. Staff will return with a draft framework on 7/16/2024.	1/3/2023		Strachan							
2023.038	16	**MIHP re Planned uses for RDA housing allocation funds**	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	**Secondary Priority**	**Schedule**	**In Progress**	5/1/2024	6/10/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The draft LRB report is being reviewed by staff.	8/15/2023		Berrett					X		
2023.018	21	**Transportation Funding**	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	**High Priority**	**Do**	**Long Horizon**	<2030	5/14/2024	Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved $553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North (2029); $459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor (2029); and projects making it easier to cross Lehi and Saratoga Springs (2025 & 2026). Work is already happening on MVC at 2100 N but the timing of other projects is to be determined.	5/16/2023		Mumford			X		X		
2023.013	21	**City-wide Trail Network Plan**	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	**Secondary Priority**	**Schedule**	**In Progress**	7/30/2024	1/31/2024	Interns have obtained GPS data of the trails in the Hidden Valley area of the City. Staff is working on next steps for the off-street trails master plan and will provide updates in the near future as to the status.	5/16/2023		Mumford		X				X	
2023.039	21	**MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication**	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	6/10/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The draft LRB report is being reviewed by staff.	1/3/2023		Mumford				X			
2023.036	21	**MIHP re Impact fees for ADUs**	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	6/4/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Last report provided December 2023. An update on MIHP strategies was presented on 6/4/2024.	8/15/2023		Mumford							
2023.044	22	**A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.**	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	**High Priority**	**Do**	**In Progress**	4/30/2024	6/10/2024	Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in July.	9/19/2023		Larsen					X		

Legislative Priorities List																		
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic**	**Infrastru**	**Reputatio**	**Generatio**	**Environm**	**Service E**
2023.024	22	**Neighborhood Residential 1 - Lot Size Distribution**	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	**High Priority**	**Do**	**In Progress**	3/31/2024	6/10/2024	This item received a public hearing and was tabled on 2/6/2024; going to Council on July 16th.	5/16/2023		Larsen					X	
2024.001 (was 2023.003)	22	**General Plan Update**	A general plan update has commenced. The project is expected to continue through August 2025.	**High Priority**	**Do**	**In Progress**	8/31/2025	6/18/2024	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Staff has obtained bids from three consultants for some portions of the GP and are preparing to bring a recommendation in July to the Council for which consultant to use.	5/16/2023		Larsen			X		X	
2024.001a	22	**General Plan Update**	Survey Data and Outline to the City Council	**High Priority**	**Do**	**In Progress**	6/30/2024	6/26/2024	Staff is drafting the GP survey with Onpointe and will be bringing the survey to the Council on July 16th.	3/6/2024		Larsen						
2024.001b	22	**General Plan Update**	**Future Land Use Map:** Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	**High Priority**	**Do**	**In Progress**	9/30/2024	6/18/2024	Staff has obtained bids from three consultants and are preparing to bring a recommendation in July to the Council for which consultant to use.	3/6/2024		Larsen						
2024.001c	22	**General Plan Update**	**Annexation Policy Declaration**: Review and preparation (to be included as an Appendix).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2025	6/10/2024	Start in September.	4/2/2024		Larsen						
2024.001d	22	**General Plan Update**	**Part 1** (Planning context, community context, framework for the future, decision-making framework)	**Secondary Priority**	**Schedule**	**Not Started**	10/31/2024	3/21/2024	Future	3/6/2024		Larsen						
2024.001e	22	**General Plan Update**	**Part 2** (Land use, Transportation, Open Space, Environment)	**Secondary Priority**	**Schedule**	**Not Started**	1/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001f	22	**General Plan Update**	**Part 3** (Housing, Moderate Income Housing, Water)	**Secondary Priority**	**Schedule**	**Not Started**	4/30/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001g	22	**General Plan Update**	**Part 4** (Plan Administration, Best Practices, Appendices)	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001h	22	**General Plan Update**	**Review and approve** General Plan: Schedule targets draft to PC in July 2025; to Council for discussion in July 2025; with goal to adopt in August 2025.	**Secondary Priority**	**Schedule**	**Not Started**	7/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001i (was 2023.028)	22	**GP Full Build Out Scenarios**	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	3/28/2024	Not started. This item will be evaluated further by staff.	4/2/2024		Larsen Trusty			X			
20243.001j (was 2023.023 & 2023.049)	24	**GP Water Study**	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	**High Priority**	**Do**	**In Progress**	12/31/2024	6/18/2024	Staff has obtained bids from three consultants and are preparing to bring a recommendation in July to the Council for which consultant to use.	4/2/2024		Larsen			X		X	X
2023.005	22	**Establish discontinued zoning ordinances**	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**Do**	**In Progress**	5/31/2024	6/26/2024	An Historic Zones Code Amendment has received a recommendation from the PC for adoption. It was discussed and tabled at the June 18 meeting. Staff will consult with Council members on needed changes. Staff will bring this back to the Council in July.	5/16/2023		Larsen					X	
2023.004	22	**MDP/MDA Amendment Proposals**	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	**Secondary Priority**	**Schedule**	**On Hold**	4/30/2024	5/14/2024	Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code. Staff will resume exploring this issue now that the 2024 regular legislative session has concluded.	5/16/2023		Larsen					X	
2023.015	22	**Zone Transition Code**	Review Zone Transition Code (17.60.160).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2024	9/19/2023	This has been assigned to a planner and the research/drafting process is beginning.	5/16/2023		Larsen					X	

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic	Infrastru	Reputatio	Generati	Environm	Service E
2023.025	22	**Powerline Corridor Development**	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	5/14/2024	Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd has said his work is mostly complete in cataloging properties. A summer intern is currently helping Todd with this project, which should help with completion.	8/15/2023		Larsen				X		
2023.048	22	**Parking and storage**	Consider a code to enable parking garages based on counting as two parking spaces.	**Secondary Priority**	**Schedule**	**Not Started**		4/30/2024	Staff believed that the Legislature would address this issue, but did not. Staff will review.	10/3/2023		Larsen					X		
2023.009	23	**Facilities Master Plan**	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	**High Priority**	**Do**	**In Progress**	6/30/2024	5/21/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21.	5/16/2023		Weber			X		X		X
2023.032	24	**Irrigation pipe requirements**	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >$70M.	**High Priority**	**Do**	**In Progress**	6/30/2024	6/26/2024	A report will include proposed upgrades to the system and where it can be implemented. Report was expected in June, now July.	5/16/2023		Trusty			X			X	
2023.011a	24	**Airport Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Do**	**In Progress**	12/31/2024	5/30/2024	Contractor is on site.	5/16/2023		Trusty			X		X		
2023.011b	24	**Mid Valley Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Schedule**	**In Progress**	12/31/2025	6/26/2024	Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year. City is awarding a new design contract this week.	5/16/2023		Trusty			X		X		
2023.043	24	**Adjust Transportation Master Plan to designate MidValley as an expressway**	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	**Secondary Priority**	**Do**	**In Progress**	12/5/2023	5/30/2024	Included in MAG's TIP process (under consideration). The feasibility study funding is recommended but MAG wants us to delay and any RFP until after August 1 when the TIP funding is adopted.	8/15/2023		Trusty			X		X		
2023.041	24	**Shared Parking**	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	5/30/2024	The council wants clarity to the parking code and become the land use authority. Engineering is collaborating with Planning to move this forward.	8/15/2023		Trusty			X				
2023.033	32	**Capital Asset Management Plan**	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2024	1/31/2024	Public Works selected OpenGov - Cartegraph software for asset management. Staff working on draft capital asset policy.	5/16/2023		Ruesch			X		X		
2023.042	41	**Safe Routes for Schools as a Calendar Item**	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	**Secondary Priority**	**Schedule**	**In Progress**	5/31/2024	3/7/2024	Put this on the calendar by May 31 each year.	8/15/2023		Hickman Kofoed Hilton							
2023.008	41	**Rodeo Feasibility Study**	Coordinate a feasibility study to consider relocating the rodeo.	**Secondary Priority**	**Schedule**	**Not Started**		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023		Hickman					X		X
Proposed																			

Legislative Priorities List																		
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic**	**Infrastru**	**Reputatio**	**Generatio**	**Environm**	**Service E**
2024.002		**Matching Grant Program for Neighborhood/Parks Improvements**	Create a grants program to support residents/groups who wish to install make parks or other neighborhood improvements.	**Proposed**	-	-		4/16/2024	A program was established in 2016, funded with $1M. The program fell into disuse by 2020. Council discussed this item and determined to not adopt move forward at this time.			Strachan Hickman							X
2023.019	31	**Advise and Consent**	Coordinate with city boards, committees, and commissions.	**Proposed**	-	-		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.										
2023.012	41	**City Food Orchard**	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit…use city resources to beautify and create a commodity for	**Proposed**	-	-						Hickman						X	
2023.029	21	**Master Plan Process**	Council members want to know how they can be involved in the city infrastructure master plan process.	**Proposed**	-	-		7/2/2024	Write a memo; also relates to EMMC 2.19.030.J.			Mumford				X			
2023.031	21	**Dashboard of city data and demographics**	Provide a dashboard showing data and demographics, for example, permits, population, etc.	**Proposed**	-	-		2/13/2024	Evan has created a dashboard that satisfies the majority of this request. It's designed for the economic development community in mind, but can temporarily serve a dual purpose for City Council until OpenGov starts feeding data sufficient for a much more expanded dashboard.			Mumford Berrett				X			
2023.045	21	**Review business licensing with a view to approving or denying licenses based on parking or other code constraints.**	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	**Proposed**	-	-		1/31/2024	Staff will review the code to determine any necessary or suggested updates.			Mumford							X
2023.050	21	**City-sponsored Waterwise Landscaping Grants Program**	Create a grants program to support residents who wish to install waterwise landscaping instead of grass.	**Proposed**	-	-		1/31/2024	This is currently on hold until it is approved to be added to the priorities list and to allow us to work on other higher priority items.			Mumford				X			
2023.016	22	**Staff Report for Development Projects**	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a	**Proposed**	-	-		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.			Larsen							
2023.026	22	**Visitor Parking in Code**	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	**Proposed**	-	-		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.			Larsen				X			
Completed																			
2023.003c	22	**Development Code: Mobile Business Regulations**	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	**High Priority**	-	**Completed**	5/16/2024	5/7/2024	If a local mobile business owner needs a license, we will issue it as a normal business license; but state law requires us to honor other instate business licenses. There is no action required.	5/16/2023		Larsen				X			
2023.003b	22	**Development Code: Military Compatibility Amendment**	In 2023, HB265 Sentinal Landscape Amendments, required municipalities and counties to develop a compatible use plan to ensure proposed land uses within a certain distance of military land are compatible with military uses.	**High Priority**	-	**Completed**	4/30/2024	4/16/2024	The Council adopted code amendments based on 2023's HB265 and 2024's HB 256 Military Compatible Land Use Amendment.	5/16/2023		Larsen				X			
2023.006	22	**Wildlife Overlay Zone**	Facilitate bringing forward a presentation soon.	**Secondary Priority**	-	**Completed**	3/31/2024	4/2/2024	Adopted with amendments.	5/16/2023		Larsen					X		

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic	Infrastruc	Reputatio	Generatio	Environm	Service E
2023.003a	22	**Development Code**	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable but no changes are needed to the code.	**High Priority**	-	**Completed**	3/19/2024	3/7/2024	Most required ordinance changes have been completed. Some unfinished items are split into new priority items. The final EMMC code changes due to SB174 and HB406 regarding lot line adjustment item was presented and adopted on 3/6/2024.	5/16/2023		Larsen					X		
2023.002	22	**Zoning Map Update**	Update the city's zoning map(s).	**High Priority**	-	**Completed**	2/20/2024	2/20/2024	Staff presented and the CC adopted the new zoning map which was demonstrated electronically. Staff is expected to maintain the map going forward.	5/16/2023		Larsen			X		X		
2023.048	12	**Residential Development Standards**	17.25.040 Residential Development Standards: Footnote #7 requires the average lot size be calculated across the preliminary plat.	**High Priority**	-	**Completed**	2/28/2024	2/6/2024	Approved by the CC on 2/6/2024.	11/7/2023		Draper					X		
2023.047	13	**Standard background for online meetings**	Create a standard background for use in public, teams, and zoom meetings.	**Secondary Priority**	-	**Completed**	1/31/2024	1/31/2024	A new, post-branding, background has been created and sent via email along with instructions for uploading to online meeting programs.	10/3/2023		Maffitt							
2023.007	14	**Annual Council Training**	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	**Secondary Priority**	-	**Completed**	1/2/2024	1/30/2024	State code requires annual training for OPMA - on January 2 agenda; an orientation manual for council members was presented and new council orientation on December 6.	5/16/2023		Strachan							
2023.004	22	**Fencing Code**	Council has made a lot of exceptions and wants to be very clear about fencing standards. See also 16.35.090.	**Secondary Priority**	-	**Completed**	3/31/2024	2/6/2024	The CC adopted new fencing and buffer code on 2/6/2024.	8/15/2023		Larsen					X		
2023.001	21	**Title 16 Subdivisions**	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174.	**High Priority**	-	**Completed**	2/1/2024	10/3/2023	Ordinance changes were approved on 9/19/2023. On 10/3/2023 added an effective date.	5/16/2023		Mumford					X		
2023.034	24	**Water Conservation Issues**	Adjust water rates to save for infrastructure needs.	**High Priority**	-	**Completed**	1/31/2024	10/3/2023	Rate changes to cover operations and maintenance were approved 9/19/2023.	5/16/2023		Trusty			X				
2023.027	14	**Second Class City Requirements**	What needs to be done? When?	**Secondary Priority**	-	**Completed**		10/3/2023	Provided a memo listing requirements and trigger for changes.			Strachan					X		

Tentative Upcoming Agenda Items for City Council Information

Development Projects

- Tract Monte Vista Development Agreement
- Firefly IFFP/IFA - Water, Sewer, Transportation, and Storm Drain

Code Amendments

- Historic Zones
- Retaining Walls and Fencing
- Off-Street Shared Parking Agreements for Non-Single Family
- Residential Zoning Definitions
- Residential Zone Bonus Density Entitlements
- Drive-Thru Regulations
- Clarifications to the Agriculture Zone, Commercial Storage Zone, and Industrial Zone
- Livestock Housing Setbacks
- Right-of-way Illustrations

Other Items

- Vote on Creation of New School District, Ballot Measure
- Commercial Water Rights Requirements
- City Brand & Marketing Playbook Amendments
- Amended/Restated Rodeo Grounds Lease Agreement with Pony Express Events
- Purchase Agreements for northern ROW of Old Airport Road
- Strategic Planning Retreat/Conference
- Consideration of a Demonym
- Local Building Authority meeting (to adopt bylaws)

Please note all items are tentative and are subject to change.