



EAGLE MOUNTAIN CITY COUNCIL MEETING

January 16, 2024, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A DISCUSSION - Gardner Farms at 6501 N. Eagle Mountain Blvd.

1.B DISCUSSION - Eagle Mountain Zoning Map

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussion reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit your comments to three minutes each.)

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. APPOINTMENTS

9.A Planning Commission

Rod Hess - Three-year Term through December 2026

9.B Senior Citizens Advisory Council

Karan Heffelfinger - Four-year Term through December 2027

- 9.C Library Board
Adelle Curtis - Two-year Term through December 2025

CONSENT AGENDA

10. AGREEMENTS

- 10.A Settlement Agreement and Mutual General Release of Claims - Brightview Landscaping

11. BOND RELEASES

- 11.A Eagle Point Plat D - Into Warranty
- 11.B Silverlake Plat 32 - Into Warranty
- 11.C Eagle Point Phase G Plat 2 - Out of Warranty
- 11.D Spring Run Phase D Plat 4 - Out of Warranty
- 11.E Silver Lake 30 - Out of Warranty
- 11.F Silverlake Plat 29 - Out of Warranty
- 11.G Simpson Hollow Phase 1 - Out of Warranty
- 11.H Simpson Hollow Phase 2 - Out of Warranty
- 11.I Simpson Hollow Phase 3 - Out of Warranty
- 11.J Simpson Hollow Phase 4 - Out of Warranty
- 11.K Simpson Hollow Phase 6 - Out of Warranty
- 11.L Skyline Ridge Phase 2 Plat 6 - Out of Warranty

12. MINUTES

- 12.A December 5, 2023 Minutes - Regular City Council Meeting
- 12.B January 2, 2024 Minutes - Regular City Council Meeting

13. MOTIONS

- 13.A MOTION - Reimbursement of Application Fees for Sage Valley Plat Amendment
- 13.B MOTION - Acceptance of the 2023 Eagle Mountain City Fiscal Year Audit

14. PRELIMINARY PLATS & SITE PLANS

- 14.A TEMPORARY SITE PLAN - Quailhill Stake at 7995 N. Silver Lake Parkway

- 14.B SITE PLAN - Alpine School District Middle School at 1190 E Belle St. & 9050 N.
- 14.C SITE PLAN - Lakeview Church Meetinghouse at 9634 N. Duggan Drive
- 14.D SITE PLAN - Marketplace at Eagle Mountain Town Center Medical at 4317 N. Pony Express Parkway

15. RESOLUTIONS

- 15.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Eagle Mountain City Brand and Marketing Playbook
- 15.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Repealing Resolution No. 09-9 Acting Administrative Rules and Regulation for the Conduct of Meetings of the Town Council

SCHEDULED ITEMS

16. CITY CENTER COMMERCIAL PHASE A, PLAT 1

- 16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, approving a Rezone for City Center Commercial Phase A, Plat 1 from Commercial C-1 to Commercial Community

BACKGROUND: *(Presented by Steven Lehmitz, City Planner)* The proposed ordinance is a rezone request for the creation of an additional lot, changing it to Commercial Community, which is one of the current commercial zones. The property is located at 1308 E. Eagle Mountain Boulevard (Utah County Parcel ID 65:509:0001).

- 16.B MOTION/PUBLIC HEARING - A Motion approving the City Center Commercial Phase A, Plat 1, Lot 1 Recorded Plat Amendment

BACKGROUND: *(Presented by Steven Lehmitz, Planner)* The owners of Lot 1 are seeking to divide the lot, creating an additional, commercial lot.

17. ORDINANCES/PUBLIC HEARINGS

- 17.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards

BACKGROUND: *(Presented by Brandon Larsen, Planning Director)* The proposed ordinance amends EMMC 17.70.030, modifying the standards of accessory dwelling units relative to garages and parking. This is brought forward to ensure compliance with SB174 (2023).

- 17.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 16.20.050 Approval Process

BACKGROUND: *(Presented by David Stroud, Senior Planner)* The proposed ordinance amends EEMC 16.20.050 modifying the Approval Process to codify the minimum review

time of a preliminary plat of single-family, two-family, and townhome development, as required by state code.

- 17.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain municipal Code Section 17.35.030 Land Use Table and 17.55.120 Tables

BACKGROUND: *(Presented by Evan Berrett, Economic Development Director)* The proposed ordinance amends EEMC 17.35.030 Lane Use Table and 17.55.120 Tables giving some ability to allow heights to exceed 50-feet, but only to enable no more than 4-story hotels. The proposed code also revises parking requirements to be more in-line with other cities while also requiring parking for employees and accommodating an anticipated increase in tourism in the Cedar Valley.

- 17.D ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 16.35.130(a) Residential Water Rights Requirements

BACKGROUND: *(Presented by Chris Trusty, City Engineer)* The proposed ordinance amends EEMC 16.35.130(a) reducing the water required for development to reflect the decreased landscape requirements previously approved by the City Council.

18. **ORDINANCES**

- 18.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 2.08, Form of Government and Section 2.15.120 Mayor Pro Tempore and Council Assignments

BACKGROUND: *(Presented by the City Council)* The proposed ordinance codifies Eagle Mountain City's six-member council form of government and establishes that the powers of municipal government are vested in the city council, consisting of five council members and the mayor. The city council shall make the decisions for the city with a vote and approval in an open and public meeting. The ordinance further clarifies the executive and staff powers and identifies that, on an annual basis, the city council shall elect a mayor pro tempore from the body of the elected city council members and will discuss and make assignments for representation and support for the citizens of the city.

19. **LEGISLATIVE ITEMS**

- 19.A Legislative Priorities List

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

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

21. **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.

22. **COMMUNICATION ITEMS**

- 22.A Budget Summary Update

23. 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 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