



EAGLE MOUNTAIN CITY COUNCIL MEETING

SEPTEMBER 3, 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. DISCUSSION AND 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 - Transfer of Density Rights Program

1.B. DISCUSSION - Cedar Corners Phase 5 Concept Plan

1.C. DISCUSSION - Ranches Property and Eagle Mountain Properties Parcels 29, 30, & 31 Rezone

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.

9. APPOINTMENTS

9.A. Youth Council Advisors

1. Angeline Washburn - One-year Term through June 2025

2. Nathan Washburn - One-year Term through June 2025

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Hidden Hollow Phase C, Plat 4 - Into Warranty
- 10.B. Scarlet Ridge Offsite Sewer Line - Out of Warranty

11. MINUTES

- 11.A. August 20, 2024 Minutes - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

- 12.A. SITE PLAN - Harmony Eagle Mountain Utah West Stake Center
- 12.B. PRELIMINARY PLAT - Eagle Square Commercial

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing Laura LaRue as the Eagle Mountain City Deputy Treasurer.
- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amended Purchase Agreement with Eagle Mountain Airport LLC for the Acquisition of a Right-of-Way along Old Airport Road.
- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Meadowbrook Properties Limited Partnership for the Acquisition of a Right-of-Way along Old Airport Road.
- 13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement for Joint Administration of the 2024 General Election.
- 13.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Addendum to the Commercial Lease Agreement between Star West Eagle Mountain Properties LLC and Eagle Mountain City.

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2024-2025 Annual Budget.

BACKGROUND: *(Presented by Director of Administrative Services Kimberly Ruesch)*
State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the first budget amendment for Fiscal Year 2024-2025.

- 14.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,

Amending the Eagle Mountain Municipal Code Chapters 17.25 Residential Zones, 17.35 Commercial Zones, and 17.37 Business Park Zones.

BACKGROUND: *(Presented by Wildlife Biologist/Environmental Planner Todd Black)* The proposed amendments relate to setbacks near a natural wash in the Generally Applicable Provision sections within the Residential, Commercial, and Business Park Zones. The phrase “significant setbacks” occurs in three places in the Eagle Mountain Municipal Code, and staff recommends changing this to a defined fifty-foot (50') setback from the top of the wash to be consistent and measurable. This aligns with a recommendation from JWO Engineering in their 2022 Tickville Wash report.

14.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as the Enyo Battery Property.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed ordinance rezones approximately 160 acres of land from the Airpark Zone to the Agriculture Zone. The property is located in the south/southwest end of the City at the intersection of 500 East and 100 North, Utah County Parcel Number 59:068:0004.

14.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Repealing and Replacing Chapter 17.40 Industrial Zone, and Amending Chapters 17.20 Agriculture Zone and 17.38 Commercial Storage Zone.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed amendment adds an introductory subsection for each chapter; eliminates the conditional uses in each chapter; creates a land use table for permitted, special, and prohibited uses; makes minor revisions to EMMC 17.38 to withdraw a moving vehicle quantity cap and add Caretaker Dwelling standards; and repeals and replaces EMMC 17.40 to remove references to previous zoning district equivalents.

14.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Enact Section 17.60.155 Lot Size Mixture (R Lots).

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed amendment adds EMMC Section 17.60.155 to specify that a mixture of lot sizes and zoning is required for subdivisions being proposed for development in the Neighborhood Residential One Future Land Use designation. The proposed language states that no more than one-third of the total lots in any subdivision within the Neighborhood Residential One Future Land Use designation shall be comprised of lots zoned R3, and no more than one-half of the remaining lots in that same subdivision shall be designated R2. This item was tabled at the February 6, 2024 City Council Meeting.

14.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, and Sections 16.35.090 Privacy Fencing, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed amendment adds a definition for retaining walls, clarifies allowed amounts of wire

fencing, screening, and screening replacement requirements along certain roadways, and clarifies retaining wall construction and allowed locations. This item was tabled at the July 2, 2024 City Council meeting.

15. BERRY PROPERTY

- 15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Land Use Map for Certain Lands Known as the Berry Property.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance amends the General Plan Land Use Designation for a 7.3-acre parcel from Agriculture/Rural Density Two to Foothill Residential. The property is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments, Utah County Parcel Number 59:019:0015.

- 15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as the Berry Property.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance rezones a 7.3-acre parcel from Agriculture to Foothill Residential. The property is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments, Utah County Parcel Number 59:019:0015.

16. EAGLE MOUNTAIN PROPERTIES

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan or Future Land Use Map for Certain Lands Located within the Eagle Mountain Properties Master Plan Area.

BACKGROUND: *(Presented by Brandon Larsen)* The proposed ordinance includes multiple Future Land Use Map amendments for properties within and about the Eagle Mountain Properties Master Plan area. Approximately 3,989.60 acres of land are included in the re-entitlement proposal. The proposed changes are part of a City-wide effort, where appropriate, to assign properties land use zones/districts that are currently codified and administered by the City. Amendments to the City's Future Land Use Map are also proposed in an effort to help harmonize the proposed zone map amendments with the Future Land Use & Transportation Map. This application represents the first of such efforts to be done in phases and sectors.

- 16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Located within the Eagle Mountain Properties Master Plan Area.

BACKGROUND: *(Presented by Brandon Larsen)* The proposed ordinance includes multiple zone map amendments for properties within and about the Eagle Mountain Properties Master Plan area. Approximately 3,989.60 acres of land are included in the re-entitlement proposal. The proposed changes are part of a City-wide effort, where appropriate, to assign properties land use zones/districts that are currently codified and administered by the City. This application represents the first of such efforts to be done in phases and sectors.

17. LEGISLATIVE ITEMS

17.A. UPDATE - Legislative Priorities List

18. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

19. COMMUNICATION ITEMS

19.A. Upcoming Agenda Items

20. 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 29th day of August, 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