



EAGLE MOUNTAIN CITY COUNCIL MEETING

August 1, 2023, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATE - City Administrator Items

2. CODE AMENDMENT DISCUSSION ITEMS

2.A DISCUSSION - Land Use Authority, Public Hearings, and Appeal Authority
EMMC Title 16 Subdivisions - Redlines

2.B DISCUSSION - Lot Line Adjustments
EMMC 16.50, 16.55, & 17.10 Lot Line Adjustments - Redlines

2.C DISCUSSION - Rights-of-Way Vacations
EMMC 16.56 Vacation of Rights-of-Way - Redlines

2.D DISCUSSION - Off-street Parking Regarding Alleys and Service Drives, Fire
Department-related Access Standards, and ADA Parking Standards
EMMC Title 17 Alleys and Service Drives, Fire Department Related Access, ADA
Parking - Redlines

2.E DISCUSSION - Automobile Sales, Kennels, Racetracks, and Communication Facility
Generators
EMMC 17.20.050, 17.35.030, 17.40.040, and 17.75 - Redlines

2.F DISCUSSION - Internal ADU Connection Clarification
EMMC 17.70.030 Accessory Dwelling Unit Standards - Redlines

2.G DISCUSSION - Caretaker Dwellings
EMMC 17.10, 17.38, & 17.40 Caretaker Dwellings - Redlines

2.H DISCUSSION - Repeal of RTI Zone's Sunset Date
EMMC 17.48.110 Repeal Date - Redlines

- 2.I Discussion - Golf Course Netting
EMMC 17.60.120 Golf Course Netting - Redlines
Business Owner Email
- 2.J DISCUSSION - Solar Panel Protection
EMMC 17.76.070 Solar Energy Devices (Panels or Collectors) - Redlines
- 2.K DISCUSSION - Public Art
EMMC 12.35 Public Art - Draft

3. **AGENDA REVIEW**

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

4. **ADJOURN TO A CLOSED EXECUTIVE SESSION**

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation; the 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

The Policy Session will convene directly following the 7:00 P.M. Redevelopment Agency Board Meeting.

5. **CALL TO ORDER**

6. **PLEDGE OF ALLEGIANCE**

7. **INFORMATION ITEMS/UPCOMING EVENTS**

8. **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.)

9. **CITY COUNCIL/MAYOR'S ITEMS**

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

10. **INTRODUCTION**

10.A Miss Eagle Mountain and Miss Eagle Mountain's Teen

Miss Eagle Mountain

- 1. Allie Smith, Queen
- 2. Brooklyn Pace, First Attendant
- 3. Moli Eaton, Second Attendant

- Miss Eagle Mountain's Teen
1. Alexandra Gates, Queen
 2. Aly Turner, First Attendant
 3. Emily Hales, Second Attendant

CONSENT AGENDA

11. BOND RELEASES

- 11.A Eagle Heights Village Plat 2 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

12. MINUTES

- 12.A July 18, 2023 Minutes - Regular City Council Meeting
[07.18.2023 City Council Minutes](#)

13. MOTION

- 13.A [ALTERNATIVE FENCING PLAN - Parkway Fields](#)
[Fencing Plan](#)

14. RESOLUTION

- 14.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain City Policies and Procedures Manual Regarding Artificial Intelligence.](#)
[RES--Policies and Procedures Manual - Artificial Intelligence](#)
[Artificial Intelligence Employee Policy - Draft](#)

15. SITE PLAN

- 15.A [SITE PLAN - A to Z Building Blocks](#)
[Civil and Site - A to Z](#)
[Elevations - A to Z](#)
[3D Elevations - A to Z](#)
[Parking Diagram - A to Z](#)
[Parking Lease Agreement - A to Z](#)
[Shared Parking Table - A to Z](#)
[Landscape - A to Z](#)
[Photometric Plan - A to Z](#)
[Lighting Schedule - A to Z](#)
[Snow Removal - A to Z](#)

SCHEDULED ITEMS

16. ORDINANCE

- 16.A **ORDINANCE** - An Ordinance of Eagle Mountain City, Utah, Adopting the Amended Sweetwater Industrial Park Community Reinvestment Project Area #3 Plan as the Official Community Reinvestment Project Area Plan for the Project Area, and Directing that Notice of the Adoption be Given as Required by Statute.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* The proposed ordinance adopts the Amended Sweetwater Industrial Park Community Reinvestment Project Area #3 Plan.

ORD--Sweetwater CRA #3 Plan - Amended
Amended Sweetwater CRA #3 Plan - Draft

17. RESOLUTION

- 17.A **RESOLUTION** - A Resolution of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City, and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Project Area #3.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* The amended interlocal agreement coincides with the amended Sweetwater Industrial Park Community Reinvestment Project Area #3 Plan and Budget.

RES--Amended Interlocal Agreement - Sweetwater CRA #3
Amended Interlocal Agreement

18. LEGISLATIVE ITEMS

- 18.A **UPDATE** - Legislative Priorities List
Legislative Priorities List Update

19. CONCEPT PLAN

- 19.A **DISCUSSION** - Sunset Flats Phase E Conversion from Housing to Storage Units

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* City Council review of a concept plan to convert open land within Sunset Flats Phase E from housing to a mini-storage unit complex.

Vicinity Maps

Applicant Narrative
Planning Commission Minutes - 06.13.2023
Sunset Flats Master Plan - 07.19.2017
Site Plan
Elevations

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 Upcoming Agenda Items
[Upcoming Agenda Items](#)

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 27th day of July, 2023 on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder