



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 6, 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 UPDATE - City Administrator Items

1.B [DISCUSSION - EMMC 17.61 - Camp Williams Compatibility](#)
[EMMC 17.61 Land Use Compatibility](#)
[HB256S01.pdf](#)

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.

CONSENT AGENDA

9. AGREEMENTS

- 9.A Dark Fiber Lease for Traffic Light Network Agreement - Direct Communications
Dark Fiber Lease for Traffic Signals - Direct Com
- 9.B Purchase Agreement - Old Airport Road Right of Way - Eagle Mountain Airport LLC
Purchase Agreement - Eagle Mountain Airport LLC - ROW
EXHIBITS - Airport Road ROW
- 9.C Temporary License Agreement - Proposed City Center Tank Site - Monte Vista Ranch
Temporary License Agreement
Tank Site
- 9.D Purchase Agreement - Old Airport Road Right of Way - Perry Land Investments LLC
ROW Purchase Agreement - Perry
EXHIBITS - Perry Airport Road ROW

10. BOND RELEASES

- 10.A Harmony Phase A Plat 4 - Into Warranty
Harmony A-4 Bond Release Letter & Checklist
Harmony A-4 Recorded Plat

11. BID AWARDS

- 11.A Public Safety Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) - Zions Public Finance, Inc
Zions Public Finance - Public Safety IFA Proposal

12. MINUTES

- 12.A January 16, 2024 Minutes - Regular City Council Meeting
01.16.2024 CC Minutes - DRAFT

13. SITE PLAN

- 13.A SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 303
Marketplace Lot 303 Civil
Marketplace Lot 303 Elevations
Marketplace Lot 303 Lighting
- 13.B SITE PLAN - Eagle Plaza / Beto's Mexican Food
Eagle Plaza Beto's Site
Eagle Plaza Beto's Architecture
Eagle Plaza Beto's Landscaping
Eagle Plaza Beto's Photometrics
EM Business Campus Plat C
UDOT Fill Slope Easement

SCHEDULED ITEMS

14. PARKWAY FIELDS (AULT FARMS)

14.A [ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Parkway Fields \(Ault Farms\) Master Development Plan](#)

BACKGROUND: (*Presented by Robert Hobbs, Senior Planner*) The proposed ordinance amends the Parkway Fields Master Development Plan Parcel 59:018:0057, to update zoning (approx. 2 acres of RC to MF1), provide for two stub road connections in lieu of one, adopt an updated phasing plan, and adjust the layout of the easterly portion of the project including oversizing some FR lots. The proposed adjustment will not increase density, nor change the nature of building types already approved within the project.

[ORD--Amended Parkway Fields \(Ault Farms\) MDP](#)
[Parkway Fields Vicinity Map](#)
[Parkway Fields \(Ault Farms\) Original Zoning Map](#)
[Parkway Fields \(Ault Farms\) Proposed MDP/Zoning Map](#)
[Parkway Fields \(Ault Farms\) Original Phasing Plan](#)
[Parkway Fields \(Ault Farms\) MDA Updated Phasing Plan Replacement Exhibit](#)
[Parkway Fields \(Ault Farms\) MDA Transportation Plan Replacement Exhibit](#)

14.B [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Parkway Fields \(Ault Farms\) Master Development Agreement \(MDA\)](#)

BACKGROUND: (*Presented by Robert Hobbs, Senior Planner*) The proposed ordinance amends the Parkway Fields Master Development Agreement (i.e., exhibits) in association with a Master Development Plan amendment (Item 17.G). This request would amend the Parkway Fields Master Development Plan and Development Agreement, Parcel 59:018:0057, update zoning (approx. 2 acres of RC to MF1), provide for two stub road connections in lieu of one, adopt an updated phasing plan, and adjust the layout of the easterly portion of the project including oversizing some FR lots. The proposed re-arrangement will not increase density, nor change the nature of building types already approved within the project. This proposal would amend exhibits of the Parkway Fields Master Development Agreement.

[ORD--Amended Parkway Fields \(Ault Farms\) MDA](#)
[Parkway Fields \(Ault Farms\) MDA New MDP/Zoning Map Exhibit](#)
[Parkway Fields \(Ault Farms\) MDA New Phasing Plan Exhibit](#)
[Parkway Fields \(Ault Farms\) MDA New Transportation Plan Exhibit](#)

15. ORDINANCES/PUBLIC HEARINGS

15.A [ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.25.040 Residential Development Standards](#)

BACKGROUND: (*Presented by Marcus Draper, City Attorney*) The proposed ordinance clarifies ambiguity in the Eagle Mountain Municipal Code regarding the applicability of the average lot size requirement to amended plats. The proposed code amendment would clarify that amended portions of a final plat must comply with the average lot size requirement of a given zone.

ORD--EMMC 17.25.040 Residential Development Standards

EMMC 17.25.040 Amendment

15.B ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Title 15 Buildings and Construction Standards and Specifications

BACKGROUND: (*Presented by Chris Trusty, City Engineer*) The proposed ordinance clarifies portions of the Eagle Mountain Municipal Code that may have been vague or misunderstood, specific to construction standards, and ensures that they are up to date and reflect typical standards.

ORD--EMMC 15 Construction Standards
EM Construction Standards 2023 PC Comments

15.C ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 17.60.110 Required Buffer Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing

BACKGROUND: (*Presented by Robert Hobbs, Senior Planner*) The proposed ordinance amends definitions, fencing height and placement controls and other regulations for residential, commercial, industrial, and public facilities fencing. It addresses materials and appearance, non-conforming fencing, abatement of unlawful fencing, walls, chain-link & electric fences, privacy screening elements, trash enclosures, location restrictions, fencing over easements, berms and hedges, the effect of private CCRs on city fence standards, retaining walls, and street screens.

ORD--EMMC 17.10.30 Fencing
EMMC Fence Code Redlines

15.D ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application and 16.50.040 Approval Process

BACKGROUND: (*Presented by Robert Hobbs, Senior Planner*) The proposed ordinance would remove the requirement of a plat amendment for property line adjustments between a recorded subdivision plat and adjoining parcel of land, but rather only the need for a record of survey to be authorized and recorded.

ORD--EMMC 16.50.040 Approval Process
Property Line Adjustments Code Amendments Redlines

15.E ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 5.15 Liquor Licenses

BACKGROUND: (*Presented by Johna Rose, Business License Specialist*) The proposed ordinance adds statements that no liquor license shall be approved or issued if it does not comply with the location and distance requirement set forth in Title 32B, Chapter 1, Part 2, Alcoholic Beverage Control Act. Proximity to community location, and within prescribed

zones, as set forth in Title 17 of the EMMC. It will remove the "Restricted facility" definition and each use of the term from the EMMC. It will add a definition for "Local consent as required by The Department of Alcoholic Beverage Service (DABS), and removes old references that are no longer required.

[ORD--EMMC 5.15 Liquor Licenses](#)
[EMMC 5.15 Liquor Licenses Redlines](#)

15.F [ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City Utah, Amending the Eagle Mountain Municipal Code Sections 17.60.155 Lot Size Mixture, and 17.25.040 Residential Development Standards](#)

BACKGROUND: (*Presented by Robert Hobbs, Senior Planner*) This proposed ordinance would require no more than 1/3 of the total building lots in any subdivision that lies within an NR1 future land use category area to be comprised of lots zoned R3; and, no more than 1/2 of the remaining building lots in that same subdivision to be designated R2.

[ORD--EMMC 17.60.155 Lot Size Mixture](#)
[R1-R3 Lot Size Mixture Code Amend Redlines](#)

16. ORDINANCES

16.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 Presiding Officer](#)

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.

[ORD--EMMC 2.08 Form of Government](#)
[EMMC 2.08 and 2.15.120 - Redlines](#)

17. LEGISLATIVE ITEMS

17.A [UPDATE - Legislative Priorities List](#)
[Legislative Priorities List](#)

18. CITY COUNCIL/MAYOR'S BUSINESS

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

19. CITY COUNCIL BOARD LIAISON REPORTS

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

20. COMMUNICATION ITEMS

20.A Financial Update
[December 2023 Budget Summary](#)

21. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this this 1st day of February, 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