



EAGLE MOUNTAIN CITY COUNCIL MEETING

AUGUST 20, 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. PRESENTATION - Downtown Master Plan Proposals

1. GSBS Consulting

2. MHTN Architects

3. Psomas

1.B. DISCUSSION - Eagle Mountain Properties 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. PROCLAMATION

- 9.A. PROCLAMATION - A Proclamation of Eagle Mountain City, Utah, Proclaiming September 2024 as Parent Teacher Association Membership Month.

CONSENT AGENDA

10. AGREEMENTS

- 10.A. Agreement Renewal - Legislative Executive Consulting, LLC

11. BOND RELEASES

- 11.A. Antelope Meadows Phase B, Plat 4 - Into Warranty
11.B. Eagle Point Townhomes Plat C - Into Warranty
11.C. Eagle Ridge Phase 1 - Into Warranty
11.D. Hidden Hollow Phase C, Plat 1 - Out of Warranty
11.E. Scenic Mountain Phase C, Plat 3 - Out of Warranty

12. MINUTES

- 12.A. July 2, 2024 Minutes - Regular City Council Meeting
12.B. July 10, 2024 Minutes - Emergency City Council Meeting
12.C. July 10, 2024 Minutes - Special City Council Meeting
12.D. July 16, 2024 Minutes - Regular City Council Meeting
12.E. July 27, 2024 Minutes - Special City Council Meeting
12.F. August 6, 2024 Minutes - Regular City Council Meeting

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amended Purchase Agreement with Holbrook HGS LC for the Acquisition of a Right-of-Way along Old Airport Road.
13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amended Purchase Agreement with Holbrook Long Ridge LC for the Acquisition of a Right-of-Way along Old Airport Road.
13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Stephen Mumford for Interim City Manager Services.
13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Les Olson for Professional Services.

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Towns at Brylee Farms Development Agreement.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance approves a development agreement for the Towns at Brylee Farms, which is located at the northwest corner of Eagle Mountain Boulevard and Aviator Avenue. The Brylee Estates Phase B preliminary plat (all townhomes) was originally approved on July 16, 2019, and was amended on January 5, 2021. The amendment moved and increased open space and park amenities between both Phase A (single-family) and Phase B. Two final plats have been approved and recorded within Phase B: Plat 1 approved on September 29, 2020, and Plat 2 on July 21, 2021. The approved amenities have been constructed in both phases. The preliminary plat has since expired and an extension was not requested by the applicant. The development agreement will allow the project to be completed as originally approved.

15. ORDINANCES

- 15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Tract Development Agreement.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The proposed ordinance approves the Tract Development Agreement, which covers approximately 672 acres of land distributed among 2 different parcels. One of the parcels is located near the Meta, Google, and QTS sites. The other parcel abuts Industrial Planning Area 2 of the Firefly development in the southwestern portion of the City.

- 15.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Triple Tail Community Reinvestment Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain City, 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 will allow for the creation of the Triple Tail Community Reinvestment Project Area. This Plan is the end result of a comprehensive evaluation of the types of appropriate land uses and economic development for the land, which lies within twenty-four parcels in the City. The north parcels are south of 4000 North, north of Pole Canyon Blvd, and east of Tyson Pkwy. The south parcel is south of 1000 North and east of Pony Express Pkwy. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

16. RESOLUTIONS

- 16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement for Consulting Services for the Downtown Master Plan.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* The proposed resolution approves an agreement for consulting services for the Downtown Master Plan. The City Council will receive presentations from three firms in the earlier work session, and will select their preferred firm during this scheduled item.

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. Financial Report

19.B. 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 15th 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