



EAGLE MOUNTAIN CITY COUNCIL MEETING

OCTOBER 1, 2024, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 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 – General Plan Survey – OnPointe Insights

1.B. DISCUSSION – Gardner Farms Master Development Plan

1.C. DISCUSSION – Get Healthy Utah Designation

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. Senior Citizens Advisory Council

1. Mary Hammond – Completing a 4-year term through 2025

CONSENT AGENDA

10. MINUTES

10.A. September 17, 2024 Minutes – Regular City Council Meeting

11. PRELIMINARY PLATS & SITE PLANS

11.A. SITE PLAN – Freddy’s Frozen Custard and Steakburgers

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with GSBS Architects for Consulting Work Related to the General Plan Update.

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Mountainland Association of Governments for Funding for the Mid Valley Road Feasibility Study from Pony Express Parkway to Mountain View Corridor.

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Settlement Agreement and Mutual Release of Claims with W.W. Clyde & Co.

12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual Regarding Firearms.

12.E. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing Kenneth A. Brown, Jr. to Serve as a Hearing Examiner and Directing Staff to Refer Business License Issues to the Hearing Examiner.

12.F. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Legal Services Agreement with Kenneth A. Brown, Jr.

12.G. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Public Art Plan.

12.H. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Affordable Housing Plan.

12.I. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property – Fleet Vehicles.

SCHEDULED ITEMS

13. ORDINANCES/PUBLIC HEARINGS

- 13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adjusting the Boundary Line of Certain Real Property From the Geographical Boundaries of the Town of Cedar Fort to the Geographical Boundaries of Eagle Mountain City.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The proposed ordinance adjusts the municipal boundaries between Eagle Mountain and Cedar Fort in accordance with Utah Code Section 10-2-419 for 120 acres on two parcels of land directly west of the Tyson plant, Utah County Parcel Numbers 59:049:0008 and 59:049:0050.

- 13.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed code amendment establishes the definition of a building envelope. Building envelopes are typically depicted with a diagram showing setbacks and easements. The setbacks are typically thought to only apply to primary structures; however, without language stating setbacks only apply to primary structures, they apply to all structures. The purpose of this code amendment is to clearly establish that the building envelopes shown on final plats only apply to primary structures and detached accessory dwelling units.

14. ORDINANCES

- 14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 8.07 Nuisance Abatement and 8.15 Noise.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The proposed code amendments to EMMC 8.15 Noise make it permissible to exceed 65 dB during certain times of the day to allow for certain ordinary activities. The proposed amendments to EMMC 8.07 Nuisance Abatement requires property owners to remove graffiti within 7 days after discovery. An extension of up to 14 additional days may be granted for good cause shown. This item was tabled at the September 17, 2024 City Council meeting.

15. RESOLUTIONS

- 15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Establishing a Mortgage Assistance Program.

BACKGROUND: *(Presented by Director of Legislative Affairs Clifford Strachan)* The proposed Mortgage Assistance Program, one of five moderate income housing strategies included in the City's General Plan, is targeted at public employees whose household income is below 120% AMI, and who would purchase and occupy a home located in Eagle Mountain. As drafted, the program would provide qualified applicants with a \$15,000 down payment loan at 0%, in second position, which is fully forgivable by 15 years. The program would be administered by Eagle Mountain City and funded by an appropriation of the Redevelopment Agency of Eagle Mountain City's Community Reinvestment Project Area housing funds.

16. LEGISLATIVE ITEMS

16.A. UPDATE – Legislative Priority List

17. 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.

18. COMMUNICATION ITEMS

18.A. Financial Report

18.B. Upcoming Agenda Items

19. ADOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL 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 26th day of September, 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