



## **EAGLE MOUNTAIN CITY COUNCIL MEETING**

**JUNE 3, 2025, 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. DISCUSSION - Zone Transition Table (Table 17.60.160[1]) and the Future Land Use Map  
(*anticipated time 20 minutes*)

1.B. DISCUSSION - Water, Sewer, and Stormwater Utility Rate Analysis  
(*anticipated time 20 minutes*)

#### **2. AGENDA REVIEW**

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

#### **3. CITY MANAGER INFORMATION ITEMS**

#### **4. 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**

#### **5. CALL TO ORDER**

#### **6. PLEDGE OF ALLEGIANCE**

#### **7. RECOGNITION**

7.A. RECOGNITION - Graduates of the 2025 Teen CERT Internship Program

#### **8. INFORMATION ITEMS/UPCOMING EVENTS**

#### **9. 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.)

## 10. CITY COUNCIL/MAYOR ITEMS

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

## CONSENT AGENDA

### 11. BOND RELEASES

11.A. Eagle Mountain Data Center Campus Subdivision - Into Warranty

11.B. Harmony Phase A, Plat 4 - Out of Warranty

### 12. CHANGE ORDERS

12.A. CHANGE ORDER - CO#1 with BHI for Temporary Traffic Signals for Traffic Control (Pony Express Pkwy and Eagle Mountain Blvd Project)

### 13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN - The District at Eagle Mountain Town Center Lot 3 (City Center).

### 14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Mountainland Safe Streets 2024 Safety Action Plan Relating to the Safe Streets for All (SS4A) Grant Eligibility

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Supporting Eagle Mountain City's Participation in the Healthy Utah Community Initiative and Authorizing the Mayor to Sign the Commitment Letter

## SCHEDULED ITEMS

### 15. ORDINANCES/PUBLIC HEARINGS

15.A. PUBLIC HEARING - Fiscal Year 2026 Tentative Budget \*\*DISCUSSION ITEM ONLY\*\*

BACKGROUND: *(Presented by Director of Administrative Services, Kimberly Ruesch)* This is the first Public Hearing on the proposed budget that was presented to the City Council on May 6, 2025. The tentative budget is the transition of the budget process from Administration to the Legislative body. The City Council can review, discuss, and potentially revise the proposal. The fiscal year 2025-2026 final budget is anticipated to be adopted on June 17, 2025.

15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Steeplechase South Subdivision Second Plat Amendment (877 N Pony Express Parkway)

BACKGROUND: *(Presented by Planner, Ashley Swensen)* This is an application for a proposed Plat Amendment (Second Amendment) of the Steeplechase South Subdivision, located at 877 N Pony Express Parkway. The purpose of the proposed amendment is to subdivide a second lot for the previously constructed substation (Parcel #: 66:815:0002).

- 15.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 for Right of Way Profile Illustrations

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* This is a proposal to enact an ordinance amending Title 16, Chapter 35, Section 140 Diagrams by changing the section name and substituting new illustrations in a corrected format and order.

- 15.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 16.35.090 Privacy Screening; Section 17.40.020 Land Use Table, and Section 17.60.120 General Fencing Provisions

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* This ordinance amends EMMC Section 16.35.90 Privacy Screening, and Section 17.40.020 Land Use Table, deleting reference to conditional uses and Title 17.60.120; reformatting the section, specifying that the City requires a fence permit, and clarifying when gray wooden fencing is required along Ranches Parkway.

## 16. ORDINANCES

- 16.A. ORDINANCE - An Ordinance of Eagle Mountain City Amending the Eagle Mountain Municipal Code Purchasing Policy Section 3.20.030 (H) to Modify the Approval Process for Change Orders

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* The current City code governing change orders for contracts requires City Council approval in situations where the cumulative effect of all change orders exceeds the lesser of 10% or \$75,000, even if the project is under budget. While this threshold makes sense for large contracts, it disproportionately impacts smaller ones. This amendment will simplify the change order process.

## 17. TRAINING

- 17.A. TRAINING - Open & Public Meetings Act (OPMA)

## 18. LEGISLATIVE ITEMS

- 18.A. UPDATE – Legislative Priorities List

## **19. 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.

## **20. COMMUNICATION ITEMS**

## **21. ADJOURNMENT**

### **THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS FOR ALL AGENDAS**

In accordance with 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 May 29, 2025, on the Eagle Mountain City bulletin boards and website, [www.eaglemountain.gov](http://www.eaglemountain.gov), 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.

Gina L. Olsen, CMC, City Recorder