



## EAGLE MOUNTAIN CITY COUNCIL MEETING

JULY 1, 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 - Public Safety Update with Chief Erik Knutzen  
*(anticipated time 60 minutes)*

1.B. DISCUSSION - Affordable Housing Standards - Bungalows and Cottages  
*(anticipated time 20 minutes)*

1.C. DISCUSSION - Meritage Homes Privacy Screening  
*(anticipated time 15 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. 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 ITEMS

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

## CONSENT AGENDA

### 10. BOND RELEASES

10.A. Juniper Springs Phase A Plat 3 - Into Warranty

10.B. Juniper Springs Phase A Plat 4 - Into Warranty

### 11. CHANGE ORDERS

11.A. CHANGE ORDER - CO#1 with VCBO for Commercial and Multi-Family Design Standard Updates

### 12. PRELIMINARY PLATS & SITE PLANS

12.A. MASTER SITE PLAN - Pinnacles B-3

### 13. MINUTES

13.A. June 17, 2025 - Regular City Council Meeting

### 14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Agreement for Maintenance Support of the Hidden Hollow Veterans' Memorial Park

## SCHEDULED ITEMS

### 12. RESOLUTIONS/PUBLIC HEARINGS

15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Adopting the Transportation Master Plan

BACKGROUND: *(Presented by Assistant City Engineer David Salazar)* Eagle Mountain City has contracted with Horrocks Engineering to update the Transportation Master Plan and IFFP. With the tremendous growth in the City, it is important to review and update the Plan and associated IFFP on a regular basis.

15.B. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the Disposal of 0.156 Acres of Designated "Significant Real Property" (Utah County Parcel #49:601:0080) Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal

BACKGROUND: *(Presented by City Recorder Gina Olsen)* Consideration of a land disposal application from Samarah Moody. The disposal would address encroachments and improve the layout of residential lots, with consideration of water usage implications.

- 15.C. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the Disposal of up to 20.35 acres of Public Real Property known as the Bypass Road

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The School and Institutional Trust Lands Administration (SITLA) previously conveyed to the City approximately 20.35 acres of undeveloped land for the construction of a public road ("Bypass Road Property") as part of an obligation in the original Overland Master Development Agreement. The surrounding area has developed in such a way that the Bypass Road Property is no longer desirable for use as a public road. SITLA and Ivory Homes would like to swap other land in exchange for the Bypass Road Property.

## 16. ORDINANCES/PUBLIC HEARINGS

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits

BACKGROUND: *(Presented by Senior Planner David Stroud)* This is a proposed amendment to the EMMC defining Athletic Facility Signs and adopting standards for such signs.

- 16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* A proposed amendment regarding the parking of RVs and similar vehicles on Residential or Agriculture zoned properties.

## 17. ORDINANCES

- 17.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah approving a Franchise Agreement with Zayo Group, LLC

## 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 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 801-789-6611. 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.**

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on June 27, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City 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