



## EAGLE MOUNTAIN CITY COUNCIL MEETING

JULY 15, 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.

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

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

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

This is an opportunity for the City Manager to provide information to the City Council.

#### **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. RESOLUTIONS**

- 10.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement with Utah County for Construction and Right-of-Way Acquisition for Old Airport Road, east of Pony Express Parkway
- 10.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperative Agreement Between the Utah Department of Natural Resources, Division of Wildlife and Eagle Mountain City, Related to the Completion of Eagle Mountain Deer Migration Corridor Preservation FY26 Proposed Through the Watershed Restoration Initiative

## **SCHEDULED ITEMS**

### **11. MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER**

- 11.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the Disposal of 2.15 Acres of Designated "Significant Real Property" (Utah County Parcel #59:044:0015) Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal

BACKGROUND: (*Presented by City Attorney, Marcus Draper and Senior Planner, David Stroud*) Forrest Gaskill requests the City dispose of Parcel 59:044:0015, 2.15 acres, in exchange for the City taking possession of Parcel A, 2.32 acres, in the Marketplace at Eagle Mountain Town Center Preliminary Plat Phase 4. The exchange of property is identified in The Marketplace at Eagle Mountain Town Center Development Agreement, paragraph 6.

- 11.B. AMENDED PRELIMINARY PLAT - Marketplace at Eagle Mountain Town Center

BACKGROUND: (*Presented by Senior Planner David Stroud*) The Marketplace at Eagle Mountain Town Center Development Agreement includes a Master Site Plan that also functions as the preliminary plat. The applicant has submitted a revised plat to reconfigure Phase 4, including adjustments to the Macey's lot and the storm water parcel. The updated layout proposes five commercial lots, the Macey's lot, and a relocated City storm water parcel, as contemplated in the agreement's planned land swap.

## **12. ORDINANCES/PUBLIC HEARINGS**

12.A. ORDINANCE/PUBLIC HEARING - An ordinance of Eagle Mountain City, Utah amending Eagle Mountain Municipal Code Section 2.20.020, Compensation Schedule of Statutory Officers

BACKGROUND: (*Presented by Marcus Draper, City Attorney*) Utah State Code 10-3-818 requires that cities fix the compensation schedule of statutory officers in the municipal code on an annual basis. This is an update to that schedule based on recent salary surveys.

12.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.55.040(E) Location of Parking Areas; and Section 17.55.100 Shared Parking and Curb Cuts

BACKGROUND: (*Presented by Senior Planner Robert Hobbs*) A proposal to amend EMMC Title 17 to require a minimum distance between parking lots and the buildings they serve, and to update rules for shared parking by reducing how much can be shared, requiring City Council approval, and adding a maintenance agreement and review standards for shared use. This amendment pertains to non-residential and multifamily uses.

12.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.35.050 Drive-Thru Lanes

BACKGROUND: (*Presented by Senior Planner Robert Hobbs*) A proposal to amend Title 17.35.050 regarding drive-thru lanes to refer to standards in 17.55.130, to amend 17.55 by adding a new subsection 130 “Drive-Thru Regulations”, preserving existing and setting forth new standards for drive-thrus (primarily by requiring minor escape lanes) and deleting 17.75.069 “Restaurant with drive-through services” in its entirety.

12.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Sections 17.10.030 Structure Definition, and 17.25.040 Residential Development Standards Table

BACKGROUND: (*Presented by Senior Planner Robert Hobbs*) This proposal amends portions of EMMC Title 17 to clarify where structures for housing livestock can be placed on residential properties. It defines what a “structure” is and adjusts the setback requirements for livestock buildings to ensure they are a safe distance from nearby homes and other structures. It also notes that setbacks

are not required for structures that don't need a building permit, unless the structure is used to house livestock.

12.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions (Lot Frontage & Property Width) and Section 17.25.040 Residential Development Standards Table

BACKGROUND: (*Presented by Senior Planner Robert Hobbs*) A proposal to amend Title 17 of the City Code by updating the definition of "lot frontage" and adding a definition for "property width." The amendment also clarifies that in the MF-1 and MF-2 zones, townhomes and apartment buildings must have street frontage to be buildable. Apartment buildings may access their parking through service drives instead of directly from the street.

### **13. RESOLUTIONS/PUBLIC HEARINGS**

13.A. 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 Property

BACKGROUND: (*Presented by City Attorney Marcus Draper*) SITLA previously conveyed 20.35 acres to the City for a public road as part of the original Overland Master Development Agreement. Due to surrounding development, the site is no longer ideal for that purpose. SITLA and Ivory Homes propose a land swap in its place. A public hearing was noticed and held on July 1, 2025, then continued..

### **14. ORDINANCES**

14.A. ORDINANCE - 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. A public hearing was held and closed on July 1, 2025, after which the item was tabled for further consideration.

### **15. LEGISLATIVE ITEMS**

15.A. UPDATE – Legislative Priorities List

## **16. 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.

## **17. COMMUNICATION ITEMS**

## **18. 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 July 11, 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