



EAGLE MOUNTAIN CITY COUNCIL MEETING

AUGUST 19, 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. PRESENTATION - Culinary Water Master Plan and IFFP - Psomas
(anticipated time 15 minutes)
- 1.B. PRESENTATION - Wastewater Master Plan and IFFP - JWO Engineering
(anticipated time 15 minutes)
- 1.C. DISCUSSION - Economic Development Strategy - Evan Berrett, Economic Development Director
(anticipated time 30 minutes)

2. AGENDA REVIEW

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

3. CITY MANAGER INFORMATION ITEMS

- 3.A. PRESENTATION - Growth Statistics Report through FY2025 - Steve Mumford, Deputy City Manager

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. APPOINTMENTS

8.A. Senior Advisory Board

1. Susan Allen - Completing term through December 2025
(new 4-year term reappointment may occur in December 2025)

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. Lone Tree at Circle Five Ranch Phase F, Plat 3A - Into Warranty

12. MINUTES

- 12.A. July 15, 2025 Minutes - Regular City Council Meeting

- 12.B. August 5, 2025 Minutes - Regular City Council Meeting

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Transportation Master Plan

- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for the McDonald's at 4224 N 1650 E (Parcel ID # 67:122:0007), as allowed in Eagle Mountain Municipal Code Section 8.15.080 (G), to pour the concrete building slab for the restaurant

- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Fee Reduction Request of Steve McCleery for a Rezone Application from \$1,350 to \$760.

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.20 Preliminary Plats and 16.25 Final Plats

BACKGROUND: *(Presented by Senior Planner, David Stroud)* This ordinance

amends the EMMC regarding the land use authority of the approval of the plat and public notice requirements to clarify and reduce redundancy.

14.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.100 Site Plans

BACKGROUND: (*Presented by Senior Planner, David Stroud*) This ordinance amends EMMC regarding Site Plan regarding Site Plan requirements pertaining to commercial driveway separation adjacent to public roads, standards to approve minor site plan amendments, and public notice requirements.

15. ORDINANCES

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Reenacting Eagle Mountain Municipal Code Chapter 2.45 Youth Council

BACKGROUND: (*Presented by City Attorney Marcus Draper, and City Recorder Gina Olsen*) This ordinance repeals the requirement to conduct elections for Youth Council members and establishes an application and administrative appointment process. Youth Council appointments would be made by the Mayor with the advice and consent of the City Council, and additional Youth Council Committee Members would be appointed with the approval of the City Manager.

16. RESOLUTIONS

16.A. RESOLUTION - 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.

16.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Providing for a Referendum to be held on November 4, 2025, for the purpose of submitting to the qualified voters of Eagle Mountain City, Utah County, Utah the question of authorization of the imposition a 0.1% sales and use tax (one-tenth of one percent) for the purpose of funding recreational, cultural, botanical, and zoological facilities, and botanical, cultural, and zoological organizations within the City (RAP Tax)

BACKGROUND: (*Presented by Communications Manager Tyler Maffitt*) Adoption of this resolution is the next step to place a RAP (Recreation, Arts, and Parks) Tax on the 2025 Municipal General Election ballot for voter approval on November 4, 2025.

17. LEGISLATIVE ITEMS

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

20. 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 August 14, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website 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.