



EAGLE MOUNTAIN CITY COUNCIL MEETING

SEPTEMBER 2, 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 - Annexation Policy Plan

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. APPOINTMENTS

8.A. Library Advisory Board

1. Dani McKean - 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. Eagle Point Phase J, Plat 4 - Into Warranty

11.B. Firefly NPA 5 Wrangler Road and Pole Canyon Boulevard - Into Warranty

11.C. Eagle Point Plat D - Out of Warranty

11.D. Pacific Springs Phase A, Plat 4 - Out of Warranty

11.E. Porter Ranch Townhomes 1 & 2 - Out of Warranty

12. MINUTES

12.A. August 26, 2025 Minutes - Special City Council Meeting - Primary Election Canvass

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN - Ranches Academy Addition

14. ORDINANCES

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing EMMC 2.19. Director of Legislative Affairs, and Amending EMMC 2.15.100 and 2.17.010

15. RESOLUTIONS

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Pressure Releasing Valve (PRV) Cost Sharing Agreement for the Browns Meadow Subdivision

SCHEDULED ITEMS

ORDINANCES/PUBLIC HEARINGS

16. ALPINE SCHOOL DISTRICT ELEMENTARY 133

16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133

BACKGROUND: *(Presented by Planner Steven Lehmitz)* Rezone approval from Agriculture to Public Facilities for a new elementary school to be located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

16.B. PRELIMINARY PLAT & SITE PLAN - Alpine School District Elementary 133

BACKGROUND: *(Presented by Planner Steven Lehmitz)* Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

17. RESOLUTIONS/PUBLIC HEARING

- 17.A. PUBLIC HEARING/RESOLUTION - Resolution of Eagle Mountain City, Utah approving the Culinary Water Master Plan and Impact Fee Facilities Plan (IFFP)

BACKGROUND: *(Presented by City Engineer Vince Hogge/Psomas Representatives)* Psomas Engineering has been working with the City Engineering and the Public Works Department to develop a Master Plan for the City's culinary water utilities. The goal of this plan is to stay ahead of the rapid growth the City is experiencing. The plan shows what the City's culinary water system will need to look like at full build-out, and is intended to guide planning for growth in different areas.

18. ORDINANCES

- 18.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the First Amendment to Master Development Agreement for Ault Farms (Parkway Fields)

BACKGROUND: *(Presented by City Attorney Marcus Draper)* Flagship Homes, developer of Parkway Fields (formerly Ault Farms), is requesting approval to bond for their required privacy fencing due to supply delays. This would allow building permits to be issued, with Certificates of Occupancy withheld until the fencing is installed.

19. LEGISLATIVE ITEMS

- 19.A. UPDATE - Legislative Priorities List

20. 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.

21. COMMUNICATION ITEMS

22. 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 28, 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.