



EAGLE MOUNTAIN CITY COUNCIL MEETING

NOVEMBER 18, 2025, 3:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

3:30 PM BOARD OF CANVASSERS - CITY COUNCIL CHAMBERS

1. CALL TO ORDER

The City Council will convene as the Board of Canvassers to canvass the results of the 2025 Eagle Mountain General Election.

2. MOTION

- 2.A. RESOLUTION - A Resolution of the Board of Canvassers Certifying the Official Canvassers' Report of the November 4, 2025 General Municipal Election for Eagle Mountain City, Utah

BACKGROUND: *(Presented by City Recorder Gina L. Olsen)* The Board of Canvassers will review the report of the Eagle Mountain City General Election of November 4, 2025, verifying the results of the election by ratifying the results of the canvass; accepting the report of the Election Official and certifying the election results; and declaring the persons reported by the Election Official as receiving the highest number of votes elected to the Office of Mayor and City Council.

3. ADJOURNMENT

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

4. 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.

- 4.A. PRESENTATION - Annual Resident Survey - OnPointe Insights, Ron Gailey
(anticipated time 15 minutes)
- 4.B. PRESENTATION - Mid Valley Road Feasibility Study Report - Avenue Consultants
(anticipated time 20 minutes)
- 4.C. DISCUSSION - Proposed Annexation Policy Plan
(anticipated time 30 minutes)

5. 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

6. CALL TO ORDER

7. PLEDGE OF ALLEGIANCE

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. RECOGNITION

10.A. RECOGNITION - Food Pantry Services Coordination

11. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

12. BOND RELEASES

12.A. Rose Ranch Phase A, Plat 1 - Into Warranty

13. ORDINANCES

13.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Reenacting Eagle Mountain Municipal Code Section 15.10.280 Regarding Traffic Control and Road Closures

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule Section 11, Regarding Traffic Control and Road Closure Permits and Penalties

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Repealing and Replacing Section 22.00 (Privacy Program Policy) and Amending Section 5.75 (Artificial Intelligence Employee Policy) of the Eagle Mountain City Employee Policies and Procedures Manual

14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Reimbursement Agreement for Desert Willow Drive with Patterson Construction, Inc.

14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending Various Sections of the Eagle Mountain Policies and Procedures Manual

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Lower Hidden Valley Master Development Plan Amendment

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Perry Homes for Master Development Plan Amendment approval to amend the Lower Hidden Valley Master Development Plan and Agreement pertaining to approximately 244.60 acres of property located in Section 30, T5S, R1W, (County Assessor Parcels/Serial #s 58:040:0149 & 58:040:0010) located west of the southwest corner of Hidden Valley Parkway and Pony Express Parkway on the east side of Pony Express Parkway in Eagle Mountain City; application identified as the “Lower Hidden Valley” (aka The Trails at Hidden Valley) project.

15.B. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, adding the Water Use and Preservation Plan, an Appendix to the 2018 Eagle Mountain General Plan

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* Required by Utah Code 10-20-404, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify its operations to eliminate practices or conditions that waste water.

15.C. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending EMMC 16.30.090.C.5.b.iii, Connectivity Standards, and EMMC 17.100.050.C.3, Site Plan Development Standards

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Staff identified conflicting code sections regarding non-residential lot interconnection and recommends clarifying that interconnection is required only in the CN, CC, CR, MEC, and OP zones, where it supports commercial circulation, and not in Industrial, LMD, or Commercial Storage zones.

15.D. 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 Planner, Steven Lehmitz)* This proposal amends
EMMC 17.80 to clarify which type of permit will be required for certain signs.
Additionally, several other minor text changes are being proposed along with
updates to some of the figures and schematics.

16. LEGISLATIVE ITEMS

16.A. UPDATE - Legislative Priorities List

17. 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.

18. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items

19. 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 November 13, 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.