



EAGLE MOUNTAIN CITY COUNCIL MEETING

DECEMBER 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 - Procedure and Timing for Upcoming Vacancies - Gina Olsen, City Recorder
(*anticipated time 15 minutes*)

2. AGENDA REVIEW

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

3. 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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. APPOINTMENTS

7.A. Library Advisory Board

- 1. Josh Biagio - Three-year Term, January 2026 through December 2028
- 2. Emily Hoehne - Three-year Term, January 2026 through December 2028
- 3. Dani McKean - Three-year Term, January 2026 through December 2028

7.B. Planning Commission Appointments

1. Jason Allen - One-year Term, January 2026 through December 2026
2. Bryan Free - One-year Term, January 2026 through December 2026
3. Brent Strong - Three-year Term, January 2026 through December 2028

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.

10. PROCLAMATIONS

10.A. PROCLAMATION - Proclaiming Utah PTA Centennial Celebration Month

CONSENT AGENDA

11. BOND RELEASES

11.A. Firefly NPA 8, Offsite Sewer - Into Warranty

11.B. Parkway Fields Phase D, Plat 2 - Into Warranty

12. MINUTES

12.A. October 28, 2025 Minutes - Joint Planning Commission Special Session

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending Section 5.40 (Employee Credit Card Policy) of the Eagle Mountain City Employee Policies and Procedures Manual

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving Amendments to the Contract for Mortgage Assistance Program Administration with Ultimate Home Lending, LLC

13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2026 City Council Meeting Schedule

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan and Rezone for Spring Run Plaza

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* A proposed Master Development Plan and Rezone for the Spring Run Plaza project, located at the northeast corner of SR-73 and Spring Run Parkway (Parcel ID: 58:033:0628).

- 14.B. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Other Zoning Provisions

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* This proposal amends EMMC related to standards for alternative animal management plans. It also clarifies exceptions to accessory dwelling unit standards, and public hearing requirements for variances and land use appeals.

- 14.C. PUBLIC HEARING / ORDINANCE – An Ordinance of Eagle Mountain, Utah, Amending the General Plan for Moderate Income Housing

BACKGROUND: *(Presented by Long Range Planner, Elizabeth Fewkes)* This ordinance amends Chapter 9 of the General Plan, Amending Moderate Income Housing (MIH) Strategy 5 to correct an unintentional omission of the word “other” to fulfill State requirements for strategies to reflect the exact wording found in Utah Code 10-9a-403(2)(b)(iii)(W) and to prevent misinterpretation.

15. RESOLUTIONS

- 15.A. PUBLIC HEARING / RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Annexation Policy Declaration as Part of the General Plan

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* Eagle Mountain City is proposing an updated annexation policy plan that identifies six (6) areas of unincorporated Utah County that Eagle Mountain City would potentially consider for annexation. A series of criteria and considerations are also included in the document to facilitate analysis and decision-making for annexation proposals.

16. ORDINANCES

- 16.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 3.45, "Recreation, Arts, and Park Tax", of the Eagle Mountain City Municipal Code

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* On November 4, 2025, Eagle Mountain voters approved the imposition of a Recreation, Arts, and Parks (RAP) Tax. After canvassing the results on November 18, 2025, the City Council confirmed the measure passed. State law requires the Council to formally enact the tax by ordinance, which is now presented for consideration.

17. LEGISLATIVE ITEMS

- 17.A. UPDATE – Legislative Priorities List

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. Upcoming Agenda Items

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 this 26 day of November, 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.