



EAGLE MOUNTAIN CITY COUNCIL MEETING

FEBRUARY 3, 2026, 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. LEGISLATIVE UPDATE - Dave Stewart, Legislative Executive Consulting
(anticipated time 10 minutes)

1.B. INTRODUCTION - Communications Manager, Kyle Ireland
(anticipated time 10 minutes)

1.C. DISCUSSION - Quarterly Financial Report - Management Analyst Terrence Dela Peña
(anticipated time 15 minutes)

1.D. DISCUSSION - Future Land Use Map - Planning Director Brandon Larsen
(anticipated time 45 minutes)

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. These items are for information only and do not require action by 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; the purchase, lease, sale, or exchange of real property; a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision; and/or the deployment of security personnel, devices, or systems, 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. APPOINTMENTS

9.A. Library Board Appointments

1. Marcia Vasquez - Three-year Term, January 2026 through December 2028

9.B. Planning Commission Appointments

1. Mandy Lane - One-year Term, January 2026 through December 2026
2. Chad Decoursey - Three-year Term Alternate, January 2026 through December 2028

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 Ridge Phase A, Plat 2 - Into Warranty
- 11.B. Parkway Fields Phase A, Plat 2.1 - Out of Warranty
- 11.C. Parkway Fields Phase A, Plat 2.2 - Out of Warranty
- 11.D. Parkway Fields Phase A, Plat 2.3 - Out of Warranty

12. CHANGE ORDERS

- 12.A. CHANGE ORDER - Belle Street Booster Station by Condie Construction - Change Order #1

13. MINUTES

- 13.A. January 15, 2026 Minutes - Special City Council Meeting
- 13.B. January 20, 2026 Minutes - Regular City Council Meeting

SCHEDULED ITEMS

14. RESOLUTIONS

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing the Eagle Mountain City Recorder

15. ORDINANCES

- 15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 2.45 regarding Youth Council.

BACKGROUND: *(Presented by Natalie Winterton)* The proposed ordinance updates the Youth Council Code to allow the Eagle Mountain Youth Council to select their Youth

Mayor from among its members, as requested by the City Council. Additional revisions improve clarity and readability without changing the code's intent, ensuring it is accessible to participants as young as seventh grade.

16. HIDDEN HOLLOW AMENITY EXCHANGE

16.A. MINOR SITE PLAN - Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* This item was tabled at the City Council meeting held on January 20, 2026. A request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005.

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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 29 day of January, 2026, 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>.

Lacie Messerly
Interim City Recorder