



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

FEBRUARY 3, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Jared R. Gray; Councilmembers Craig Whiting, Melissa Clark, Rich Wood, Brett Wright and Zachory Huish.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Munford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Director of Legislative and Strategic Services; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Kimberly Ruesch, Director of Administrative Services; Kyle Ireland, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; Stephanie Allred, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Michele Graves, Library Director; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Melissa Yates, Purchasing Agent.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:02 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. LEGISLATIVE UPDATE - Dave Stewart, Legislative Executive Consulting

[The recording of the discussion can be found online here at 00:02:12.](#)

David Stewart Lobbyist for Eagle Mountain City with Legislative Executive Consulting, attended the meeting remotely and provided a legislative update. Mr. Stewart also responded to questions from the City Council.

1.B. INTRODUCTION - Communications Manager, Kyle Ireland

[The recording of the discussion can be found online here at 00:09:12.](#)

Communications Manager Kyle Ireland was unable to attend the meeting due to sickness. The item will be discussed at a later date.

- 1.C. DISCUSSION - Quarterly Financial Report - Management Analyst Terrence Dela Peña

[The recording of the discussion can be found online here at 00:09:31.](#)

Management Analyst Terrence Dela Peña presented the Second Quarterly Financial Report, highlighting the City's budget status, including General Fund revenues and expenditures and capital projects.

- 1.C. DISCUSSION - Future Land Use Map - Planning Director Brandon Larsen

[The recording of the discussion can be found online here at 00:24:49.](#)

Brandon Larsen Planning Director provided an overview of the item. Ericka Chmielewski, with GSBS Consulting, reviewed the future land use process and land use designations including residential, commercial and campus uses. Ms. Chmielewski also presented an overlay map and responded to questions from City Council.

City Council provided direction to Staff and GSBS Consulting regarding moving forward.

2. AGENDA REVIEW

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

[The recording of the discussion can be found online here at 01:21:08.](#)

Eagle Mountain City Engineer Bryce McRae presented an overview of Belle Street Booster Station Project and responded to questions from City Council.

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

[The recording of the discussion can be found online here at 01:32:50.](#)

Assistant to the City Manager Natalie Winterton responded to questions from the City Council regarding a proposed amendment to Eagle Mountain Municipal Code Section 2.45, relating to the Youth Council. City Council provided direction regarding recommended corrections prior to consideration of approval of the proposed code amendment.

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

[The recording of the discussion can be found online here at 01:37:52.](#)

Senior Planner Robert Hobbs highlighted additional items provided by Cadence Homes regarding the Hidden Hollow amenity exchange. The information included cost estimates comparing construction of a pool verses a gym, as well as photos illustrating the intended outcome of the proposed gym.

3. CITY MANAGER INFORMATION ITEMS

No discussion occurred.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Clark moved to adjourn to 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. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

The Work Session was adjourned at 5:45 PM.

[The recording of the motion can be found online here at 01:42:09.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:09 PM.

[The recording of the discussion can be found online here at 01:45:13.](#)

6. PLEDGE OF ALLEGIANCE

Overland 1st Ward Young Men led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:15 PM.

The following individuals spoke during the Public Comment period:

- Patrick Beucanan (email read by City Recorder Lacie Messerly) spoke in favor of the Hidden Hollow Community Center.
- Lexie Jackson requested that the Youth Council be allowed to select the Youth Mayor.
- Xander Jackson spoke in support of the Youth Council selecting a Youth Mayor.
- Carlie Jackson spoke on the importance of teamwork and electing a Youth Mayor.
- Tiffany Walden addressed domestic violence resources and thoughtful stewardship.
- Rod Hess requested that traffic control signs be accurate, particularly during active construction.
- Michelle Bytheway invited City Council members, City staff and residents to attend The Ruth, a theater in Pleasant Grove.

Mayor Gray closed the public comment period at 7:24 PM.

[The recording of the discussion can be found online here at 01:49:36.](#)

9. APPOINTMENTS

9.A. Library Advisory Board

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

MOTION: *Councilmember Whiting moved to approve the appointment of Marcia Vasquez for Library Board Advisor for a Three-year Term beginning January 2026 through December 31, 2028. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 01:59:57.](#)

9.B. Planning Commission

1. Mandy Lane - One-year Term, January 2026 through December 2026

MOTION: *Councilmember Huish moved to approve the appointment of Mandy Lane for Planning Commissioner for a One-year Term beginning January 2026 through December 31, 2026. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:00:29.](#)

2. Chad Decoursey - Three-year Term, January 2026 through December 2028

MOTION: *Councilmember Huish moved to approve the appointment of Chad Decoursey for Planning Commission Alternate for a Three-year Term beginning January 2026 through December 31, 2028. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:01:32.](#)

City Recorder Lacie Messerly administered the Oath of Office to Marcia Vasquez as a Library Advisory Board Member, and to Mandy Lane and Chad Decoursy as Planning Commission Members.

10. CITY COUNCIL/MAYOR ITEMS

[The recording of the discussion can be found online here at 02:04:12.](#)

The Mayor and Councilmembers offered comments to the public.

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 ORDER

- 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

MOTION: *Councilmember Wood moved to approve the Consent Agenda. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:10:23.](#)

SCHEDULED ITEMS

16. RESOLUTIONS

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

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Appointing Lacie Messerly as the Eagle Mountain City Recorder. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:10:54.](#)

Mayor Jared Gray administered the Oath of Office to City Recorder Lacie Messerly.

15. ORDINANCES

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

[The recording of the discussion can be found online here at 02:14:31.](#)

Assistant to the City Manager Natalie Winterton presented a proposed ordinance updating the Youth Council Code. The update allows the Eagle Mountain Youth Council to select their Youth Mayor from among its members, as requested by the City Council. Additional revisions were made to improve clarity and readability without changing the code's intent, ensuring the language is accessible to participants as young as seventh grade.

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 2.45 regarding Youth Council with updated revisions made in Work Session. Councilmember Clark seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:15:41.](#)

16. HIDDEN HOLLOW AMENITY EXCHANGE

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

[The recording of the discussion can be found online here at 02:16:27.](#)

Senior Planner Robert Hobbs discussed that this item was tabled at the City Council meeting on January 20, 2026. The request, submitted by Cadence Homes, proposes an amendment to an approved site plan for the Hidden Hollow clubhouse amenity. Cadence Homes provided additional information as requested by City Council including cost estimates comparing construction of a pool verses a gym, as well as photos illustrating the intended outcome of the proposed gym. 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.

Hunter Smith with Cadence Homes responded to questions from City Council.

- MOTION: *Councilmember Whiting moved to approve the Minor Site Plan for the Hidden Hollow Amenity Exchange with the following conditions:*
- *The Dynamic Fitness and Strength equipment bid dated January 13, 2026, be completed as proposed; and*
 - *The Hidden Hollow Wellness Center and Outdoor Gathering Amenity Area be completed as presented in the packet; and*
 - *The clubhouse contains at least one amenity as required by City Code; and*
 - *The item will be brought back to the City Council for approval through an Agreement.*

Councilmember Huish seconded the motion.

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	No
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 02:35:00.](#)

17. LEGISLATIVE ITEMS

17.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 02:39:05.](#)

Assistant City Engineer David Salazar and Public Works Director Brad Hickman provided updates on engineering and public works projects and responded to questions from City Council.

18. CITY COUNCIL/MAYOR’S BUSINESS AND LIAISON REPORTS

[The recording of the discussion can be found online here at 02:53:17.](#)

Mayor Gray and the City Councilmembers offered comments and reports on committees to which they are assigned as liaisons.

MOTION: *Councilmember Whiting moved that a code requirement for any amenity exchange requests be made early in the process be added to the Legislative Priorities List. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:55:16.](#)

19. COMMUNICATION ITEMS

No discussion occurred.

20. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright moved to adjourn to 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. Councilmember Clark seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

Zachory Huish Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:57:44.](#)

The Policy Session was adjourned to a closed session at 8:22 PM.

Council returned to Policy Session at 10:04 PM in Council Chambers.

There being no further business, the Mayor entertained a motion to adjourn the meeting.

21. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 10:05 PM.
Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:59:50.](#)

The meeting was adjourned at 10:05 PM.

Approved by the City Council on February 17, 2026.

Lacie Messerly

 Lacie Messerly
 City Recorder

