



## EAGLE MOUNTAIN CITY COUNCIL MEETING

APRIL 7, 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. 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.

#### 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.

#### 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.

### 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. Community Services Board Appointments

1. Elizabeth Evans - One Year Term, April 2026 through March 2027

2. Marian Burningham - Three Year Term, April 2026 through March 2029

#### 9. PROCLAMATIONS

9.A. PROCLAMATION - Proclaiming Friday, April 24, 2026 as Arbor Day

## 10. 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.)

## 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. Oquirrh Mountain Ranch & EM Central Stake LDS Building - Into Warranty

### 13. MINUTES

13.A. March 25, 2026 Minutes - Special City Council Meeting

### 14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area.

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement Concerning Overland.

14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Employee Policies and Procedures Manual to add Section 4.31.

14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Separation Agreement and General Release.

## SCHEDULED ITEMS

### 15. PUBLIC HEARING/NO ACTION TAKEN

15.A. PUBLIC HEARING ONLY/NO ACTION TAKEN - Community Development Block Grant (CDBG).

*BACKGROUND: (Presented by Affordable Housing Coordinator Kiara Polee)* The Community Development Block Grant (CDBG) program is a federally funded program administered by HUD to support eligible activities benefiting low and moderate income residents. As part of the FY 2026-2027 funding cycle, the City is required to review proposed projects and receive Council and public input prior to final project selection and submission to HUD. The purpose of this hearing is to provide program information and receive input on community needs and potential projects for funding.

## 16. RESOLUTIONS/PUBLIC HEARINGS

- 16.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving a Portion of Utah Council Parcel #46:489:0159 of Designated "Significant Real Property" Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal.

BACKGROUND: *(Presented by City Recorder Lacie Messerly)* This item is a request to dispose of a portion of Utah Council Parcel #46:489:0159 designated as "Significant Real Property" in accordance with EMMC 3.30.060 and 3.30.070. The application, submitted by Jacob Baker, pertains to a narrow strip of located between Lots 136 and 137 in Meadow Ranch Plat 1. This project has been on hold but was recently presented to the Council on March 3, 2026 in conjunction with the Concept Plan for Eagle Mountain Chapel at Meadow Ranch.

## 17. ORDINANCES/PUBLIC HEARINGS

- 17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan.

BACKGROUND: *(Presented by Assistant Public Works Director, Zac Hilton)* Eagle Mountain has contracted with MHTN to update the Parks, Trails and Open Space Plan. This effort includes a comprehensive inventory of the City's existing parks and recreational assets, an evaluation of current conditions, and an analysis of level of service to identify gaps and opportunities. The plan also outlines strategic recommendations to guide parks development and improvements over the next several years, including project prioritization based on community needs, service equity, and long-term buildout.

- 17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 8.15 regarding Noise to Modify Maximum Decibel Levels During Hours of Restriction.

BACKGROUND: *(Presented by Long Range Planner, Elizabeth Fewkes)*: A proposed code amendment to Eagle Mountain Municipal Code Section 8.15 Noise, which would clarify existing noise standards and allow sound levels up to 75 decibels in the Industrial (I) and Light Manufacturing/Distribution (LMD) zones during hours of restriction.

- 17.C. ORDINANCE /PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending Eagle Mountain Municipal Code 2.35 (Public Library) and Eagle Mountain Municipal Code 17.15 (Roles and Duties) to Modify the Timing of Appointments from January 1-December 31 to April 1-March 31.

BACKGROUND: *(Presented by Assistant to the City Manager Natalie Winterton)* Traditionally, all appointments to the various city boards have occurred in January, with terms ending in December. However, January is traditionally a very busy time

for the city and for elected officials. For example, January is when new city elected officials take office. It is also when the state legislature begins its session. This, and many other new-year tasks, place an extra burden on staff time. As such, it is recommended that the terms for city boards run from April 1–March 31. This eases staff burden and allows for increased stability as changes in resident appointments will be spread out from changes in elected offices.

**18. LEGISLATIVE ITEMS**

18.A. DISCUSSION/PRESENTATION - Strategic Plan Vision and Mission Updates - Director of Legislative Affairs, Evan Berrett

18.B. UPDATE - Legislative Priorities List

**19. DISCUSSION ITEM ONLY/NO ACTION TAKEN**

19.A. DISCUSSION - Alternative Energy Overlay Zone - Director of Legislative Affairs, Evan Berrett

19.B. DISCUSSION - FY 2026-2027 City Budget Update - Director of Administrative Services, Kimberly Ruesch

**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**

21.A. Financial Report

21.B. Upcoming Agenda 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.

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 2 day of April, 2026, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.eaglemountain.gov](http://www.eaglemountain.gov), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Lacie A. Messerly  
City Recorder