



EAGLE MOUNTAIN CITY COUNCIL MEETING – AMENDED AGENDA

APRIL 21, 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. DISCUSSION - DAI Self-Storage & RV Parking, Joe Salisbury
(anticipated time 20 minutes)
- 1.B. DISCUSSION - Quarterly Financial Report - Management Analyst Terrence Dela Peña
(anticipated time 15 minutes)
- 1.C. DISCUSSION - Trails at Hidden Valley Subdivision Concept Plan (formerly "Lower Hidden Valley" Subdivision) - Community Development Director Brandon Larsen
(anticipated time 20 minutes)
- 1.D. DISCUSSION - Brandon Park Rezone - Planner Steven Lehmitz
(anticipated time 15 minutes)

2. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council.

3. AGENDA REVIEW

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

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

7.A. RECOGNITION - Graduates of Eagle Mountain Academy Spring 2026

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.

CONSENT AGENDA

10. CHANGE ORDERS

10.A. CHANGE ORDER - Belle Street Booster Power Conduit Replacement and SCADA - Change Orders #2 and #3

11. MINUTES

11.A. April 7, 2026 Minutes - Regular City Council Meeting

11.B. April 14, 2026 Minutes - Budget Work Session

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Establishing Special Revenue Funds Titled the Community Development Block Grant (CDBG) Fund, Recreation, Arts, and Parks (RAP) Tax Fund and Community Development Fund, and Public Art Fund.

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property - Fleet Vehicles.

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the EMC Work Authorization GMP 1, Membrane Filtration System (MFS) Equipment Procurement with MGC Contractors, Inc. for the WWTF 6.0 MGD Expansion Project.

12.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2025 Municipal Wastewater Planning Program Annual Report.

SCHEDULED ITEMS

13. RESOLUTIONS/PUBLIC HEARINGS

13.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430, Designated as "Significant Real Property" Pursuant to EMMC 3.30.060 and 3.30.070.

BACKGROUND: *(Presented by City Recorder Lacie A. Messerly)* This item is a request to dispose of a portion of Utah County Parcel #46:536:0430 designated as “Significant Real Property” in accordance with EMMC 3.30.060 and 3.30.070. The application, submitted by Chelsea Lindsay & Chad Vidinhar, pertains to a trail corridor located behind lot 424 in Meadow Ranch, Plat 4.

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.72.040 HVAC Screening for Multi-Family Buildings.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposed amendment to Eagle Mountain Code section 17.72.040 establishing more specific standards for the screening of outdoor HVAC condenser units installed for multi-family buildings.

15. ORDINANCES

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60 and 17.10 regarding Fencing.

BACKGROUND: *(Presented by Planner, Mickie Mills)* Initiated by Eagle Mountain Resident, Katie Elliott, the proposed code amends Eagle Mountain Municipal Code 17.60.120 and 17.10.030 to add “pre-weathered weathering steel (ASTM A606-4/A588 steel)” as an approved material type for residential perimeter fencing and defines “pre-weathered weathering steel fences.” This item was tabled by City Council for updates on March 3, 2026. A public hearing has been held on this item.

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. Financial Report

18.B. 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 20 day of April, 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 A. Messerly
City Recorder