



EAGLE MOUNTAIN CITY COUNCIL MEETING

MAY 5, 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. PRESENTATION - Eagle Mountain Standards of Cover - Unified Fire Authority
(anticipated time 30 minutes)
- 1.B. DISCUSSION - Senior Housing Overlay Zone - Long Range Planner, Elizabeth Fewkes, and Affordable Housing Coordinator, Kiara Polee
(anticipated time 20 minutes)
- 1.C. DISCUSSION - Future Land Use Map - Planning Director Brandon Larsen
(anticipated time 40 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.

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. INFORMATION/STATEMENT - The Mayor intends to state that the tentative budget includes a proposed property tax increase in connection with item 17.A.

8. INTRODUCTION/RECOGNITION

8.A. RECOGNITION - Utah County Sheriff's Office for Exceptional Service, Chief Deputy Erik Knutzen.

9. **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.)

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. Overland Village 2 Phase A, Plat 10 - Into Warranty
- 11.B. Antelope Meadows Phase B, Plat 5 - Out of Warranty
- 11.C. Browns Meadow Plat 1 - Out of Warranty

12. **CHANGE ORDERS**

- 12.A. CHANGE ORDER - Belle Street Booster Power Conduit Replacement and SCADA - Change Order #2
- 12.B. CHANGE ORDER - Mid Valley West Extension Change Order #5

13. **MINUTES**

- 13.A. April 21, 2026 Minutes - Regular City Council Meeting
- 13.B. April 22, 2026 Minutes - City Council Strategic and Budget Planning Retreat
- 13.C. April 28, 2026 Minutes - Budget Work Session

14. **PRELIMINARY PLATS & SITE PLANS**

15. **RESOLUTIONS**

- 15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions.
- 15.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Reduced Plan Review Fee for Buildings 4 and 5 at the QTS Data Center Campus.
- 15.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Stokes Strategies for Lobbying Services.
- 15.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for BHI Construction as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).
- 15.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for Peckham Asphalt Paving Inc. as Allowed in Eagle Mountain

Municipal Code Section 8.15.080(G).

- 15.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for Williams Companies Power Plant as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

16. ORDINANCES

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

SCHEDULED ITEMS

17. BUDGET FY 2026-2027 AND TRUTH-IN-TAXATION

- 17.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Accepting the Eagle Mountain City Tentative Budget for Fiscal Year 2026-2027 and Setting a Public Hearing for the Interim Budget on for June 16, 2026 and Setting a Public Hearing for Budget Adoption on August 18, 2026.

BACKGROUND: *(Presented by Mayor Jared Gray)* In accordance with State Code, the tentative budget is prepared by the budget officer and presented to the City Council, marking the transition of the budget process to the legislative body for review, discussion, and potential revision prior to final adoption.

- 17.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Acknowledging the Budget Officer's Statement of a Proposed Property Tax Increase and Property Tax Impact Schedule (Truth-in-Taxation Compliance).

BACKGROUND: *(Presented by Mayor Jared Gray)* Pursuant to Utah Truth-in-Taxation requirements, the budget officer is required to publicly state if the tentative budget includes a proposed property tax increase and to present a property tax impact schedule. This resolution formally acknowledges that the statement has been made and that the property tax impact schedule has been presented in accordance with State law.

- 17.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Declaring Intent to Increase Property Tax Revenue, Providing Notice, and Setting a Public Hearing Date in Accordance with the Truth-in-Taxation Requirements.

BACKGROUND: *(Presented by Mayor Jared Gray)* As part of the Truth-in-Taxation process, the City Council must adopt a resolution indicating its intent to increase property tax revenue above the certified tax rate. This action initiates the required noticing process and sets a public hearing, to be held on a date coordinated with the County Auditor, at which members of the public will have an opportunity to comment on the proposed tax increase. The resolution also directs staff to provide the required notice to the County Auditor and Utah State Tax Commission in accordance with State law.

18. ORDINANCES/PUBLIC HEARINGS

- 18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan and Impact Fee Facilities Plan (IFFP).

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. An updated and associated Impact Fee Facilities Plan (IFFP) is also proposed.

- 18.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Current Zoning Designations to the Brandon Park Area.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* The Eagle Mountain City Council will conduct a public hearing for proposed Future Land Use Map and Zoning Map amendments. These properties are located within the Brandon Park development. Approximately 216 acres of land are included in this proposal.

- 18.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.72 regarding Commercial and Multifamily Design Standards.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* A proposed code amendment to Eagle Mountain Municipal Code Chapter 17.72 to permit drive-throughs adjacent to a street in the CC and CR zones, and removing structured parking from the CN zone.

- 18.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55 Off-Street Parking and Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* A proposed code amendment to Eagle Mountain Municipal Code Chapter 17.55 and Chapter 17.60 regarding plant standards when used as a headlight screen, weed barrier standards, and changing language regarding the land use authority.

19. SPRING RUN PLAZA

- 19.A. PRELIMINARY PLAT - Spring Run Plaza

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The applicant proposes a Preliminary Plat for Spring Run Plaza on a 27.35-acre parcel at the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. Phase 1 (8.15 area) includes six lots, with Lots 7 and 8 remaining undeveloped with the understanding that when they are ready for development, the master development documents would be amended. Road A will be a minor arterial (122" right-of-way), with partial construction in Phase 1 and future widening anticipated.

- 19.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Spring Run Plaza Master Development Agreement.

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* The City has negotiated a

Master Development Agreement with Spring Run Parkway Partners II, LP and RCA65, LLC regarding a commercial development located on Spring Run Parkway across the street from Walmart. The Master Development Agreement implements the Master Development Plan approved on December 2, 2025. The property is being developed in accordance with the Commercial Community Zone. The Agreement provides for some exceptions to the zoning requirements and governs infrastructure improvements that are necessary to support the development.

20. LEGISLATIVE ITEMS

20.A. UPDATE - Legislative Priorities List

21. 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.

22. COMMUNICATION ITEMS

22.A. Financial Report

22.B. Upcoming Agenda Items

23. 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 30 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