



EAGLE MOUNTAIN CITY COUNCIL MEETING

MAY 19, 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 - Tax Increment Finance Bonding Option Discussion - Laura Lewis and Randy Larson
(anticipated time 15-30 minutes)
- 1.B. DISCUSSION - Become a Believer City, Benjamin Lyne
(anticipate time 10 minutes)
- 1.C. DISCUSSION - Recreation & Events Sponsorship/Advertising - Deputy City Manager, Steve Mumford & Community Services Board Chair, Jessie Southworth
(anticipated time 15 minutes)
- 1.D. DISCUSSION - Corrigan Farms Rezone - Senior Planner, David Stroud
(anticipated time 10 minutes)
- 1.E. DISCUSSION - Deer Run Concept Plan - Senior Planner, David Stroud
(anticipated time 15 minutes)
- 1.F. DISCUSSION - Scenic Mountain Area Rezoning of 223 Properties - Senior Planner, Rob Hobbs
(anticipated time 10 minutes)
- 1.G. DISCUSSION - Utility Billing Water Assistance Program - City Treasurer, Erin Hart
(anticipated time 5 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. UPCOMING EVENTS - Events Manager, Dawn Hancock

8. RECOGNITION/INTRODUCTIONS

8.A. INTRODUCTION - 2026 Pony Express Days Rodeo Royalty

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. APPOINTMENTS

10.A. Planning Commission Appointments

1. Chad Decoursey - One-Year Vacated Term, May 2026 through March 2027
2. Laura Jensen - Three-Year Term Alternate, May 2026 through March 2029

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 Phase B, Plat 2 - Out of Warranty

12.B. Overland Village 2 Phase A, Plat 2 - Out of Warranty

13. MINUTES

13.A. May 5, 2026 Minutes - Regular City Council Meeting

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Correcting a Scrivener's

Error in Resolution No. 2026-31, A Resolution Accepting the Eagle Mountain City Tentative Budget for Fiscal Year 2026-2029 and Setting a Public Hearing for Interim Budget for June 16, 2026 and Setting a Public Hearing for Budget Adoption on August 18, 2026.

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement with Ivory Homes.

14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Initiating the City's Withdrawal from Unified Fire Service Area.

BACKGROUND: Eagle Mountain City is currently part of the Unified Fire Service Area ("UFSA"), which funds fire protection services provided by the Unified Fire Authority ("UFA") through a shared property tax. The City is considering withdrawing from UFSA and becoming a "contract city" with UFA, similar to several other communities in the area. Under this model, the City would contract directly with UFA for fire and emergency services based on the specific costs associated with serving Eagle Mountain. Adoption of this resolution would begin the formal withdrawal process from UFSA and allow the City to pursue a direct service agreement with UFA.

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions and 17.25.040 Residential Development Standards.

BACKGROUND: *(Presented by Long Range Planner, Elizabeth Fewkes)* A proposal to add definitions for "Wildland Urban Interface (WUI) Boundary Lot" and "WUI Adjacent Setback" and amend the Residential Development Standards table to establish setback requirements for parcels abutting the WUI boundary as suggested by fire officials.

16. ORDINANCES

16.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Flagship Homes Development Agreement.

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* The City is proposing to enter into a development agreement with BCP Development LLC dba Flagship Homes regarding a portion of the Harmony development. Eagle Mountain Municipal Code requires builders to install privacy fencing along the rear lot lines of homes abutting arterial and collector roads prior to the construction of any homes along those roads. The City would allow Flagship to bond for the fencing and begin construction of the fence within nine months of the effective date of the Agreement.

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. Financial Report

19.B. 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 14 day of May, 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