



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

MAY 5, 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 Mumford, 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; 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; David Salazar, Assistant City Engineer; Michele Graves, Library Director; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Melissa Yates, Purchasing Agent.

CITY STAFF PRESENT ELECTRONICALLY: City Attorney Marcus Draper, and Public Works Director Brad Hickman.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:01 PM.

Mayor Gray stated that Item 15.C. would be the first item discussed.

- 15.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Stokes Strategies for Lobbying Services.

[A recording of the discussion can be found online here at 00:02:36.](#)

Political Advisor Matt Holton of Stokes Strategies provided a brief background overview and responded to questions from the City Council.

1. DISCUSSION AND INFORMATION ITEMS

1.A. PRESENTATION - Eagle Mountain Standards of Cover - Unified Fire Authority

[The recording of the discussion can be found online here at 00:14:401.](#)

Unified Fire Authority presented the Eagle Mountain Standards of Cover, including community risks, the probability of those risks, and how they will be addressed, and responded to questions from the City Council.

1.B. DISCUSSION - Senior Housing Overlay Zone - Long Range Planner, Elizabeth Fewkes, and Affordable Housing Coordinator, Kiara Polee)

[The recording of the discussion can be found online here at 00:34:13.](#)

Long Range Planner Beth Fewkes and Affordable Housing Coordinator Kiara Polee discussed senior housing options, including proposed housing types and a targeted placement strategy, responded to questions from members of the City Council, and requested feedback.

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

[The recording of the discussion can be found online here at 00:59:47.](#)

Planning Director Brandon Larsen provided an overview of the item, and Planner Erica Chmielewski of GSBS Consulting presented a proposed draft of the Future Land Use Map and Vision Map, explaining the difference between the two. Ms. Chmielewski noted that feedback from a prior City Council meeting was used to develop an updated map for consideration. Ms. Chmielewski addressed questions from members of the City Council and requested additional feedback.

Mayor Gray announced that Item 3 would be the next item discussed.

3. CITY MANAGER INFORMATION ITEMS

City Manager Ben Reeves provided information regarding upcoming events.

[The recording of the discussion can be found online here at 01:38:31.](#)

2. AGENDA REVIEW

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions

[The recording of the discussion can be found online here at 01:42:14.](#)

Unified Fire Authority Battalion Chief Bret Fossum responded to questions from the City Council regarding the firework restriction area map.

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

[The recording of the discussion can be found online here at 01:46:03.](#)

City Attorney Marcus Draper provided clarification regarding the item and the reduced plan review fee.

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

[The recording of the discussion can be found online here at 01:52:30.](#)

Senior Planner Robert Hobbs responded to questions from the City Council.

4. 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 Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

The Work Session was adjourned at 5:53 PM.

[The recording of the motion can be found online here at 01:56:15.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:11 PM.

[The recording of the discussion can be found online here at 02:01:40.](#)

6. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

City Manager Ben Reeves provided updates.

- 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.

[The recording of the discussion can be found online here at 02:02:40.](#)

Mayor Gray read an information statement regarding a property tax increase related to Item 17.A.

8. INTRODUCTION/RECOGNITION

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

[The recording of the discussion can be found online here at 02:05:12.](#)

Chief Deputy Knutzen recognized Sergeant Hickman, Deputy Breuning and Deputy Gilstrap for their exceptional service in locating a missing child.

9. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:21 PM.

The following individuals spoke during the Public Comment period:

- Bradley Krinke - spoke about the Equine Overlay in Valley View Ranch and requested that the City Council reconsider the overlay zone to allow additional homes the opportunity to own horses.
- Todd Crowther – a crossing guard for Eagle Mountain City, expressed concerns about motorcycles driving on pedestrian pathways and requested that signs be placed on the paths.

Mayor Gray closed the public comment period at 7:27 PM.

[The recording of the discussion can be found online here at 02:11:28.](#)

10. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:20:12.](#)

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.B. Brown 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.

MOTION: *Councilmember Clark moved to approve the Consent Agenda with changes to Item 16.A. as discussed in Work Session. Councilmember Huish seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:30:02.](#)

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.

[The recording of the discussion can be found online here at 02:30:48.](#)

Mayor Gray provided an overview of the item and Councilmember Wood read the proposed Resolution for Item 17.A.

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah, Accepting the Eagle Mountain 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. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:36:07.](#)

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).

[The recording of the discussion can be found online here at 02:36:45.](#)

Mayor Gray read the Proposed Property Tax Impact Schedule and councilmembers provided statements regarding the proposed property tax increase.

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Acknowledging the Budget Officers Statement of a Proposed Property Tax Increase and Property Tax Impact Schedule (Truth-in-Taxation Compliance). Councilmember Whiting seconded the motion.*

Meliss Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Brett Wight	Yes
Rich Wood	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:52:14.](#)

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 Truth-in-Taxation Requirements.

[The recording of the discussion can be found online here at 02:52:49.](#)

Mayor Gray explained that 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, set a public hearing, and direct staff to provide required notice in accordance with State law and stated the public hearing will be held on August 6, 2026, at 6:00 PM.

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

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes

Brett Wright Yes
Rich Wood Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:54:39.](#)

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).

[The recording of the discussion can be found online here at 02:55:17.](#)

Assistant Public Works Director Zac Hilton provided an overview of the item previously presented at the April 7, 2026, City Council meeting and stated that City Council feedback had been incorporated into updates to the Parks, Trails, and Open Space Master Plan.

Vince Olcott with MHTN Architects presented the updated Parks, Trails, and Open Space Master Plan, highlighted the changes, and responded to questions from the City Council.

Aaron Sanborn Vice President of Zions Public Finance, Inc. presented the Parks Impact Fee Facilities Plan, including projected growth, proposed level of service, and how growth demands will be met, and responded to questions from the City Council.

Mayor Gray opened the Public Hearing period at 8:37 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:37 PM.

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan and Impact Fee Facilities Plan (IFFP) with an update to include Sweetwater Park cost in the IFFP. Councilmember Wood seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:28:31.](#)

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.

[The recording of the discussion can be found online here at 03:29:28.](#)

Planner Steven Lehmitz presented the item and provided updates to the proposed rezone map.

Mayor Gray opened the Public Hearing period at 8:41 PM. Seeing on one wished to speak Mayor Gray closed the Public Hearing at 8:41 PM.

MOTION: *Councilmember Whiting moved to adopt 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 as presented. Councilmember Huish seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:31:59.](#)

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.

[The recording of the discussion can be found online here at 03:32:54.](#)

Senior Planner David Stroud presented item, highlighted proposed changes to the code, included the recommendation of the Planning Commission, and responded to questions from the City Council.

Mayor Gray opened the Public Hearing period at 8:46 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:46 PM.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.72 regarding Commercial and Multifamily Design Standards as presented. Councilmember Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:36:47.](#)

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

[The recording of the discussion can be found online here at 03:37:40.](#)

Senior Planner David Stroud provided a background of the item, presented the proposed code updates, highlighted the Planning Commission recommendations and responded to questions from the City Council.

Mayor Gray opened the Public Hearing period at 8:56 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:56 PM.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55 Off-Street Parking and 17.60 Landscaping, Buffering, Fencing and Transitioning with the following updates:*

- 1. Use the Planning Commission Recommendation; and*
- 2. All sides where screening is required for a residential element be 3 ½ feet at time of planting and work with staff on proper placement of the monument sign so it is not shielded; and*
- 3. Require vegetation used to provide year-round screening.*

Councilmember Whiting seconded the motion.

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:47:14.](#)

Mayor Gray stated Item 19.B. will be taken before Item 19.A.

19. SPRING RUN PLAZA

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

[The recording of the discussion can be found online here at 03:49:12.](#)

City Attorney Marcus Draper provided a background of the item, noting that it was approved on December 2, 2025, and responded to questions from the City Council.

Representatives from ACD provided additional clarification on the Master Development Agreement, requested variances to the City Code, and responded to questions from the City Council.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Spring Run Plaza Master Development Agreement with a change of language to read:*

1. *4.3(d) No more than 10 feet of landscape width is required in any location; and*
2. *4.3(f) If approved by City Staff and City Council, retaining walls taller than 6 feet do not need to be tiered so long as the walls are designed and engineered to provide for structural integrity and geotechnical stability and prohibiting boulder or rock stacked walls.*

Councilmember Huish seconded the motion.

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 04:17:46.](#)

19.A. PRELIMINARY PLAT – Spring Run Plaza

[The recording of the discussion can be found online here at 04:21:07.](#)

Planner Steven Lehmitz presented the proposed Spring Run Plaza Preliminary Plat and responded to questions from City Council.

MOTION: *Councilmember Wright moved to approve 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. Councilmember Wood seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:25:17.](#)

20. LEGISLATIVE ITEMS

20.A.UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 04:26:46.](#)

Management and Policy Analyst John Magness requested feedback from the City Council regarding the priorities list and responded to questions from the City Council.

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

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

[The recording of the discussion can be found online here at 04:29:53.](#)

22. COMMUNICATION ITEMS

22.A. Financial Report

22.B. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: *Councilmember Whiting moved to adjourn the meeting at 9:49 PM. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:39:44.](#)

The meeting was adjourned at 9:49 PM.

Approved by the City Council on May 19, 2026.

Lacie A. Messerly
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City Recorder

