



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

JULY 7, 2026, 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; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Director of Legislative and Strategic Services; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Kimberly Ruesch, Director of Administrative Services; Kyle Ireland, Communications Manager; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Stephanie Allred, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Director; Zac Hilton, Assistant Public Works Director; David Salazar, Assistant City Engineer; David Ulibarri, Public Safety Director; Erik Knutzen, Chief Deputy Sheriff; and Embret Fossum, UFA Battalion Chief.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director,

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:00 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Legislative Update – Lobbyist – David Stewart

[The recording of the discussion can be found online here at 00:02:18.](#)

David Stewart provided a legislative update and responded to questions from the City Council.

Mayor Gray announced that Item 15.A. would be the next item discussed.

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement Renewal with Legislative Consulting, LLC.

[The recording of the discussion can be found online here at 00:16:43.](#)

The City Council discussed the proposed renewal agreement with Legislative Consulting, LLC, and requested revisions to the agreement.

2.A. DISCUSSION – Land Disposal Process Overview – City Attorney, Marcus Draper

[The recording of the discussion can be found online here at 00:27:07.](#)

City Attorney Marcus Draper provided background of land disposal process, discussed recent changes to the process made by the state, and requested feedback from the City Council.

1.C. DISCUSSION – Procedural Options for Land Disposal Approved August 19, 2025 – City Recorder, Lacie Messerly

[The recording of the discussion can be found online here at 00:31:59.](#)

City Recorder Lacie Messerly provided background on the item and requested direction from the City Council on how to proceed. City Attorney Marcus Draper presented options for the City Council's consideration. The City Council directed staff to prepare the necessary letter so the item could be placed on the next City Council agenda.

1.D. DISCUSSION – Off-Street Trails Master Plan – Deputy City Manager, Steve Mumford

[The recording of the discussion can be found online here at 01:13:06.](#)

Deputy City Manager Steve Mumford provided a background on the item. Cameron Carter, Planning and Policy Specialist from Bike Utah, presented the item, including key objectives, scope of the plan, stakeholder engagement, opportunities and challenges, and four proposed chapters added to the plan: Trail Network Assessment, Mountain Ranch Bike Park, NICA Course and Trailheads, and Trail Signage. Mr. Carter also provided recommendations and responded to questions from the City Council.

1.E. DISCUSSION – First Amendment to the Brylee Farms Phase B Development Agreement – Planner Steven Lehmitz

[The recording of the discussion can be found online here at 01:13:06.](#)

Planner Steven Lehmitz provided background on the item and explained the proposed amendment to the development agreement, which would reduce the required number of three-story townhomes and replace them with two-story townhomes.

Applicant Greg Wall responded to questions from the City Council. The City Council provided feedback to Mr. Wall for consideration prior to potential approval.

2. CITY MANAGER INFORMATION ITEMS

[The recording of the discussion can be found online here at 01:47:50.](#)

City Manager Ben Reeves provided updates to the City Council.

3. AGENDA REVIEW

15.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Eagle Quest East Master Development Agreement.

[The recording of the discussion can be found online here at 01:55:15.](#)

Representative from Eagle Quest LC, Kurt Ostler, presented the reasons for the proposed amendment to the Master Development Agreement and responded to questions from the City Council.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Huish 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 Wood 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 02.12.13.](#)

The Work Session was adjourned at 6:11 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:04 PM.

[The recording of the discussion can be found online here at 02:15:39.](#)

6. PLEDGE OF ALLEGIANCE

City Engineer Vince Hogge led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

City Manager Ben Reeves provided updates.

[The recording of the discussion can be found online here at 02:16:19.](#)

Mayor Gray announced that the order of the agenda would be modified and Item 9.A. would be considered before Item 8.A.

9. PROCLAMATIONS

- 9.A. PROCLAMATION – A Proclamation of Eagle Mountain City, Utah, Proclaiming Eagle Mountain City as a Believer City

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

Councilmember Whiting read the proclamation.

Ben Lyne gave remarks to the City Council for Eagle Mountain being recognized as the first Believer City.

8. RECOGNITION/INTRODUCTIONS

- 8.A. RECOGNITION – Presentation of the Rotary Club of Lehi Mayor's Cup Award

[The recording of the discussion can be found online here at 02:23:11.](#)

Bill Brimley from the Rotary Club of Lehi presented Mayor Gray with the Rotary Club of Lehi Mayor's Cup Award.

10. APPOINTMENTS

10.A. Youth Council

1. Jessi Call – One Year Appointment through May 31, 2027.

MOTION: *Councilmember Whiting moved to approve the appointment of Jessi Call as a Youth City Council Advisor through May 31, 2027. 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 02:28:36.](#)

2. Angeline Washburn – One Year Appointment through May 31, 2027.

MOTION: *Councilmember Whiting moved to approve the appointment of Angeline Washburn as a Youth City Council Advisor through May 31, 2027. Councilmember Wood 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 02:29:04.](#)

City Recorder Lacie Messerly administered the Oath of Office to Jessi Call and Angeline Washburn as Youth City Council Advisors.

11. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:22PM.

The following individuals spoke during the Public Comment period:

- McKayden Hansen – Advocated for a champion disk golf course in Eagle Mountain and proposed potential location and funding options.
- Bronwyn Richardson – Spoke in opposition to the proposed tax increase due the potential financial burden it would place on families and requested greater transparency regarding how tax dollars would be spent.
- Jeff Ruth – Expressed concerned regarding the number of cars parked on the street and stated support for the tax increase if the funds are used for law enforcement and fire services.
- Sarah Davenport-Smith – Provided background on Rotary International, including information about its activities and ways it benefits the community.

Mayor Gray closed the public comment period at 7:33 PM.

[The recording of the discussion can be found online here at 02:32:49.](#)

12. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:45:34.](#)

CONSENT AGENDA

13. BOND RELEASES

13.A. Parkway Fields Phase B, Plat 2 – Out of Warranty

14. MINUTES

14.A. June 16, 2026 Minutes – Regular City Council Meeting

15. RESOLUTIONS

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an agreement Renewal with Legislative Executive Consulting, LLC.

15.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Medium Park in Overland Village 2 Phase B.

15.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Water Tank Reimbursement Agreement with White Hills Water Company.

15.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Eagle Quest East Master Development Agreement.

MOTION: *Councilmember Clark moved to approve the Consent Agenda with the following changes:*

1. *Remove 15.D from the Consent Agenda and place under Scheduled Items on the agenda.*
2. *Revise Item 15.A. by updating the Renewal Agreement to include:*
 - 1) *The name David Stewart, and*
 - 2) *Clarification of the reporting requirements to state which include that the Consultant shall attend either virtually or in person a minimum of two City Council or strategic planning meetings of the City per year, specifically before the regular legislative session, interim legislative session, and as requested by the body of the City Council.*

Councilmember Wood 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 discussion can be found online here at 03:08:28.](#)

SCHEDULED ITEMS

15.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Eagle Quest East Master Development Agreement.

[The recording of the discussion can be found online here at 03:10:07.](#)

Kurt Osler from Eagle Quest LC of Utah, provided additional information regarding the proposed amendment to the Eagle Quest East Master Development Agreement, including the reasons for the requested extension of the agreement. City Attorney Marcus Draper provided clarification regarding the requested extension timeframe and the Master Development Agreement. Mr. Osler responded to questions from the City Council.

MOTION: *Councilmember Wood moved to deny the approval of a Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Eagle Quest East Master Development Agreement. 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 recording of the motion can be found online here at 03:34:40.](#)

16. ORDINANCES/PUBLIC HEARINGS

Mayor Gray announced that Item 16.C. would be considered before 16.A.

16.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.75.052 regarding Accessory Recreation Buildings.

[The recording of the discussion can be found online here at 03:37:22.](#)

Mayor Gray opened the Public Hearing period at 8:28 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:28 PM.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.75.052 regarding Accessory Recreation Buildings. 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 recording of the motion can be found online here at 03:40:19.](#)

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 17.64 of the Eagle Mountain Municipal Code Establishing an Alternative Energy Overlay Zone.

[The recording of the discussion can be found online here at 03:40:56.](#)

Director of Legislative and Strategic Affairs Evan Berrett presented the item and explained the purpose of establishing an Alternative Energy Overlay Zone. He discussed the role of data centers and the tax and energy revenues they generate, noting that commercial and industrial businesses also benefit from energy resources. Mr. Berrett also reviewed the types of power generation that Cedar Valley can support, provided background on the development of the proposal, summarized the education and outreach that has occurred, outlined the layers of oversight and approval involved, and highlighted updates to the proposed Alternative Energy Overlay Zone. Mr. Berrett responded to questions from the City Council. The City Council provided direction to staff on how to proceed.

Mayor Gray opened the Public Hearing period at 9:18 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 9:18 PM.

MOTION: *Councilmember Wright moved to table an Ordinance of Eagle Mountain City, Utah, Enacting Chapter 17.64 of the Eagle Mountain Municipal Code Establishing an Alternative Energy Overlay Zone. Councilmember Wood seconded the motion.*

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

The motion failed with a 2:3 vote.

[The recording of the motion can be found online here at 05:05:41.](#)

MOTION: *Councilmember Huish moved to adopt an Ordinance of Eagle Mountain City, Utah, Enacting Chapter 17.64 of the Eagle Mountain Municipal Code Establishing an Alternative Energy Overlay Zone with the adoption of changing out administrative appeals with the City Council. Councilmember Clark seconded the motion.*

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 05:06:19.](#)

- 16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, 17.25.030 Land Use Table, and Enacting Chapter 17.44 Senior Housing Overlay Zone.

[The recording of the discussion can be found online here at 05:09:05.](#)

Councilmember Whiting requested that the item be tabled to a future meeting date due to the anticipated length of the discussion. City Attorney Marcus Draper clarified the public hearing requirements and the noticing of the item. The City Council provided direction on how to proceed and stated the item be scheduled for a Work Session for further discussion.

MOTION: *Councilmember Clark moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.10.030 Definitions, 17.25.030 Land Use Table, and Enacting Chapter 17.44 Senior Housing Overlay Zone and direct staff to bring the item back to a work session for further discussion. 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 recording of the motion can be found online here at 05:13:53.](#)

- 16.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, Section 17.80.120 Political Signs, and Section 17.80.160 Temporary Signs.

[The recording of the discussion can be found online here at 05:14:43.](#)

Planner Steven Lehmitz presented background on the item, reviewed the proposed code amendments, and responded to questions from the City Council. The City Council discussed the background and rationale for the requested temporary signs and provided direction to staff regarding next steps.

Mayor Gray opened the Public Hearing period at 10:21 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 10:22 PM.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 (Definitions), and Section 17.80.120 (Political Signs). Councilmember Clark seconded the motion.*

Councilmember Clark suggested an amendment to the motion. City Council discussed the proposed amendment, which directed staff to add a single line to the business license section addressing temporary sign use and to determine the appropriate sign size.

AMENDED MOTION: *Councilmember Wood amended his motion to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 (Definitions), Section 17.80.120 (Political Signs) and Section 17.80.160 (Temporary Signs), with the amendment to remove the proposed seasonal sign language. The motion also directed staff to prepare a temporary sign provision under the business license section of the Eagle Mountain Municipal Code and return it to the City Council for approval. 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 05:32:55.](#)

16.E. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City Annexation Policy Plan.

[The recording of the discussion can be found online here at 05:36:57.](#)

City Attorney Marcus Draper requested that the title be revised to replace “Amending” with “Adopting.” Community Development Director Brandon Larsen provided background on the item, presented the proposed addition of a seventh area, identified those who might be affected by the proposed area, explained the purpose of the plan and responded to questions from the City Council.

Mayor Gray opened the Public Hearing period at 10:36 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 10:36 PM.

MOTION: *Councilmember Whiting moved to adopt an Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Annexation Policy Plan. Councilmember Huish 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 05:47:37.](#)

17. ORDINANCES

17.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Vehicle Parking in Residential Zones.

[The recording of the discussion can be found online here at 05:48:06.](#)

Senior Planner David Stroud presented the proposed code amendments and responded to questions from the City Council. Neighborhood Improvement Officer Jim Barney discussed the current procedure for citing vehicles parked in unauthorized areas and also responded to questions from the City Council.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Vehicle Parking in Residential Zones with the following revisions:*

1. *Altering 10.10.100 (A)(7) to read “Parking on driveway and garage side, side yard on impervious material or concrete”, and “setback from the sidewalk two feet”, and add “other than...”*
Councilmember Huish seconded the motion.

[The recording of the motion can be found online here at 06:06:01.](#)

Councilmember Wood withdrew the motion for further discussion.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Vehicle Parking in Residential Zones with the following revisions:*

1. *Strike 10.10.100(7).*
2. *Add to Item 3 under (A), “trailers or other vehicles.”*

[The recording of the motion can be found online here at 06:09:58.](#)

The motion died for lack of a second.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Vehicle Parking in Residential Zones with the following revisions:*

1. *Strike Section 10.10.100 (A)(7).*
2. *Amend Section 10.10.100 (A)(3) to fully read: “Agricultural vehicle, recreational vehicle, or any trailer or other vehicle within the front yard area (excluding a paved or gravel driveway and garage side setback) of any residential zone of the City.*

Councilmember Huish 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 06:11:38.](#)

18. DISCUSSION/POSSIBLE ACTION

18.A. Discussion and Possible Action: Citywide Speed Management Study at Key Locations.

[The recording of the discussion can be found online here at 06:14:06.](#)

David Salazar presented the item, highlighted the proposed locations for the speed study, explained the consultant’s role and potential recommendations, discussed the benefits of utilizing a consultant, and responded to questions from the City Council. The City Council provided feedback and recommendations.

MOTION: *Councilmember Whiting moved to approve the Citywide Speed Management Study as presented in Item 18.A. with the addition of the roads identified by Councilmember Wood, and to fund the study using*

funds previously allocated for speed tables. Councilmember Wright seconded the motion.

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 06:40:10.](#)

19. LEGISLATIVE ITEMS

19.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 06:41:20.](#)

Management and Policy Analyst John Magness provided updates on items included in the Legislative Priorities List.

20. 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 06:46:23.](#)

21. COMMUNICATION ITEMS

22. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 11:43 PM. Councilmember Huish 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 06:54:07.](#)

The meeting was adjourned at 11:43 PM.

Approved by the City Council on July 21, 2026.

Lacie A. Messerly

Lacie A. Messerly
City Recorder

