EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

JULY 21, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Pro Tempore Clark; Councilmembers Craig Whiting, 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; Natalie Winterton, Assistant to the City Manager; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; Stephanie Allred, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Affordable Housing Coordinator, Kiara Polee; David Ulibarri, Public Safety Director; and B.J. Eccles, Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director and Embret Fossom, UFA Battalion Chief

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Clark called the meeting to order at 4:00 PM and noted Mayor Gray was participating remotely for Policy Session.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Overview of Best Friends Animal Society Programs.

The recording of the discussion can be found online here at 00:00:48.

Councilmember Whiting provided a background of the item and introduced the Best Friends Animal Society. Representatives from Best Friends Animal Society Kate Hall and Bailie Tolton, provided an overview of the organization's programs and services available to municipalities and responded to questions from the City Council

1.B. DISCUSSION – Program Year 2026 CDBG Funding Priorities & Project Planning.

The recording of the discussion can be found online here at 00:15:34.

Elizabeth McNannay of Resource Consultants presented an overview of the Community Development Block Grant (CDBG) Program, including income limits, core principles, eligibility requirements, funding categories, and potential projects. Ms. McNannay and Affordable Housing Coordinator Kiara Polee responded to questions from the City Council and requested feedback to refine the proposed Annual Action Plan and funding recommendations for consideration at the next City Council meeting.

1.C. DISCUSION – Wildland Urban Interface (WUI) Standards.

The recording of the discussion can be found online here at 00:38:43.

Long Range Planner Elizabeth Fewkes presented the background and purpose of the Wildland Urban Interface (WUI) Standards, including the state-required WUI landscaping standards established by House Bill 215. She discussed potential standards to facilitate the creation of 30 feet of defensible space around homes on residential lots within the WUI boundary. Ms. Fewkes responded to questions and requested feedback from the City Council.

1.D. DISCUSSION – Proposed Private Purchase of .13 Acres of The Ranches Golf Course (Parcel 58:034:0678).

The recording of the discussion can be found online here at 00:57:40.

Senior Planner Robert Hobbs provided background on the item and explained that the City's agreement with the golf course includes a provision that effectively operates as a right of first refusal if any portion of the golf course is proposed to be sold. Mr. Hobbs requested feedback from the City Council regarding how to proceed. City Attorney Marcus Draper responded to questions from the City Council.

1.E. DISCUSSION – Triumph Subdivision MDP/MDA Amendment for Planned, Attainable Housing "Pods."

The recording of the discussion can be found online here at 01:02:33.

Senior Planner Robert Hobbs presented an overview of the item and explained that the Second Amendment to the agreement seeks to modify the plat design and incorporate up to four (4) affordable housing "pods." Applicant Scot Hazard and Caden Hazard responded to questions from the City Council.

2. CITY MANAGER INFORMATION ITEMS

The recording of the discussion can be found online here at 01:30:20.

City Manager Ben Reeves provided updates to the City Council.

3. AGENDA REVIEW

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Brylee Townhomes Phase B Development Agreement.

The recording of the discussion can be found online here at 01:35:45.

Applicant Greg Wall responded to questions from the City Council.

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.20 Preliminary Plats, 16.25 Final Plats, and 17.100 Site Plan Review regarding Application Requirements and Cost Estimates.

The recording of the discussion can be found online here at 01:38:01.

Community Development Director Brandon Larsen explained the purpose of the proposed code amendment and responded to questions from the City Council.

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 8.15.070 Noise Levels.

The recording of the discussion can be found online here at 01:40:30.

Planner Mickie Mills responded to questions from the City Council regarding the proposed code amendment.

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 discussion can be found online here at 01:42:40.

The Work Session was adjourned at 5:42 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Pro Tempore Clark called the meeting to order at 7:00 PM, excused Mayor Gray and announced that Item 15.A. would be the only public hearing on the agenda.

The recording of the discussion can be found online here at 03:03:44.

6. PLEDGE OF ALLEGIANCE

Councilmember Whiting 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 03:05:20.

8. PUBLIC COMMENTS

Mayor Pro Tempore Clark announced that Item 16.A. and 17.A. would not have a Public Hearing.

Mayor Pro Tempore Clark opened the public comment period at 7:08 PM.

The following individuals spoke during the Public Comment period:

- George Reid – Voiced concerns about speeding on Ira Hodges Scenic Parkway and Major Street, shared examples, and requested that action be taken before the start of the school year. Mr. Reid submitted a signed petition for immediate traffic safety improvements.

- Shelly Anderson – Stated that she lives on Ira Hodges, shared multiple examples of speeding in the neighborhood, expressed concerns about public safety, and requested that action be taken to reduce speeding and improve safety.

- Justin Hopkinson – Echoed the comments previously shared regarding speeding in the neighborhood and the safety of children.

Mayor Pro Tempore Clark closed the public comment period at 7:15 PM.

Mayor Pro Tempore Clark requested that Staff provide a report at the next meeting outlining how the concerns regarding Ira Hodges will be addressed.

The recording of the discussion can be found online here at 03:07:04.

9. CITY COUNCIL/MAYOR ITEMS

Mayor Pro Tempore Clark and Councilmembers offered comments to the public.

The recording of the discussion can be found online here at 03:17:56.

CONSENT AGENDA

10. BOND RELEASES

10.A. Brylee North Plat A – Out of Warranty

10.B. Pacific Springs Phase A, Plat 5 – Out of Warranty

11. MINUTES

11.A. July 7, 2026 Minutes – Regular City Council Meeting

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing a Member Representative to the North Utah Valley Animal Services Special Service District Board.

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Stadion Development Agreement.

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Brylee Townhomes Phase B Development Agreement.

13. ORDINANCES

13.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Off-Street Trails Master Plan.

MOTION: *Councilmember Whiting moved to approve the Consent Agenda with the spelling corrections to the minutes as discussed during the work session. Councilmember Wright 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 03:24:53.

SCHEDULED ITEMS

14. MOTIONS

14.A. MOTION TO RECONSIDER – Resolution No. 60-2025 Approving the Disposal of 0.156 Acres of Designated "Significant Real Property" (Utah County Parcel No. 49:601:0080) Pursuant to EMMC 3.30.060 and 3.30.070.

The recording of the discussion can be found online here at 03:25:37.

City Recorder Lacie Messerly provided a background of the item and requested direction from the City Council. Applicant Jessie Southworth responded to questions from the City Council. City Attorney Marcus Draper provided clarification regarding the motion.

MOTION: *Councilmember Wright moved to approve a Resolution Approving the Disposal of 0.156 Acres of Designated "Significant Real Property" (Utah County Parcel No. 49:601:0080) Pursuant to EMMC 3.30.060 and 3.30.070 with the following amendments to the original agreement:*

1. *Extend the completion timeline to one year.*
2. *Remove requirement for Lot 63 to participate in the agreement and allow the remaining property owners to proceed.*

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 03:30:33.

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.20 Preliminary Plats, 16.25 Final Plats, and 17.100 Site Plan Review regarding Application Requirements and Cost Estimates.

The recording of the discussion can be found online here at 03:32:18.

Community Development Director Brandon Larsen presented the item and explained that the proposed amendment is intended to assist both the applicant and the City in planning for and evaluating the costs associated with public improvements for proposed developments. Mr. Larsen responded to questions from the City Council.

Mayor Pro Tempore Clark opened the Public Hearing period at 7:34 PM. Seeing no one wished to speak Mayor Pro Tempore Clark closed the Public Hearing at 7:34 PM.

MOTION: *Councilmember Whiting moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.20 (Preliminary Plats), 16.25 (Final Plats), and 17.100 (Site Plan Review) regarding Application Requirements. 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 03:34:58.

16. ORDINANCES

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 8.15.070 Noise Levels.

The recording of the discussion can be found online here at 03:35:30.

Mayor Pro Tempore Clark stated the item is not a public hearing.

Planner Mickie Mills presented the item and discussed the amendment is necessary to align with Senate Bill 202 from the 2026 legislative session.

MOTION: *Councilmember Whiting moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 8.15.070 (Noise Levels) as presented. Councilmember Huish seconded the motion.*

Councilmember Whiting withdrew the motion.

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 8.15.070 (Noise Levels), with the following redline amendment: the time under (D)(2) Golf Course be revised to 10:00 p.m. to 5:30 a.m. 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 03:37.44.

17. DISCUSSION/POSSIBLE ACTION

17.A. DISCUSSION/POSSIBLE ACTION – Approval of Second Amendment to the Triumph Master Development Agreement for the Triumph Subdivision.

The recording of the discussion can be found online here at 03:38:30.

Senior Planner Robert Hobbs presented the background of the item and explained the proposed request to create affordable housing pods within the development. Mr. Hobbs

and the applicant, Scot Hazard, responded to questions from the City Council regarding the proposed agreement amendment.

Mayor Pro Tempore Clark announced that the item had been noticed as a public hearing; however, the item is not a public hearing.

The City Council discussed amendments to the proposed development agreement prior to consideration of a motion.

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah, approving the Second Amendment to the Triumph Master Development Agreement for the Triumph Subdivision, with the following revisions:*

1. *In the Triumph MDA Second Amendment include the following amenities: fencing, water-wise landscaping, and all appliances, including washer, dryer, microwave, range and refrigerator.*
2. *Specify that the amendment applies only to the northernmost pod in Plat 2.*
3. *In Section 2.25 of the amendment, revise the spelling of "fifty-three" and add parentheses to include "(53)" to match.*
4. *In Section 3.1, revise the language regarding the purchase of water to state that it applies as long as RDA funds are available.*
5. *Amend the Deed Restriction and Affordability Covenant as follows:*
    a. *Fixed numbering from 3.06 onward.*
    b. *Article 2, Section 2.05, change "conjunctive" to "injunctive."*
    c. *Article 3, 3.04, incorporate changes as stated by the City Attorney, including an owner occupancy requirement at the end.*
    d. *Article 4, Sections 4.04 and 5.01, to reference Article 4 instead of Article 5.*
    e. *Article 6, Section 6.02, City cannot delegate its responsibilities under Article 4.*
    f. *Article 7.02 correct the misspelling of "foreclosure."*

Councilmember Wright 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 04:00.57.

18. LEGISLATIVE ITEMS

18.A. UPDATE – Legislative Priorities List

The recording of the discussion can be found online here at 04:04:32.

Management and Policy Analyst John Magness requested direction from the City Council regarding items on the priorities list.

Evan Berrett requested feedback from the City Council regarding legislative priorities for the upcoming state session and explained the process. Mr. Berrett responded to questions from the City Council.

MOTION: *Councilmember Whiting moved to add working with Best Friends Animal Society on the various resources presented to the Legislative Priorities List. Councilmember Huish 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 04:16:20.

29. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

Mayor Pro Tempore Clark 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 04:22:35.

21. COMMUNICATION ITEMS

22. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 8:26 PM. Councilmember Wright 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 04:26:47.

The meeting was adjourned at 8:26 PM.

Approved by the City Council on August 4, 2026.

Lacie A. Messerly

Lacie A. Messerly
City Recorder