



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**OCTOBER 7, 2025, 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/DISCUSSION - New Commercial Affordability Program (CAP), a forgivable loan tool for qualifying small businesses funded through the City's CDBG allocation  
*(anticipated time 10 minutes)*
- 1.B. CONCEPT PLAN - Bishop Project (Upper Hidden Valley)  
*(anticipated time 20 minutes)*
- 1.C. DISCUSSION - Legislative Priorities List for Eagle Mountain City  
*(anticipated time 20 minutes)*

#### **2. AGENDA REVIEW**

The City Council will review items on the Consent Agenda and Policy Session Agenda.

#### **3. CITY MANAGER INFORMATION ITEMS**

#### **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; and/or the purchase, lease, or exchange of real property, 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**

#### **8. 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.)

## **9. CITY COUNCIL/MAYOR ITEMS**

Time has been set aside for the City Council and Mayor to make comments.

## **CONSENT AGENDA**

### **10. BOND RELEASES**

10.A. Antelope Meadows Phase B, Plat 6 - Into Warranty

10.B. Firefly NPA 8 Phase A, Plat 1 - Into Warranty

10.C. The District at Eagle Mountain Town Center Phase A - Into Warranty

10.D. Antelope Meadows Phase B, Plat 4 - Out of Warranty

10.E. Hidden Hollow Phase C, Plat 4 - Out of Warranty

### **11. CHANGE ORDERS**

11.A. CHANGE ORDER #2 - Engineering Services Agreement for the Transportation Master Plan (TMP) and Review of Spring Run Layout - Horrocks Engineers, LLC

### **12. MINUTES**

12.A. September 16, 2025 Minutes - Regular City Council Meeting

### **13. PRELIMINARY PLATS & SITE PLANS**

13.A. MINOR SITE PLAN - Hidden Hollow Clubhouse Amenity Exchange - A request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity, substituting a gym and additional lawn games for the swimming pool.

13.B. SITE PLAN - Parkway Fields Stake Center

### **14. RESOLUTIONS**

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Reimbursement Agreement for Crosswalk Access at Woodhaven Boulevard and Pony Express Parkway

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Establishing an Advertising Policy for *Trailhead*

14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule

14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Agreement with Advanced Engineering and Environmental Services, LLC (AE2S) for Design Services for the 6.0 MGD Sewer Treatment Plant

## **SCHEDULED ITEMS**

### **15. RESOLUTIONS/PUBLIC HEARINGS**

- 15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2025-2026 Annual Budget

BACKGROUND: *(Presented by Director of Administrative Services Kimberly Ruesch)* The proposed budget amendment includes changes to the General Fund, Capital Project Fund, Special Revenue Funds, Internal Service Funds, and Enterprise Funds.

- 15.B. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Authorizing the Disposal of Significant City-Owned Real Property Pursuant to Eagle Mountain Municipal Code Chapter 3.30

BACKGROUND: *(Presented by City Recorder Gina Olsen)* This is a public hearing to consider the Land Disposal Application from Heather and Sheree Harper to dispose of approximately 0.02 acres of real public property, identified as a portion of Utah County Parcel No 34:532:0017. The City has not yet designated this parcel as "Significant" or "Insignificant".

### **16. ORDINANCES/PUBLIC HEARINGS**

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance Of Eagle Mountain City, Utah, Amending Rush Creek Industrial Phase A, Plat 1, Lot 102 and Lot 111

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Amending 51:756:0102 and 51:756:0111 in Rush Creek Industrial Phase A, Plat 1, at 657 East Split Rock Drive and 656 East Split Rock Drive by dividing the two lots to create two additional lots.

- 16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72, Commercial and Multi-family Design Standards

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Amending Title 17, Commercial and Multi-family Design Standards, to include but not limited to landscaping, architecture, parking, and acceptable building material standards.

### **17. ORDINANCES**

- 17.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Franchise Agreement with Zayo Group, LLC

BACKGROUND: *(Presented by City Attorney Marcus Draper)* Zayo Group, LLC is a

telecommunications provider seeking to install fiber infrastructure within the City's public right-of-way. To facilitate this, staff has negotiated a franchise agreement outlining the terms and conditions of their access and use.

17.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving a Franchise Agreement for SummitIG Fiber, LLC

BACKGROUND: *(Presented by City Attorney Marcus Draper)* SummitIG Fiber, LLC is a telecommunications provider seeking to install fiber infrastructure within the City's public right-of-way. To facilitate this, staff has negotiated a franchise agreement outlining the terms and conditions of their access and use. SummitIG services commercial customers and is not a residential provider. They have agreed to changes that were made to the template based on recent feedback from the council on other franchises.

**18. LEGISLATIVE ITEMS**

18.A. 2026 State General Legislative Session

**19. 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.

**20. COMMUNICATION ITEMS**

20.A. Upcoming Agenda Items

**21. 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.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on October 2, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.eaglemountain.gov](http://www.eaglemountain.gov), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.