



## EAGLE MOUNTAIN CITY COUNCIL MEETING

DECEMBER 16, 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. DISCUSSION - Transit Fresh Look - UTA  
*(anticipated time 10 minutes)*

1.B. DISCUSSION - Amendments to the Credit Card Policy - Kimberly Ruesch  
*(anticipated time 10 minutes)*

#### 2. AGENDA REVIEW

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

#### 3. 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

#### 4. CALL TO ORDER

#### 5. PLEDGE OF ALLEGIANCE

#### 6. INFORMATION ITEMS/UPCOMING EVENTS

#### 7. RECOGNITION

7.A. Announcing the "*Todd A. Black Wildlife Alliance Scholarship*" - Eagle Mountain Nature and Wildlife Alliance & EM Founders Group.

**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. Eagle Point Townhomes, Plat C - Out of Warranty

**11. MINUTES**

11.A. November 5, 2025 Minutes - Regular City Council Meeting

11.B. November 18, 2025 Minutes - Regular City Council Meeting

11.C. December 2, 2025 Minutes - Regular City Council Meeting

**12. PRELIMINARY PLATS & SITE PLANS**

12.A. MASTER SITE PLAN - Firefly NPA 9 A

**13. RESOLUTIONS**

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Right-of-Way Purchase and Settlement Agreement with Eagle Quest LLC

13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Ratifying an Executed Purchase and Settlement Agreement with Steven G. Smith for the Acquisition of Right-of-Way for the Mid Valley Road Expansion

**SCHEDULED ITEMS**

**14. ORDINANCES/PUBLIC HEARINGS**

14.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Creating Chapter 17.64, Alternative Energy Overlay Zone, in the Eagle Mountain Municipal Code

BACKGROUND: (*Presented by Director of Legislative and Strategic Affairs, Evan Berrett*) Eagle Mountain City is proposing the creation of an overlay zone known as

the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not being proposed at this time to be applied to any property and would generally be contemplated for use on request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development including demonstration of approval from state and federal entities as applicable.

- 14.B. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Final Zoning Designations to the White Hills Area

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* The Eagle Mountain City Council will conduct a public hearing for proposed Future Land Use Map and Zoning Map amendments. These properties are generally located within and around the White Hills area of the City. Approximately 177 acres of land are included in this proposal.

- 14.C. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.05 and 17.05 Newspaper Amendment

BACKGROUND: *(Presented by Planner, Mickie Mills)* This code amendment effectively removes all newspaper noticing requirements and instead requires a notice on the public noticing website. Amended sections include EMMC 16.05.180, Table 16.05.220(a), 16.55.040, 17.05.150, and Table 17.05.200(a).

## 15. ORDINANCES

- 15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the Pacific Springs Development Agreement.

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* R5 Homes is seeking building permits for lots 511–514 in Pacific Springs A5. Under EMMC 16.35.090, privacy screening must be installed “prior to any building permits being issued in that phase of development that abuts such right-of-way.” To avoid potential damage to the fencing during construction, R5 Homes is requesting flexibility—through a development agreement—to install the required screening after home construction on those lots.

## 16. LEGISLATIVE ITEMS

- 16.A. UPDATE - Legislative Priorities List

## 17. 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.

18. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items

19. 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 December 11, 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.