



EAGLE MOUNTAIN CITY COUNCIL MEETING

JANUARY 20, 2026, 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 - Justice Court - Jim Peters
(anticipated time 30 minutes)

1.B. PRESENTATION - Energy Project for Meta in Coordination with Williams - Senior Project Manager Andrew Johns
(anticipated time 30 minutes)

1.C. DISCUSSION - Street Renaming and Addressing Code Amendment - Planner David Stroud
(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. INTRODUCTION / RECOGNITION

7.A. INTRODUCTION / RECOGNITION - Utah County Sheriff's Office

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. Scarlet Ridge Phase A, Plat 2 - Into Warranty

10.B. Sunset Flats Phase A, Plat 3 - Into Warranty

11. CHANGE ORDERS

12. MINUTES

12.A. January 7, 2025 Minutes - Regular City Council Meeting

12.B. February 4, 2025 Minutes - Regular City Council Meeting

12.C. January 6, 2026 Minutes - Regular City Council Meeting

SCHEDULED ITEMS

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.80.080 regarding directional signage related to data center/large-scale development projects.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* A proposed code amendment Eagle Mountain Municipal Code Section 17.80.080 which would allow and establish standards for off-premises directional signage related to data center/large-scale development projects.

13.B. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 15.80, 17.10, 17.25, 17.100 regarding Slope Development.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposed code amendment to Eagle Mountain Code Sections 15.80, 17.10, 17.25, 17.100 by adding a definition, reformatting, and specifying that any property whose slope exceeds 25% shall not be graded or altered.

13.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Replacing Eagle Mountain Municipal Code Section 2.10 regarding Power and Duties of Mayor.

BACKGROUND: *(Presented by Councilmembers Rich Wood and Brett Wright)* The proposed Ordinance would restore all executive power to the six-member council in accordance with State Code 10-3b-303(1)(a)(ii) and 10-3b-303(1)(b)(i)(A). It also clarifies the duties, shared schedule with the City Council and compensation to the Mayor. This item was placed on the Agenda at the request of Councilmember Wright and Councilmember Wood.

- 13.D. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Replacing Various Provisions of Title 2 of the Eagle Mountain Municipal Code Related to City Governance.

BACKGROUND: *(Presented by Councilmembers Rich Wood and Brett Wright)* The proposed Ordinance repeals and replaces multiple chapters and sections within Title 2 of the Eagle Mountain Municipal Code. The revised provisions would reorganize and update regulations governing the form of government, roles and responsibilities of the Mayor, City Council and City Manager, and procedures related to council meetings, agendas, and administrative authority. This item was placed on the Agenda at the request of Councilmember Wright and Councilmember Wood.

14. CITY MANAGER ITEMS

- 14.A. DISCUSSION - Community Enhancement Board - Ben Reeves, City Manager

15. LEGISLATIVE ITEMS

- 15.A. UPDATE - Legislative Priorities List

16. 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.

17. COMMUNICATION ITEMS

- 17.A. Upcoming Agenda Items

18. 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 this 15 day of January, 2026, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website 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.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 20, 2026**

TITLE:	PRESENTATION - Energy Project for Meta in Coordination with Williams - Senior Project Manager Andrew Johns
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Williams Companies

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Jimmie Hammontree, Brandon
Larsen

RECOMMENDATION:

N/A

BACKGROUND:

Williams is a reputable natural gas infrastructure company. During this discussion, Williams will provide an overview of Project Aquila, a behind-the-meter generation project in Eagle Mountain to support a customer's expansion of an existing digital infrastructure facility. This digital facility, as well as the proposed generation project site, lie in the Regional Technology and Industry (RTI) Overlay Zone. The generation project would be collocated with the expansion of the digital facility. During the presentation, Williams will highlight project benefits and address a few project details with Council, such as future noise levels, wall heights, setbacks, and aesthetic elements, to help facilitate a smooth land-use application process.

ITEMS FOR CONSIDERATION:

The base zoning of the subject property appears to be Agriculture.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Presentation



WE MAKE CLEAN
ENERGY HAPPEN®



Project Aquila

Eagle Mountain City Council Meeting

January 20, 2026

Williams



WE MAKE CLEAN ENERGY HAPPEN®



OUR HISTORY
*Founded in 1908 as
a construction
company*



PRESENT
*Premier natural gas
pipeline company*



OUR FUTURE
*Reliably deliver
clean energy*

Williams has been powering America with clean natural gas for more than a century, so we know what it takes to fuel progress. We can move toward a clean energy future while meeting rising energy demands—which is why we continue to invest in emissions-reducing innovations. The path to sustainability will be powered by experience—**and experience powers us.**

Williams Introduction

Williams Provides Irreplaceable Natural Gas Infrastructure

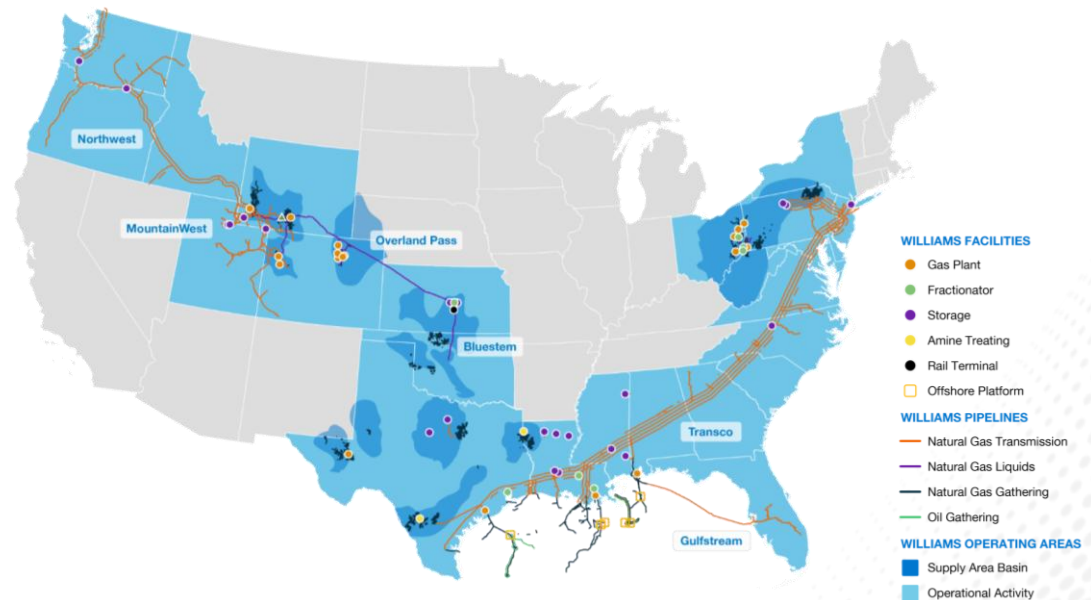
Serving 12 key supply areas and handling one-third of the nation's natural gas

33.1 MMDth/d
Gas Transmission Capacity

28.6 Bcf/d
Gas Gathering Capacity

8.3 Bcf/d
Gas Processing Capacity

417 Bcf
Gas Storage Capacity



Williams in Utah



\$36.9M

ANNUAL ECONOMIC IMPACT

Property tax and payroll



\$4.0M

COMMUNITY GIVING

SINCE 2010



\$905.5M

ASSET VALUE

SERVICE TO UTAH

Williams Northwest Pipeline and MountainWest natural gas transportation and storage assets provide a valuable service to the western markets serving major local distribution companies as well as large commercial and industrial users of natural gas.

The combined capacity of Northwest Pipeline and MountainWest assets accounts for approximately 44% of the natural gas entering Utah. Williams employees in Utah maintain seven compressor facilities the company operates a major office in Salt Lake City and district offices in Vernal, Moab, Price and Coalville.



1,222 mi

**TOTAL PIPELINE
(TRANSMISSION &
GATHERING)**



209

EMPLOYEES

Williams in Utah



\$36.9M

ANNUAL ECONOMIC IMPACT

Property tax and payroll



\$4.0M

COMMUNITY GIVING

SINCE 2010



\$905.5M

ASSET VALUE

NORTHWEST PIPELINE

The Northwest Pipeline system has changed significantly since its beginnings more than 60 years ago. Today, the pipeline is a primary artery for the transmission of natural gas to the Pacific Northwest and Intermountain Region.

What began as a 1,500-mile pipeline is now a nearly 4,000-mile bi-directional transmission system crossing the states of Washington, Oregon, Idaho, Wyoming, Utah and Colorado. Northwest's bi-directional system provides access to Alberta, British Columbia, Rocky Mountain and San Juan Basin gas supplies.

MOUNTAINWEST

MountainWest is an interstate natural gas pipeline company that owns and operates an approximately 2,000-mile natural gas pipeline system and provides underground natural gas storage services in Utah, Wyoming and Colorado.

Located in the Rocky Mountains near three producing areas, including the Greater Green River, Uinta and Piceance basins, the MountainWest system has a design capacity totaling 8.0 MMdth/d and 56 Bcf of gas storage, including the Clay basin underground storage reservoir in Utah.



1,222 mi

**TOTAL PIPELINE
(TRANSMISSION &
GATHERING)**



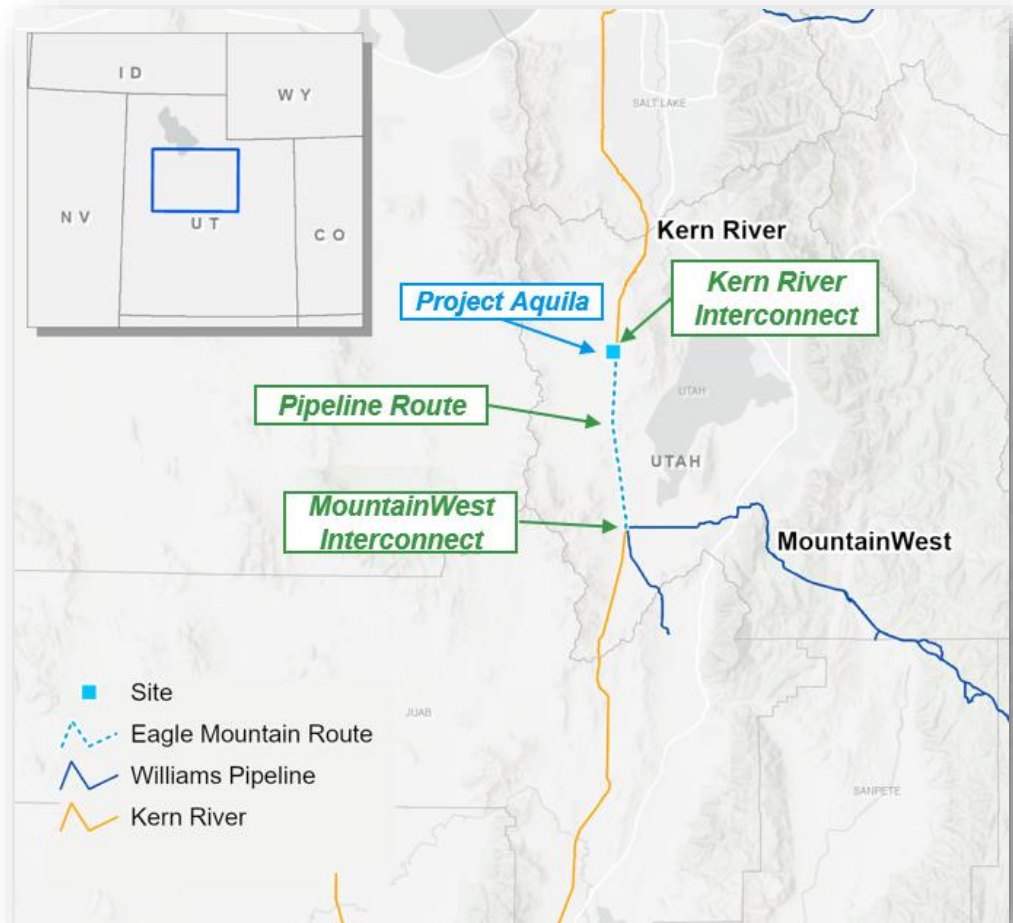
209

EMPLOYEES

Project Overview

High-Reliability, BTM Power Generation

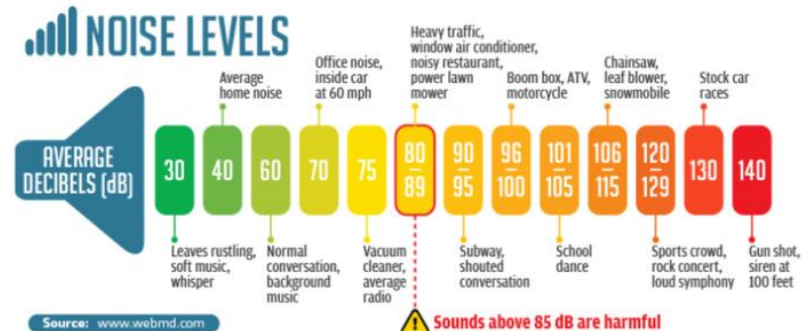
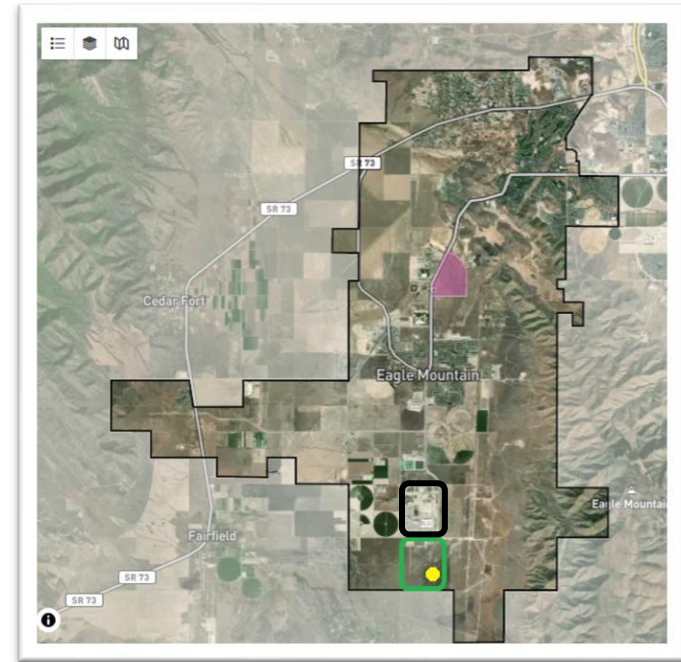
- Williams' customer is expanding its digital infrastructure facility in Eagle Mountain, Utah; requesting 286 Megawatts in service in 2027.
- Williams will provide the customer with a behind the meter, islanded power generation solution.
- Williams will provide a fully integrated solution including:
 - Building, owning, and operating power generation facilities to reliably deliver 286 megawatts.
 - Building, owning, and operating two pipeline laterals:
 - ~19-mile service pipeline to the power gen facility from MountainWest Pipeline
 - <1-mile service pipeline to the power gen facility from Kern River Pipeline



Project Overview

High-Reliability, BTM Power Generation

- **Within Existing Tech Campus:**
 - Existing Business Park with “Regional Technology and Industry (RTI) Zoning”
 - Multiple existing digital infrastructure service providers
- **Land Development Agreement:**
 - LDA completed mid-4Q 2025
- **Co-located development strategy:**
 - Power generation facility to be co-located within customer’s site
- **Aesthetics and noise considerations**
 - Currently evaluating future noise levels, wall heights, setbacks, and aesthetic elements
 - Ongoing discussions with city staff





WE MAKE CLEAN ENERGY HAPPEN®

A strategy fueled by natural gas





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 20, 2026**

TITLE:	DISCUSSION — Street Renaming and Addressing Code Amendment
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

No

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

BACKGROUND:

A citizen inquired with the City about the possibility of renaming a street. Staff reviewed EMMC and did not find any standards that regulate such a request. Street renaming does occur but is not a common or regular occurrence. Typically, a street rename occurs in larger cities wherein a major thoroughfare is renamed, or co-named, for a historical or culturally significant individual.

ITEMS FOR CONSIDERATION:

The proposed Code contains standards to administer street naming, renaming, and addressing.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Redlines

Table 16.05.220(a) Public Notice

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities*
<u>STREETS</u>					
<u>Street Renaming</u>	<u>N/A</u>	<u>Yes</u>	<u>Direct mailed notice to property owners with direct access onto the street affected by the change. Post notice in three public places</u>	<u>10 Days</u>	<u>Yes</u>

Table 16.05.220(b) Land Use Authority

	Land Use Authority	
	Advisory Body	Land Use Authority
<u>STREETS</u>		
<u>Street Renaming</u>	<u>Planning Commission</u>	<u>City Council</u>

Table 16.05.220(c) Appeal Authority

	Land Use Authority	1st Appeal		2nd Appeal		3rd Appeal	
		Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
<u>STREETS</u>							
<u>Street Renaming</u>	<u>City Council</u>	<u>30</u>	<u>District Court</u>	<u>N/A</u>	<u>None</u>	<u>N/A</u>	<u>None</u>

16.25.040 Application. (final plat)

A.1.

~~k. Street names shall not contain cardinal directions (North, South, East, West) as this may conflict with the geographical coordinate identifier of the lot or parcel address;~~ Relocated to 16.70. This will re-letter items that follow: l-x becomes k-w.

Title 16 SUBDIVISIONS

Chapters:

Division I. Introduction

- 16.05 General Provisions**
- 16.10 Master Development Plans**

Division II. Approvals

- 16.15 Concept Plans**
- 16.20 Preliminary Plats**
- 16.25 Final Plats**

Division III. Generally Applicable Requirements/Standards

- 16.30 General Requirements for All Subdivisions**
- 16.35 Development Standards for Required Public Facilities**
- 16.40 Storm Water Runoff and Surface Drainage**

Division IV. Splits, Adjustments and Amendments

- 16.45 Lot Splits**
- 16.50 Lot Line Adjustments**
- 16.55 Plat Amendments**

Division V. Building Permits

- 16.60 Building Permits**

Division VI. Addressing and Street Naming

- 16.70 Addressing and Street Naming**

Chapter 16.70

ADDRESSING AND STREET NAMING

(all new below)

Sections:

- 16.70.010 What this chapter does.**
- 16.70.020 Procedures.**
- 16.70.030 Street naming.**
- 16.70.040 Street and property numbering.**
- 16.70.050 Building identification.**

16.70.010 What this chapter does.

This chapter establishes a standard system for naming streets and assigning addresses to avoid similar sounding names or confusing designations. This chapter also establishes standard procedures for changing existing street names, adding names to existing numbered streets, keeping addressing numbers clearly identifiable, and providing a complete current listing of all streets and addresses within the City.

16.70.020 Procedures.

All proposed street names shall be coordinated with the City to avoid duplication. The following procedures shall be adhered to with new development and proposed changing of street names.

A. New Address (i.e. Annexation, Subdivision, Site Plan). Street names shall be proposed by the developer, with approval from the City, and shall be identified on the final subdivision plat.

1. Street coordinates and house numbers shall be proposed by the developer, with approval from the City, and shall be identified on the final subdivision plat.

2. Duplicate Street Names. City Staff may change duplicated street names without a petition when it is determined that the change is related to public safety.

- a. No duplications of street names or numbers used as names within the boundaries of the City shall be approved. Including:

- i. Duplications, where there are identical names on two or more streets, or

- ii. Phonetic name duplications, where there are street names which have duplicate or similar pronunciations but are spelled differently.

- b. The following criteria shall be used in eliminating street name duplications:

- i. Historical significance;

- ii. The number of the buildings addressed on the street;
- iii. The length of time that the name has been in use;
- iv. The length of the street and the amount of traffic; and
- v. Compatibility with adjacent street names.

A. Changing Existing Street Names or Adding Names to Existing Numbered Streets. Except for duplicate street names, to change an existing street name or add a name to a numbered street, the City Council shall hold a public hearing on the proposed name change. Public notice shall follow Table 16.05.220(a). Any person who petitions for a change in the name of a street or alley shall pay an application fee according to the Consolidated Fee Schedule, the cost of the public notice, and the cost of making and installing new street signs required by the name change, and all related costs of the name change including but not limited to recording and postage costs.

B. Changing Existing Property Numbering. City Staff may approve a change in existing property numbering upon consultation with Public Safety. A person who petitions for a change in existing property numbering shall pay an application fee according to the Consolidated Fee Schedule and all City costs such as recording fees and postage costs.

1. Requests for changes based upon personal reasons, numerology, or superstition shall not be approved.
2. Approval of requests for numbering changes may be made under the following circumstances:
 - a. the address is out of sequence or not in reasonable juxtaposition with other addresses on the street;
 - b. the address spacing with other addresses is such that it creates confusion;
 - c. the address has an incorrect odd or even designation; or
 - d. the address conflicts with an address on a parallel street.

C. Records Change and Notification. When street name or number changes are approved, the City will change its records to conform to the change. The City will also send notice of the change to the Utah County Recorder and U.S. Postal Service. Property owners affected by the change are responsible for notifying all other public and private entities of the approved change including but not limited to utility companies, financial institutions, and mortgage companies.

D. Waiting Period. No street name shall be considered for change by the City Council until five years have passed since recording of the plat that contains the street name to be changed. If a street name is part of multiple plats, the date to commence the five-year waiting period shall be the taken from the most recent recorded plat.

16.70.030 Street Naming.

The developer or builder will propose street names which will be reviewed and approved by the City. The following standards shall be applied to the naming of streets in the City:

A. Duplication. No duplications of street names or numbers used as names within the boundaries of the City shall be approved. This includes:

1. Critical Duplications, where there are identical names and street type designators on two or more streets which may or may not have overlapping frontage number ranges regardless of the directional of either the street or the frontage numbers.
2. Common Name Duplications, where there are identical names on two or more streets, but with different street type designators such as road, lane drive, etc.
3. Phonetic Name Duplications, where there are street names which have duplicate or similar pronunciations, but are spelled differently.
4. Stub Streets. If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it shall continue with the same name. Such a street is a stub street and must be required to make a connection when the unimproved land is developed.

B. Continuity. Proposed street names are encouraged to have the following characteristics:

1. historic significance;
2. local, sense of place;
3. overall theme; and
4. compatibility with adjacent streets.

C. Compass Directions. The four cardinal compass directions (North, South, East, West) shall not be used as part of the street name as this can conflict with the geographical coordinate identifier of the lot or parcel address (e.g. East Eastwood Dr., West South Sister Peak Ln., etc.).

D. Name Length. Proposed street names shall not be longer than the typical thirteen blank space street sign, including spaces between words, but not to include the street type designator.

16.70.040 Street and Property Numbering.

All streets, courts, circles, private roads, buildings, dwellings, apartments, units, suites, offices, subdivision lots, parcels, properties, and businesses shall be identified according to the following standards and according to requirements of the City. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:

A. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".

- B. Where possible, property addresses shall be odd on the north and west sides of a street.
- C. Where possible, property addresses shall be even on the south and east sides of a street.
- D. Property addresses for ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, unit number, or letter.
- E. Dual addresses on corner lots will be identified on the final plat. At building permit review, one address shall be permanently assigned.
- F. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway to where it intersects a named or numbered street.
- G. The City shall assign numbers to site plans before final site plan approval, based on the above standards.
- H. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley-way.

16.70.050 Building Identification.

All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:

- A. Background. Numbers shall be set on a background of a contrasting color.
- B. Size. Residential building numbers shall be at least four-inch-tall block letters. Size may be increased if, after installation, numbers are difficult to read.
- C. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property.
 - 1. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings.
 - 2. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence.
 - 3. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on.

4. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, 3 or A, B, C and so on.
5. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall only attach address numbers to the front of each unit and not the rear.
6. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across open space or across an alley.



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Wednesday, January 7, 2026

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Scarlet Ridge plat 2 into warranty Bond Release

City Recorder:

The above-mentioned subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Lacie Messerly, City Recorder



BOND RELEASE REQUEST LETTER
Scarlet Ridge phase 'A' plat 2
Reduced
Revised

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84043
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 638,220.65
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 136,259.20
Amount Remaining in Bond:	\$ 501,961.45

Bond Releases Summary	
#1	\$ 136,259.20
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 136,259.20

1/7/2026

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	MOBILIZATION/MISC.										
a	Mobilization	1	0.1	LS	\$10,500.00	\$1,050.00	0	1	90%	\$1,050.00	\$1,050.00
b	Clear & grub	2200000	220000	SF	\$0.06	\$13,200.00	0	2200000	90%	\$13,200.00	\$13,200.00
c	Traffic control	1	0.1	LS	\$2,000.00	\$200.00	0	1	90%	\$200.00	\$200.00
d	Site cut/fill	13200	1320	CY	\$4.85	\$6,402.00	0	13200	90%	\$6,402.00	\$6,402.00
e	SWPPP	1	0.1	LS	\$2,500.00	\$250.00	0	1	90%	\$250.00	\$250.00
f	Import fill-ROW	10750	1075	TON	\$17.25	\$18,543.75	0	10750	90%	\$18,543.75	\$18,543.75
g	Remove temp turnaround	2	0.2	EA	\$1,500.00	\$300.00	0	2	90%	\$300.00	\$300.00
2	ROAD & CONCRETE										
a	3" asphalt	193280	9664	SF	\$2.13	\$20,584.32	0	193280	95%	\$20,584.32	\$20,584.32
b	6" road base	193280	9664	SF	\$1.11	\$10,727.04	0	193280	95%	\$10,727.04	\$10,727.04
c	9" subbase	193280	9664	SF	\$1.31	\$12,659.84	0	193280	95%	\$12,659.84	\$12,659.84
d	Sawcut	64	3.2	LF	\$10.00	\$32.00	0	64	95%	\$32.00	\$32.00
e	Remove existing	5652	282.6	SF	\$3.30	\$932.58	0	5652	95%	\$932.58	\$932.58
f	Temp. turnaround 60" dia.	2	0.1	EA	\$9,500.00	\$950.00	0	2	95%	\$950.00	\$950.00
g	30" type 'D' modified curb w/base	13160	658	LF	\$29.20	\$19,213.60	0	13160	95%	\$19,213.60	\$19,213.60
h	Curb tie ins	30	1.5	EA	\$495.00	\$742.50	0	30	95%	\$742.50	\$742.50
i	Sidewalk prep w/base	64470	3223.5	SF	\$1.45	\$4,674.08	0	64470	95%	\$4,674.08	\$4,674.08
l	3" asphalt trail (8" wide w/base)	10250	512.5	SF	\$4.50	\$2,306.25	0	10250	95%	\$2,306.25	\$2,306.25
k	6" sidewalk	64470	3223.5	SF	\$6.25	\$20,146.88	0	64470	95%	\$20,146.88	\$20,146.88
l	ADA ramps	18	0.9	EA	\$1,670.00	\$1,503.00	0	18	95%	\$1,503.00	\$1,503.00
m	Rough grade	239340	11967	SF	\$0.11	\$1,316.37	0	239340	95%	\$1,316.37	\$1,316.37
n	Stop signs	8	0.4	EA	\$700.00	\$280.00	0	8	95%	\$280.00	\$280.00
o	Street signs	7	0.35	EA	\$700.00	\$245.00	0	7	95%	\$245.00	\$245.00
3	CULINARY WATER										
a	Connect to existing	2	0	EA	\$1,550.00	\$0.00	0	2	100%	\$0.00	\$0.00
b	8" PVC C-900 water line	6960	0	LF	\$47.00	\$0.00	0	6960	100%	\$0.00	\$0.00
c	1" service	62	0	EA	\$2,100.00	\$0.00	0	62	100%	\$0.00	\$0.00
d	1" irr service	1	0	EA	\$2,100.00	\$0.00	0	1	100%	\$0.00	\$0.00
e	Stub & plug 8" pipe	5	0	EA	\$1,350.00	\$0.00	0	5	100%	\$0.00	\$0.00
f	Fire hydrant	12	0	EA	\$7,750.00	\$0.00	0	12	100%	\$0.00	\$0.00
g	Air vac	1	0	EA	\$7,200.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	8" gate valve	27	0	EA	\$2,650.00	\$0.00	0	27	100%	\$0.00	\$0.00
i	8" tee	7	0	EA	\$1,575.00	\$0.00	0	7	100%	\$0.00	\$0.00
j	8" cross	1	0	EA	\$2,100.00	\$0.00	0	1	100%	\$0.00	\$0.00
k	8" bend	19	0	EA	\$1,100.00	\$0.00	0	19	100%	\$0.00	\$0.00
l	8" loop	1	0	EA	\$3,750.00	\$0.00	0	1	100%	\$0.00	\$0.00
m	Import trench fill	11270	0	TON	\$15.85	\$0.00	0	11270	100%	\$0.00	\$0.00
n	Collars	39	0	EA	\$495.00	\$0.00	0	39	100%	\$0.00	\$0.00
o	Sampling station	1	0	EA	\$3,620.00	\$0.00	0	1	100%	\$0.00	\$0.00
4	SEWER										
a	Connect to existing	1	0	EA	\$1,100.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	8" sewer main w/bedding	6062	0	LF	\$53.50	\$0.00	0	6062	100%	\$0.00	\$0.00
c	4" SS lateral	70	0	EA	\$1,525.00	\$0.00	0	70	100%	\$0.00	\$0.00
d	Import fill	27400	0	TON	\$15.65	\$0.00	0	27400	100%	\$0.00	\$0.00
e	60" SSMH	8	0	EA	\$7,200.00	\$0.00	0	8	100%	\$0.00	\$0.00
f	48" SSMH	15	0	EA	\$5,730.00	\$0.00	0	15	100%	\$0.00	\$0.00
g	Manhole collars	23	0	EA	\$595.00	\$0.00	0	23	100%	\$0.00	\$0.00
5	STORM DRAIN										
a	Connect to existing	1	0	EA	\$1,100.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	24" storm drainpipe w/bedding	580	0	LF	\$98.00	\$0.00	0	580	100%	\$0.00	\$0.00
c	18" storm drainpipe w/bedding	3520	0	LF	\$71.00	\$0.00	0	3520	100%	\$0.00	\$0.00
d	15" storm drainpipe w/bedding	1800	0	LF	\$62.00	\$0.00	0	1800	100%	\$0.00	\$0.00
e	3x3 storm box	1	0	EA	\$5,700.00	\$0.00	0	1	100%	\$0.00	\$0.00
f	60" SSMH	12	0	EA	\$4,750.00	\$0.00	0	12	100%	\$0.00	\$0.00
g	Curb inlet	10	0	EA	\$3,200.00	\$0.00	0	10	100%	\$0.00	\$0.00
h	Double Curb inlet	5	0	EA	\$4,500.00	\$0.00	0	5	100%	\$0.00	\$0.00
i	Combo box	12	0	EA	\$8,100.00	\$0.00	0	12	100%	\$0.00	\$0.00
j	Double combo box	2	0	EA	\$9,500.00	\$0.00	0	2	100%	\$0.00	\$0.00
k	Import trench fill	5370	0	TON	\$15.65	\$0.00	0	5370	100%	\$0.00	\$0.00
l	Manhole collars	24	0	EA	\$595.00	\$0.00	0	24	100%	\$0.00	\$0.00
m	Retention pond (grade, line, rock)	1	0	LS	\$72,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
n	Bench grading	1	0	LS	\$3,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
o	Flared ends	3	0	EA	\$1,700.00	\$0.00	0	3	100%	\$0.00	\$0.00
o	Fill temp basin	1	0	LS	\$2,200.00	\$0.00	0	1	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$136,259.20					
Original 10% Bond Coverage						\$501,961.45					
TOTAL BOND AMOUNT:						\$638,220.65					
							Released this Period			\$136,259.20	

APPROVED BY EAGLE MOUNTAIN:

Vince Hogue
Vince Hogue, P.E.
Engineering Director

1-7-2026
Date

Robert Ballif
Robert Ballif
Engineering Tech. II

1/7/26
Date



DATE: Wednesday, January 7, 2026
TO: Will Welsh
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: Scarlet Ridge phase 'A' plat 2 entering warranty-Updated

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~ACAD as build files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2 inch hole.
3. Check sidewalk at exit warranty.
4. Missing property pins and sewer & water stamps. Place a brass pin in the curb for the sewer and water. 'S' for sewer 'W' for water.
5. Crack seal all phase lines.
6. Place street and stop signs.
7. Ponds to be certified.
8. All hydrants are to be finished to city spec.
9. Inlets to have all the gaps in the corners grouted.

Scarlet Rd.:

1. Lot #236 expose valve and collar.
2. Back the curb and back both sides of the sidewalk.
3. Clean the outlets in the pond and clean up around them.
4. Lot #242 move hydrant back away from curb at least 1 foot. Re-back 'T' the hydrant.
5. Lot #259 expansion board in the middle of concrete, remove and replace the concrete.
6. Southend expose blow off.

Drix Ln.:

1. Back the curb and back both sides of the sidewalk.
2. Sampling station to be finished to city spec. lower sampling station and the valve to flush with top of concrete & place wire inside the box.
3. Westend expose blow off.

Emma Ln.:

1. Back the curb and back both sides of the sidewalk.
2. Westend expose blow off.
3. Lot #'s 248 & 249 place property pin in the west end curb. Check at exit.

Jojo Rd.:

1. Back the curb and back both sides of the sidewalk.
2. Southend off site sewer manhole brought to grade or trench to it does not fill with water or debris.
3. Lot #222 inlets grate to be adjusted to fit inside the inlet.
4. Intersection Lauren Ln. crack seal storm drain patch.



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Amelia Rd.:

1. ~~Back the curb and back both sides of the sidewalk.~~
2. ~~Lot #206 fire hydrant the wire in the valve to be placed down by the pipe. No locate wires to be run up the valve boxes.~~
3. ~~Lot #207 air ac to be built to city spec, corp. to be turned on. Break out concrete next to the pipe, pipe zone to be at least 1 foot around the pipe with sand.~~
4. ~~Southend off site sewer manhole id to be sewer, not storm drain.~~

Lauren Ln.:

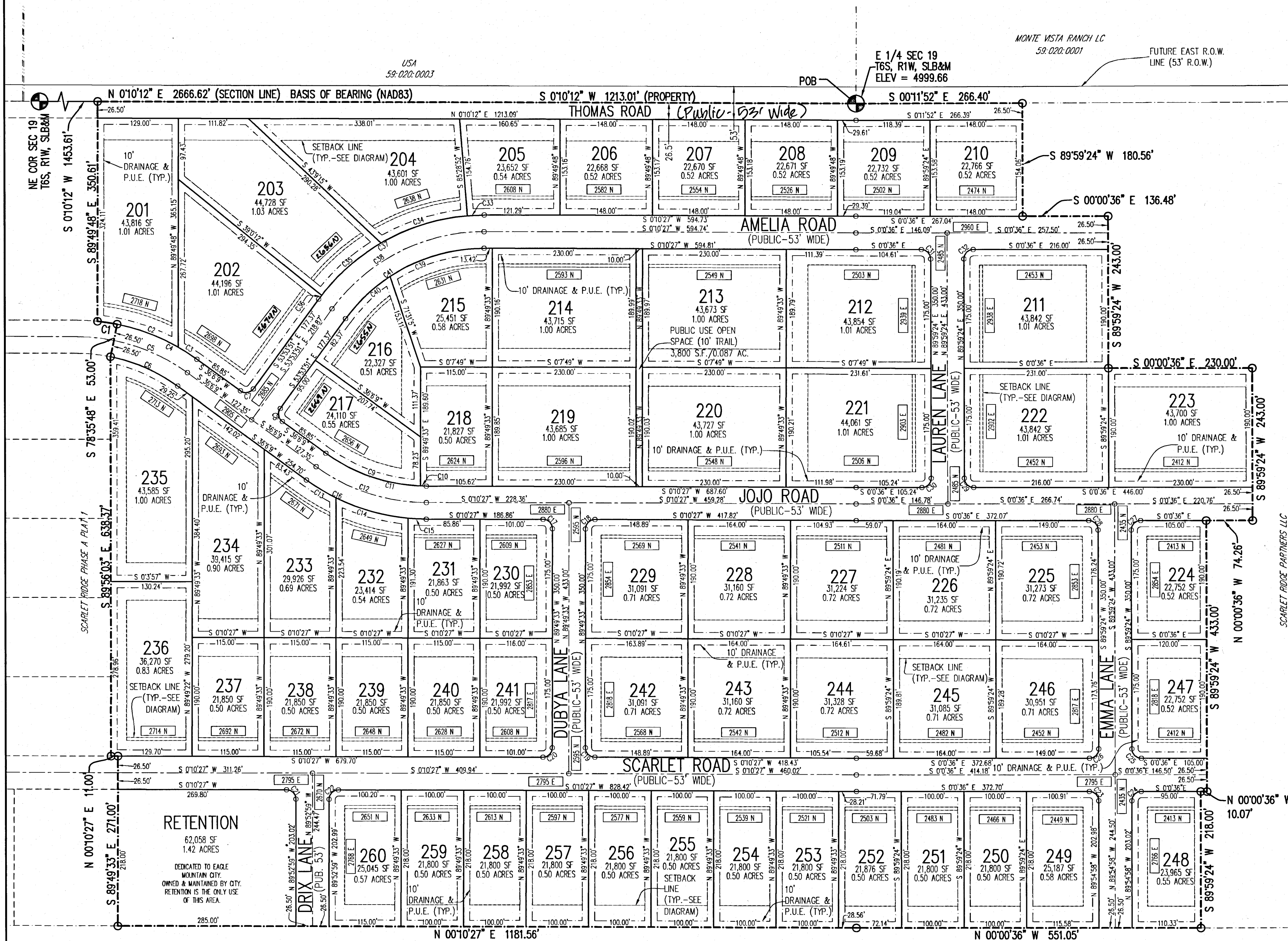
1. ~~Back the curb and back both sides of the sidewalk.~~
2. ~~Intersection Amelia Rd. sewer manhole add step.~~
3. ~~Lot #212 hydrant wire run up the hydrant valve, place wire to the pipe. No wire ran up the valve boxes.~~
4. ~~Lot #222 sewer manhole, lid to be sewer, not storm drain.~~

Dubya Ln.:

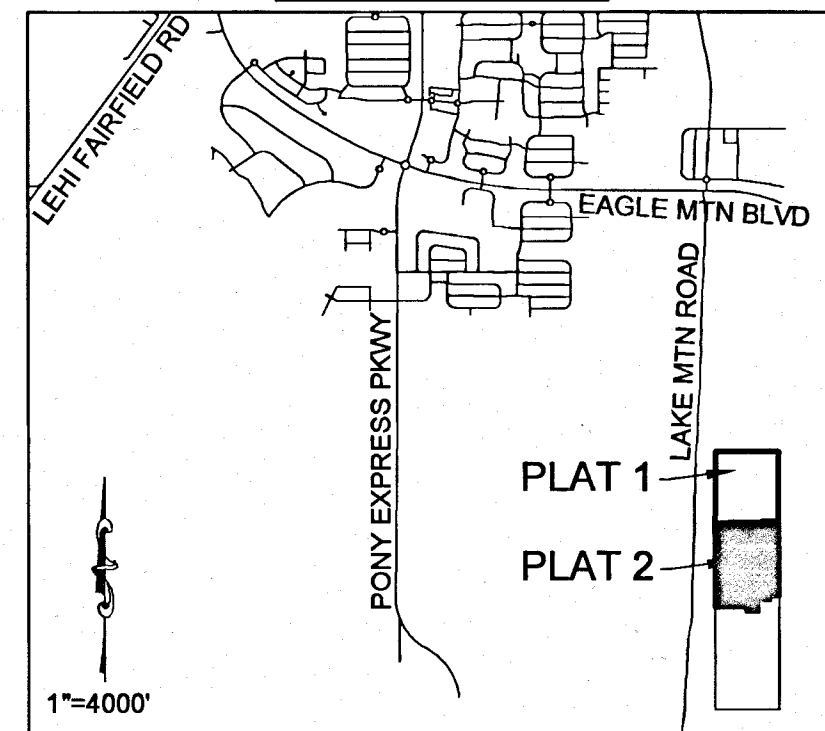
1. ~~Back the curb and back both sides of the sidewalk.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.

SCARLET RIDGE PHASE A PLAT 2

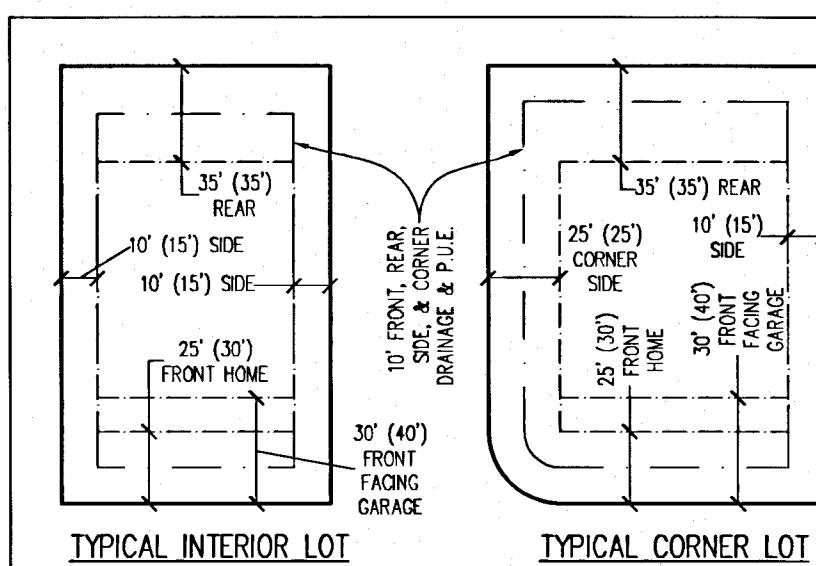


VICINITY MAP



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	326.50	31.62	5°32'54"	31.60	N 8°37'46" E
C2	326.50	104.74	18°22'52"	104.30	S 20°35'38" W
C3	326.50	36.00	6°19'4"	35.98	S 32°56'37" W
C4	326.50	140.75	24°41'56"	139.66	S 23°45'11" W
C5	300.00	129.32	24°41'56"	128.32	S 23°45'11" W
C6	273.50	117.90	24°41'56"	116.99	S 23°45'11" W
C7	15.00	23.56	90°0'0"	21.21	S 8°53'51" E
C8	15.00	23.56	90°0'0"	21.21	S 8°53'51" E
C9	273.50	162.12	33°57'43"	159.75	S 19°17'17" W
C10	273.50	9.39	1°57'58"	9.38	S 19°26'1" W
C11	273.50	171.50	35°55'42"	168.71	S 18°8'18" W
C12	300.00	188.12	35°55'42"	185.05	S 18°8'18" W
C13	326.50	55.45	9°43'49"	55.38	S 31°14'14" W
C14	326.50	120.11	21°43'38"	119.43	S 15°50'1" W
C15	326.50	29.18	5°17'14"	29.17	S 2°44'4" W
C16	326.50	204.74	35°55'42"	201.40	S 18°8'18" W
C17	15.00	23.56	90°0'0"	21.21	S 45°10'27" W
C18	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C19	15.00	23.56	90°0'0"	21.21	S 45°10'27" W
C20	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C21	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C22	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C23	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C24	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C25	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C26	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C27	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C28	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C29	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C30	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C31	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C32	15.00	23.56	90°0'0"	21.21	N 44°49'33" W
C33	326.50	26.74	4°41'35"	26.74	N 2°10'20" W
C34	326.50	146.26	25°40'2"	145.04	N 17°21'9" W
C35	326.50	127.59	22°23'25"	126.78	N 41°22'52" W
C36	326.50	7.53	1°19'17"	7.53	N 53°14'13" W
C37	326.50	308.13	54°41'18"	296.82	N 26°51'42" W
C38	300.00	283.12	54°41'18"	272.73	N 26°51'42" W
C39	273.50	159.44	33°24'5"	157.19	N 16°31'35" W
C40	273.50	98.67	20°40'13"	98.14	N 43°33'44" W
C41	273.50	258.11	54°41'18"	248.64	N 26°51'42" W



SETBACK DIAGRAM

*HALF ACRE LOT SETBACKS ARE SHOWN FOLLOWED BY 1 ACRE LOT SETBACKS IN (#)
ALL LOTS W/ AREA GREATER THAN 43,560 S.F. MUST FOLLOW 1 ACRE SETBACKS

PLAT NOTES:

- SETBACKS: R01 (1 ACRE)/R02 (1/2 ACRE):
FRONT=30'/25'
DRIVEWAY=40'/30'
REAR=35'/35'
CORNER=25'/25'
SIDE=15'/10'
- ALL FRONT-FACING GARAGES MUST BE 40'/30' FROM PROPERTY LINE.
- RETENTION AREA IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY EAGLE MOUNTAIN CITY.

FIRE NOTE:

TWELVE (12) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

ENBRIDGE GAS UTILITY

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTILITY

Approved this 12 day of February 2025

By *[Signature]*

Title *[Signature]*

ROCKY MOUNTAIN POWER

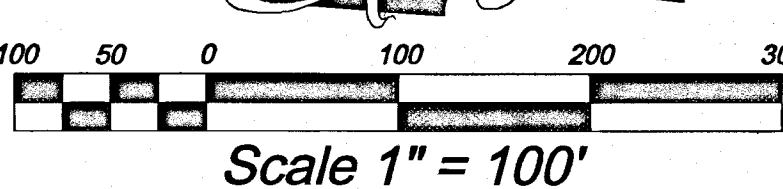
- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

[Signature]
ROCKY MOUNTAIN POWER

[Signature]
DATE

LOT DRAINAGE NOTES:

- ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
- ALL LOTS DRAIN FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.



Scale 1" = 100'

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1a1a1f.

[Signature]
DIRECT COMMUNICATIONS

[Signature]
DATE

PHASE A PLAT 2 CALCULATIONS

TOTAL ACREAGE:	51.350 ACRES
BUILDABLE ACREAGE:	51.350 ACRES
TOTAL ACREAGE IN LOTS:	41,684 ACRES
RIGHT-OF-WAY AREA:	8,155 ACRES
PAVED ROAD AREA WITHIN R.O.W.	4,437 ACRES
TOTAL OPEN SPACE:	1,512 ACRES
TOTAL IMPROVED OPEN SPACE:	0.087 ACRES (10' TRAIL)
AVERAGE LOT SIZE:	30,263 SF/0.695 ACRES
LARGEST LOT SIZE:	44,728 SF/1.027 ACRES
SMALLEST LOT SIZE:	21,800 SF/0.500 ACRES
OVERALL DENSITY:	1.168 LOTS/ACRE
TOTAL # OF LOTS:	60 LOTS

FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1a1a1f.

[Signature]
FIRSTDIGITAL TELECOM

SURVEYOR:

AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 641870 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: Feb. 10, 2025

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

THENCE S 00°11'52" E, A DISTANCE OF 266.40 FEET; THENCE S 89°59'24" W, A DISTANCE OF 180.56 FEET; THENCE S 00°00'36" E, A DISTANCE OF 136.48 FEET; THENCE S 89°59'24" W, A DISTANCE OF 243.00 FEET; THENCE S 00°00'36" E, A DISTANCE OF 230.00 FEET; THENCE S 89°59'24" W, A DISTANCE OF 433.00 FEET; THENCE S 00°00'36" E, A DISTANCE OF 74.26 FEET; THENCE S 89°59'24" W, A DISTANCE OF 218.00 FEET; THENCE S 00°00'36" E, A DISTANCE OF 10.07 FEET; THENCE S 89°59'24" W, A DISTANCE OF 11.81 FEET; THENCE S 89°49'33" E, A DISTANCE OF 271.00 FEET; THENCE S 00°10'27" E, A DISTANCE OF 11.00 FEET; THENCE S 89°56'03" E, A DISTANCE OF 638.37 FEET; THENCE S 78°35'48" E, A DISTANCE OF 53.00 FEET; THENCE ALONG THE ARC OF A 326.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°32'54" FOR 31.62 FEET (CHORD BEARS N 08°37'46" E 31.60 FEET); THENCE S 89°49'48" E, A DISTANCE OF 350.61 FEET; THENCE S 00°10'12" W, A DISTANCE OF 1213.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,248,474 SQUARE FEET OR 51.6179 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):

PRINTED NAME OF OWNER

BCP Development LLC

Nate Hutchinson

AUTHORIZED SIGNATURE(S)

February 1, 2025

ACKNOWLEDGMENT

On the 11 day of Feb, 2025, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the owners.

MY COMMISSION EXPIRES 6/1/25

NOTARY PUBLIC SIGNATURE

718363
COMMISSION NUMBER

[Signature]
PRINTED FULL NAME OF NOTARY

A notary public commissioned in Utah

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 11 day of October, 2025

[Signature]
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 2

SCARLET RIDGE PHASE A

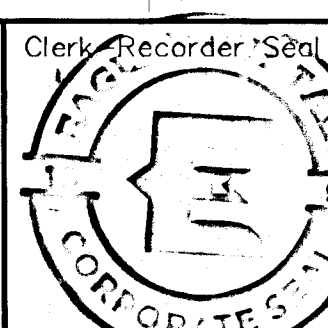
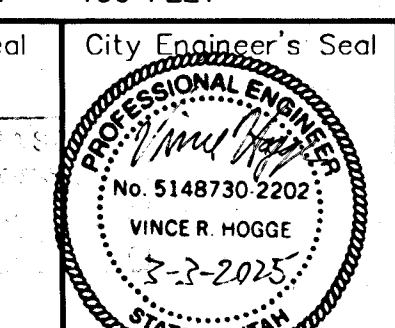
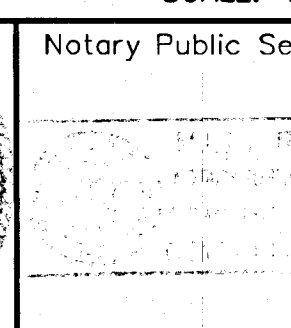
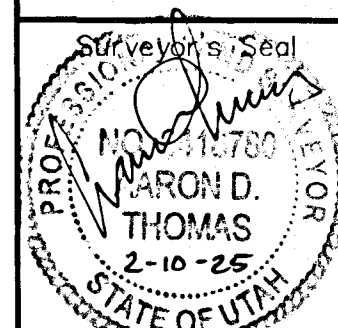
SUBDIVISION

LOCATED IN THE NE CORNER OF SEC 19, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET





2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, January 5, 2026

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Sunset Flats phase 'A' plat 3 into warranty Bond Release

City Recorder:

The above-mentioned subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Lacie Messerly, City Recorder



Bond Release Request Letter
Sunset Flats phase A plat 3
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

2nd Bond Release	
Original Bond Amount:	\$ 1,307,493.24
Previous Release Amount:	\$ 949,736.26
Amount to Release this Period:	\$ 176,040.68
Amount Remaining in Bond :	\$ 181,716.30

Bond Releases Summary	
#1	\$ 949,736.26
#2	\$ 176,040.68
#3	\$ -
#4	\$ -
TOTAL	\$ 1,125,776.94

1/5/2026

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Stockpile topsoil	4800	2400	CY	\$6.40	\$15,360.00	4,800	10%	90%	\$1,536.00	\$13,824.00
b	Site excavate	2672	1336	CY	\$6.40	\$8,550.40	2,672	10%	90%	\$855.04	\$7,695.36
c	Clear and grub	19	9.5	AC	\$851.13	\$8,085.74	19	10%	90%	\$808.57	\$7,277.16
d	SWPPP	1	0.5	LS	\$30,386.77	\$15,193.39	1	10%	90%	\$1,519.34	\$13,674.05
2	STREET IMPROVEMENTS										
a	Mobilization	1	1	LS	\$4,000.00	\$4,000.00	1	10%	90%	\$400.00	\$3,600.00
b	3" asphalt	110578	110578	SF	\$1.19	\$131,587.82	110,578	100%	0%	\$131,587.82	\$0.00
c	6" road base	990	990	TON	\$18.50	\$18,315.00	990	0%	100%	\$0.00	\$18,315.00
d	9" subbase	1690	1690	TON	\$16.50	\$27,885.00	1,690	0%	100%	\$0.00	\$27,885.00
e	Curb & gutter prep	7200	7200	LF	\$4.37	\$31,464.00	7,200	0%	100%	\$0.00	\$31,464.00
f	Sidewalk prep.	33657	33657	SF	\$1.51	\$50,822.07	33,657	10%	90%	\$5,082.21	\$45,739.86
g	30" type "A" curb	7420	3710	LF	\$15.20	\$56,392.00	7,420	0%	100%	\$0.00	\$56,392.00
h	Catch basin tie in's	20	20	EA	\$300.00	\$6,000.00	20	0%	100%	\$0.00	\$6,000.00
i	ADA ramps	18	18	EA	\$1,100.00	\$19,800.00	18	100%	0%	\$19,800.00	\$0.00
j	5' sidewalk w/rep	35780	35780	SF	\$3.65	\$130,597.00	35,780	10%	90%	\$13,059.70	\$117,537.30
k	Manhole collars	29	29	EA	\$480.00	\$13,920.00	29	10%	90%	\$1,392.00	\$12,528.00
3	SEWER										
a	8" PVC sewer line	3469	1734.5	LF	\$47.78	\$82,874.41	3,469	0%	100%	\$0.00	\$82,874.41
b	4" sewer lateral	55	27.5	EA	\$1,910.56	\$52,540.40	55	0%	100%	\$0.00	\$52,540.40
c	48" manhole	18	9	EA	\$4,572.61	\$41,153.49	18	0%	100%	\$0.00	\$41,153.49
d	Sewer connection	4	2	EA	\$1,720.79	\$3,441.58	4	0%	100%	\$0.00	\$3,441.58
e	Stub	1	0.5	EA	\$1,720.79	\$860.40	1	0%	100%	\$0.00	\$860.40
4	STORM DRAIN										
a	15" HDPE	2029	1014.5	LF	\$74.47	\$75,549.82	2,029	0%	100%	\$0.00	\$75,549.82
b	18" HDPE	295	147.5	LF	\$87.57	\$12,916.58	295	0%	100%	\$0.00	\$12,916.58
c	Connection	2	1	EA	\$1,025.17	\$1,025.17	2	0%	100%	\$0.00	\$1,025.17
d	Curb inlet box	12	6	EA	\$3,735.70	\$22,414.20	12	0%	100%	\$0.00	\$22,414.20
e	Combo box	6	3	EA	\$5,841.49	\$17,524.47	6	0%	100%	\$0.00	\$17,524.47
f	60" storm drain manhole	14	7	EA	\$5,089.72	\$35,628.04	14	0%	100%	\$0.00	\$35,628.04
g	Stub	5	2.5	EA	\$680.73	\$1,701.83	5	0%	100%	\$0.00	\$1,701.83
5	WATER										
a	Tie-in to existing	4	2	EA	\$1,662.40	\$3,324.80	4	0%	100%	\$0.00	\$3,324.80
b	8" C-900 water main	4068	2034	LF	\$41.09	\$83,577.06	4,068	0%	100%	\$0.00	\$83,577.06
c	8" valves	8	4	EA	\$2,073.33	\$8,293.32	8	0%	100%	\$0.00	\$8,293.32
d	8" tee	2	1	EA	\$1,037.59	\$1,037.59	2	0%	100%	\$0.00	\$1,037.59
e	8" 11.25 bend	7	3.5	EA	\$463.14	\$1,620.99	7	0%	100%	\$0.00	\$1,620.99
f	8" 45 bend	2	1	EA	\$475.15	\$475.15	2	0%	100%	\$0.00	\$475.15
g	8" cross	5	2.5	EA	\$1,224.67	\$3,061.68	5	0%	100%	\$0.00	\$3,061.68
h	8" 22.5 bend	4	2	EA	\$471.98	\$943.96	4	0%	100%	\$0.00	\$943.96
i	Stub	5	2.5	EA	\$358.15	\$895.38	5	0%	100%	\$0.00	\$895.38
j	Fire Hydrant w/valve	7	3.5	EA	\$6,797.79	\$23,792.27	7	0%	100%	\$0.00	\$23,792.27
k	Culinary services	58	29	EA	\$3,572.83	\$103,612.07	58	0%	100%	\$0.00	\$103,612.07
l	Blow off	5	2.5	EA	\$2,303.96	\$5,759.90	5	0%	100%	\$0.00	\$5,759.90
m	Valve collars	21	10.5	EA	\$360.00	\$3,780.00	21	0%	100%	\$0.00	\$3,780.00
TOTAL CONSTRUCTION COST						\$1,125,776.94					
Original 10% Bond Coverage						\$181,716.30					
TOTAL BOND AMOUNT:						\$1,307,493.24	Released this Period			\$176,040.68	

APPROVED BY EAGLE MOUNTAIN:

Vince Noyes
Vince Noyes P.E.
Engineering Director

1-5-2026
Date

Robert Ballif
Robert Ballif
Engineering Tech. II

1/5/26
Date



DATE: Monday, December 22, 2025
TO: Shane Johnson
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: **Sunset Flats phase 'A' plat 3 entering warranty-Updated**

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II
Rhett Rickenbach-Cooper Con

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~ACAD as build files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2 inch hole.
3. Missing sewer and water stamps in the curb. Place brass pin in the curb with a 'W' for water & and 'S' for sewer stamped on it. Check sewer stamp at exit.
4. All inlets to be smoothly grouted under the grate.
5. All inlets have BMPs.
6. Crack seal all phase lines.
7. Place all street/stop signs.
8. Fire hydrant with 'W' needs to expose the location wire.

Topaz Dr.:

1. Sewer manhole marked with 'L' for venter lid, 'S' for step, 'G' for grout, & 'C' for clean.
2. Storm drain manhole marked with 'S' for step, 'G' for grout, 'C' for clean, & 'L' for lid.
3. All marked concrete with red or green paint to be replaced if the crack goes all the way through and is a credit card thickness or tripping hazard. Check at exit.
4. Concrete marked on joint means it is high and needs to be ground down.
5. Air vacs turn on ball valves and corp. and clean out any debris. Lid to say water and add steps if needed. Add 3 steps.

Aviator Ave.:

1. Blow off on the west end remove the pipe level to the grade and place a valve box with lid and a plastic hand tight cap on the pipe, clean the valve box.
2. Fire hydrants expose the valve and place collar, collar to be in asphalt.
3. Lot #301 back of lot, extend the curb, sidewalk, & asphalt and place property pin. Check at exit.
4. North side of the road to be sloped with a 4:1 slope.
5. Check damaged asphalt at exit.
6. Air vac to be finished to city spec. and turn on. Mirafi fabric, not woven. Place pads around air vacs & place 3 steps.
7. Sewer manhole marked with 'L' for venter lid, 'S' for step, 'G' for grout, & 'C' for clean.
8. Storm drain manhole marked with 'S' for step, 'G' for grout, 'C' for clean, & 'L' for lid.
9. All marked concrete with red or green paint to be replaced if the crack goes all the way through and is a credit card thickness or tripping hazard. Check at exit.
10. Concrete marked on joint means it is high and needs to be ground down.



Garnet Ave:

1. Sewer manhole marked with 'L' for venter lid, 'S' for step, 'G' for grout, & 'C' for clean.
2. Storm drain manhole marked with 'S' for step, 'G' for grout, 'C' for clean, & 'L' for lid.
3. All marked concrete with red or green paint to be replaced if the crack goes all the way through and is a credit card thickness or tripping hazard. Check at exit.
4. Concrete marked on joint means it is high and needs to be ground down.
5. Air vacs turn on ball valves and corp. and clean out any debris. Lid to say water and add steps.
6. Intersection of Copper the ADA ramps and sidewalk to be finished.
7. Section of sidewalk tripping hazard to be ground down.

Granite Ln.:

1. Sewer manhole marked with 'L' for venter lid, 'S' for step, 'G' for grout, & 'C' for clean.
2. Storm drain manhole marked with 'S' for step, 'G' for grout, 'C' for clean, & 'L' for lid.
3. All marked concrete with red or green paint to be replaced if the crack goes all the way through and is a credit card thickness or tripping hazard. Check at exit.
4. Concrete marked on joint means it is high and needs to be ground down.
5. Air vacs turn on ball valves and corp. and clean out any debris. Lid to say water and add steps if needed.
6. Lot #'s 345 & 344 Sag in the curb.

Emerald Ave.:

1. Sewer manhole marked with 'L' for venter lid, 'S' for step, 'G' for grout, & 'C' for clean.
2. Storm drain manhole marked with 'S' for step, 'G' for grout, 'C' for clean, & 'L' for lid.
3. All marked concrete with red or green paint to be replaced if the crack goes all the way through and is a credit card thickness or tripping hazard. Check at exit.
4. Concrete marked on joint means it is high and needs to be ground down.
5. Air vacs turn on ball valves and corp. and clean out any debris. Lid to say water and add steps if needed.

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.

SUNSET FLATS PHASE "A" PLAT 3

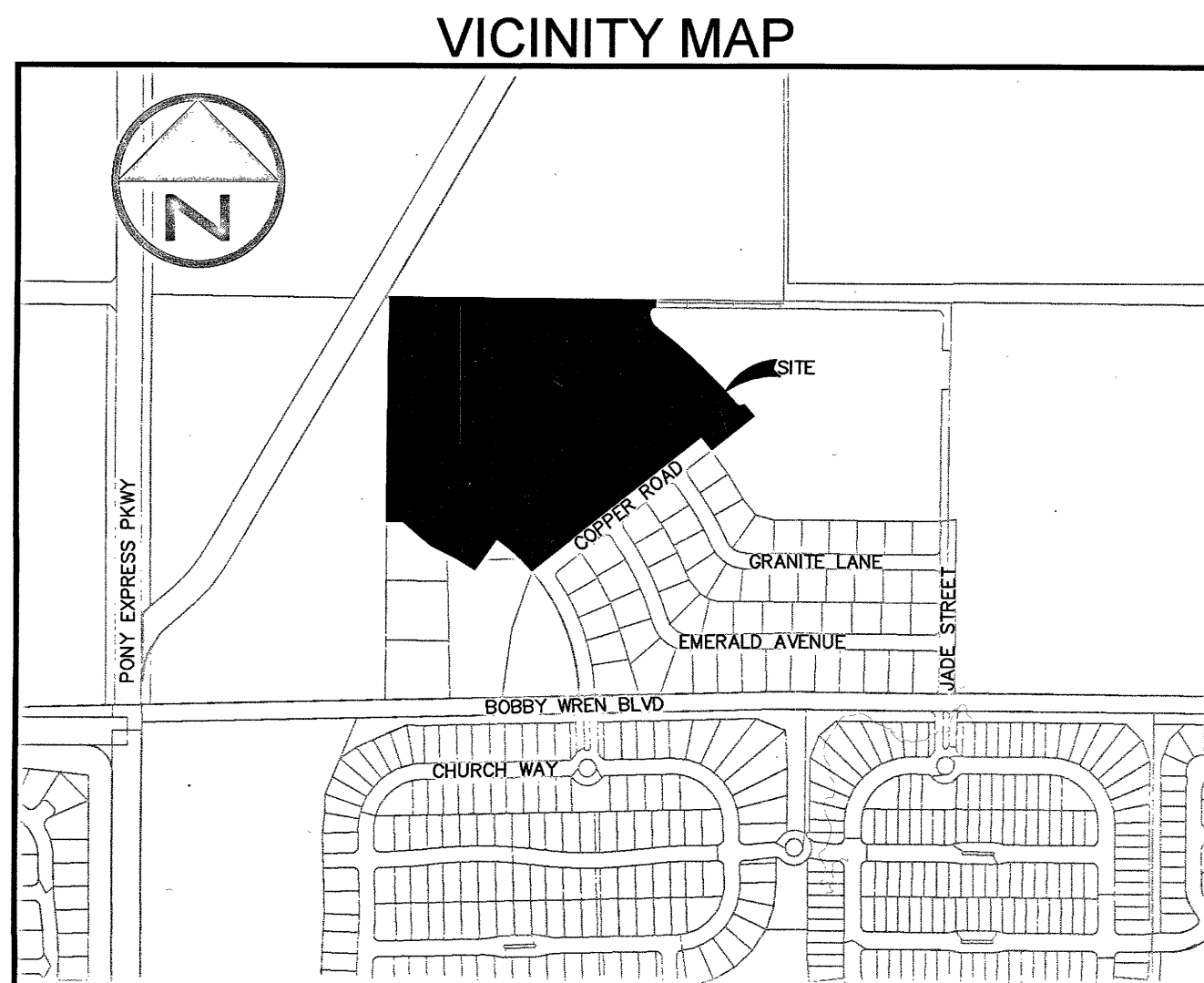
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	182.53'	150.00'	69°43'16"	S34°25'39"E
C2	352.08'	700.00'	28°49'06"	N54°52'44"W
C3	106.69'	100.00'	61°07'51"	S30°07'56"E
C4	351.41'	983.00'	20°28'58"	N50°27'23"W
C5	53.09'	100.00'	30°25'07"	N74°18'27"W
C6	426.70'	1266.00'	19°18'40"	N49°28'33"W
C7	94.55'	100.00'	54°10'27"	S26°36'14"E
C8	436.25'	1549.00'	16°08'11"	N45°37'22"W
C9	409.75'	1549.00'	15°09'22"	N46°06'47"W
C10	26.50'	1549.00'	0°58'49"	N38°02'41"W
C12	31.39'	20.00'	89°56'00"	N44°32'01"W
C14	214.78'	176.50'	69°43'16"	N34°25'39"W
C15	172.09'	673.50'	14°38'25"	N61°58'05"W
C16	30.17'	20.00'	86°25'43"	S85°05'09"E
C17	347.64'	726.50'	27°25'00"	N55°34'47"W
C18	150.28'	123.50'	69°43'16"	S34°25'39"E
C19	31.44'	20.00'	90°04'00"	S45°27'59"W
C20	31.39'	20.00'	89°56'00"	N44°32'01"W
C21	134.97'	126.50'	61°07'51"	S30°07'56"E
C22	319.90'	956.50'	19°09'45"	N51°08'59"W
C23	32.55'	20.00'	93°14'06"	N05°04'57"E
C24	30.39'	20.00'	87°03'27"	S84°46'17"E
C25	342.78'	1009.50'	19°27'18"	N50°58'13"W
C26	78.42'	73.50'	61°07'51"	S30°07'56"E
C27	31.43'	20.00'	90°03'00"	S45°27'29"W
C28	39.02'	73.50'	30°25'07"	N74°18'27"W
C29	396.20'	1239.50'	18°18'51"	N49°56'28"W
C30	32.28'	20.00'	92°29'02"	N05°27'29"E
C31	30.61'	20.00'	87°41'32"	S84°27'14"E
C32	417.11'	1292.50'	18°29'25"	S49°51'11"E
C33	67.16'	126.50'	30°25'07"	S74°18'27"E
C36	31.44'	20.00'	90°04'00"	S45°27'59"W
C38	30.69'	20.00'	87°55'52"	N45°32'05"W
C39	115.08'	126.50'	52°07'19"	N27°37'48"W
C40	355.41'	1522.50'	13°22'31"	N47°00'12"W
C41	32.12'	20.00'	92°00'57"	N05°41'31"E
C42	46.72'	176.50'	15°09'58"	S07°08'59"E
C43	75.36'	176.50'	24°27'52"	S26°57'53"E
C44	74.69'	176.50'	24°14'48"	S51°19'12"E
C45	18.00'	176.50'	5°50'41"	S66°21'57"E
C46	73.02'	673.50'	61°2'44"	N66°10'55"W
C47	99.07'	673.50'	8°25'41"	N58°51'43"W
C48	36.56'	123.50'	16°57'35"	S08°02'48"E
C49	113.73'	123.50'	52°45'41"	S42°54'27"E
C50	106.25'	726.50'	8°22'46"	N65°05'54"W
C51	87.60'	726.50'	6°54'30"	N57°27'16"W
C52	86.91'	726.50'	6°51'14"	N50°34'24"W
C53	66.89'	726.50'	5°16'30"	N44°30'32"W
C54	43.46'	126.50'	19°41'06"	S09°24'34"E
C55	52.99'	126.50'	24°00'00"	S31°15'07"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C56	38.52'	126.50'	17°26'45"	S51°58'29"E
C57	36.75'	956.50'	21°2'05"	N59°35'49"W
C58	99.94'	956.50'	5°59'12"	N55°30'11"W
C59	99.94'	956.50'	5°59'12"	N49°30'58"W
C60	83.27'	956.50'	4°59'16"	N44°01'44"W
C61	31.40'	20.00'	89°57'00"	S44°32'31"E
C62	47.69'	126.50'	21°36'08"	N78°42'57"W
C63	19.47'	126.50'	8°49'00"	N63°30'23"W
C64	74.40'	1292.50'	31°7'53"	N57°28'57"W
C65	90.66'	1292.50'	4°01'09"	N53°47'26"W
C66	90.66'	1292.50'	4°01'09"	N49°46'17"W
C67	90.66'	1292.50'	4°01'09"	N45°45'08"W
C68	70.72'	1292.50'	3°08'06"	N42°10'31"W
C69	95.33'	126.50'	43°10'33"	S23°09'25"E
C70	19.75'	126.50'	8°56'46"	S49°13'05"E
C71	78.76'	1522.50'	2°57'51"	N52°12'32"W
C72	98.41'	1522.50'	3°42'13"	N48°52'30"W
C73	98.41'	1522.50'	3°42'13"	N45°10'17"W
C74	79.82'	1522.50'	3°00'14"	N41°49'04"W
C75	74.09'	1239.50'	3°25'30"	N42°29'47"W
C76	92.45'	1239.50'	4°16'25"	N46°20'44"W
C77	92.45'	1239.50'	4°16'25"	N50°37'09"W
C78	92.45'	1239.50'	4°16'25"	N54°53'33"W
C79	44.75'	1239.50'	2°04'08"	N58°03'49"W
C80	69.88'	1009.50'	3°57'59"	N58°42'52"W
C81	97.61'	1009.50'	5°32'24"	N53°57'41"W
C82	97.61'	1009.50'	5°32'24"	N48°25'17"W
C83	77.68'	1009.50'	4°24'31"	N43°26'49"W



ACKNOWLEDGMENT

State of Utah ss
County of Utah

On the 5th day of December A.D. 2024 personally appeared before me, Tom Westmeland, Mayor of Eagle Mountain City, the signer of the foregoing dedication who duly acknowledged to me that they did the same.

Notary Public Full Name: Fionnuala B. Kobed
Commission Number: 711016
My Commission Expires: 3-9-2024
A notary public commissioned in Utah

TABULATIONS	
TOTAL AREA	19.05 ACRES
56 LOTS	14.52 ACRES
OVERALL DENSITY	2.94 LOTS/ACRE
SMALLEST LOT SIZE	10,890 SQ FT
LARGEST LOT SIZE	15,321 SQ FT
AVERAGE LOT SIZE	11,292 SQ FT
ROW DEDICATION	4.53 ACRES

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

Approved: *Marissa Cuffard* DATE: 11/10/2024

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSURANCE OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-368-8532.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS 13 DAY OF November A.D. 2024
BY: *Debbie Smith* TITLE: PCE CSR REP II

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICATION TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 80, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

Approved: *Debbie Smith* DATE: 11-12-2024
ROCKY MOUNTAIN POWER

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS SUNSET FLATS PHASE "A" PLAT 3 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 0°28'19" WEST ALONG THE SECTION LINE, A DISTANCE OF 394.06 FEET, AND WEST 81.93 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 51°42'00" WEST 187.64 FEET TO A POINT ON THE BOUNDARY OF SUNSET FLATS PHASE A PLAT 1 ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 17367; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) NORTH 38°33'31" WEST 53.00 FEET; 2) SOUTH 51°42'00" WEST 737.68 FEET; THENCE NORTHWESTERLY 165.68 FEET ALONG THE ARC OF A 673.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 47°36'05" WEST 165.24 FEET); THENCE SOUTH 35°21'08" WEST 130.00 FEET; THENCE NORTH 58°51'43" WEST 79.87 FEET; THENCE NORTH 63°46'30" WEST 90.05 FEET; THENCE NORTH 48°27'51" WEST 125.92 FEET; THENCE NORTH 89°34'01" WEST 57.32 FEET; THENCE NORTH 0°25'45" EAST 767.35 FEET TO THE SECTION LINE; THENCE SOUTH 89°30'01" EAST ALONG THE SECTION LINE A DISTANCE OF 310.79 FEET; THENCE SOUTH 0°29'59" WEST 28.50 FEET; THENCE SOUTHWESTERLY 33.40 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 42°39'47" WEST 28.65 FEET); THENCE SOUTHEASTERLY 62.24 FEET ALONG THE ARC OF A 73.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT (CHORD BEARS SOUTH 29°25'56" EAST 60.40 FEET); THENCE SOUTHEASTERLY 371.02 FEET ALONG THE ARC OF A 1575.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 46°56'41" EAST 370.16 FEET); THENCE SOUTHEASTERLY 30.75 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (CHORD BEARS SOUTH 84°14'57" EAST 27.81 FEET); THENCE SOUTH 38°42'01" EAST 53.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.05 ACRES, MORE OR LESS.

November 07, 2024
DATE

[Signature]
SURVEYOR
(SEE SEAL BELOW)

OWNERS' DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

David Crockett, Manager
Pulte Home Company, LLC
Tim Westmeland, Mayor
Eagle Mountain City

11/25/2024
12/5/2024

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF NAH:SS

ON THIS 25 DAY OF November A.D. 2024, PERSONALLY APPEARED BEFORE ME David Crockett, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF Pulte Home Company, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL *[Signature]*

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: *Johna R Rose*
COMMISSION NUMBER: 719875
MY COMMISSION EXPIRES: 9-24-2025

A NOTARY PUBLIC COMMISSIONED IN UTAH

EX 8452412024 MAP 197
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 9 03:50 PM FEE 212.00 BY CS
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF December 2024.

Approved by Mayor: *[Signature]*
Approved by City Attorney: *[Signature]*
Approved by City Engineer: *[Signature]*
Approved by City Recorder: *[Signature]*

SUNSET FLATS PHASE "A" PLAT 3
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
CLERK-RECORDER SEAL

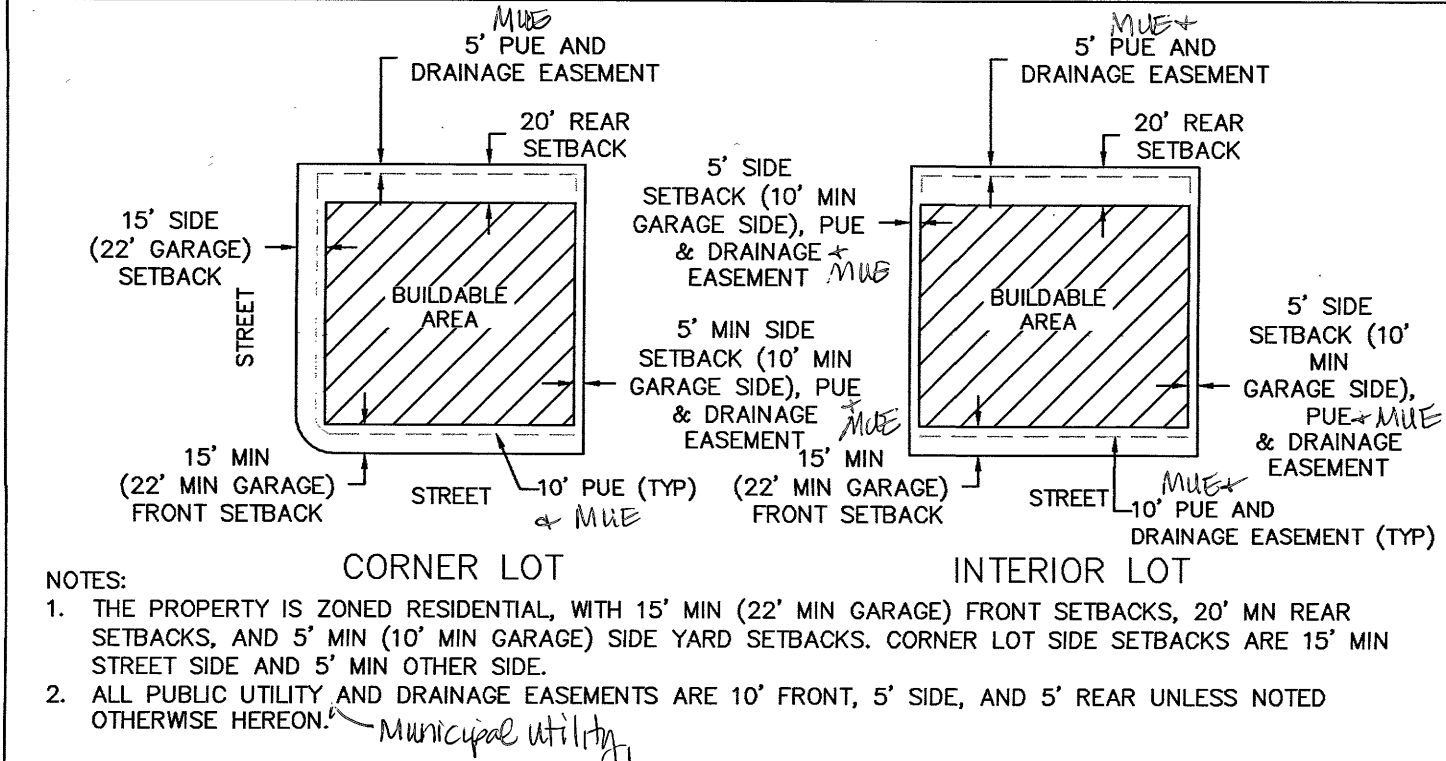
KAGAN M. DIXON
No. 9061091
11/07/2024

FIONNUALA B. KOBED
No. 711016
03/09/2024

VINCE R. HODGE
No. 51487302202
11-18-2024

EAGLE MOUNTAIN CITY
CORPORATE SEAL

TYPICAL BUILDING SETBACKS



14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

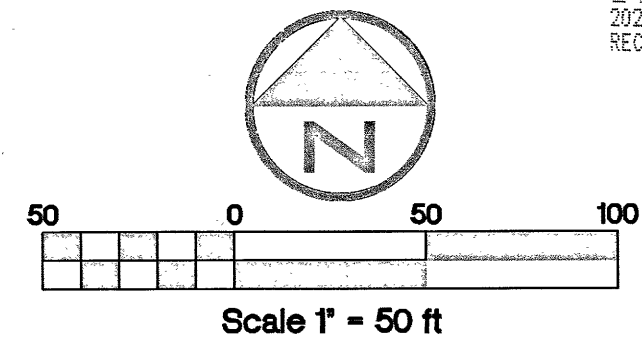
Sec 12, T6S, R2W, SLB-M T0038 JW

SUNSET FLATS PHASE "A" PLAT 3

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SHEET 2 OF 2

ENT 865241 2024 MAP 19528
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 9 03:50 PM FEE 212.00 BY CS
RECORDED FOR EAGLE MOUNTAIN CITY



LEGEND

- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- STREET MONUMENT
- SECTION LINE
- BOUNDARY LINE
- ROW CENTERLINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY / ROW LINE



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

SUNSET FLATS PHASE "A" PLAT 3
A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND
MERIDIAN
SHEET 2 OF 2

19528 2024



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

JANUARY 7, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright appeared as Mayor Pro Tempore for Policy Session. Councilmembers Donna Burnham, Melissa Clark and Rich Wood.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager and City Recorder; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Angela Valenzuela, Human Resources Manager; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Vince Hogge, City Engineer; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Natalie Winterton, Grants Coordinator and Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Todd Black, Wildlife Biologist/Environmental Planner; Mack Straw, Public Utility Manager; Jeff Weber, Fleet and Facilities Director; Zac Hilton, Public Services Manager; Bailey Ensign, Digital Communications Specialist; Kristin Allred, Library Assistant Director; Eric McDowell, Chief Deputy Sheriff and Gina Olsen, Deputy Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Councilmember Jared Gray appeared as Mayor Pro Tempore for Work Session and Embret Fossum, UFA Battalion Chief.

OTHER STAFF PRESENT: Dawn Hancock, Events Director; Melissa Yates, Purchasing Agent; John Magness, Management and Policy Analyst and Jason Hall, Recreation Manager.

Due to technical difficulties the video stream begins at Item 15.B. in the Agenda Review.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Gray called the meeting to order at 4:10 PM.

1. INTRODUCTION

2. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION - CDBG FY2026

3. AGENDA REVIEW

Item 13.A. was discussed after Item 19.B. because Auditor Ron Short was delayed by traffic and did not arrive on time.

15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDAs and Enacting

Section 17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination.

[The recording of the discussion can be found online here at 00:01:35.](#)

Planner Steven Lehmitz introduced the proposed ordinance which amends Municipal Code to require the Planning Director to initiate a Rezone action when a Master Development Agreement lapses or is terminated. This process will address the zoning of properties associated with the expired or terminated Agreement.

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.25.060 Projection into Setbacks.

[The recording of the discussion can be found online here at 00:01:52.](#)

Planner Steven Lehmitz presented the proposed ordinance which amends Eagle Mountain Municipal Code to add allowed projections into setbacks for sub-grade structures such as basement walkouts.

- 16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDAs and Enacting Section 17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination.

[The recording of the discussion can be found online here at 00:07:08.](#)

Senior Planner Robert Hobbs presented proposed ordinance which amends Municipal Code to require the Planning Director to initiate a Rezone action when a Master Development Agreement lapses or is terminated. This process will address the zoning of properties associated with the expired or terminated Agreement.

- 16.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.100.050 Site Plan Development Standards.

[The recording of the discussion can be found online here at 00:09:35.](#)

Planner Brandon Larsen presented the proposed ordinance which amends Municipal Code to define where the distance separation of a driveway on a site plan and a right-of-way is measured.

- 17.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Staff to Engage the Services of a Third-Party Broker for Major Land Acquisition and Disposal of Significant Land

[The recording of the discussion can be found online here at 00:14:29.](#)

Councilmember Wood presented the item and discussed hiring the services of a third-party broker for land acquisition and discussed changes to the Resolution.

18.B. MOTION - Assignment of City Council Board Liaisons

[The recording of the discussion can be found online here at 00:36:23.](#)

Councilmember Wood discussed how the council allocates time to assignments and raised the question of whether similar attention should be extended to third parties, such as citizen advisory boards or elected official boards within the county.

19.B. DISCUSSION – Lobbying Services Proposal

[The recording of the discussion can be found online here at 00:52:16.](#)

Councilmembers discussed to postpone this item so that Mayor Westmoreland and Director of Legislative Affairs Clifford Strachan could be in attendance to answer further questions. The City has received a proposal from a governmental lobbyist to provide lobbying services for the City. The City currently has a lobbyist under contract and the current proposal is intended to give the City an additional lobbyist to support the State Legislature, particularly for transportation issues, and could provide support for any issues affecting the City.

13.A. MOTION - Acceptance of the 2024 Eagle Mountain City Fiscal Year Audit

[The recording of the discussion can be found online here at 00:55:49.](#)

Auditor Ron Short provided an overview of the audit process for Eagle Mountain City, including the scope of the audit, key findings and compliance with financial regulations.

19.A. UPDATE – Legislative Priorities List.

[The recording of the discussion can be found online here at 01:03:08.](#)

Purchasing Agent Melissa Yates discussed the updates for the Mortgage Assistance Program.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Burnham moved to 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. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 01:06:12.](#)

The work session was adjourned to closed session at 5:51 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Pro Tempore Gray called the meeting to order at 07:19 PM.

6. PLEDGE OF ALLEGIANCE

Steve Mumford led the Pledge of Allegiance.

Item 18.A. was moved to the top of Policy Session.

Mayor Pro Tempore Gray discussed moving Item 18.A. to the top of Policy Session so Councilmember Wright can be appointed Mayor Pro Tempore for this meeting.

[The recording of the discussion can be found online here at 01:10:52.](#)

18.A. MOTION - Appointment of City Councilmember as Mayor Pro Tempore

MOTION: *Councilmember Wood nominates Councilmember Brett Wright as Mayor Pro Tempore for 2025. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the nomination can be found online here at 01:11:22.](#)

Councilmember Gray asks that Councilmember Wright start Mayor Pro Tempore immediately.

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

Mayor Pro Tempore Wright opened the public comment period at 7:19 PM.

The following individuals spoke during the public comment period: Dale Benson, Jason Rasmussen, Joy Rasmussen, Ana Benson, Gabriel Gaona.

Mayor Pro Tempore Wright closed the public comment period at 7:39 PM.

[The recording of the public comments can be found online here at 01:14:34.](#)

9. CITY COUNCIL/MAYOR ITEMS

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

[The recording of the comments can be found online here at 01:30:43.](#)

Councilmembers introduced the new City Manager Benjamin Reeves.

[The recording of the introduction can be found online here at 01:37:01.](#)

10. APPOINTMENTS

10.A. Library Advisory Board

Adam Jacobs was appointed to a three-year term, serving through 2027.

MOTION: *Councilmember Clark moved to approve the appointment of Adam Jacobs for a three year term, through 2027, to the Library Advisory Board. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 01:41:29.](#)

Benjamin Perez was appointed to a three-year term, serving through 2027.

MOTION: *Councilmember Clark moved to approve the appointment of Benjamin Perez for a three year term, through 2027, to the Library Advisory Board. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 01:42:17.](#)

City Recorder Fionnuala Kofoed administered the oath to Adam Jacobs and Benjamin Perez.

[The recording of the oath can be found online here at 01:43:26.](#)

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Browns Meadow - Into Warranty
- 11.B. Harmony Phase A - Ira Hodges Road Dedication - Into Warranty
- 11.C. Harmony Phase A - Rachel Way Road Dedication - Into Warranty
- 11.D. Harmony Phase A, Plat 12 - Into Warranty
- 11.E. Sweetwater Industrial Phase A, Plat 3 - Into Warranty
- 11.F. Eagle Heights Village Plat 3 - Out of Warranty
- 11.G. Harmony Phase A, Plat 4.1 - Out of Warranty
- 11.H. Harmony Phase A, Plat 6 - Out of Warranty
- 11.I. Harmony Phase A, Plat 7 - Out of Warranty
- 11.J. Harmony Phase A, Plat 8 - Out of Warranty
- 11.K. New Park at Porter's Crossing - Out of Warranty
- 11.L. Parkway Fields Phase A, Plat 1 - Out of Warranty
- 11.M. Parkway Fields Phase B, Plat 1 - Out of Warranty

12. MINUTES

- 12.A. October 29, 2024 Minutes - Special Joint Work Session
- 12.B. November 14, 2024 Minutes - Strategic Planning Conference
- 12.C. November 15, 2024 Minutes - Strategic Planning Conference
- 12.D. December 3, 2024 Minutes - Regular City Council Meeting

13. MOTION

- 13.A. MOTION - Acceptance of the 2024 Eagle Mountain City Fiscal Year Audit

14. RESOLUTIONS

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Project Area.
- 14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Contract with Ultimate Home Lending LLC to Administer the Mortgage Assistance Program.
- 14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing the Eagle Mountain City Recorder.

MOTION: *Councilmember Clark moved to adopt the Consent Agenda. Councilmember Wood seconded the motion.*

Councilmembers clarified the changes to the Consent Agenda that were made during the Work Session in relation to the fiscal year financial audit.

AMENDED MOTION: *Councilmember Clark moved to adopt the Consent Agenda with the changes as discussed in Work Session to the audit. Councilmember Wood seconded the motion.*

Councilmembers clarified changes to the Consent Agenda to include the appointment of City Recorder Gina Olsen.

AMENDED MOTION: *Councilmember Clark moved to adopt the Consent Agenda with the changes as discussed in Work Session to the audit and appointing Gina Olsen as Eagle Mountain City Recorder. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the amended motion can be found online here at 01:45:10.](#)

Fionnuala Kofoed administered the oath to newly appointed City Recorder Gina Olsen. Newly appointed Assistant City Manager Fionnuala Kofoed gave remarks to council.

[The recording of the remarks can be found online here at 01:48:50.](#)

SCHEDULED ITEMS

15. CEDAR CORNERS PHASE 5

- 15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Corners Phase 5.

[The recording of the discussion can be found online here at 01:52:34.](#)

Planner Steven Lehmitz presented a proposed General Plan amendment of Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2.

Mayor Pro Tempore Wright opened the Public Hearing at 8:11 PM, Public Hearing will remain open.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Corners Phase 5 and continue the Public Hearing. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 02:02:37.](#)

- 15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5.

[The recording of the discussion can be found online here at 02:03:28.](#)

Planner Steven Lehmitz presented a proposed rezone of Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the zone from Residential to RC.

Mayor Pro Tempore Wright opened the Public Hearing at 8:13 PM and seeing no one desired to speak, Mayor Pro Tempore Wright stated the Public Hearing will remain open.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5 and continue the Public Hearing. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes

Jared Gray	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 02:04:01.](#)

16. ORDINANCES/PUBLIC HEARINGS

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.25.060 Projection into Setbacks.

[The recording of the discussion can be found online here at 02:04:41.](#)

Planner Steven Lehmitz presented a proposed ordinance to amend the Eagle Mountain Municipal Code, allowing certain sub-grade structures, such as basement walkouts, to project into required setback areas.

Mayor Pro Tempore Wright opened the Public Hearing at 8:19 PM.

The following individuals spoke during the Public Hearing period: Joy Rasmussen.

Mayor Pro Tempore Wright closed the Public Hearing at 8:20 PM.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.25.060 Projection into Setbacks. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 02:12:37.](#)

- 16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDAs and Enacting Section 17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination.

[The recording of the discussion can be found online here at 02:13:22.](#)

Senior Planner Robert Hobbs presented the proposed ordinance that amends the Municipal Code to require the Planning Director to initiate a Rezone when a Master Development Agreement lapses or is terminated. This process will address the zoning of properties associated with the expired or terminated Agreement.

Mayor Pro Tempore Wright opened the Public Hearing at 8:23 PM and seeing no one desired to speak, he closed the Public Hearing.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.10.080 Criteria for Approval of MDAs and changing section F to read "Expired or otherwise terminated agreements upon expiration or termination of a Master Development Agreement or a Development Agreement that zoned property, the Planning Director shall initiate proceedings to rezone the land." Also, enacting Section 17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination with the following change in 17.90.090 to read "Expired or otherwise terminated agreements upon expiration or termination of a Master Development Agreement or a Development Agreement that zoned property, the Planning Director shall initiate proceedings to rezone the land." Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 02:14:17.](#)

16.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.100.050 Site Plan Development Standards.

[The recording of the discussion can be found online here at 02:16:18.](#)

Senior Planner David Stroud presented the proposed ordinance that amends the Municipal Code to define where the distance separation of a driveway on a site plan and a right-of-way is measured.

Mayor Pro Tempore Wright opened the Public Hearing at 8:28 PM and seeing no one desired to speak, he closed the Public Hearing.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.100.050 Site Plan Development Standards clarifying the method of measuring and also clarifying from the distance of existing right-of-way, not existing curb, and a diagram to give direction to that effect. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 02:19:06.](#)

17. RESOLUTIONS

- 17.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Staff to Engage the Services of a Third-Party Broker for Major Land Acquisition and Disposal of Significant Land.

[The recording of the discussion can be found online here at 02:20:09.](#)

Councilmember Wood changed 17.A. title as follows: Resolution of Eagle Mountain City, Utah, Authorizing Staff to Engage the Services of a Third-Party Real Estate Brokerage or Real Estate Attorney for Major Land Acquisition and Disposal of Significant Real Property.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Authorizing Staff to Engage the Services of a Third-Party Real Estate Brokerage or Real Estate Attorney for Major Land Acquisition and Disposal of Significant Real Property in accordance with the changes stated. Councilmember Gray seconded the motion.*

Donna Burnham	No
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed 4:1.

[The recording of the motion can be found online here at 02:24:59.](#)

18. MOTIONS

- 18.A. MOTION - Appointment of City Councilmember as Mayor Pro Tempore

This Item was discussed after Item 6.

- 18.B. MOTION - Assignment of City Council Board Liaisons

[The recording of the discussion can be found online here at 02:26:01.](#)

Councilmembers discussed continuing 2024 liaison assignments through January.

MOTION: *Councilmember Clark moved to table the Assignment of City Council Board Liaisons position and continue with our 2024 assignments until such time that the Mayor can meet with councilmembers to determine the new assignments. Councilmember Burnham seconded the motion.*

Councilmember Wood requested that the City Manager prepare a list of all potential boards and commissions for City Council review.

AMENDED MOTION: *Councilmember Clark moved to table the Assignment of City Council Board Liaisons position and continue with our 2024 assignments until such time that the Mayor can meet with councilmembers to determine the new assignments and request our City Manager meet with the Mayor and prepare a list for City Council of all potential boards and commissions that the City wants a liaison. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the amended motion can be found online here at 02:29:48.](#)

19. LEGISLATIVE ITEMS

19.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 02:31:46.](#)

Councilmember Clark reported that representatives from Peruchi's Pilot Program for Public Transportation Funding expressed interest in giving a presentation. However, she recommended postponing it until a more central group of individuals involved in the project is in place.

19.B. DISCUSSION – Lobbying Services Proposal

[The recording of the discussion can be found online here at 02:33:58.](#)

Mayor Pro Tempore Wright encouraged councilmembers to reach out to Director Legislative Affairs Clifford Strachan, Mayor Westmoreland and City Planner Benjamin Reeves with any questions or concerns.

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

[The recording of the discussion can be found online here at 02:34:29.](#)

Councilmember Clark reported that the senior community has requested deeper garden boxes along with additional soil. She also noted that the Senior Board would like to have greater input in the design and planning of the cemetery. Councilmember Burnham reported various approved bills related to the Affordable Housing Committee.

21. COMMUNICATION ITEMS

21.A. Department Updates

21.B. Upcoming Agenda Items

22. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 8:47 PM. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 02:38:25.](#)

The meeting was adjourned at 8:47 PM.

Approved by the City Council on January 20, 2026.

Lacie Messerly
Interim City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING

FEBRUARY 4, 2025, 5:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, and Brett Wright.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resources Manager; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist and Environmental Planner; David Stroud, Senior Planner; ; Elizabeth Fewkes, Planner; Ashley Swensen, Planner; Gina Olsen, City Recorder; Vince Hogge, City Engineer; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Natalie Winterton, Grants Coordinator and Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Mack Straw, Public Utility Manager; Zac Hilton, Public Services Manager; Bailey Ensign, Digital Communications Specialist; John Magness, Management and Policy Analyst; Embret Fossum, UFA Battalion Chief; B.J. Eccles, Sergeant and Carson Stapley, Information Systems Manager.

CITY STAFF PRESENT ELECTRONICALLY: Councilmember Rich Wood and Clifford Strachan, Director of Legislative Affairs.

5:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 5:01 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. LEGISLATIVE UPDATE - David Stewart, Lobbyist

[The recording of the discussion can be found online here at 00:01:13.](#)

Lobbyist David Stewart appeared electronically to provide a legislative update surrounding the boundary split of Alpine School District.

1.B. DISCUSSION – Tourism Plan

[The recording of the discussion can be found online here at 00:37:58.](#)

Digital Communication Specialist Bailey Ensign presented the item and noted that Eagle Mountain's Mission Statement identifies visitors as a key audience for the City's services and opportunities. Following several months of research, the Communications Department is seeking Council direction on whether a well-planned and comprehensive tourism effort is needed to provide meaningful solutions to issues facing the community.

2. AGENDA REVIEW

10.A. Firefly 4MG Tank Change Order #2

[The recording of the adjournment can be found online here at 00:54:54.](#)

Councilmember Wright requested that the item be removed from the Consent Agenda and placed on the Scheduled Items agenda due to a conflict of interest with Firefly, allowing the remaining Councilmembers to vote while Councilmember Wright abstained from the vote.

12.B. SITE PLAN - Verizon Pro Communications Tower

[The recording of the adjournment can be found online here at 00:55:47.](#)

Councilmembers requested that this item be removed from the Consent Agenda and placed under Scheduled Items to allow for further discussion regarding the project specifications and to clarify whether Verizon is permitted to construct an additional communications tower that has already been approved.

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between Mountainland Association of Governments (Utah County) and Eagle Mountain City Related to the Design and Construction of the Traffic Signal at Pony Express Pkwy and Eagle Mountain Blvd

[The recording of the adjournment can be found online here at 00:58:02.](#)

Councilmembers and Planner David Salazar discussed various concerns related to the traffic flow and directional patterns of the new road.

13.C. RESOLUTION - A Resolution Approving the First Amendment to the QTS Eagle Mountain Development Agreement

[The recording of the adjournment can be found online here at 01:03:21.](#)

Councilmembers requested that this item be removed from the Consent Agenda and placed on the Scheduled Items for further discussion.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright moved to 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. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 01:05:10.](#)

The Work Session was adjourned to a Closed Session at 6:06 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 07:20 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

[The recording of the public comments can be found online here at 01:09:52.](#)

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

The following individuals spoke during the public comment period: Steven Gunnell, Kevin Shackelford, Trent Issacson, Mike Leatham, Joy Rasmussen, Jason Rasmussen, Traci Porretta, Christine Mikell, Jenny Rees, Jared Hathaway, Zach Hassell, Elbamaría Perez and Steve Poretta.

Mayor Westmoreland closed the public comment period at 7:48 PM.

8. CITY COUNCIL/MAYOR ITEMS

[The recording of the discussion can be found online here at 01:36:34.](#)

The Mayor and Councilmembers offered comments to the public.

CONSENT AGENDA

9. BOND RELEASES

9.A. Oquirrh Mountain Ranch Phase B, Plat 2 - Into Warranty

9.B. Eagle Crest Commercial Plat 1 - Out of Warranty

10. CHANGE ORDERS

10.A. Firefly 4MG Tank Change Order #2

11. MINUTES

11.A. January 8, 2025 Minutes - City Council Tour of Lake Side Power Plant

11.B. January 28, 2025 Minutes - City Council Budget Work Session

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN - AT&T Mt. Airey

12.B. SITE PLAN - Verizon Pro Communications Tower

12.C. SITE PLAN - Sage Park LDS Stake Center

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between Mountainland Association of Governments (Utah County) and Eagle Mountain City Related to the Design and Construction of the Traffic Signal at Pony Express Pkwy and Eagle Mountain Blvd

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Contract for Services with LRB Public Finance Advisors to Provide Municipal Advisor Services

13.C. RESOLUTION - A Resolution Approving the First Amendment to the QTS Eagle Mountain Development Agreement

13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Purchase Agreement with Ivory Homes and SITLA to purchase 20.99 acres of Land for a Future Civic Campus

MOTION: *Councilmember Wright moved to approve the Consent Agenda removing 10.A., 12.B., 13.C., and 13.D. and placing them on the regularly scheduled items for further discussion. Councilmember Gray seconded the motion.*

Donna Burnham Yes

Melissa Clark Yes

Jared Gray 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 01:48:08.](#)

SCHEDULED ITEMS

10.A. Firefly 4MG Tank Change Order #2

[The recording of the discussion can be found online here at 01:49:36.](#)

Councilmember Wright noted a conflict of interest with Item 10.A. He recused himself from the meeting during the discussion and vote.

Councilmembers and City Engineer Vince Hogge discussed the changes required for this item as well as how to handle future Change Orders.

MOTION: *Councilmember Burnham moved to table Firefly 4MG Tank Change Order #2. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Recused

*The motion passed with a unanimous vote of 4:0. **Recused due to Conflict of Interest*

[The recording of the motion can be found online here at 01:59:51.](#)

12.B. SITE PLAN - Verizon Pro Communications Tower

[The recording of the discussion can be found online here at 02:00:38.](#)

Planner Ashley Swensen and Verizon applicant Troy Bensen responded to Councilmember questions regarding the proposed cell tower.

Staff explained that the area near Pony Express Parkway and Eagle Mountain Boulevard has experienced increased wireless traffic, creating the need for a new wireless facility to adequately serve customers. The applicant reviewed multiple potential sites and identified a parcel located at Cedar Valley High School as a suitable location that meets all applicable code requirements.

The Alpine School District was deeded parcel 59:033:0021 on January 25, 2017. The applicant has received permission from the School District to construct the facility on the property and is seeking site plan approval for a Verizon communications tower. The proposed design standards were developed in direct collaboration with the School District and meet Eagle Mountain Municipal Code requirements.

MOTION: *Councilmember Gray moved to approve the Verizon Pro Communications Tower Site Plan. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 02:16:53.](#)

13.C. RESOLUTION - A Resolution Approving the First Amendment to the QTS Eagle Mountain Development Agreement

[The recording of the discussion can be found online here at 02:17:22.](#)

City Attorney Marcus Draper and QTS representative Nick Blessing responded to Councilmember questions regarding the QTS Development Agreement. On July 18, 2023, the City entered into a Development Agreement with QTS for a data center project located adjacent to the Facebook data center property. At the time of approval, QTS had received assurances from Rocky Mountain Power that sufficient electrical capacity would be available to serve the first phase of the project; however, that no longer appears to be the case.

As a result, the parties are proposing an amendment to the Development Agreement to allow on-site power generation as an accessory use to support the project's viability. Staff noted that this approach is consistent with other previously approved Development Agreements for data center projects.

MOTION: *Councilmember Gray moved to approve a Resolution Approving the First Amendment to the QTS Eagle Mountain Development Agreement. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 02:51:47.](#)

13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Purchase Agreement with Ivory Homes and SITLA to purchase 20.99 acres of Land for a Future Civic Campus

[The recording of the discussion can be found online here at 02:52:58.](#)

Deputy City Manager Steve Mumford presented the item and explained that the City is proposing to construct a new civic campus in the area east of Pony Express Parkway, directly across from Cory Wride Park. The City has negotiated a purchase agreement with Ivory Homes and the State of Utah School and Institutional Trust Lands Administration (SITLA) for the acquisition of approximately 20.99 acres of land. The purchase price is \$350,166.75 per acre, based on an appraisal conducted by an independent third party. The property would be subject to a deed restriction.

MOTION: *Councilmember Burnham moved to approve a Resolution of Eagle Mountain City, Utah, Approving the Purchase Agreement with Ivory Homes and SITLA to purchase 20.99 acres of Land for a Future Civic Campus. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 02:58:52.](#)

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16 Related to the Water Rights and Concept Plans.

[The recording of the discussion can be found online here at 03:00:25.](#)

City Attorney Marcus Draper presented the item and explained that the City is currently auditing the amount of water remaining under its contracts with the Central Utah Water Conservancy District (CUWCD). Under the current code, developers are permitted to satisfy water rights dedication requirements by reserving CUWCD water. The proposed code amendment would limit future use of CUWCD water to non-residential development.

The Planning Commission recommended approval of the amendment with a condition to grandfather developments that have received preliminary plat approval; however, staff explained that this approach is not feasible. The City does not hold sufficient water rights under its CUWCD contracts to accommodate this recommendation.

The amendment also includes several revisions to the Concept Plan chapter that would require additional materials to be submitted as part of the application process.

Mayor Westmoreland opened the Public Hearing at 9:13 PM.

The following individuals spoke during the Public Hearing: Josh Cummings, Bart Page, David Crockett, Brandon Watson, Randy Smith, Brandon Rindlisbacher and Steve Poretta.

Mayor Westmoreland closed the Public Hearing at 9:34 PM.

MOTION: *Councilmember Gray moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16 Related to the Water Rights and Concept Plans with changes as stated. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	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 03:29:04.](#)

- 14.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 17.10.030, 17.20.020, 17.25.030, and 17.40.020.

[The recording of the discussion can be found online here at 03:31:39.](#)

Councilmember Wood excuses himself for the rest of the meeting due to illness.

Senior Planner David Stroud presented the item and explained that the Eagle Mountain Municipal Code currently uses at least three different terms to describe the same use: Communication Facility; Radio, Microwave or Transmission Tower; and Communication Facilities and Towers. Of these, only Communication Facility is included in the definitions section of the Code. The proposed amendment would establish a single definition and a single use name, align the terminology throughout the Code to Communication Facilities and Towers, and permit this use within the Industrial zone.

No changes are proposed to this use within the Open Space, Residential, Public Facilities, Commercial, or LMD zones, where it is currently permitted as a Special Use.

Staff noted that consolidating the various terms into a single definition is a best practice. Permitting Communication Facilities and Towers in the Industrial zone is also considered a best practice, as this use is most appropriately located in that zone and may reduce the need to locate such facilities in residential areas, where they are currently allowed.

Mayor Westmoreland opened the Public Hearing at 9:48 PM, seeing no one who wished to speak, Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 17.10.030, 17.20.020, 17.25.030, and 17.40.020. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 03:38:07.](#)

- 14.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.75; Standards for Special Uses - Outdoor Storage of Recreational Vehicles and Trailers.

[The recording of the discussion can be found online here at 03:38:58.](#)

Senior Planner David Stroud presented the item and explained that Eagle Mountain Municipal Code Section 17.38.020, pertaining to the Commercial Storage zone, identifies Outdoor Storage of Recreational Vehicles and Trailers as a Special Use. While additional standards for regulating Special Uses are generally contained in Chapter 17.75, there are currently no adopted standards within that chapter specific to the regulation of Outdoor Storage of Recreational Vehicles and Trailers. Staff noted that a recently approved site plan brought this omission to the City's attention.

Mayor Westmoreland opened the Public Hearing at 9:56 PM.

The following individuals spoke during the Public Hearing: Steve Poretta

Mayor Westmoreland closed the Public Hearing at 9:57 PM.

MOTION: *Councilmember Gray moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.75; Standards for Special Uses - Outdoor Storage of Recreational Vehicles and Trailers as presented. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 03:46:06.](#)

15. LEGISLATIVE ITEMS

[The recording of the motion can be found online here at 03:46:50.](#)

15.A. UPDATE - Utah Legislation

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

[The recording of the discussion can be found online here at 04:03:02.](#)

The Mayor and City Council offered comments and reports on committees to which they are assigned as liaisons.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 10:15 PM. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a unanimous 4:0 vote.

[The recording of the adjournment can be found online here at 04:03:02.](#)

The meeting was adjourned at 10:15 PM.

Approved by the City Council on January 20, 2026.

Lacie Messerly
Interim City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

JANUARY 6, 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 and Brett Wright.

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, Economic Development Director; Marcus Draper, City Attorney; Lacie Messerly, Interim City Recorder; Stephanie Allred, Deputy Recorder; Penny Vigil, Deputy Recorder; Kimberly Ruesch, Director of Administrative Services; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Rob Hobbs, Senior Planner; Elizabeth Fewkes, Planner; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Bailey Ensign, Digital Communications Specialist; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff and B.J. Eccles, Sergeant.

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.

Due to technical difficulties, the video starts to stream at item 1.B.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Transit Fresh Look - UTA

Planning Director, Brandon Larsen, presented the item and discussed that Transit Fresh Look is a regional transit planning effort for northwest Utah County and southwest Salt Lake County. The visioning stage of Transit Fresh Look has concluded. The resulting work product is a map of the planning area showing a number of proposed transit lines. One of the lines is proposed to traverse some key areas of the City, including the intersection at Ranches and 73, the Downtown area, and Firefly.

Staff is seeking feedback from the Council on the following: (1) alignments from the map and (2) how they would like staff to support the Transit Fresh Look efforts.

1.B. DISCUSSION – Eagle Mountain Recreation Programs - Jason Hall, Recreation Manager

[The recording of the discussion can be found online here at 00:16:28.](#)

Recreation Manager, Jason Hall, presented data on City and third-party recreation programs and led a discussion with the City Council to gather feedback and direction for the upcoming budget season and future recreation planning.

- 1.C. DISCUSSION - Potential Replacement Options for the Eagle Mountain Blvd Monument - Zac Hilton, Assistant Public Works Director

[The recording of the discussion can be found online here at 00:47:50.](#)

Public Works Director Brad Hickman provided a brief history of the Eagle Mountain Boulevard Monument, reviewed potential replacement options, and discussed the need for site work prior to replacing the monument. Mr. Hickman also led a discussion regarding a proposed additional digital sign at Cory Wride Memorial Park for event notification and requested feedback and direction from the City Council.

- 1.D. DISCUSSION - Traffic Signal at Pony Express and Pole Canyon from QTS traffic - David Salazar, Assistant City Engineer

This item has been removed from the Agenda per QTS.

2. AGENDA REVIEW

[The recording of the discussion can be found online here at 01:12:31.](#)

- 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

[The recording of the discussion can be found online here at 01:13:37.](#)

The City Council removed this item from the Agenda entirely.

- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the CMGC 6 MGD MBR Wastewater Expansion with MGC Contractors and Approving the Contract

[The recording of the discussion can be found online here at 01:13:57.](#)

Purchasing Agent Melissa Yates and Russell Sprague, representative of Advanced Engineering and Environmental Services, LLC, presented the bid for the CMGC 6 MGD MBR Wastewater Expansion project with MGC Contractors. Mr. Sprague provided an overview of the project background, discussed the need for the expansion, and presented a summary of the proposed new facilities.

A representative from MGC Contractors then presented the cost model, contractual commitments, and the project timeline.

- 14.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.60.120 General Fencing/screening provisions

[The recording of the discussion can be found online here at 01:45:21.](#)

Senior Planner Robert Hobbs presented the need to update the fencing code, including an overview of current issues and proposed changes. Mr. Hobbs also answered questions from the City Council related to the enforcement of code violations.

15.A. MINOR SITE PLAN - Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment

[The recording of the discussion can be found online here at 01:50:49.](#)

Senior Planner Robert Hobbs presented the Hidden Hollow Amenity Exchange, which proposes an amendment to the approved site plan to substitute a gym and additional lawn games in place of the previously approved swimming pool.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Whiting 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
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The Work Session was adjourned at 6:03 PM.

[The recording of the motion can be found online here at 02:01:36.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Gray called the meeting to order at 7:02 PM.

[The recording of the discussion can be found online here at 02:03:14.](#)

5. PLEDGE OF ALLEGIANCE

Finn Kofoed led the Pledge of Allegiance.

6. INFORMATION ITMES/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:03 PM.

The following individuals spoke during the Public Comment period:

- Bryan Free – Spring Run Parkway & SR 73 sidewalk & speed limits of Ranches Parkway
- Tiffany Walden – Fiduciary Duties
- Jennifer Checketts – Blocked views by ad sign and blocked intersection during school hours at Foxtail intersection (Aviator and Eagle Mountain Blvd).

Mayor Gray closed the public comment period at 7:10 PM.

8. RECOGNITION

8.A. RECOGNITION – Planning Commission Completed Terms

[The recording of the discussion can be found online here at 02:14:05.](#)

Mayor Gray recognized the completed Planning Commission terms for Robert Fox and Craig Whiting.

9. APPOINTMENTS

9.A. Planning Commission Appointments

1. Jason Allen - Three-year Term, January 2026 through December 2028

MOTION: *Councilmember Wood moved to consent to the appointment of Jason Allen for Planning Commission for a three-year term beginning January 2026 through December 2028. Councilmember Whiting seconded the motion.*

Melissa Clark	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 02:16:23.](#)

2. Brent Strong - Three-year Term, January 2026 through December 2028

MOTION: *Councilmember Wood moved to consent to the appointment of Brent Strong for Planning Commission for a three-year term beginning January 2026 through December 2028. Councilmember Whiting seconded the motion.*

Melissa Clark	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 02:17:10.](#)

3. Bryan Free - One-year Term, January 2026 through December 2026

MOTION: *Councilmember Wood moved to consent to the appointment of Bryan Free for Planning Commission for a one-year term beginning January 2026 through December 2026. Councilmember Whiting seconded the motion.*

Melissa Clark	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 02:17:43.](#)

Interim City Recorder Lacie Messerly administered the Oath of Office to Jason Allen, Brent Strong and Bryn Free as Planning Commission Members.

9.B. Senior Advisory Board

1. Susan Allen - Three-year Term, January 2026 to December 2028

MOTION: *Councilmember Wright moved to consent to the appointment of Susan Allen for Senior Advisor for a three-year term beginning January 2026 through December 2028. Councilmember Wood seconded the motion.*

Melissa Clark	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 02:21:31.](#)

2. Sandy Ring - Three-year Term, January 2026 to December 2028

MOTION: *Councilmember Wright moved to consent to the appointment of Susan Allen for Senior Advisor for a three-year term beginning January 2026 through December 2028. Councilmember Wood seconded the motion.*

Melissa Clark	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 02:22:02.](#)

Oath of office was not administered to the Senior Advisory Board during City Council and will be completed in office at a later date.

10. CITY COUNCIL/MAYOR ITEMS

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Sage Canyon Middle School - Into Warranty
- 11.B. Cleverley Court - Out of Warranty
- 11.C. Harmony Phase A, Plat 12 - Out of Warranty

12. MINUTES

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

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, Awarding the Bid for the CMGC 6 MGD MBR Wastewater Expansion with MGC Contractors and Approving the Contract
- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Separation Agreement and General Release

MOTION: *Councilmember Wright moved to approve the Consent Agenda, removing item 13.A. from the agenda to be discussed at a later date, and to update the minutes from the December 16, 2025, City Council Meeting to reflect that the motion on item 12.A. passed with a 3:0, not a 3:2 vote. Councilmember Wood seconded the motion.*

Melissa Clark	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 02:35:35.](#)

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.60.120 General Fencing/screening provisions

[The recording of the discussion can be found online here at 02:37:06.](#)

Senior Planner Robert Hobbs proposed to enact an ordinance amending Title 17, Chapter 60 Section 120.P (General Fencing/Screening Requirements. Maintenance Required) by specifying that all fences, walls and retaining structures shall be kept in good repair/condition etc., listing the terms of that standard and requiring that repairs shall be executed in a timely fashion.

Mayor Gray opened the Public Hearing period at 7:38 PM. Seeing on one wished to speak Mayor Gray closed the Public Hearing at 7:39 PM.

[The recording of the public hearing can be found online here at 02:39:45.](#)

MOTION: *Councilmember Clark moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.60.120 General Fencing/screening provisions. Councilmember Whiting seconded the motion.*

Melissa Clark	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 02:40:19.](#)

15. HIDDEN HOLLOW AMENITY EXCHANGE

15.A. MINOR SITE PLAN - Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment

[The recording of the discussion can be found online here at 02:40:58.](#)

Senior Planner Robert Hobbs discussed a request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005. Representative Ryan Bybee Cadence Homes answered questions from City Council.

MOTION: *Councilmember Wood moved to deny the Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment. Councilmember Wright seconded the motion.*

Melissa Clark	No
Craig Whiting	No
Rich Wood	Yes
Brett Wright	Yes
Mayor Gray	No

The motion failed for lack of a majority vote, 2:3.

The Council vote resulted in a tie. Mayor Gray cast the tie-breaking vote, and the motion to deny the Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment did not pass due to the lack of a majority.

[The recording of the motion can be found online here at 02:59:48.](#)

Councilmembers continued discussion regarding the available options and expressed that if the item were tabled, Cadence Homes would be required to return with a more detailed amendment.

MOTION: *Councilmember Whiting moved to table the Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment. Clark seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	No
Brett Wright	No
Mayor Gray	Yes

The motion passed with a 3:2 vote.

The Council vote resulted in a tie. Mayor Gray cast the tie-breaking vote, and the Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment was tabled.

[The recording of the motion can be found online here at 03:15:01.](#)

16. MOTIONS

16.A. MOTION - Appointment of City Councilmember as Mayor Pro Tempore

MOTION: *Councilmember Wood moved to appoint Melissa Clark as Mayor Pro Tempore. Councilmember Wright seconded the motion.*

Melissa Clark	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 03:16:04.](#)

17. LEGISLATIVE ITEMS

18.A. UPDATE – Legislative Priorities List

John Magness provided legislative updates.

[The recording of the discussion can be found online here at 03:17:35.](#)

18. 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 03:21:02.](#)

19. COMMUNICATION ITEMS

20.A. COMMUNICATION ITEM

20. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 8:27 PM. Councilmember Whiting seconded the motion.*

Yes

Yes

Yes

Yes

Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 03:28:13.](#)

The meeting was adjourned at 8:27PM.

Approved by the City Council on January 20, 2026.

Lacie Messerly
Interim City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 20, 2026**

TITLE:	ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.80.080 regarding directional signage related to data center/large-scale development projects.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.80.080

BACKGROUND:

Staff has been approached on a couple of occasions by data center representatives wanting to construct directional signage for their trucks and workers. Our current code does not allow for such signage, but Staff feels that it is worth considering the proposed code amendment to help reduce traffic along roads such as Pony Express Parkway by keeping it on SR-73 for as long as possible.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed code changes if approved. Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (5-0) of the proposed code amendment to the City Council with an addition to section E. to include the Alternative Energy Overlay Zone. Staff has made that change, and it is reflected in the proposal.

ATTACHMENTS:

1. Ordinance
2. Redlines

ORDINANCE NO. O-____-2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN CODE 17.80.080 OFF-PREMISES DIRECTIONAL AND LADDER SIGNS

PREAMBLE

WHEREAS, directional off-premises signs are intended to direct traffic to City facilities or parks; and

WHEREAS, ladder signs are intended to direct traffic to a business with an active business license, subdivision or development project, model home, neighborhood, or not-for-profit entity; and

WHEREAS, Section 17.80.080 of the Eagle Mountain Municipal Code (EMMC), does not currently define or regulate off-premises directional signage intended to serve data centers or other large-scale development projects, including signage intended to direct construction vehicles, trade traffic, and employee traffic along preferred routes; and

WHEREAS, the City Council finds that unregulated placement of such signage may impact traffic safety, neighborhood compatibility, and public rights-of-way; and

WHEREAS, the City Council finds it in the public interest to amend Section 17.80.080 of the EMMC to define and regulate off-premises directional signage for data centers and large-scale development projects, and to establish standards for their placement, duration, and maintenance;

NOW THEREFORE, BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Off-premises directional and ladder signs, Section 17.80.080, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 20th day of January, 2026.

EAGLE MOUNTAIN CITY, UTAH

Jared Gray, Mayor

ATTEST:

Lacie Messerly
Interim City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 20th day of January, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright
☐ TBD	☐ TBD	☐ TBD	☐ TBD

Lacie Messerly
Interim City Recorder

Posted on _____ by _____.

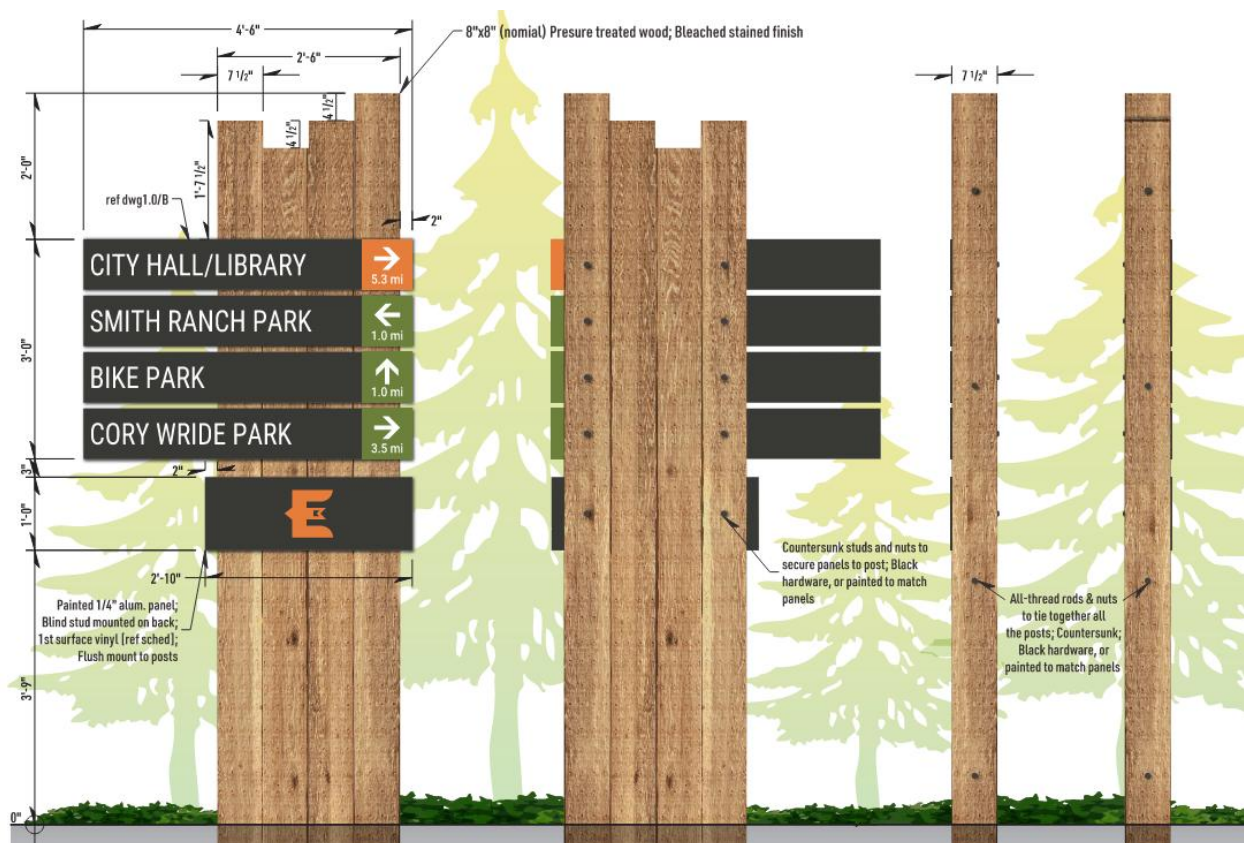
Exhibit A

17.80.080 Off-premises directional, and ladder, and data center signs.

Directional off-premises signs are intended to direct traffic to City facilities or parks. They are located in the shoulder of the City's right-of-way along City streets and are only permitted as this chapter allows. Ladder signs are intended to direct traffic to a business with an active City business license, subdivision or development project, model home, neighborhood, or not-for-profit entity. Data center and/or large-scale development directional signs are intended to direct truck, trade, and employee traffic along preferred routes to the relevant construction sites. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter.

A. Directional Signs. The City may place directional signs leading to City facilities in any appropriate right-of-way location. Directional signs located in the City's right-of-way shall be constructed and maintained in accordance with Figure 17.80.080(A).

Figure 17.80.080(A)



B. For ladder sign advertising, all advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Valley Crossroads Chamber of Commerce. Advertising priority shall be given in the following order:

- a. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
 - b. Residential or commercial developers advertising for active projects within Eagle Mountain City.
 - c. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.
1. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the Economic Development Director or Valley Crossroads Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs. Application shall include:
- a. Business name, address, and business type.
 - b. Eagle Mountain City business license number (if required).
 - c. Proof of Valley Crossroads Chamber of Commerce membership.
 - d. Signage requested.
 - e. Preferred location of sign.
2. Sign Inserts. The sign inserts may contain advertising and/or directional information. All advertising copy shall be approved by the Economic Development Director or designee. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo or as approved by City Council. There are four allowable insert sizes on each ladder sign structure: small (16-inch by 72-inch) (see Figure 17.80.080(B)(2)(a)), medium (32-inch by 72-inch) (see Figure 17.80.080(B)(2)(b)), large (80-inch by 72-inch) (see Figure 17.80.080(B)(2)(c)), or extra-large (96-inch by 72-inch) (see Figure 17.80.080(B)(2)(d)) sign inserts. The total advertising area may not exceed 96 inches by 72 inches. Advertisers may reserve a maximum of two large or extra-large size signs throughout the city. Any additional space would be limited to small or medium size sign inserts. The maximum sign structures a single entity, or its associated affiliates, may advertise on is five.

Figure 17.80.080(B)(2)(a)

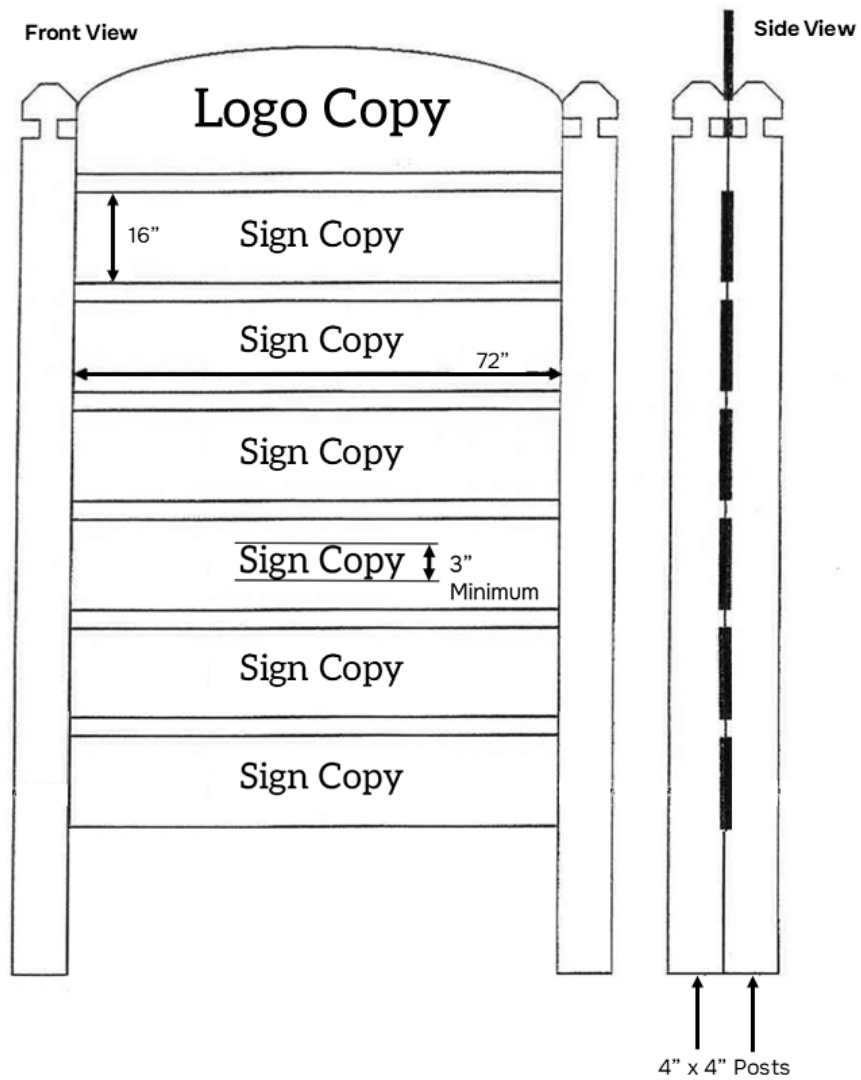


Figure 17.80.080(B)(2)(b)

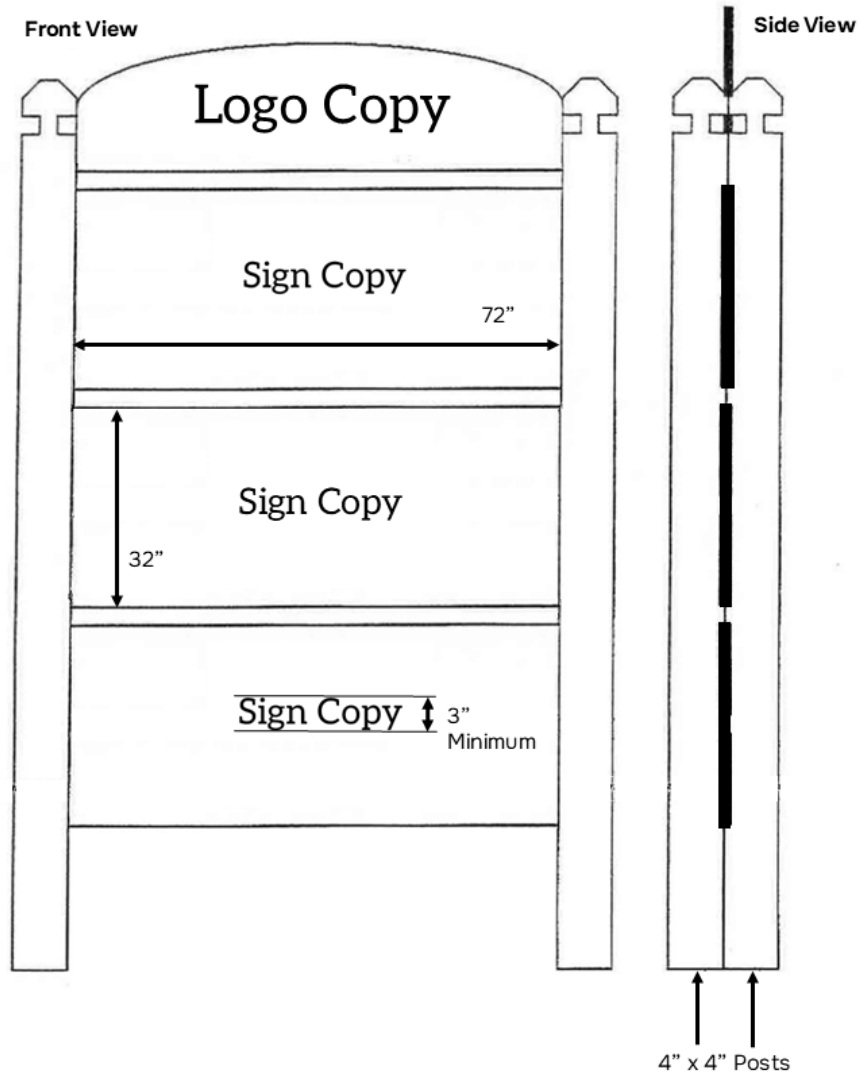


Figure 17.80.080(B)(2)(c)

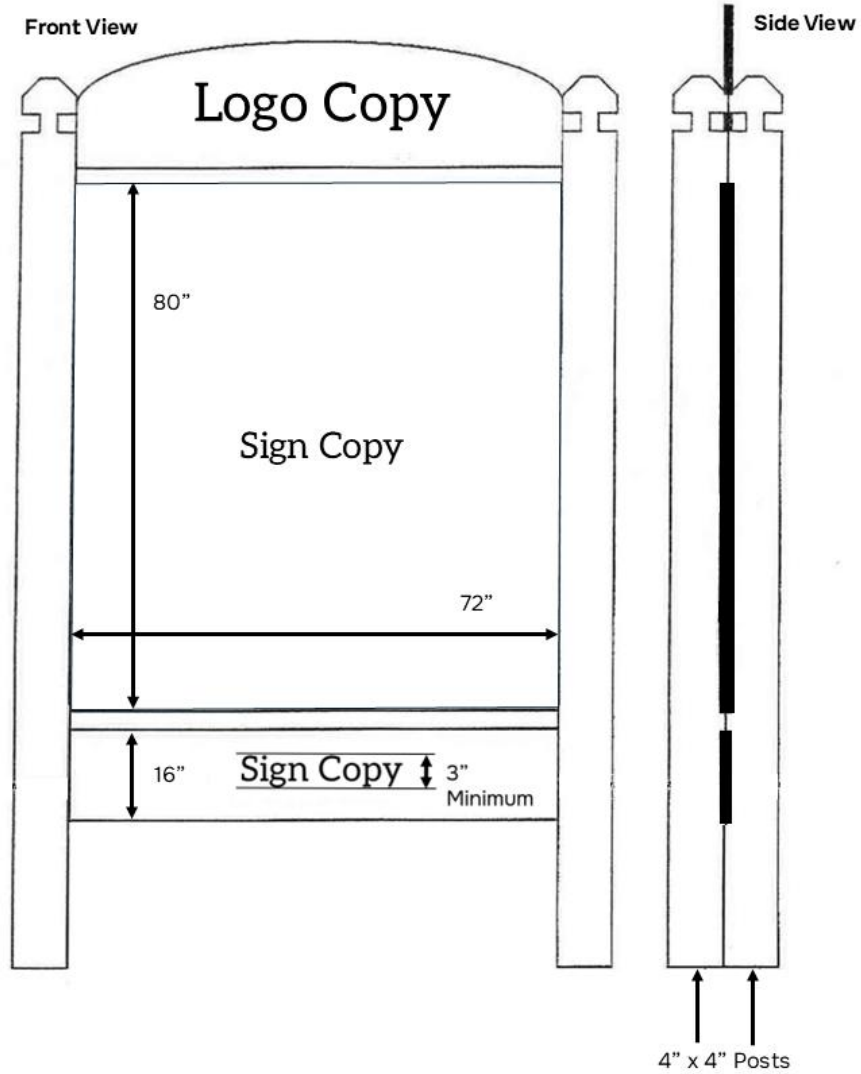
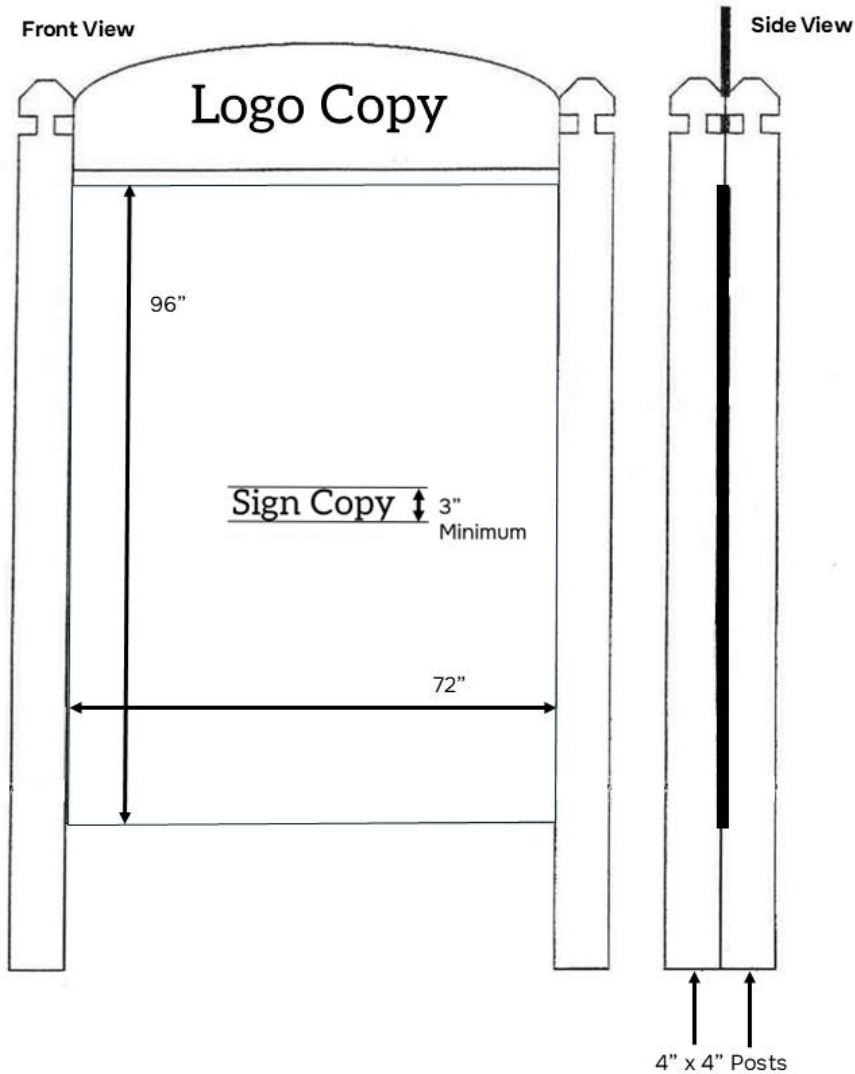


Figure 17.80.080(B)(2)(d)



3. Billing and Payment. Eagle Mountain City or designee may bill advertisers on a semiannual or annual basis. Signs may be removed for nonpayment after 30 days.

4. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition. Sign structures shall be painted Monterrey Grey.

5. New Signs. The Economic Development Director or designee shall determine which signs from the approved map should be constructed. Businesses shall be drawn from the wait list. Existing signs should be filled before new signs are added.

6. Maximum Number. Excluding any directional signs to City facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 60.

C. Sign Ownership. The City shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs.

D. Location. Signs may be located on arterial or collector roads throughout the City, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for City facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the [approved map](#). If a sign location is requested outside of the [approved map](#), the City Council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

E. Data Center/Large-scale Development Directional Signs. Applicants with an approved site plan within the Regional Technology and Industry (RTI) and the Alternative Energy (AEOZ) Overlay Zones may apply to construct off-premises signs intended to direct their construction traffic to their sites. This includes their truck, trade, and employee traffic.

1. Application. Applicants shall submit an application for data center/large-scale development directional signs on forms prepared by the Planning Director. No application shall be processed without an approved site plan, the required materials, and the sign permit fee. The Planning Director may permit an application to be processed concurrently with a site plan application, with approval contingent on site plan approval.
 - a. The applicant shall submit a site plan with the proposed sign locations to be approved by the Planning Director. The Planning Director shall ensure that the signs are located outside of clear vision areas and placed safely and strategically to guide the site traffic along City-preferred routes.
 - b. The applicant shall provide colored graphics of the proposed sign faces.
 - c. The applicant is required to obtain all necessary approvals from property owners and submit proof of such approval(s).
2. Signs shall not exceed eight feet in height and 32 square feet per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted.
3. If construction traffic is expected during hours of darkness, the signs shall maintain the needed visibility, either through reflective materials or dark-sky compliant lighting.
4. Signs shall be maintained in good repair and not become a public nuisance or safety hazard.

5. If multiple applicants propose directional signs at the same location, colocation of the signs is strongly encouraged.
6. Signs proposed by the same applicant shall be no closer than one-half mile (2,640 feet) from each other. Exceptions may be granted by the Planning Director if the proximity of intersections necessitates closer locations.
7. The City-preferred routes include keeping traffic on SR-73 to 4000 N or Pole Canyon Boulevard and then along either of those streets.
8. Signs shall be allowed until development of the site is complete, or the master development approval has expired, whichever comes first.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 20, 2026**

TITLE:	ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 15.80, 17.10, 17.25, 17.100 regarding Slope Development.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 15.80, 17.10, 17.25, 17.100 regarding Slope Development.

BACKGROUND:

Staff was asked to prepare a code amendment to specify that slopes 25% or greater may not be graded or otherwise physically altered. While canvassing code to determine where to best insert that language, Staff noted a couple of sections that could be adjusted. No substantive changes to content of those sections is proposed save for: a) insertion of the language desired by Council in two places, and, b) a simple definition change. The majority of suggested edits pertain to (re)formatting to, basically, help break up long paragraphs and move a graphic to a correct location, etc.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled public hearing of January 13, 2026, voted to recommend to the City Council that the proposed code amendments be approved as drafted.

ATTACHMENTS:

1. Ordinance
2. Redlines

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN CODE SECTIONS 15.80.020 CERTIFIED
REPORT REQUIRED; SECTION 17.10 DEFINITIONS; SECTION 17.25.040
RESIDENTIAL DEVELOPMENT STANDARDS; AND SECTION 17.100.050 SITE PLAN
DEVELOPMENT STANDARDS

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Sections 15.80.020, 17.10, 17.25.040, and 17.100.050, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Sections 15.80.020 Certified Report Required; Section 17.10 Definitions; Section 17.25.040 Residential Development Standards; and Section 17.100.050 Site Plan Development, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 20th day of January, 2026.

EAGLE MOUNTAIN CITY, UTAH

Jared Gray, Mayor

ATTEST:

Lacie Messerly
Interim City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 20th day of January, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright
☐ TBD	☐ TBD	☐ TBD	☐ TBD

Lacie Messerly
Interim City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 15.80

HILLSIDE SITE DEVELOPMENT

Sections:

- 15.80.010** **Average slope definition.**
- 15.80.020** **Certified report required.**
- 15.80.030** **Certified report specifications.**
- 15.80.040** **Liability.**
- 15.80.050** **Retaining walls.**

15.80.010 Average slope definition.

For the purpose of this chapter, the definition of “average slope” shall be as follows: The average slope of the parcel of land or any portion thereof shall be computed by applying the formula:

$$S = \frac{0.00229 \text{ IL}}{A}$$

to the natural slope of the land before any grading is commenced, as determined from a topographic map having a scale of not less than one inch equals 100 feet and a contour interval of not less than five feet, where:

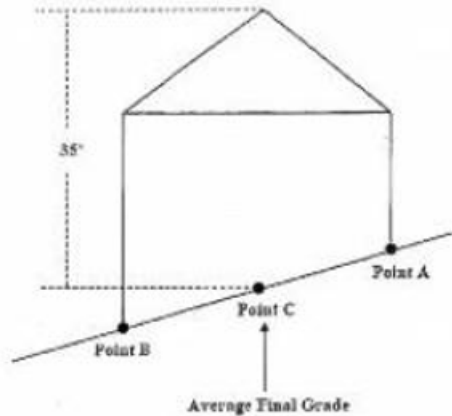
0.00229 = A conversion factor of square feet to acres;

S = Average percent slope;

I = Contour interval, in feet;

L = Summation of the length of contour lines, in feet, within the subject parcel;

A = Areas in acres of the parcel being considered. [Ord. O-03-2010 § 1 (Exh. A § 16.010)].



15.80.020 Certified report required.

~~It shall be unlawful for the owner, developer, or any contractor or other person to excavate, grade, level, or build upon any lot or property within the city when the average slope of the lot exceeds 25 percent. Building within 200 feet of slopes in excess of 25 percent will require a slope stability report to address the potential for landslides. Such report must be reviewed and approved by the city engineer or his/her designee. Each lot within a hillside development shall indicate a proposed building envelope and driveway location. The lot width shall be such that the maximum 12 percent driveway shall not be exceeded, unless a steeper driveway is approved by both the city engineer or his/her representative and the building department based on specific design considerations such as a southern-facing or heated driveway. Nor shall any person grade, level, or improve in any manner any parcel of land which is crossed by a natural or manmade watercourse or existing utility before such person has submitted to the city engineer a certified report from a qualified civil engineer licensed in the state of Utah containing the information set forth in EMMC 15.80.030. [Ord. O-03-2010 § 1 (Exh. A § 16.020)].~~

A. It shall be unlawful for the owner, developer, or any contractor or other person or party to excavate, grade, level, build upon or otherwise alter upon any lot or property within the city when the average slope of that property exceeds 25 percent. Nor shall any person grade, level, or improve in any manner any parcel of land which is crossed by a natural or manmade watercourse or existing utility before such person has submitted to the city engineer a certified report from a qualified civil engineer licensed in the state of Utah containing the information.

B. Building within 200 feet of slopes in excess of 25 percent will require a slope stability report to address the potential for landslides. Such report must be reviewed and

approved by the city engineer or his/her designee. Each lot within a hillside development shall indicate a proposed building envelope and driveway location.

C. The lot property width shall be such that the maximum 12 percent driveway shall not be exceeded, unless a steeper driveway is approved by both the city engineer or his/her representative and the building department based on specific design considerations such as a southern-facing or heated driveway.

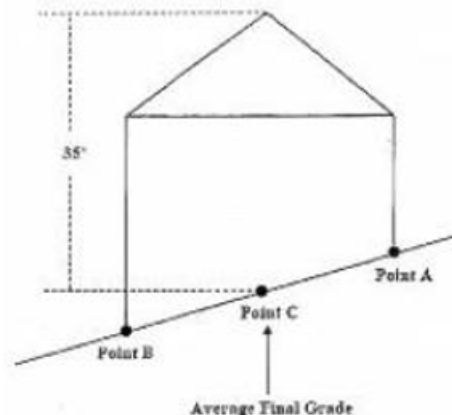
Chapter 17.10 DEFINITIONS

Sections:

- 17.10.010** What this chapter does.
- 17.10.020** General purpose.
- 17.10.030** Definitions.

~~Slope. Slope shall be determined before any site clearing, excavation, or grading, and expressed as a percentage (rise/run x 100). Measurement shall be made perpendicular to the contours of the land, between natural (changes in slope as landforms change) or manmade (road cuts and similar breakpoints) breakpoints.~~

“Slope, ground” means the steepness, incline, or gradient of the ground. Ground slope is determined by measuring perpendicular to the contours of the land, between natural (changes in slope as landforms change) or manmade (road cuts and similar breakpoints) before any site clearing, excavation, or grading, and is customarily expressed as a percentage (rise/run x 100 = “X%”). Average slope is taken by using the lowest and highest elevation points of a given property.



Chapter 17.25

RESIDENTIAL ZONES

Sections:

- 17.25.010 What this chapter does.**
- 17.25.020 Future land uses and residential zones.**
- 17.25.030 Land use table.**
- 17.25.040 Residential development standards.**
- 17.25.050 Generally applicable provisions.**
- 17.25.060 Projection into setbacks.**

17.25.040 Residential development standards.

Table notes:

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC 17.25.030, the maximum height of accessory dwelling units (ADUs) located above a detached garage is 35 feet.

² Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

^{2b} Townhouse buildings in MF1 and MF2 zones shall completely front/abut on, and be accessed via, streets, not service drives.

^{2c} Lots with apartment buildings thereon in MF1 and MF2 zones shall front/abut streets, but may have their parking spaces/lots accessed either via service drives or streets.

³ Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC 17.25.060.

⁴ Maximum footprint coverage is the total coverage on the lot of all accessory structures.

⁵ Driveway length exceptions for multifamily developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

⁶ Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

⁷ For approval of a preliminary plat or amended preliminary plat, the minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each original final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation. Amended final plats shall comply with the average lot size requirements of this section. For amended final plats, the minimum average lot size is calculated using only the portion of the plat that the amendment changes.

⁸ Multifamily dwelling structures shall contain no more than three stories.

⁹ Multifamily dwelling structures with a minimum roof pitch of 5/12 or flat roofs with rooftop amenities may be constructed with three stories up to 45 feet high.

¹⁰ Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.

~~G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80 and 17.62 EMMC, other applicable city codes, and approved by the approval authority for preliminary plats. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC. No permanent structures near natural washes shall be built in the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the bank, whichever is greater, to be determined by the city engineer or designee. Additionally, no earthwork, excavation, or earth removal shall occur within the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side of the top of the bank as determined by the city engineer or designee. Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors. Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.~~

G. Hillside Development and Sensitive Lands.

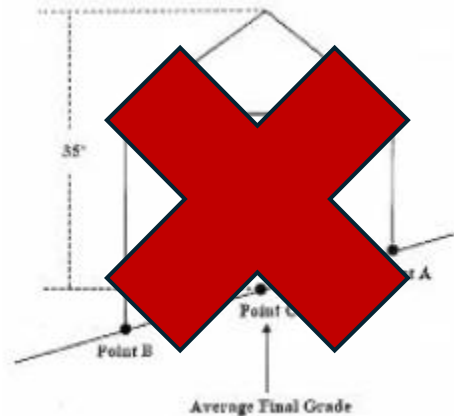
1. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80 and 17.62 EMMC, other applicable city codes, and approved by the approval authority for preliminary plats. Any property whose slope is 25% or greater shall not be graded nor altered.

2. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC and this section.

3. No permanent structures near natural washes shall be built in the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the bank, whichever is greater, to be determined by the city engineer or designee. Additionally, no earthwork, excavation, or earth removal shall occur within the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side of the top of the bank as determined by the city engineer or designee.

4. Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors.

H. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting, must comply with the standards found in Chapter 17.56 EMMC. Streetlights are required to be paid for by developers and installed by the city's contractor along all roads in and surrounding a project, in accordance with EMMC 15.10.390.



Chapter 17.100

SITE PLAN REVIEW

Sections:

- 17.100.010** What this chapter does.
- 17.100.020** Purpose.
- 17.100.030** Site plan approval required.
- 17.100.040** Master site plans.
- 17.100.050** Site plan development standards.
- 17.100.060** Architectural requirements.
- 17.100.070** Application.
- 17.100.080** Review and approval process.
- 17.100.090** Expirations and extensions of approvals.
- 17.100.100** Issuance of building permit.
- 17.100.110** Issuance of a certificate of occupancy.
- 17.100.120** Temporary site plans.
- 17.100.130** Amended site plans.

17.100.050 Site plan development standards.

H. Protection of Steep Slopes and Natural Drainages. Steep slopes and natural drainages shall be protected from development and erosion. It is encouraged that they be incorporated into the design of development. Development or construction near these features shall comply with Chapter 15.80 EMMC, Hillside Site Development. ~~No building lot may have an average slope that exceeds 25 percent.~~ Any property whose slope is 25% or greater shall not be graded nor altered.

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
REPEALING AND REPLACING THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 2.10.010 POWER AND DUTIES OF MAYOR

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to repeal and replace provisions of the Eagle Mountain Municipal Code Sections 2.10.010 as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. Repeal and Replacement. Eagle Mountain Municipal Code Section 2.10.010 is hereby repealed in its entirety and replaced as set forth in Exhibit A.
2. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 20th day of January, 2026.

EAGLE MOUNTAIN CITY, UTAH

Jared Gray, Mayor

ATTEST:

Lacie Messerly
Interim City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 20th day of January, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright
☐ TBD	☐ TBD	☐ TBD	☐ TBD

Lacie Messerly
Interim City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 2.10

Mayor

2.10.010 Powers and duties of mayor.

~~The mayor shall have the following powers and duties:~~

~~A. Shall be the chief executive officer of the city, and the executive powers, authority and duties of the city are vested in the mayor;~~

~~B. Shall serve as the representative of the city for any agency, board, committee, task force, special district, local district, or interlocal entity unless the position is specifically appointed by the city council or delegated by the mayor;~~

~~C. Shall execute all properly approved contracts, leases, franchises, agreements, bonds, deeds, ordinances or other documents binding the city unless such authority is delegated by the mayor, or as otherwise delegated by state code or city code;~~

~~D. Shall appoint, with the advice and consent of the city council, any statutory office;~~

~~E. Shall make recommendations to the city council regarding the city's policies and procedures found by the mayor to be necessary for the proper administration of the city, which policies and procedures shall be approved by the City Council;~~

~~F. Shall keep the peace and enforce the laws of the city;~~

~~G. Shall remit fines and forfeitures and may release any person imprisoned for violation of any city ordinance;~~

~~H. Shall report such remittance or release to the city council at its next regular session;~~

~~I. Shall perform all duties prescribed by law, resolution or ordinance;~~

~~J. Shall ensure that all laws and ordinances and resolutions are faithfully executed and observed;~~

~~K. May, at any reasonable time, inspect and examine the books, papers, records or documents of the city, or of any officer, employee or agency of the city;~~

~~L. Shall report to the city council the condition of the city and recommend for council consideration any measures as deemed to be in the best interest of the city; and~~

~~M. Shall, when necessary, call on the residents of the city over the age of 21 years to assist in enforcing the laws of the state and the ordinances of the city. [Ord. O-05-2021 § 2 (Exh. A)].~~

Purpose and Authority:

This section is enacted pursuant to Utah Code § 10-3b-303(2)(a) and (3) to redefine the mayor's role under the six-member council form of government. It affirms that all executive, legislative, and administrative authority are vested in the six-member city council.

Administrative authority is delegated to the city manager by ordinance, under the direction of the city council.

A. The mayor shall preside at all city council meetings; except in accordance with Utah Code § 10-3b-302(2)(a)(i)

B. The mayor shall act as the principal ceremonial officer and public representative of the city, responsible for fostering civic pride, promoting city initiatives, and advancing the city's strategic vision through coordinated public messaging and outreach. The mayor shall not make decisions for the body, nor shall the mayor knowingly give the perception to an organization, individual citizen, or staff that they are authorized to represent the six-member city council. § 2.08.030

C. Legislative Authority: The mayor shall preside at city council meetings as a non-voting member of the city council². Notwithstanding the foregoing, the mayor shall vote in the following circumstances:

1. In the case of a tie, including a tie vote to fill a mid-term vacancy;
2. When determining whether to appoint or remove the city manager; and
3. When voting on an ordinance that enlarges or restricts the mayor's powers, duties, or functions.

D. The mayor shall serve as the city's designated representative on regional and state-level boards, commissions, and interlocal entities where by virtue of holding the elected office of mayor it is required, or as assigned by the city council. The mayor shall only advocate for Eagle Mountain's interests as directed by the city council. The mayor shall report on each board, committee and commission the mayor sits on following that meeting.

E. The mayor may advise the city council on matters of personnel, policy, public engagement, strategic communication, and community identity.

F. Executive authority, including personnel, policy direction, legislative oversight, and strategic governance, shall be vested in the six-member council.

G. Administrative authority, including day-to-day operations, execution of contracts, supervision of departments, and implementation of council directives, shall be delegated to the city manager, under direction of the six-member council as defined in § 2.16.070

H. The mayor is expected to follow all City policies regarding attendance.

I. The mayor shall serve as a full-time elected official for Eagle Mountain City. The mayor is required to provide a daily schedule of official activities, commitments and meetings, including social activities related to the elected position, to the mayor's assistant. This shall be a shared calendar for all six-member council's efforts on behalf of the city. When the mayor is unable to attend any meeting requiring the mayor's attendance, notification shall be provided to the mayor pro tempore and city manager via text 24 hours in advance of the meeting. If the mayor is unable to provide 24-hour-notice, the mayor shall provide notice as soon as is reasonably practicable.

2.10.020 Compensation.

A. ~~Subject to compliance with the requirements of this section, t~~The mayor of Eagle Mountain City shall be paid compensation according to the compensation schedule in ~~subsection B of this section. The amount of compensation paid to the mayor shall be dependent on whether or not the mayoral compensation is the primary source of income or the secondary source of income of the mayor of the city. Upon filing a declaration as a candidate for the office of mayor, the mayoral candidate shall execute and file with the city recorder a verified statement on a form to be provided by the city recorder, affirming that the income to be received by the mayoral candidate from the city for service in the office of the mayor of Eagle Mountain City will constitute the primary source of income of the mayor-elect as mayor or a secondary source of income for the mayor. After assuming the office of the mayor of Eagle Mountain City, the mayor may change the designation of the mayor's compensation as the primary or secondary source of income of the mayor but only after notice, public hearing and ordinance of the city council as provided by law.~~

B.1. The Mmayor's annual compensation ~~as primary source of income:~~ shall be \$119,800 plus \$600.00 per month transportation allowance. Additionally,

2. ~~Mayor's annual compensation as secondary source of income: \$30,470 plus \$600.00 per month transportation allowance.~~

3. ~~T~~the mayor and the mayor's dependents shall be entitled to ~~all city-sponsored benefits on the same basis and employer contribution as other city employees~~ coverage under the city's medical, dental, and life insurance program to be paid by the city.

C. ~~Employer contributions required by federal or state law to be paid by the city or otherwise paid by the city shall not be deducted from the compensation payment amount provided herein. If the mayor elects to participate in other voluntary benefit plans sponsored by the city, the costs of the voluntary retirement or other benefit plans for the mayor shall be deducted from the amount stated in subsection B of this section as the mayor's compensation.~~

~~C. D.~~ The mayor ~~and each member of the city council~~ shall be entitled to reimbursement for authorized expenses personally advanced on city business or for the purposes of the city. [Ord. O-32-2024 § 2 (Exh. A); Ord. O-05-2021 § 2 (Exh. A); Ord. O-30-2019 § 2 (Exh. A); Ord. O-09-2007 §§ 3, 4, 6. Formerly § 2.10.010].

ORDINANCE NO. O-____-2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 2.08
FORM OF GOVERNMENT; SECTION 2.15 CITY COUNCIL; AND
SECTION 2.16 CITY MANAGER

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 2.08, 2.15 and 2.16, to reorganize and update regulations governing the form of government; and

WHEREAS, such amendments clarify the roles and responsibilities of the Mayor, City Council, and City Manager, and update procedures related to council meetings, agendas, and administrative authority, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds Eagle Mountain Municipal Code Section 2.08 Form of Government, Section 2.15 City Council, and Section 2.16 City Manager are amended as set forth in Exhibit A.
2. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 20th day of January, 2026.

EAGLE MOUNTAIN CITY, UTAH

Jared Gray, Mayor

ATTEST:

Lacie Messerly
Interim City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 20th day of January, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright
☐ TBD	☐ TBD	☐ TBD	☐ TBD

Lacie Messerly
Interim City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 2.08

FORM OF GOVERNMENT

2.08.010 Form of government.

Eagle Mountain City is a six-member council form of government. The powers of municipal government in Eagle Mountain are vested in the city council consisting of six members, one of which is the mayor. All legislative, executive, and administrative powers are ~~held by~~ **vested in** the six-member city council. [Ord. [O-12-2024](#) § 2 (Exh. A)].

2.08.020 Legislative powers.

~~The city council shall exercise its~~ All legislative powers **are vested in the city council and administered** through ordinance **and resolution**. [Ord. [O-12-2024](#) § 2 (Exh. A)].

2.08.030 Council administration.

No one member of the six-member council shall make decisions for the body, nor shall any member of the body knowingly give the perception to an organization, or individual citizen, or staff that they are authorized to represent the full body without the city council's vote and approval in an open and public meeting. [Ord. [O-12-2024](#) § 2 (Exh. A)].

2.08.040 Executive powers.

~~A. Except as otherwise provided for in the Eagle Mountain Municipal Code, the executive powers of the mayor shall be in accordance with the municipal code (see EMMC 2.10.010). The mayor's executive powers, duties, and functions are limited to those found in the Eagle Mountain Municipal Code, Eagle Mountain City policies and procedures, and resolutions adopted by the city council.~~

~~B. The mayor shall take care that the laws of Eagle Mountain City are faithfully executed. The mayor shall not veto or prevent the execution of an ordinance, policy, resolution, or request by the majority vote of the body of the city council, by verbal or written communication, action, inaction, implication, or intimidation of staff. [Ord. [O-12-2024](#) § 2 (Exh. A)].~~

~~Executive authority shall be vested in the six-member council.~~

2.08.050 Administrative and Staff powers.

~~Administrative authority, including day-to-day operations, execution of contracts, supervision of departments, and implementation of council directives, shall be delegated to~~

the City Manager as defined in 2.12.010 and Chapter 2.16. City staff of Eagle Mountain shall follow the Eagle Mountain Municipal Code, resolutions adopted by the ~~city council~~ six-member council, and all policies found in the policies and procedures manual. Staff shall not negotiate, enter into or renew a contract or agreement, except as ~~allowed by the municipal code or as~~ directed by ~~city council~~ six-member council after a vote in an open and public meeting. Staff has fiduciary duty to the city. As such, they shall not share any information that compromises the city's position and that has not been authorized by the six-member council. Staff shall not give the perception to an organization or individual citizen that they represent the full body of the council without the ~~city council's~~ six-member council's vote and approval in an open and public meeting. [Ord. [O-12-2024](#) § 2 (Exh. A)].

2.08.060 Adoption of policies.

No new city policies, code, ordinance, or resolution shall be created and enacted by mayor or staff without the consent of the majority vote of ~~city council~~ six-member council in an open and public meeting. [Ord. [O-12-2024](#) § 2 (Exh. A)].

Chapter 2.15

CITY COUNCIL

2.15.010 Compensation.

A. Each member of the city council shall be paid annual compensation in the amount of \$18,100 and shall be entitled to receive other benefits that are provided by the city or incidental to the city council member's duties such as a computer (tablet), conference fees, professional memberships, etc. ~~Each city council member and their dependents shall be entitled to coverage under the city's medical, dental, and life insurance program to be paid by the city, or alternatively, at the council member's election, to have a sum equal to one-half (1/2) of the monthly premium amount, contributed to a 401(k) retirement account.~~

B. Each member of the city council shall be paid an additional monthly compensation in the amount of \$200.00 for nonreimbursed incidentals that are necessary to fulfill their duties, such as local travel, home internet, personal phones, etc.

C. The mayor and each member of the city council shall be entitled to reimbursement for authorized expenses personally advanced on city business or for the purposes of the city. [Ord. [O-32-2024](#) § 2 (Exh. A); Ord. [O-30-2019](#) § 3 (Exh. A); Ord. [O-09-2007](#) §§ 5, 6].

2.15.020 Presiding officer.

The mayor is the presiding officer of the Eagle Mountain city council. ~~in the preparation of the agenda for meetings of the city council in compliance with the Utah Open and Public Meetings Act. Agenda materials, supporting documents and staff recommendations for a city council agenda shall be submitted to the office of the city recorder no later than noon on the day 48 hours prior to the required date and time for distribution to the mayor and members of the city council of the agenda and supporting materials for regularly scheduled city council meetings.~~ [Ord. [O-01-2012](#) § 1; Ord. [O-24-2006](#) § 1].

2.15.030 Regular meetings.

Regular city council meetings shall be held in the City Hall Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, UT 84005, on the first and third Tuesday of the month, excluding election days, city-observed holidays, and any other day the city council determines. ~~Except as otherwise directed by the six-member council, W~~work sessions begin at 4:00 p.m. and policy sessions begin at 7:00 p.m. [Ord. [O-05-2023](#) § 2 (Exh. A)].

2.15.040 Agenda.

~~The mayor shall include any matter requested in writing by not less than two city council members on an agenda which shall be added to the agenda at the next regularly scheduled meeting of the city council following the written request. [Ord. [O-05-2023](#) § 2 (Exh. A); Ord. [O-01-2012](#) § 2; Ord. [O-24-2006](#) § 5. Formerly 2.15.030].~~

To prepare the city council meeting agenda in compliance with the Utah Open and Public Meetings Act, all agenda materials, supporting documents, and staff recommendations shall be submitted to the city recorder's office by end of business seven days before the next regularly scheduled meeting of the city council.

All supporting materials, including staff reports, presentations and applicable contracts and MDAs for an agenda item, shall be provided to the six-member council when the agenda is publicly noticed.

The agenda for each city council meeting shall be prepared by the city manager or designee, with input from the six-member council as designated by city policy. Any matter requested in writing by any two of the six-member city council members to the city recorder's office, shall be added to the agenda for the next regularly scheduled meeting of the city council. Notwithstanding the foregoing, if the request comes after end of business seven days before the next regularly scheduled meeting, the item shall be put on the following regularly scheduled meeting.

A. Policy Session –

The purpose of the policy session is to allow the council an opportunity to hear from applicants, staff and other interested parties. To take public comment, seek clarification, and to counsel together as a quorum of elected officials in an open and public meeting prior to taking any action. All agenda items shall have a staff report that includes the name of the person putting the item on the agenda(sponsor), the purpose of its inclusion, the presentation that will be presented at the meeting, all pertinent city code, MDAs, and state code where applicable.

B. Work Session –

The purpose of the work session is for citizens, staff, land owners and stake holders to seek city council direction, workshop ideas, and receive feedback on potential opportunities. It shall also provide an opportunity for the council to workshop and share ideas, review the consent agenda, and discuss other matters of importance, without taking any action.

1. All presentations and discussion items for the work session shall include the presentation, staff report, and all applicable documentation for the items.
2. Any item without the supporting documentation, the presentation, and staff report shall not be considered in the work session
3. Any material provided after the agenda deadline, shall not be considered in the work session.

2.15.050 Order of business.

The order of ~~regular meetings~~ work session and policy session agenda shall be as follows, unless otherwise directed by the six-member council:

Work Session

A. Staff-related proposals

B. Applicant or constituent proposed items

C. City council member proposals

1. Open discussion or continuing discussion from a previous meeting

2. Items put forward by a council member for this section of the work session

D. Review of items to be placed on the consent agenda for the following council meeting.

E. Other items as deemed appropriate.

Policy Session

A. Call to order;

B. Pledge of Allegiance;

C. Information items;

D. Public comment (limited to three minutes for each comment);

E. Council/mayor comments (limited to three minutes each);

F. Consent agenda;

G. Scheduled items. Scheduled items shall include a review and an actionable item adopting/amending the legislative priorities task list (no time limit);

H. Council/mayor comments (no time limit);

I. Adjournment. [Ord. [O-06-2023](#) § 2 (Exh. A); Ord. [O-05-2023](#) § 2 (Exh. A); Ord. [O-01-2012](#) § 3; Ord. [O-24-2006](#) § 2. Formerly 2.15.040].

2.15.060 Consideration of agenda items.

A. Subjects under consideration at every public meeting are limited to the published agenda and the meeting is limited under the requirements of the Utah Open and Public Meetings Act to the items stated on the agenda, unless an emergency exists as defined in the Open and Public Meetings Act for the consideration of a matter not on the published agenda.

B. Each agenda item at the meeting will be considered as described on the published agenda for the meeting or in the sequence for consideration otherwise announced by the mayor, without objection from a member of the council, in the following sequence:

1. The mayor will announce the agenda item number, state the title as published on the agenda, and invite the appropriate person or persons to present the item, including recommendations.
2. The mayor will invite members of the city council to state any technical questions for clarification. Members of the city council may ask clarifying questions and the appropriate person or persons should be given time to respond.
3. If the item is a formal public hearing, the mayor will invite public comments and open the public hearing for public comment. At the conclusion of public hearings, the mayor will state that the public hearing is closed.
4. The mayor should invite a motion directed to the agenda item. The mayor should state the name of the member of the city council offering the motion if a motion is offered. If a motion is not offered, the mayor may delete the item from the agenda or continue consideration of the item to a subsequent meeting.
5. The mayor should ask, if necessary, if a member of the city council will second the motion. The mayor should announce the name of the member of the city council offering a second to the motion. If there is no second, the item will be deemed concluded without decision.
6. If a motion is made and seconded, the mayor may restate the motion to assure that each member understands the proposed action or may request that the city recorder repeat the motion.
7. The mayor will invite discussion of the motion by the city council. If there is no additional discussion after discussion has ended, or a council member asks for vote on the pending motion, the mayor will state that the city council will vote on the motion. If requested by a member of the council or at the discretion of the mayor, the motion should be restated by the mayor or city recorder at the request of the mayor.
8. The mayor will call for the vote of each council member. All votes for purposes of the meeting minutes shall be by roll call of the council. Three affirmative votes are required to approve or pass any item before the council with limited exceptions. The exceptions are a motion to go into closed session (executive session) which requires a two-thirds vote of the members present, and when the mayor is entitled to vote as specifically allowed by state law on matters that add to or diminish the powers of the mayor. The mayor is also entitled to vote when there is a tie vote of the city council.
9. The result of the vote will be stated by the mayor and the action taken by the city council should be briefly stated. [Ord. [O-05-2023](#) § 2 (Exh. A); Ord. [O-01-2012](#) §§ 4, 5; Ord. [O-24-2006](#) § 4. Formerly 2.15.050].

2.15.070 Rules of procedure.

The following short form rules of meeting procedures shall govern the conduct of the meeting under the direction of the mayor as presiding officer or, in the absence of the mayor, the mayor pro tem:

A. One matter or question will be discussed at a time. There will only be one speaker at a time. A council member who wishes to speak must ask to be recognized to speak by the mayor. The mayor will call upon the council member by name. The speaker may not be interrupted except as allowed by these rules. If a council member wishes to ask a question and retain the floor to speak after the question has been answered, the council member may so indicate by informing the mayor and city council.

B. Three basic forms of motions are allowed: an initial motion, a motion to amend the initial motion, and a substitute motion for the initial motion. Only one motion may be under consideration at a time; provided, however, that a motion to limit debate may be made at any time.

C. Discussion may continue as long as members of the city council wish to discuss a pending motion subject to the mayor determining that repetitive comments should be avoided and debate should be limited. The following motions are not debatable: a motion to adjourn; a motion to recess; a motion to fix a time to adjourn; a motion to table; and a motion to limit debate.

D. A Motion to Adjourn. This motion, if passed, requires the city council to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote to approve the motion.

E. A Motion to Recess. This motion, if passed, requires the city council to immediately take a recess. The length of the recess should be stated in the motion. It requires a simple majority vote for approval.

F. A Motion to Fix the Time to Adjourn. This motion, if passed, requires the city council to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

G. A Motion to Table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on hold. The motion can contain a specific date and time at which the item can be considered by the city council. The motion may contain no specific time for the return of the item, in which case the matter will not be placed back on an agenda for a future city council meeting except at the order of the mayor or the request of any two council members. A motion to table an item requires a simple majority vote.

H. A Motion to Limit Debate. The most common form of this motion is to say: "I move the previous question" or "I move the question" or "I call the question." It requires a simple majority vote.

I. Reconsideration of Actions. An action of the city council may be placed on the agenda for reconsideration if requested in writing by three members of the city council. The item shall be placed on the next city council agenda where all required notices can be met. In addition, a council member who voted in the majority on the original motion may make a motion to reconsider the action at the meeting where the action was taken. If an item is placed back on the agenda for reconsideration at a subsequent meeting, or if a motion to reconsider is adopted at the same meeting, the original matter is back before the city council, and a new initial motion is then in order. The matter can be discussed and debated as if it were on the floor for the first time. [Ord. [O-05-2023](#) § 2 (Exh. A); Ord. [O-08-2019](#) § 1 (Exh. A); Ord. [O-01-2012](#) § 6. Formerly 2.15.060].

2.15.080 Standards of civil discourse.

In compliance with Utah law and in the public interest, the Eagle Mountain city council hereby adopts the following standards of civil discourse in the conduct of city meetings and city activities of Eagle Mountain City elected officials, members of city boards and commissions and employees. The following standards are intended to encourage and require Eagle Mountain City elected officials, members of city boards and commissions and employees to meet obligations of civil discourse to each other and to the public and comply with the requirements of Section [10-3-606](#), Utah Code (as amended) 2011. Elected officials, members of city boards and commissions and employees are expected to make mutual and firm commitments to adhere to the city standards of civil discourse adopted here.

A. Conduct and language that is condescending, uncivil, abrasive, abusive, hostile, or obstructive impedes the fundamental goal of participating in civil discourse in public processes and the rational, peaceful, and efficient resolution of decisions and is a violation of this standard. Such conduct tends to delay and often to deny resolution of issues in the public interest.

B. Elected and appointed officials and city employees should exhibit courtesy, candor and cooperation in dealing with each other and the public and in the administration of the city.

C. Elected officials, members of city boards and commissions and employees shall not, without an adequate factual basis, attribute to other persons improper motives, purpose, or conduct. Each person affiliated with the city should avoid hostile, demeaning, or humiliating conduct and words in written and oral communications. Neither written submissions nor oral statements or conduct should disparage the integrity, intelligence, morals, ethics, or personal behavior of others. [Ord. [O-05-2023](#) § 2 (Exh. A); Ord. [O-01-2012](#) § 7. Formerly 2.15.070].

2.15.090 Conflicts of interest.

Declarations of conflicts of interest may be made at any time as appropriate but need not appear as an agenda item. City elected and appointed officials and employees shall comply with the standards of ethical conduct enacted by the city council of Eagle Mountain City and the applicable requirements of Utah law enacted from time to time. [Ord. [O-05-2023](#) § 2 (Exh. A); Ord. [O-01-2012](#) § 8; Ord. [O-24-2006](#) § 3. Formerly 2.15.080].

2.15.100 Legislative priorities list established.¹

The legislative priorities list is hereby established to clarify by adoption or amendment the authorized ongoing priorities of the city council and to provide direction to the city manager in prioritizing the day-to-day activities of the director of legislative affairs. No individual member of the council shall have authority to assign day-to-day activities to the director of legislative affairs, only through the legislative priorities list. Nevertheless, the mayor, as chief executive officer of the city, may assign day-to-day activities; provided, that they are reasonably calculated to pursue the adopted legislative priorities. The list shall contain the following sections:

- A. Adopted – High priority.
- B. Adopted – Secondary priority.
- C. Proposed.

The director of legislative affairs shall coordinate with the city manager to request and schedule resources to pursue the priorities in the order identified in the legislative priorities list. In the event extenuating circumstances make it unreasonable to progress on a legislative priority, the director of legislative affairs shall seek direction from the city manager to determine an appropriate course of action.

Prior to each regularly scheduled city council meeting, the director of legislative affairs, under the direction of the city manager, shall prepare the legislative priorities list with a brief written status update on each adopted priority and coordinate with the city recorder's office to distribute it with the council packet. [Ord. [O-21-2024](#) § 2 (Exh. A); Ord. [O-06-2023](#) § 2 (Exh. A)].

2.15.110 Electronic meetings.

A. Definitions. As used in this section:

1. "Anchor location" means:
 - a. The physical location where the public body conducting an electronic meeting under Utah Code Section [52-4-207](#) normally conducts meetings of the public body; or
 - b. A location other than the location described in subsection (A)(1)(a) of this section that is reasonably as accessible to the public as the location described in subsection (A)(1)(a) of this section.
2. "Electronic meeting" means a meeting that some or all public body members attend through an electronic video, audio, or both video and audio connection, as provided in Utah Code Section [52-4-207](#).
3. "Electronic notice" means electronic mail or fax.

4. "Meeting" shall have the same definition as "meeting" in the Utah Open and Public Meetings Act, Utah Code Chapter 52-4.

5. "Monitor" means to:

- a. Hear live, by speaker or by other equipment, all of the public statements of each member of the public body who is participating in a meeting; or
- b. See, by computer screen or other visual medium, all public statements of each member of the public body who is participating in a meeting.

6. "Participate" means the ability to communicate with all of the members of the public body, either verbally or electronically, so that each member of the public body can hear or see the communication.

7. "Public body" shall have the same definition as "public body" in the Utah Open and Public Meetings Act, Utah Code Chapter 52-4.

8. "Public hearing" means a meeting at which comments from the public will be accepted.

9. "Public statement" means a statement made in the ordinary course of business of the public body with the intent that all other members of the public body receive it.

B. Electronic Meetings Authorized. Any public body of Eagle Mountain City may, by following the procedures and requirements of this chapter, conduct an electronic meeting. A member of the public body participating remotely is included in the calculation of a quorum. The public body convening or conducting an electronic meeting shall:

- 1. Give public notice of the meeting at the anchor location and otherwise meet the requirements of Utah Code Section [52-4-202](#);
- 2. Provide notice of the electronic meeting to the members of the public body at least 24 hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present; and
- 3. Provide in the public notice a description of how the members will be connected to the electronic meeting.

C. Procedure for Electronic Meeting.

- 1. The procedures to be followed at the electronic meeting shall be the same as those followed by the public body in a non-electronic meeting of the public body. The mayor/chair or mayor/chair pro-tem shall conduct the meeting and the meeting shall be held pursuant to the agenda posted for that meeting.
- 2. Prior to commencing the electronic meeting, an electronic link shall be established with all participants and the anchor location. Minutes shall be kept for the meeting in accordance with the requirements of the Utah Open and Public Meetings Act.

Following passage of a motion to adjourn, the electronic link shall be terminated and the meeting shall be deemed concluded.

3. The primary anchor location for meetings of the public body shall be City Hall at 1650 E Stagecoach Run, Eagle Mountain, Utah. However, the public body may hold meetings in other anchor locations if the public body complies with the Open and Public Meetings Act. If the meeting is a public hearing, space and facilities will be provided at the anchor location so that interested persons and the public may attend, monitor, and participate in the open portions of the meeting.

4. If the meeting is connected telephonically, then a speakerphone will be connected in such a manner that comments made by the members of the public body participating electronically will be broadcast through the public address system at the anchor location. To ensure full participation of each member present, and those participating electronically, members will be given a specific opportunity to make inquiries and participate in the discussion through a roll call method.

5. If a member or members are participating remotely, the audio will be connected in such a manner that comments made by the members participating electronically will be broadcast through the public address system at the anchor location. [Ord. [O-22-2024](#) § 2 (Exh. A); Ord. [O-10-2023](#) § 2 (Exh. A)].

2.15.120 Mayor pro tempore and council assignments.

On an annual basis, but at least on or before the second city council meeting in January, the city council shall meet and:

A. Elect a mayor pro tempore by nomination and a majority vote from the body of elected city council members; and

B. Discuss and make all assignments to each city council member and the mayor that promote and enhance necessary representation and support for the citizens of the city. The mayor will make a recommendation of liaison assignments, the council will then discuss the assignments and vote on the final assignments. It will pass with a majority vote. [Ord. [O-12-2024](#) § 2 (Exh. A)].

C. The city council members are required to provide a schedule of official activities, commitments and meetings, including social activities related to the elected position, to the city council's assistant. This will be the same calendar as the mayor's calendar for all six members' information and communication

¹ Code reviser's note: Ord. O-06-2023 added this section as 2.15.090. It has been editorially renumbered to prevent duplication of section numbering.

Chapter 2.16

CITY MANAGER

2.16.010 Office created

The office of city manager is hereby created and established pursuant to Utah Code Section 10-3b-303, and shall continue in force and effect as an officer of the city.

2.16.020 Hiring process

The ~~mayer six-member council~~ shall ~~recommend to the city council a~~ determine the process to hire a new city manager. The ~~city council six-member council~~ may adopt ~~that a~~ process, modify it, use the processes outlined in the current ICMA recruitment guidelines handbook, or use any other process it deems in the best interest of the city.

For any vacancy of the position of city manager, the ~~city council, six-member council with the mayor as a voting member,~~ may appoint an acting city manager to immediately assume the duties and responsibilities of the city manager and conduct the day-to-day operations and business of the city during any interim period. This individual may or may not be someone that is in consideration for the position of city manager.

Unless the urgency of the situation requires an earlier special meeting, the ~~city council six-member council~~ shall establish the recruitment process, scope of responsibilities, salary and benefits offered for the city manager position during the next regularly scheduled meeting following any vacancy. Notwithstanding the foregoing, the ~~city council six-member council~~ may table the matter in its discretion. Unless the ~~city council six-member council~~ otherwise directs, the city attorney and the human resources manager shall secure a minimum of three executive recruitment firms that specialize in municipal government for candidate searches. If the ~~city council six-member council~~ decides to hire a recruitment firm, the ~~city council six-member council~~ shall interview a minimum of three firms.

The candidates shall be evaluated by the ~~city council six-member council~~ as provided by the recruiting firm. Existing staff that desire to be considered for the position will submit their application to the recruiting firm. If the recruiting firm finds that the individual meets the criteria for the position, they will be added to the candidates for consideration by the ~~city council six-member council~~. The recruiting firm will provide the ~~city council six-member council~~ with the application materials of all candidates and recommend their top five choices. The ~~city council six-member council~~ shall not be bound by the recommendation and shall choose which candidates to interview. All interviews by the ~~city council six-member council~~ shall be conducted in a closed session. [Ord. [O-19-2024](#) § 2 (Exh. A)].

2.16.030 Appointment

The ~~city council six-member council~~ shall by a majority vote appoint a qualified person to the office of city manager, ~~with the mayor acting as a voting member~~. The term of office, salary, benefits, duties, and termination of the city manager shall be set out in written contract prior to the time of appointment, which contract shall be negotiated and approved by written resolution of the ~~city council six-member council~~. The contract shall not contain an automatic renewal provision. [Ord. [O-19-2024](#) § 2 (Exh. A)].

2.16.040 Residence

Unless otherwise provided by contract, the city manager need not be a resident or a qualified elector of Eagle Mountain City. [Ord. [O-19-2024](#) § 2 (Exh. A)].

2.16.050 Conditions and term

The city manager shall serve at the pleasure of the ~~city council six-member council~~. The ~~city council six-member council~~ may set the terms and conditions of employment of the city manager by duly executed contract. The city manager may be removed and the employment contract terminated, with or without cause, by a majority vote of the ~~city council six-member council, with the mayor as a voting member~~. [Ord. [O-19-2024](#) § 2 (Exh. A)].

2.16.060 Compensation

The salary, benefits, and other compensation of the city manager shall be set by contract and reviewed annually by the ~~mayor six-member council, who will recommend to the city council any modifications to the~~ which may modify salary or duties ~~of the city manager as deemed appropriate~~. [Ord. [O-19-2024](#) § 2 (Exh. A)].

2.16.070 Duties, control, and discretion

A. Generally. ~~Administrative authority is delegated to the city manager under the direction of the six-member council. This includes The city manager shall administer the day-to-day operations, execution of contracts, supervision of departments, and implementation of council directives. of the city and its services according to the policies and procedures established by the city council. The city manager shall report to the mayor and shall assist the mayor in the execution of the mayor's duties as chief executive officer of the city.~~

B. Quarterly Reports. The city manager shall prepare and furnish to the city council on a quarterly basis, or more often as requested ~~by the city council~~, a summary and status

report ~~setting out in adequate detail such information as to inform the city council on the status of the following:~~ covering

- ~~1. A~~ administrative matters;
- ~~2. C~~ capital projects;
- ~~3. City~~ departments, and agencies;
- ~~4. P~~ personnel, ~~matters related to general staffing needs, compensation, and budget;~~
- ~~5. F~~ fiscal ~~and budgetary~~ affairs, including monthly and quarterly reports; and
- ~~6. A~~ any other matters requested ~~by the city council.~~

C. Specific Duties. ~~Subject to the limits set forth herein, the following duties and the authority to perform them are hereby assigned to the city manager:~~

1. Administrative Officer. The city manager shall be the chief administrative officer of the city under the supervision of the ~~mayor~~ city council.
2. Personnel Administrator. ~~Under the direction of the mayor, t~~The city manager shall ~~be the act as~~ personnel administrator ~~to whom~~ for all city employees of the city shall report under the direction of the six-member council. ~~The city manager shall be responsible for recommending policy and procedures to the city council. In accordance with current ordinance and council approved policy, the city manager shall enforce~~ Generally, this ~~the~~ means enforcing personnel policies and ~~procedures recommending policy changes to the six-member council.~~
3. Employees. ~~The city manager may recommend the hiring of a department head and/or the promotion to such. Except in the case of department heads governed by Chapter 2.17 EMMC, Appointed Officers, the city manager may hire or promote a person to the head of a municipal department after first giving notice to the city council and mayor and only after receiving approval from the mayor to act. The city manager may review the status and performance of any personnel being considered for a change in their employment with the city. The city manager may recommend removal, demotion, or reduction in salary of any department head after first giving notice to the city council and mayor and may terminate, demote, or reduce the salary of a department head only after receiving approval from the mayor to act. Termination of appointed officers likewise requires the approval of the mayor. The city manager shall have authority to hire and remove all other city employees, but shall confer with the department head prior to terminating any employee. The city manager may delegate this authority to the respective department head.~~

The city manager may recommend hiring, promotion, or removal of department heads and senior staff as defined by policy, to the six-member council. All hiring and firing of department heads, senior staff and statutory officers will be the sole responsibility of the six-member council where the mayor is a non-voting member unless in the case of a tie. However, the statutory office of recorder and treasurer shall be appointed by the mayor with the advice and consent of the city council, until the class of city has been changed by the lieutenant governor's office from city of a third class to a city of a second class. Notwithstanding, the city council retains the right to hire any municipal employee. "for the efficient administration, organization, operation, conduct and business of the municipality" Utah Code § 10-3b-105(2)(a). The city manager may hire and remove other city employees, conferring with department heads as appropriate and with prior notice to the six-member council. No organizational structure changes shall be created without a majority support of the city council

4. Signature Authority. The city manager ~~shall have the authority to~~ may sign all contracts on behalf of the city ~~provided:~~

~~a. The contract has followed the~~ procurement rules are followed, ~~code, funds to be spent under the contract have been specifically~~ are appropriated, and ~~through the city's budget process, or the contract does not require the expenditure of city funds; and~~

~~b. If the contract does not involve the conveyance of any~~ real property conveyance interest of the city; and

~~c. The mayor has assigned the city manager as his or her designee to sign on his or her behalf.~~

5. Inventory Property. ~~The city manager or designee shall keep or cause to be kept a current~~ Maintain inventory showing all real and personal property of the city and its location. ~~The city manager or designee shall be responsible for the care and custody of all such property, including equipment, buildings, parks and all other city property which is not by law assigned to some other officer or body for care and control.~~

6. Council Meetings. ~~The city manager shall~~ attend all city council meetings. ~~The city manager shall and participate in the discussion as directed by the mayor.~~

D. Budget Preparation. ~~The city manager shall~~ oversee the preparation of the city budget. ~~The city manager shall also and ensure that all executive procedures and activities of the city are in compliance with the provisions of the Utah Uniform Municipal Fiscal Procedures Act~~ fiscal procedures.

E. Implement Policy. ~~The city manager shall~~ Implement all policy changes and directives of the ~~city council~~ six-member council.

F. Organization. ~~The city manager shall r~~Recommend ~~creation and~~ organizational changes of all necessary department heads, departments, divisions, bureaus and offices necessary for the government of the city to the city council for its approval prior to implementation.

G. Emergencies. ~~The city manager shall n~~Notify the ~~city council~~ six-member council and the mayor of any emergency existing in any department or matter under his or her supervision.

H. Additional Duties. ~~The city manager shall have such other powers and shall p~~Perform such other duties and obligations as may be required by state law or by ordinance, resolution, or city policy of the city council. [Ord. [O-19-2024](#) § 2 (Exh. A)].

2.16.080 Limitations

A. Other Employment. The city manager shall not accept any outside employment ~~in addition to employment by the city~~ without prior written approval of the ~~city council~~ six-member council.

B. Powers of ~~Mayor~~ City Council Not Delegated. ~~The executive, l~~Legislative and executive judicial powers of the ~~mayor, city council his or her position as chairperson of the city council, and any ex-officio position he or she may hold~~ shall not be delegated to the city manager. [Ord. [O-19-2024](#) § 2 (Exh. A)].

2.16.090 Acting city manager

In the absence of the city manager or because of ~~his or her~~ inability or refusal to act, the city council may appoint by majority vote, ~~with the mayor as a voting member,~~ a qualified person to serve as acting city manager ~~to perform and undertake the duties and responsibilities of the city manager~~ with such full authority ~~as is vested in~~ of the office. [Ord. [O-19-2024](#) § 2 (Exh. A)].



Upcoming Staff Agenda Items for City Council Information (Tentative)

Staff Items from City Council Meetings

- EM Blvd Monument Replacement

Development Projects

- **PH** Kroger Development Agreement

Code Amendments

- **PH** Enacting Section on Addressing and Street Naming

Other Items

- **PH** Future Land Use Map – General Plan Amendment
- Scenic Mountain HOA - Lift Station Resolution
- City Council Liaison Appointments
- WS DISC – E-bikes/motorcycles on Trails
- WS DISC – Pony Express Days Parade Route
- WS DISC - Eagle Mountain Properties Phase 2, Part 1 - Rezone of 31 Properties

Redevelopment Agency

- **PH** Mid-Valley CRA Project Area Plan & Budget

BUDGET WORK SESSIONS – 4-5 PM

- 2/17/2026
- 3/17/2026
- 4/21/2026
- 5/19/2026

Please note all items are tentative and are subject to change.