



EAGLE MOUNTAIN CITY COUNCIL MEETING

MARCH 3, 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 - Mortgage Assistance Program Update - Affordable Housing Coordinator, Kiara Polee
(anticipated time 20 minutes)
- 1.B. DISCUSSION - Setback Exception Request for OpenGov Application PLGA-26-8 - Planner, Mickie Mills
(anticipated time 15 minutes)
- 1.C. CONCEPT PLAN - Eagle Mountain Chapel at Meadow Ranch - Planner, Steven Lehmitz
(anticipated time 15 minutes)

2. AGENDA REVIEW

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

3. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council.

4. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; 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

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. RECOGNITION/CERTIFICATION

8.A. RECOGNITION

1. Outstanding Intersection Improvement Award - EM Blvd & Pony Express Traffic Signal
2. Outstanding City Engineer Award - Assistant City Engineer David Salazar

8.B. CERTIFICATION - Stormwater Manager Larry Diamond

9. 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.)

10. APPOINTMENTS

10.A. Community Services Board Appointments

1. Jay Johnson - One-year Term, April 2026 through March 2027
2. ShaRee Curtis - Two-year Term, April 2026 through March 2028
3. Charlotte Ducos - Two-year Term, April 2026 through March 2028
4. Steve Conger - Three-year Term, April 2026 through March 2029
5. Jessie Southworth - Three-year Term, April 2026 through March 2029

10.B. Senior Advisory Board

1. Debra Kimbrough - Three-year Term, April 2026 through March 2029

11. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

12. BOND RELEASES

12.A. Hidden Hollow Phase C, Plat 3 - Into Warranty

12.B. Hidden Hollow Phase B, Plat 2 - Out of Warranty

13. CHANGE ORDERS

13.A. CHANGE ORDER - Pony Express Parallel Waterline, Rino Construction - Change Order #1

13.B. CHANGE ORDER - 2025 Traffic Signal Eagle Mountain Boulevard & Pony Express

14. MINUTES

14.A. February 17, 2026 Minutes - Regular City Council Meeting

15. PRELIMINARY PLATS & SITE PLANS

15.A. SITE PLAN - One Call Auto

16. RESOLUTIONS

16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Real Property Purchase and Sale Agreement with The Church of Jesus Christ of Latter-Day Saints for Well #9.

SCHEDULED ITEMS

17. OVERLAND MASTER DEVELOPMENT AGREEMENT - EAGLE'S LANDING PROJECT

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah Approving the 5th Amendment to the Amended and Restated Overland Master Development Agreement.

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* The City is proposing to amend the Amended and Restated Master Development Agreement for Overland. In 2017, the City entered into the ARMDA with SITLA and Ivory Homes for the Overland Development. Ivory and SITLA have sold a 53 acre parcel within the commercial area of the development to a commercial developer working with Kroger for the development of a commercial shopping center. The parcel is located north of Mid Valley Road and east of Pony Express Parkway. The shopping center would include a Smith's Marketplace, another major big box retailer, 4 other smaller anchors adjacent to the Smith's, and numerous pad sites. To make the project financially feasible, the agreement includes tax incentives for the cost of infrastructure to support the development. The agreement would allow the developer to develop the property consistent with the already vested historic commercial zone. It also allows a few other permitted uses consistent with a Smith's anchored commercial marketplace.

17.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Economic & Planning Systems, Inc. for Consulting Related to Eagle's Landing.

18. ORDINANCES/PUBLIC HEARINGS

18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60 and 17.10 regarding Fencing.

BACKGROUND: *(Presented by Planner, Mickie Mills)* Initiated by Eagle Mountain

Resident, Katie Elliott, this code amendment adds “pre-weathered weathering steel” as an approved material type for residential perimeter fencing and defines “pre-weathered steel fences.”

- 18.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as QTS-SCL 2.

BACKGROUND: (*Presented by Senior Planner, David Stroud*) Rezone of Parcels 59:055:0002, 59:055:0005, 59:055:0010, 59:055:0013, 59:055:0016, 59:055:0017, 59:055:0021, and 59:058:0004, to the Regional Technology and Industry Overlay zone.

- 18.C. 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*) This is a proposal to amend Eagle Mountain Municipal 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.

19. RESOLUTIONS/PUBLIC HEARINGS

- 19.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule regarding Site Plan Amendments.

BACKGROUND: (*Presented by Senior Planner, David Stroud*) This is a proposal to amend the Consolidated Fee Schedule to establish a fee for the processing of Minor Site Plan Amendments. The proposed fee would allow the City to recover administrative and staff review costs associated with evaluating and processing these applications.

20. ORDINANCES

- 20.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 2.65 of the Eagle Mountain Municipal Code Establishing a Senior Citizens Advisory Board.

BACKGROUND: (*Presented by Assistant to the City Manager, Natalie Winterton*) Eagle Mountain City has long maintained an active Senior Citizens Advisory Board that supports programs, services, and activities for residents aged 55 and older. The proposed code amendment would formally establish and codify the Board within City Code, providing clarity in its role and structure. Adoption of this section will also support consistent budgeting practices and ensure compliance with applicable public noticing requirements.

20.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the Development Agreement with Williams.

BACKGROUND: (*Presented by City Attorney, Marcus Draper*) Williams is an independent power producer. They are looking to co-locate a natural gas power facility on the Stadion parcel to facilitate the Meta data center expansion. The new natural gas facility would be located on the Stadion property, which is zoned RTI. Pursuant to the Stadion development agreement, natural gas power is a permitted accessory use on the property. Nevertheless, the parties have negotiated a development agreement to provide additional clarification of the rights and responsibilities of Williams and the City in relation to the natural gas power facility. Williams would be required to install any necessary public infrastructure for their development. Williams is asking for a few exceptions to the city code. Most notably, they are asking to be allowed to go up to 75 dB in sound. This exceeds the City's nighttime limit, which is 65dB, but is consistent with industrial noise limits in neighboring communities. Williams is also asking to be allowed to use above ground power distribution lines on the property.

21. **RESOLUTIONS**

21.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting America250 Utah and Recognizing and Approving the Eagle Mountain Utah250 Community Committee.

BACKGROUND: (Presented by Deputy City Manager, Steve Mumford) This year marks America's 250th anniversary, and the America250 Utah Commission is leading statewide efforts focused on Educate, Engage, and Unite. Eagle Mountain plans to incorporate the anniversary into select events and communications to encourage participation. Utah's agreement with America250 requires a license to use the name or logo. By adopting this resolution and designating the Community Services Board as the Utah250 Community Committee, the City will qualify for a \$1,500 stipend to support local celebration efforts.

22. **LEGISLATIVE ITEMS**

22.A. UPDATE - Legislative Priorities List

23. **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.

24. **COMMUNICATION ITEMS**

24.A. Financial Report

24.B. Upcoming Agenda Items

25. 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 26 day of February, 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>.

Lacie A. Messerly
City Recorder