



EAGLE MOUNTAIN CITY COUNCIL MEETING

MARCH 25, 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 - Gateway Park Land Use Plan - Scot Hazard
(anticipated time 40 minutes)

1.B. DISCUSSION - Soccer Recreation Program - Recreation Manager, Jason Hall
(anticipated time 20 minutes)

1.C. DISCUSSION - FY 2026-2027 City Budget Update - Director of Administrative Services, Kimberly Ruesch
(time remaining)

2. CITY MANAGER INFORMATION ITEMS

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

3. AGENDA REVIEW

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

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

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

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. Firefly NPA 8 Phase A, Plat 6 - Into Warranty

10.B. Firefly NPA 8 Phase A, Plat 7 - Into Warranty

10.C. Parkway Fields Phase E, Plat 1 - Into Warranty

11. MINUTES

11.A. March 3, 2026 Minutes - Regular City Council Meeting

11.B. March 5, 2026 Minutes - City Council Special Session Minutes

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN - Firefly NPA 8 Phase B Plat 4

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for QTS - SLC1 as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving Amendments to the Eagle Mountain Mortgage Assistance Program Policy.

13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement with Cadence Homes, LLC for an Amenity Exchange for Hidden Hollow.

SCHEDULED ITEMS

14. ORDINANCES

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

BACKGROUND: *(Presented by City Council)* This item was tabled at the March 3, 2026 City Council meeting. 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, Lowe's, 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.

15. LEGISLATIVE ITEMS

15.A. UPDATE - Legislative Priorities List

15.B. UPDATE - Legislative Session Wrap-Up

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. 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 19 day of March, 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