



## EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

MARCH 25, 4:00 PM  
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS  
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Jared R. Gray; Councilmembers Melissa Clark, Brett Wright, Craig Whiting, and Zachory Huish.

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, Director of Legislative and Strategic Services; Lacie Messerly, City Recorder; Stephanie Allred, Deputy Recorder; Kimberly Ruesch, Director of Administrative Services; Kyle Ireland, Communications Manager; Natalie Winterton, Assistant to the City Manager; Brandon Larsen, Planning Director; 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; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Erik Knutzen, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney and Michele Graves, Library Director.

### 4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:03 PM and noted that Councilmember Wood was excused.

#### 1. DISCUSSION AND INFORMATION ITEMS

##### 1.A. DISCUSSION – Gateway Park Land Use Plan - Scot Hazard

[The recording of the discussion can be found online here at 00:02:49.](#)

President and Principal Broker with The Real Estate Group, Scot Hazard, provided an overview of the Gateway Park Land Use Plan. He shared a land use map, discussed potential future uses for the property, and requested direction from the City Council. Mr. Hazard responded to questions from the City Council.

1.B. DISCUSSION – Soccer Recreation Program – Recreation Manager, Jason Hall

[The recording of the discussion can be found online here at 00:44:05.](#)

Recreation Manager Jason Hall presented the item and requested direction on whether the City should issue a Request for Proposals to seek a recreation partnership for the soccer program or bring the program in-house under the Recreation Department. Mr. Hall also responded to questions from the City Council.

1.C. DISCUSSION – FY 2026-2027 City Budget Updates – Director of Administrative Services, Kimberly Ruesch

Mayor Gray stated that Item 1.C. would be discussed later during the Policy Session.

## 2. CITY MANAGER INFORMATION ITEMS

City Manager Ben Reeves provided information and updates to the City Council.

[The recording of the discussion can be found online here at 01:14:48.](#)

## 3. AGENDA REVIEW

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

[The recording of the discussion can be found online here at 01:19:53.](#)

Councilmember Brett Wright recused himself from the discussion due to conflict of interest.

Community Development Director Brandon Larson and Senior Planner Robert Hobbs responded to questions from the City Council regarding fencing and landscape design options.

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).

[The recording of the discussion can be found online here at 01:27:53.](#)

Planner Mickie Mills and Community Development Director Brandon Larson responded to questions from the City Council regarding nighttime traffic.

1.C. DISCUSSION – FY 2026-2027 City Budget Updates – Director of Administrative Services, Kimberly Ruesch

[The recording of the discussion can be found online here at 01:34:35.](#)

Director of Administrative Services Kimberly Ruesch stated that this item would remain on the agenda as a standing item, allowing the City Council to ask questions until adoption of the FY 2026-2027 budget. Ms. Ruesch also shared the dates for upcoming budget work sessions.

15.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 01:39:52.](#)

Management and Policy Analyst John Magness shared the City Council priority list, discussed e-bikes and related regulations, and provided an update on the priority list. Mr. Magness also responded to questions from the City Council.

15.B. UPDATE – Legislative Session Wrap-Up

[The recording of the discussion can be found online here at 01:50:15.](#)

Director of Legislative and Strategic Services Evan Berrett provided a wrap-up of the Legislative Session, including highlights and key takeaways. He also shared feedback on informational campaign one-pagers and expressed a desire to be proactive for the 2027 session by working with senators, lobbyists, and the City Council. Mr. Berrett responded to questions from the City Council.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Clark 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 Wright Seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

*The motion passed with a 4:0 vote.*

The Work Session was adjourned at 6:05 PM.

[The recording of the motion can be found online here at 02:03:11.](#)

## 7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

### 5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:09 PM and noted that Councilmember Wood was excused.

[The recording of the discussion can be found online here at 02:06:00.](#)

### 6. PLEDGE OF ALLEGIANCE

Charlotte Ducos led the Pledge of Allegiance.

Mayor Gray invited Communication Manager Kyle Ireland to introduce newly hired Digital Communications Specialist Sariah Farmer.

### 7. INFORMATION ITEMS/UPCOMING EVENTS

City Manager Ben Reeves provided updates about upcoming events.

### 8. PUBLIC COMMENTS

*Mayor Gray opened the public comment period at 7:13 PM. Seeing no one who wished to speak he closed the public comment period at 7:14 PM*

[The recording of the discussion can be found online here at 02:10:06.](#)

### 9. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:11:37.](#)

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 A, 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.

MOTION: *Councilmember Clark moved to approve the Consent Agenda with the exclusion of Items 10.A., 10.B., and 12.A., to be voted on separately, and with Item 13.A. removed and placed under Scheduled Items. The motion also included minor spelling updates to Item 13.B. as discussed during the Policy Session. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused

Brett Wright Yes

*The motion passed with a 4:0 vote.*

[The recording of the discussion can be found online here at 02:20:00.](#)

Councilmember Wright recused himself from the vote due to a conflict of interest on the remaining Consent Agenda items.

MOTION: *Councilmember Clark moved to approve the remaining items on the Consent Agenda, specifically Items 10.A., 10.B., and 12.A. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Abstain

*The motion passed by a vote of 3:0, with one abstention.*

[The recording of the motion can be found online here at 02:20:51.](#)

SCHEDULED ITEMS

Item 13.A. was removed from the Consent Agenda and placed under Scheduled Items for separate discussion.

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).

[The recording of the discussion can be found online here at 02:21:53.](#)

Layton Construction Representative, Jeremy Hobbs responded to questions from the City Council regarding nighttime construction traffic.

MOTION: *Councilmember Clark moved to approve 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). Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes

Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

*The motion passed with a 4:0 vote.*

[The recording of the motion can be found online here at 02:24:26.](#)

#### 14. ORDINANCES

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

[The recording of the discussion can be found online here at 02:25:30.](#)

Associate Principal for Anderson Wahlen & Associates (AWA), Jeff Randall presented the item highlighting updates requested by the City Council at a previous meeting. Mr. Randall also responded to questions from the City Council.

MOTION: *Councilmember Whiting moved to adopt an Ordinance of Eagle Mountain, Utah, Approving the 5<sup>th</sup> Amendment to the Amended and Restated Overland Master Development Agreement conditioned on the following:*

1. *Lighting fixtures shall be 25 feet in height instead of 30 feet; and*
2. *Completion of the SITLA (State School and Institutional Trust Lands Administration) Land Exchange Agreement and all agreements related to the bypass road 35-acre land exchange with SITLA.*

*Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

*The motion passed with a 4:0 vote.*

[The recording of the motion can be found online here at 02:44:45.](#)

#### 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

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 02:47:26.](#)

17. ADJOURNMENT

MOTION: *Councilmember Whiting moved to adjourn the meeting at 7:59 PM.  
Councilmember Clark seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

*The motion passed with a 4:0 vote.*

[The recording of the motion can be found online here at 02:56:06.](#)

The meeting was adjourned at 7:59 PM.

Approved by the City Council on April 7, 2026.

  
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Lacie A. Messerly  
City Recorder

