



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

MAY 19, 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, Brett Wright 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; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Kimberly Ruesch, Director of Administrative Services; Kyle Ireland, Communications Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Stephanie Allred, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Zac Hilton, Assistant Public Works Director; David Salazar, Assistant City Engineer; Michele Graves, Library Director; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Melissa Yates, Purchasing Agent.

CITY STAFF PRESENT ELECTRONICALLY: Brad Hickman Public Works Director

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:03 PM.

Mayor Gray announced that Item 1.B. would be the first discussion item.

1. DISCUSSION AND INFORMATION ITEMS

1.B. DISCUSSION – Become a Believer City Benjamin Lyne

[The recording of the discussion can be found online here at 00:03:28.](#)

Eagle Mountain City resident Benjamin Lyne provided background information regarding his efforts to promote positivity within the community, including the creation of a nonprofit organization encouraging community involvement and uplifting messaging. Mr. Lyne presented the organizations website, invited the City Council to consider becoming a “Believer City,” and responded to questions from the City Council.

- 1.A. DISCUSSION – Tax Increment Finance Bonding Option Discussion – Laura Lewis and Randy Larson

[The recording of the discussion can be found online here at 00:18:15.](#)

Laura Lewis of Lewis Young and Birmingham and Randy Larson of Gillmore Bell Law Firm provided an overview of a Tax Increment Financing (TIF) bond, discussed potential revenue benefits, presented financing structure options for City Council consideration related to the issuance and administration of the proposed bond, and responded to questions from the City Council. Feedback was requested from the City Council regarding the preferred financing structure option.

- 1.C. DISCUSSION – Recreation & Events Sponsorship/Advertising – Deputy City Manager, Steve Mumford & Community Services Board Chair, Jessie Southworth

[The recording of the discussion can be found online here at 00:49:31.](#)

Community Services Board Chair Jessie Southworth discussed the potential use of corporate sponsorships for City recreation programs and community events. Ms. Southworth explained that municipalities and organizations commonly use sponsorships to offset program costs, expand services, and support additional events while maintaining an appropriate balance between community atmosphere and business advertising. Ms. Southworth requested direction from the City Council and responded to questions.

- 1.D. DISCUSSION – Corrigan Farms Rezone – Senior Planner, David Stroud

[The recording of the discussion can be found online here at 00:59:55.](#)

Senior Planer David Stroud presented the item, reviewed a map of the area, and recommended approval of the rezone to the Regional, Technology, and Industry (RTI) Overlay Zone.

- 1.E. DISCUSSION – Deer Run Concept Plan

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

Senior Planner David Stroud presented the item and explained that Ivory Homes is proposing a single-family subdivision in the area and is seeking feedback from the City Council. Brad Mackay of Ivory Homes responded to questions from the City Council.

Mayor Gray announced that Item 1.F. would be tabled until June 2, 2026.

- 1.F. DISCUSSION – Scenic Mountain Area Rezoning of 223 Properties – Senior Planner, Rob Hobbs
- 1.G. DISCUSSION – Utility Billing Water Assistance Program – City Treasurer, Erin Hart

[The recording of the discussion can be found online here at 01:33:01.](#)

City Treasurer Erin Hart presented proposed updates to the Community Development Block Grant Utility Assistance Program, including expanding eligibility to renters and homeowners; increasing assistance to 50% of the utility bill, up to \$75 per month; allowing year-round applications; limiting applications to once per year; and providing up to three months of automatic assistance for qualified applicants.

2. CITY MANAGER INFORMATION ITEMS

[The recording of the discussion can be found online here at 01:36:35.](#)

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

2. AGENDA REVIEW

- 14.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement with Ivory Homes.

[The recording of the discussion can be found online here at 01:41:20.](#)

City Attorney Marcus Draper responded to questions from City Council regarding the Memorandum of Agreement with Ivory Homes.

- 15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain Municipal Code Chapter 17.10.030 Definitions and 17.25.040 Residential Development Standards.

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

City Attorney Marcus Draper provided clarification and responded to questions from the City Council.

4. 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
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The Work Session was adjourned at 5:57 PM.

[The recording of the motion can be found online here at 01:56:21.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:10 PM.

[The recording of the discussion can be found online here at 02:00:53.](#)

6. PLEDGE OF ALLEGIANCE

2026 Pony Express Queen, Kadence Sorensen led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

7.A. UPCOMMING EVENTS – Events Manager, Dawn Hancock

[The recording of the discussion can be found online here at 02:01:51.](#)

Events Manager Dawn Hancock provided an overview of upcoming events.

RECOGNITION/INTRODUCTIONS

8.A. INTRODUCTION – 2026 Pony Express Days Rodeo Royalty

[The recording of the discussion can be found online here at 02:07:04.](#)

Mayor Gray introduced the 2026 Pony Express Rodeo Royalty:

Queen: Kadence Sorensen

- 1st Attendant: Lydia Knapp
- 2nd Attendant: Camilla Sylvester

Princess: Kelsey Bohn

- 1st Attendant: Nicole Anacleto
- 2nd Attendant: Whitley Peterson

9. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:20PM.

The following individuals spoke during the Public Comment period:

- David Peterson – Resident of the Silver Lake community, spoke in favor of a new road from the Silver Lake community to the new high school.
- Robert Woodward – Resident of the Silverlake community, voiced support of a new road from the Silver Lake community to provide an alternative exit.
- Scott Griffeth – Resident of the Silver Lake community, requested an additional road to improve connectivity due to congestion, safety concerns, and emergency evacuation needs, and requested installation of a stop sign at Golden Eagle and Silver Creek Way.

Mayor Gray closed the public comment period at 7:26 PM.

[The recording of the discussion can be found online here at 02:10:27.](#)

10. APPOINTMENTS

10.A. Planning Commission Appointments

1. Chad Decoursey – One-Year Vacated Term, May 2026 through March 2027

MOTION: *Councilmember Huish moved to approve the appointment of Chad Decoursey for Planning Commission for a one-year vacated term beginning May 2026 through March 2027. Councilmember Clark seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 02:16:48.](#)

1. Laura Jensen – Three-Year Term Alternate, May 2026 through March 2029

MOTION: *Councilmember Clark moved to approve the appointment of Laura Jensen for Planning Commission Alternate for a three-year term beginning May 2026 through March 2029. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 02:17:31.](#)

City Recorder Lacie Messerly administered the Oath of Office to Chad Decoursey and Laura Jensen as Planning Commission Members.

11. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:20:38.](#)

CONSENT AGENDA

12. BOND RELEASES

12.A. Oquirrh Mountain Ranch Phase B, Plat 2 – Out of Warranty

12.B. Overland Village 2 Phase A, Plat 2 – Out of Warranty

13. MINUTES

13.A. May 5, 2026 Minutes – Regular City Council Meeting

14. RESOLUTIONS

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Correcting a Scrivener’s Error in Resolution No. 2026-31, A Resolution Accepting the Eagle Mountain Tentative Budget for Fiscal Year 2026-2027 and Setting a Public Hearing for Interim Budget for June 16, 2026 and Setting a Public Hearing for Budget Adoption on August 18, 2026.

14.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement with Ivory Homes.

14.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Initiating the City’s Withdrawal from Unified Fire Service Area.

MOTION: *Councilmember Clark moved to approve the Consent Agenda, including correcting a typo in Item 14.A. to reflect 2026-2027 and removing Item 14.B. for placement under Scheduled Items on the current agenda. Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 02:38:54.](#)

SCHEDULED ITEMS

14. RESOLUTION

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement with Ivory Homes.

[The recording of the discussion can be found online here at 02:40:07.](#)

Brad Mackay of Ivory Homes provided clarification and responded to questions from the City Council.

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement with Ivory Homes with the following amendments in section (e):*

- *Revise the language from “will” to “may” in the sentence, “The City may consider providing benefits to the Developer...”; and*
- *Remove subsection (i) “reduced water requirements per lot.”*

Councilmember Wright seconded the motion.

Melissa Clark	Yes
Zachory Huish	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 02:49:02.](#)

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions and 17.25.040 Residential Development Standards.

[The recording of the discussion can be found online here at 02:49:56.](#)

Long Range Planner Elizabeth Fewkes provided a background of the item, outlined challenges and benefits, reviewed the proposed code amendment and responded to questions from the City Council. Ms. Fewkes requested feedback from the City Council.

Mayor Gray opened the Public Hearing period at 8:26 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:26 PM.

MOTION: *Councilmember Wood moved to deny an Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions and 17.25.040 Residential Development Standards. Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 03:21:31.](#)

16. ORDINANCES

16.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Flagship Homes Development Agreement.

[The recording of the discussion can be found online here at 03:30:20.](#)

City Attorney Marcus Draper presented the item and responded to questions from the City Council.

MOTION: *Councilmember Whiting moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Flagship Homes Development Agreement. Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 03:32:22.](#)

17. LEGISLATIVE ITEMS

19.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 03:32:46.](#)

Management and Policy Analyst John Magness and City staff provided updates on the Legislative Priorities List and requested additional direction from City Council regarding items on the priorities list.

MOTION: *Councilmember Wood moved to add pricing of concrete forms to the Legislative Priorities List. Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 03:34:45.](#)

MOTION: *Councilmember Wright moved to add to the Legislative Priorities List a direction for staff to work with the City Council to develop a policy regarding paper water rights and prioritization dates. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 03:38:56.](#)

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 03:51:11.](#)

19. COMMUNICATION ITEMS

19.A. Financial Report

19.B. Upcoming Agenda Items

20. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 9:05 PM.
Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	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 03:55:32.](#)

The meeting was adjourned at 9:05PM.

Approved by the City Council on June 2, 2026.

Lacie A. Messerly

Lacie A. Messerly
City Recorder

