



EAGLE MOUNTAIN CITY COUNCIL MEETING

JULY 7, 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 - Legislative Update - Lobbyist, David Stewart
(anticipated time 15 minutes)
- 1.B. DISCUSSION - Land Disposal Process Overview - City Attorney, Marcus Draper
(anticipated time 20 minutes)
- 1.C. DISCUSSION - Procedural Options for Land Disposal Approved August 19, 2025 - City Recorder, Lacie Messerly
(anticipated time 15 minutes)
- 1.D. DISCUSSION - Off-Street Trails Master Plan - Deputy City Manager, Steve Mumford
(anticipated time 30 minutes)
- 1.E. DISCUSSION - First Amendment to the Brylee Farms Phase B Development Agreement - Planner, Steven Lehmitz
(anticipated time 10 minutes)

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

8. RECOGNITION

8.A. RECOGNITION - Presentation of the Rotary Club of Lehi Mayor's Cup Award.

9. PROCLAMATIONS

9.A. PROCLAMATION - A Proclamation of Eagle Mountain City, Utah, Proclaiming Eagle Mountain City as a Believer City.

10. APPOINTMENTS

10.A.

1. Jessi Call - One Year appointment through May 31, 2027.
2. Angeline Washburn - One Year appointment through May 31, 2027.

11. 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.)

12. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

13. BOND RELEASES

13.A. Parkway Fields Phase B, Plat 2 - Out of Warranty

14. MINUTES

14.A. June 16, 2026 Minutes - Regular City Council Meeting

15. RESOLUTIONS

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement Renewal with Legislative Executive Consulting, LLC.

15.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Medium Park in Overland Village 2 Phase B.

15.C. RESOLUTION - A Resolution of Eagle Mountain, Utah, Approving the First Amendment to the Water Tank Reimbursement Agreement with White Hills Water Company.

15.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second

SCHEDULED ITEMS

16. ORDINANCES/PUBLIC HEARINGS

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 17.64 of the Eagle Mountain Municipal Code Establishing an Alternative Energy Overlay Zone.

BACKGROUND: *(Presented by Director of Legislative and Strategic Affairs, Evan Berrett)* Eagle Mountain City is proposing the creation of an overlay zone known as the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not being proposed at this time to be applied to any property and would generally be contemplated for use on request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development including demonstration of approval from state and federal entities as applicable.

- 16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, 17.25.030 Land Use Table, and Enacting Chapter 17.44 Senior Housing Overlay Zone.

BACKGROUND: *(Presented by Housing Coordinator, Kiara Polee, and Long Range Planner, Elizabeth Fewkes)* The City Council directed staff to create an overlay zone in an effort to encourage the construction of senior housing in the City.

- 16.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.75.052 regarding Accessory Recreation Buildings.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* A proposed code amendment that establishes special use standards for recreation buildings that are an accessory use to religious or cultural meeting halls.

- 16.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, Section 17.80.120, Political Signs and Section 17.80.160 Temporary Signs.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* This proposed code amendment provides definitions for park strips and political signs, updates standards and practices for political signs, and updates standards for temporary and seasonal use signs.

- 16.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City Annexation Policy Plan.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* Eagle Mountain City is proposing an updated annexation policy plan. The plan identifies seven (7) areas of unincorporated Utah County that Eagle Mountain City would potentially consider for annexation. The document contains a map of these areas in relation to the current city boundaries. A series of criteria and considerations are included in the document to facilitate analysis and decision-making for annexation proposals.

17. ORDINANCES

- 17.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Vehicle Parking in Residential Zones.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* The City has had a number of instances in which Neighborhood Improvement has enforced residential parking codes, and they now ask the code be amended to better regulate parking standards. The proposed amendments are aimed at addressing issues related to the parking of unlicensed vehicles, trailers, etc. in a residential zone, as well as reducing the parking time limit on a public street.

18. DISCUSSION/POSSIBLE ACTION

- 18.A. Discussion and Possible Action: Citywide Speed Management Study at Key Locations.

BACKGROUND: *(Presented by Assistant City Engineer David Salazar)* Staff is seeking City Council direction regarding a proposed traffic study to evaluate identified roadway segments and intersections prior to implementation of future traffic calming measures. Council may provide direction regarding the study scope, locations to be analyzed, and authorization for staff to proceed with the study.

19. LEGISLATIVE ITEMS

- 19.A. UPDATE - Legislative Priorities List

20. 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.

21. COMMUNICATION ITEMS

- 21.A. Financial Report
21.B. Upcoming Agenda Items

22. 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 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 2 day of July, 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