



EAGLE MOUNTAIN CITY COUNCIL MEETING

JULY 21, 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 - Overview of Best Friends Animal Society Programs.
(anticipated time 15 minutes)
- 1.B. DISCUSSION - Program Year 2026 CDBG Funding Priorities & Project Planning.
(anticipated time 20 minutes)
- 1.C. DISCUSSION - Wildland Urban Interface (WUI) Standards.
(anticipated time 20 minutes)
- 1.D. DISCUSSION - Proposed Private Purchase of .13 Acres of The Ranches Golf Course (Parcel 58:034:0678).
(anticipated time 10 minutes)
- 1.E. DISCUSSION -Triumph Subdivision MDP/MDA Amendment for Planned, Attainable Housing "Pods".
(anticipated time 15 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. **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. Brylee North Plat A - Out of Warranty

10.B. Pacific Springs Phase A, Plat 5 - Out of Warranty

11. **MINUTES**

11.A. July 7, 2026 Minutes - Regular City Council Meeting.

12. **RESOLUTIONS**

12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing a Member Representative to the North Utah Valley Animal Services Special Service District Board.

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Stadion Development Agreement.

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Brylee Townhomes Phase B Development Agreement.

13. **ORDINANCES**

13.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Off-Street Trails Master Plan.

SCHEDULED ITEMS

14. **MOTIONS**

14.A. MOTION TO RECONSIDER - Resolution No. 60-2025 Approving the Disposal of 0.156 Acres of Designated "Significant Real Property" (Utah County Parcel No. 49:601:0080) Pursuant to EMMC 3.30.060 and 3.30.070.

BACKGROUND: *(Presented by City Recorder, Lacie Messerly)* On August 19, 2025, City Council approved a Land Disposal (Option 2) for Parcel 49:601:0080 and a portion of Parcel 49:601:0079, structured as an all-or-nothing disposal contingent on affected property owners signing the application. Written notice to reconsider the August 19, 2025

approval has been submitted by three City Council members, satisfying the procedural requirement. This item is being brought back to Council for a motion to reconsider.

15. ORDINANCES/PUBLIC HEARINGS

- 15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.20 Preliminary Plats, 16.25 Final Plats, and 17.100 Site Plan Review regarding Application Requirements and Cost Estimates.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* The proposed ordinance amends Eagle Mountain Municipal Code Section 16.20 Preliminary Plats, 16.25 Final Plats, and 17.100 Site Plan Review regarding Application Requirements and Cost Estimates.

16. ORDINANCES

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 8.15.070 Noise Levels.

BACKGROUND: *(Presented by Planner, Mickie Mills)* The proposed ordinance amends Eagle Mountain Municipal Code Section 8.15.070 (Noise Levels) to modify the hours of restriction for privately owned golf courses in compliance with Senate Bill 202 from the 2026 legislative session.

17. DISCUSSION/POSSIBLE ACTION

- 17.A. DISCUSSION/POSSIBLE ACTION - Approval of Second Amendment to the Triumph Master Development Agreement for the Triumph Subdivision.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Scot Hazard for [a second] Master Development Agreement and Plan Amendment approval pertaining to Triumph Subdivision in order to allow for the creation of four (4) affordable housing “pods” within the development. The proposed pods range from 2.8 – 4.5 acres in size and are intended to have higher residential densities than the balance of the project. Triumph Subdivision is located in Section 19, T6S, R1W, on the east and west sides of N. Lake Mountain Road south of E. Pole Canyon Blvd. (County Assessor Parcel/Serial # 59:019:0031) in Eagle Mountain City; application identified as the: “Triumph Master Development Agreement Amendment”.

18. LEGISLATIVE ITEMS

- 18.A. UPDATE - Legislative Priorities List

19. 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.

20. COMMUNICATION ITEMS

- 20.A. Financial Report

- 20.B. Upcoming Agenda Items

21. 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 16 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 Messerly
City Recorder