



EAGLE MOUNTAIN CITY COUNCIL MEETING

AUGUST 4, 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 - Towns at Brylee Farms Phase B Update
(anticipated time 15 minutes)

1.B. DISCUSSION - LBiSat Property - Maintaining Clear Lines of Sight
(anticipated time 15 minutes)

1.C. DISCUSSION - Consolidated Project List
(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

8. APPOINTMENTS

8.A. APPOINTMENT - Youth Council Committee Members

9. 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.)

10. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

11. MINUTES

11.A. July 21, 2026 Minutes - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN - Eagle Mountain Chapel and Recreation Building

13. ORDINANCES

13.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Mountain Chapel and Recreation Building Development Agreement.

SCHEDULED ITEMS

14. PUBLIC HEARING ONLY

14.A. PUBLIC HEARING ONLY - Program Year 2026 HUD CDBG Annual Action Plan.

BACKGROUND: *(Presented by Affordable Housing Coordinator, Kiara Polee)* The Community Development Block Grant (CDBG) program provides federal funding for eligible community development activities. As a condition of receiving CDBG funds, the City must annually adopt and submit an Annual Action Plan identifying the proposed use of its allocation and hold two public hearings to receive public input. The first public hearing was held on April 7, 2026. This public hearing fulfills the second hearing requirement.

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Scenic Mountain.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* Proposed General Plan Future Land Use Map Amendment(s) and Rezoning of various properties within, and adjacent to, the expired Scenic Mountain master development area.

15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Master Plan Known as Transportation Master Plan (TMP) and Impact Fee Facilities Plan (IFFP).

BACKGROUND: *(Presented by Assistant City Engineer, David Salazar)* The hearing is for adoption of an update to the Transportation Master Plan and Impact Fee Facilities Plan (IFFP) The City's Transportation Master Plan is intended to identify the needed transportation infrastructure needed to provide adequate service for the City's residents and businesses. A comprehensive transportation plan must be developed and regularly maintained to combat the potential congestion caused by projected growth. The TMP must incorporate the goals of the City of Eagle Mountain regarding the transportation systems within our jurisdiction and those regional facilities maintained by UDOT, UTA, Utah County, and neighboring communities.

16. **LEGISLATIVE ITEMS**

16.A. UPDATE - Legislative Priorities List

17. **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.

18. **COMMUNICATION ITEMS**

18.A. Financial Report

18.B. Upcoming Agenda Items

19. **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 30 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