



EAGLE MOUNTAIN CITY COUNCIL MEETING

SEPTEMBER 1, 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 - Eagle Square Commercial Sign
(anticipate time 15 minutes)
- 1.B. DISCUSSION - Home Business Standards
(anticipated time 10 minutes)
- 1.C. DISCUSSION - Community Garden Presentation
(anticipated time 15 minutes)
- 1.D. DISCUSSION - Utah Wellbeing Project Survey Results
(anticipated time 15 minutes)
- 1.E. DISCUSSION - Annual Community Survey
(anticipated time 30 minutes)

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council.

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. CHANGE ORDERS

10.A. CHANGE ORDER - White Hills 4MG Tank Change Order #3 - Final True-up Costs

11. MINUTES

11.A. August 18, 2026 Minutes - Regular City Council Meeting

11.B. August 26, 2026 Minutes - City Council Meeting - Special Session

12. PRELIMINARY PLATS & SITE PLANS

12.A. PRELIMINARY PLAT - Gateway Park Phase 3

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Brylee Farms Phase B Development Agreement

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, to Become an Official Member of the North Utah County Aquifer Council (NUCAC)

14. ORDINANCES

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 2.45.010 regarding Youth Council Member Term Limits

14.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 3.30 regarding Land Disposals

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Repeal and Replace Section 17.60.130 regarding Retaining Wall Construction Standards

BACKGROUND: *(Presented by City Engineer, Vince Hogge)* Consideration of an amendment to Eagle Mountain Municipal Code Chapter 17.60.130. This amendment adds detailed design requirements for retaining walls, and includes clarification on building permit requirements, field inspections, and allowable retaining wall locations.

- 15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Pinnacles and Approving the Pinnacles Master Development Plan/Master Development Agreement Amendment

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Andy Flamm for Master Development Plan and Agreement Amendment to change the identification and zoning of three (3) parcels of land (County Assessor Acct./Serial #s 59:034:0191, 59:034:0192 & 59:034:0193) along Aviator Avenue, being 2.48 acres, 6.04 acres and 5.24 acres respectively, all from Commercial Neighborhood to Agriculture and the future land use setting/category from Neighborhood Residential 1 to Ag or Ag/Rural Density 1 or Open Space - Natural as deemed appropriate.

16. ORDINANCES

- 16.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 3.50 of the Eagle Mountain Municipal Code Establishing Property Tax Allocations

BACKGROUND: *(Presented by Director of Legislative and Strategic Affairs, Evan Berrett)* The proposed ordinance enacts Eagle Mountain Municipal Code 3.50 regarding Property Tax Allocations to direct property tax revenues toward approved public safety expenditures. The chapter also establishes funding requirements and an annual review process to guide future property tax rate considerations.

17. LEGISLATIVE ITEMS

- 17.A. UPDATE - Legislative Priorities List

18. 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.

19. COMMUNICATION ITEMS

- 19.A. Monthly Budget Report - July 2026

- 19.B. Upcoming Agenda Items

20. 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 27 day of August, 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