



EAGLE MOUNTAIN CITY COUNCIL MEETING

NOVEMBER 5, 2025, 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 - Parks, Trails, and Open Space Master Plan - MHTN Architects
(*anticipated time 30 minutes*)

1.B. DISCUSSION - Mortgage Assistance Program Policy on Citizenship Requirements

2. AGENDA REVIEW

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

3. 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; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. 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.)

8. RECOGNITION/INTRODUCTIONS

8.A. RECOGNITION - Graduates of Eagle Mountain Academy Fall 2025

9. CITY COUNCIL/MAYOR ITEMS

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

10. BOND RELEASES

10.A. The Towns at Brylee Farms Phase B, Plat 3 - Into Warranty

11. MINUTES

11.A. October 21, 2025 Minutes - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

12.A. MASTER SITE PLAN - John Hancock Charter School

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Amendments to the Eagle Mountain Mortgage Assistance Program (MAP) Policy Regarding Eligibility and Application Requirements

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving the Commercial Affordability Program (CAP) Policy

13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving an Escrow Agreement for Water Dedication and Public Water Supply Agreement with John Hancock Charter School Foundation

14. ORDINANCES

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Reenacting the Eagle Mountain Municipal Code Section 3.10.080, Reimbursement for Certain Users Related to Municipal Energy Tax

SCHEDULED ITEMS

15. RESOLUTIONS/PUBLIC HEARINGS

15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the Wastewater Master Plan and Impact Fee Facilities Plan (IFFP)

BACKGROUND: *(Presented by City Engineer Vince Hogge)* The Wastewater Master Plan and Impact Fee Facilities Plan (IFFP) identify current system deficiencies and outline the improvements needed to support future growth. The IFFP focuses on a five-year horizon, while the Master Plan addresses full buildout of the City. Due to rapid growth, the City has been working to catch up on necessary infrastructure, including treatment facility upgrades, new sewer lines, and expanded disposal capacity.

16. SWEETWATER #4 COMMUNITY REINVESTMENT PROJECT AREA

16.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Sweetwater #4 Community Reinvestment Area Project Area Plan, as Approved by

the Redevelopment Agency of Eagle Mountain City, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute

BACKGROUND: *(Director of Legislative and Strategic Services Evan Berrett)* The proposed ordinance adopts the Sweetwater #4 Community Reinvestment Area (CRA) Project Area Plan as approved by the Redevelopment Agency of Eagle Mountain City. Adoption of this ordinance formally designates the plan as the official project area plan for the Sweetwater #4 CRA and authorizes the required statutory notice of adoption. The Sweetwater #4 CRA considers the investment of several billion dollars into the Cedar Valley for the expansion of the Meta data center campus. The project area covers approximately 567 acres directly south of the current Meta data center campus.

- 16.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City, Utah for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater #4 Community Reinvestment Project Area

BACKGROUND: *(Director of Legislative and Strategic Services Evan Berrett)* The Interlocal Agreement establishes the terms of participation between Eagle Mountain City and the Redevelopment Agency for the Sweetwater #4 CRA, including the collection and use of tax increment revenues to support infrastructure improvements and economic development within the project area.

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. 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.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 30th day of October, 2025, 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>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.