



EAGLE MOUNTAIN CITY COUNCIL MEETING

OCTOBER 6, 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 - RV Parking Code Amendment
(anticipated time 20 minutes)
- 1.B. DISCUSSION - Overview of UFA/UFSA
(anticipated time 30 minutes)
- 1.C. DISCUSSION - Chaplain Services
(anticipated time 10 minutes)
- 1.D. PRESENTATION - Investment Portfolio Update
(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. Firefly NPA 8 Phase A, Plat 9 - Into Warranty
- 10.B. Firefly NPA 8 Phase B, Plat 1 - Into Warranty
- 10.C. Harmony Phase A, Plat 14 - Into Warranty
- 10.D. Overland Village 2 Phase A, Plat 4 - Into Warranty
- 10.E. Overland Village 2 Phase A, Plat 5 - Into Warranty

11. MINUTES

- 11.A. September 15, 2026 Minutes - Regular City Council Meeting
- 11.B. September 24, 2026 Minutes - City Council Strategic Planning Session

12. RESOLUTIONS

- 12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Ranches Parkway Improvement Interlocal Agreement between Eagle Mountain City and Utah County
- 12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Purchase Agreement with Smith's Food & Drug Centers, Inc
- 12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Purchase Agreements with various residents to purchase Utah County Parcel No. 49:601:0079 and No. 49:601:0080 following a Land Disposal application located in Pioneer Addition Phase II
- 12.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Community Garden Policy

SCHEDULED ITEMS

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the Land Disposal Application to Proceed and Directing Staff to Begin the Notice and Public Hearing Process for a Portion of Utah County Parcel No. 66:828:2978, Designated as "Significant Real Property" Pursuant to Eagle Mountain Municipal Code 3.30.060

BACKGROUND: *(Presented by City Recorder Lacie A. Messerly)* This item is a request to dispose of a portion of Utah County Parcel #66:828:2978 designated as "Significant Real

Property” in accordance with EMMC 3.30.060. The application, submitted by Eric Schenk pertains to approximately 0.021 acre (~907.5 sq/ft) of property located at Silverlake, Plat 29.

- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the Land Disposal Application to Proceed and Directing Staff to Begin the Notice and Public Hearing Process for a Portion of Utah County Parcel #46:491:0332, and Entire Parcels #46:536:0430 and #46:865:0114, Designated as "Significant Real Property" Pursuant to Eagle Mountain Municipal Code 3.30.060

BACKGROUND: *(Presented by City Recorder Lacie A. Messerly)* This item is a request to dispose of a portion of Utah County Parcel #46:491:0332, and Entire Parcels #46:536:0430 and #46:865:0114 designated as “Significant Real Property” in accordance with EMMC 3.30.060. The application, submitted by Chelsea Lindsay and neighboring residents pertains to approximately a total of 0.72 acres over three separate parcels located at Meadow Ranch V, Plat 1, Meadow Ranch, Plat 3 and Meadow Ranch, Plat 4.

14. CORRIGAN FARMS REZONE

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

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Corrigan Farms LLC is looking to rezone parcel number 59:068:0006 to add the RTI overlay zone to the property to allow it to potentially develop a data center project with a natural gas power plant.

- 14.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Corrigan Farms Development Agreement

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* The proposed agreement accompanies the rezone of a 41-acre parcel owned by Corrigan Farms LLC to the RTI Overlay Zone and establishes development and infrastructure requirements for the anticipated data center project.

15. ORDINANCES/PUBLIC HEARINGS

- 15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Updating the Culinary Water Impact Fee Facility Plan (IFFP)

BACKGROUND: *(Presented by City Engineer, Vince Hogge)* Consideration of an update to the Culinary Water IFFP. This update adds the Spring Run/Talons Cove area to the IFFP which adds improvements needed to the culinary water system to handle water demand from this area. The IFFP also includes updated cost estimates adding the projects for the Spring Run/Talons Cove area and updating costs for future projects based on the rising costs of current construction projects.

- 15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Updating the Wastewater Master Plan and the Wastewater Impact Fee Facility Plan (IFFP)

BACKGROUND: *(Presented by City Engineer, Vince Hogge)* Consideration of an update to the Wastewater Master Plan and the Wastewater IFFP. This update adds the Spring

Run/Talons Cove area to the Master Plan and IFFP which adds improvements needed to the wastewater system to handle sewer flows from this area. The IFFP also includes updated cost estimates adding the projects for the Spring Run/Talons Cove area and updating costs for future projects based on the rising costs of current construction projects.

- 15.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 9.10 and 17.47 Regarding Archery Use Within the City

BACKGROUND: *(Presented by Assistant to the City Manager, Natalie Winterton)*: The proposed amendment would allow outdoor archery ranges within the existing Outdoor Shooting Range Overlay Zone and indoor archery ranges as a special use, while establishing standards intended to discourage archery in backyards or other unsafe locations. Staff also reviewed USA Archery standards when developing the proposed regulations.

- 15.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.60.120 General Fencing/Screening Provisions

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* The proposed amendment would allow barbed wire fencing in the RTI Overlay Zone and clarify that chain link fencing, where permitted in industrial areas, shall not be topped with barbed wire as it would only be allowed for the RTI Zone.

- 15.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.25.040 Residential Standards Table

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* The proposed amendment would acknowledge as legally conforming existing lots smaller than 4,500 square feet that are rezoned to the RC Zone. The amendment would also recognize existing building setbacks that are smaller than the minimum setbacks otherwise required in the RC Zone.

- 15.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.100.040 Master Site Plans

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* The proposed amendment would clarify when a Master Site Plan or Standard Site Plan is required, establish the applicable review process, require a separate plat application for land proposed to be subdivided within a site plan, and require approval of a Master Site Plan before approval of a plat for land proposed to be subdivided within that Plan's area.

16. DISCUSSION ITEM ONLY/NO ACTION TAKEN

- 16.A. DISCUSSION - Speed Study Results
(anticipated time one hour)

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

19.B. Budget Report - August 2026

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 1 day of October, 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