



EAGLE MOUNTAIN CITY COUNCIL MEETING

OCTOBER 20, 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 - MAP Funding Capacity and Tier Prioritization
(anticipated time 15 minutes)
- 1.B. DISCUSSION - Alternative Energy Overlay Zone Revisions
(anticipated time 10 minutes)
- 1.C. DISCUSSION - Corrigan Farms Development Agreement
(anticipated time 30 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. Harmony Phase A, Plat 15 - Fencing

10.B. Firefly NPA 8 Phase A, Plat 3 - Into Warranty

10.C. Firefly NPA 8 Phase A, Plat 4 - Into Warranty

10.D. Firefly NPA 8 Phase A, Plat 5 - Into Warranty

10.E. Overland Village 2 Phase A, Plat 11 - Into Warranty

10.F. Harmony Phase A, Plat 15 - Out of Warranty

10.G. Harmony Phase A, Rachel Way & Ira Hodges Roadway - Out of Warranty

11. CHANGE ORDERS

11.A. CHANGE ORDER - Airport Well #9 Drilling, Lang Equipment - Change Order #1

11.B. CHANGE ORDER - Trailhead and Pony Express Traffic Signal - Change Orders #1 - #3

12. MINUTES

12.A. September 29, 2026 Minutes - City Council Project Planning Session

12.B. October 6, 2026 Minutes - Regular City Council Meeting

12.C. October 8, 2026 Minutes - City Council Budget Work Session

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Recognizing the Eagle Mountain Community Chaplain Program

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a License Agreement for Encroachment with Pony Express Land Development, Inc

13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Reimbursement Agreement with Will-Power UT, LLC

13.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Quicksilver Solar Community Reinvestment Project Area Interlocal Agreement between Eagle Mountain City and the Utah County Community Reinvestment Agency

SCHEDULED ITEMS

14. CORRIGAN FARMS REZONE

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

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Corrigan Farms LLC seeks 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. Corrigan Farms LLC owns a 41 acre parcel in the southern portion of our City. The parcel abuts other data center properties, as well as ENYO Energy properties. This agreement was prepared in conjunction with the rezone application for the parcel to the RTI overlay zone. It is consistent with other data center development agreements, except that it is for 20 years instead of 40. It is anticipated that the applicant will construct 2 data centers with an on site natural gas power plant. Article V of the agreement governs the infrastructure requirements to insure success of the project. The language recognizes that there are still unknowns regarding the specifics and maintains flexibility while insuring that the City has the final say.

The Development Agreement came before the Council for consideration on October 6th. The Council gave feedback related to concerns that it had for the development. Changes have been made to the agreement to account for the feedback. The matter is on for discussion to make sure that the changes address the previously raised concerns.

15. RESOLUTIONS

- 15.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. 38:257:0108, 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 No. 38:257:0108 designated as "Significant Real Property" in accordance with EMMC 3.30.060. The application, submitted by Allen Barney and various residents pertains to approximately .85 acre (37,026 sq/ft) of property located at Eagle Park Phase I.

16. ORDINANCES/PUBLIC HEARINGS

- 16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 16.25.040 Application, 17.10.030 Definitions, and 17.60.040 General Landscape Provisions

BACKGROUND: *(Presented by Long Range Planner, Elizabeth Fewkes)* A proposal to identify wildland urban interface (WUI) lots on final plats, permit vegetation removal allowances required by Utah Code, and add associated definitions.

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. Financial Report
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 15 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