



EAGLE MOUNTAIN CITY COUNCIL MEETING

OCTOBER 21, 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. UPDATE - Utah Housing Strategic Plan
(anticipated time 20 minutes)

1.B. PRESENTATION - Attainable Housing at Triumph - Scot Hazard, The Real Estate Group
(Anticipated time 15 minutes)

1.C. PRESENTATION - Financial Report - 1st Quarter FY 2026
(anticipated time 15 minutes)

1.D. DISCUSSION - Road Connectivity for the New High School
(anticipated time 20 minutes)

2. AGENDA REVIEW

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

3. CITY MANAGER INFORMATION ITEMS

3.A. Utility Billing Assistance – Furloughed Federal Employees in Eagle Mountain

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; 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

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. UTAH COUNTY SHERIFF'S OFFICE - LAW ENFORCEMENT SERVICES UPDATE

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. BOND RELEASES

11.A. Antelope Meadows Phase B, Plat 3 - Out of Warranty

12. MINUTES

12.A. October 7, 2025 Minutes - Regular City Council Meeting

13. ORDINANCES

13.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72, Commercial and Multi-family Design Standards

SCHEDULED ITEMS

14. PUBLIC HEARING ONLY

14.A. PUBLIC HEARING ONLY - Arguments For or Against the RAP Tax

BACKGROUND: *(Presented by Communications Manager Tyler Maffit)* A public hearing will be held to receive public comment regarding the proposed Recreation, Arts, and Parks (RAP) Sales and Use Tax, also known as Proposition 8, on the ballot for the Eagle Mountain City General Election to be held on November 4, 2025. The RAP Tax would impose a 1/10 of 1% (0.1%) local sales and use tax to fund recreational facilities, arts, and cultural opportunities within Eagle Mountain City.

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE / PUBLIC HEARING - An Ordinance Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Related Zoning Provisions

BACKGROUND: *(Presented by Planner Steven Lehmitz)* A proposal to amend EMMC 6.05.260, 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. It also amends 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to clarify exceptions to accessory dwelling

unit standards, as well as eliminating public hearings for variances and land use appeals pursuant to UCA 10-9a-701(5). Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c) are being amended to coincide with the proposed changes.

16. STADION, LLC (Meta)

16.A. ORDINANCE / DEVELOPMENT AGREEMENT - An Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Stadion, LLC (aka Meta)

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* Stadion, LLC is seeking to expand its data center project to land immediately south of the existing data center. This property is already zoned with the RTI overlay. The attached Development Agreement establishes the right of Stadion LLC to expand to the property to the south, establishes what infrastructure needs to be installed to support the data center, and generally establishes the rights and responsibilities of the parties. It is largely modeled after the existing development Agreement between the parties.

16.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Water and Sewer Agreement with Stadion, LLC (aka Meta)

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* Stadion, LLC (Meta) is seeking to expand its data center project to land immediately south of the existing data center. This property is already zoned with the RTI overlay. A development agreement has been negotiated between the parties for the City Council's consideration concurrent with this agreement. This Third Amendment to Water and Sewer Agreement would allow Stadion to purchase additional water to support the data center expansion.

17. ORDINANCES

17.A. ORDINANCE / DEVELOPMENT AGREEMENT - An Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Meritage Homes at Harmony Subdivision

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* Meritage Homes purchased land from the Harmony Subdivision developer covering three plats. Two of those plats have lots that abut arterial and/or collector roads. Pursuant to the Harmony Development Agreement and City Code, privacy fencing is required on the property lines of those lots at the time the subdivision infrastructure is installed and prior to the issuance of a building permit. The parties seek to clarify what material is required to be used for the privacy fencing. To that end, the parties are proposing a Development Agreement specific to the Meritage parcels that would allow Meritage to receive building permits prior to installing the fence and they would bond for it. Meritage would have to start the installation within nine months and proceed with reasonable diligence to completion.

18. LEGISLATIVE ITEMS

18.A. UPDATE - Legislative Priorities List

19. 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.

20. COMMUNICATION ITEMS

20.A. Upcoming Agenda Items

21. 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 October 16, 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.