



EAGLE MOUNTAIN CITY COUNCIL MEETING

JANUARY 7, 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 - CDBG FY2026

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. CITY COUNCIL/MAYOR ITEMS

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

9. APPOINTMENTS

9.A. Library Advisory Board

1. Adam Jacobs - Three-year Term through 2027

2. Benjamin Perez - Three-year Term through 2027

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Browns Meadow - Into Warranty
- 10.B. Harmony Phase A - Ira Hodges Road Dedication - Into Warranty
- 10.C. Harmony Phase A - Rachel Way Road Dedication - Into Warranty
- 10.D. Harmony Phase A, Plat 12 - Into Warranty
- 10.E. Sweetwater Industrial Phase A, Plat 3 - Into Warranty
- 10.F. Eagle Heights Village Plat 3 - Out of Warranty
- 10.G. Harmony Phase A, Plat 4.1 - Out of Warranty
- 10.H. Harmony Phase A, Plat 6 - Out of Warranty
- 10.I. Harmony Phase A, Plat 7 - Out of Warranty
- 10.J. Harmony Phase A, Plat 8 - Out of Warranty
- 10.K. New Park at Porter's Crossing - Out of Warranty
- 10.L. Parkway Fields Phase A, Plat 1 - Out of Warranty
- 10.M. Parkway Fields Phase B, Plat 1 - Out of Warranty

11. MINUTES

- 11.A. October 29, 2024 Minutes - Special Joint Work Session
- 11.B. November 14, 2024 Minutes - Strategic Planning Conference
- 11.C. November 15, 2024 Minutes - Strategic Planning Conference
- 11.D. December 3, 2024 Minutes - Regular City Council Meeting

12. MOTION

- 12.A. MOTION - Acceptance of the 2024 Eagle Mountain City Fiscal Year Audit

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Project Area.
- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Contract with Ultimate Home Lending LLC to Administer the Mortgage Assistance Program.
- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing the Eagle Mountain City Recorder.

SCHEDULED ITEMS

14. CEDAR CORNERS PHASE 5

- 14.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Corners Phase 5.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* A proposed General Plan amendment of Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2.

- 14.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* A proposed rezone of Utah County Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the zone from Residential to RC.

15. ORDINANCES/PUBLIC HEARINGS

- 15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.25.060 Projection into Setbacks.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance amends Eagle Mountain Municipal Code to add allowed projections into setbacks for sub-grade structures such as basement walkouts.

- 15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDAs and Enacting Section 17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)* The proposed ordinance amends Municipal Code to require the Planning Director to initiate a Rezone action when a Master Development Agreement lapses or is terminated. This process will address the zoning of properties associated with the expired or terminated Agreement.

- 15.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.100.050 Site Plan Development Standards.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends Municipal Code to define where the distance separation of a driveway on a site plan and a right-of-way is measured.

16. MOTIONS

- 16.A. MOTION - Appointment of City Councilmember as Mayor Pro Tempore

- 16.B. MOTION - Assignment of City Council Board Liaisons

17. LEGISLATIVE ITEMS

17.A. UPDATE - Legislative Priorities List

17.B. DISCUSSION - Lobbying Services Proposal

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. Department Updates

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 801-789-6610. 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 2nd day of January, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, 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.

Fionnuala B. Kofoed, MMC, City Recorder



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Wednesday, December 18, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Browns Meadow into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Browns Meadow Bond
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 209,901.86
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 72,972.60
Amount Remaining in Bond :	\$ 136,929.26

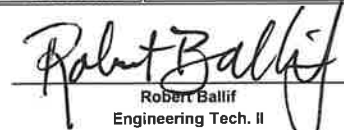
Bond Releases Summary	
#1	\$ 72,972.60
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 72,972.60

12/18/2024

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Clear and grub	267653	0	SF	\$0.08	\$0.00	0	267653	100%	\$0.00	\$0.00
b	Cut and Fill ROW	623	0	CY	\$4.80	\$0.00	0	623	100%	\$0.00	\$0.00
c	Export ROW	7018	0	CY	\$4.80	\$0.00	0	7018	100%	\$0.00	\$0.00
d	Rough grade	127197	0	SF	\$0.15	\$0.00	0	127197	100%	\$0.00	\$0.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	124197	0	SF	\$1.64	\$0.00	0	124197	100%	\$0.00	\$0.00
b	6 inch Road base(also behind curb)	124197	0	SF	\$0.85	\$0.00	0	124197	100%	\$0.00	\$0.00
c	9 inch sub-base(e-fill)9behind curb)	124197	0	SF	\$0.85	\$0.00	0	124197	100%	\$0.00	\$0.00
d	8' asphalt trail	4463	446.3	LF	\$44.00	\$19,637.20	0	4463	100%	\$19,637.20	\$19,637.20
e	Street sign	7	0.7	EA	\$400.00	\$280.00	0	7	100%	\$280.00	\$280.00
f	Stop sign	3	0.3	EA	\$400.00	\$120.00	0	3	100%	\$120.00	\$120.00
g	ADA access ramps for trail	5	0.5	EA	\$2,150.00	\$1,075.00	0	5	100%	\$1,075.00	\$1,075.00
3	CULINARY WATER										
a	8" culinary water c-900	4458	445.8	LF	\$41.00	\$18,277.80	0	4458	100%	\$18,277.80	\$18,277.80
b	8" gate valve	23	2.3	EA	\$2,150.00	\$4,945.00	0	23	100%	\$4,945.00	\$4,945.00
c	8" Tee	3	0.3	EA	\$1,400.00	\$420.00	0	3	100%	\$420.00	\$420.00
d	2" Blow off	1	0.1	EA	\$2,800.00	\$280.00	0	1	100%	\$280.00	\$280.00
e	Fire Hydrant	11	1.1	EA	\$9,180.00	\$10,098.00	0	11	100%	\$10,098.00	\$10,098.00
f	1" water service	37	3.7	EA	\$2,250.00	\$8,325.00	0	37	100%	\$8,325.00	\$8,325.00
g	Trench import	5046	504.6	TON	\$15.00	\$7,569.00	0	5046	100%	\$7,569.00	\$7,569.00
h	Place spoils on lots	2803	280.3	CY	\$2.00	\$560.60	0	2803	100%	\$560.60	\$560.60
i	Raise & collar valve boxes	23	2.3	EA	\$450.00	\$1,035.00	0	23	100%	\$1,035.00	\$1,035.00
j	Testing	1	0.1	EA	\$3,500.00	\$350.00	0	1	100%	\$350.00	\$350.00
4	STORM DRAIN										
a	15" RCP	890	0	LF	\$45.00	\$0.00	0	890	100%	\$0.00	\$0.00
b	Catch basin w/grate	12	0	EA	\$3,100.00	\$0.00	0	12	100%	\$0.00	\$0.00
c	Pipe collars	23	0	EA	\$110.00	\$0.00	0	23	100%	\$0.00	\$0.00
d	Flared end section	4	0	EA	\$1,100.00	\$0.00	0	4	100%	\$0.00	\$0.00
e	Place spoils on lots	690	0	CY	\$2.00	\$0.00	0	690	100%	\$0.00	\$0.00
f	Trench import	948	0	TON	\$15.00	\$0.00	0	948	100%	\$0.00	\$0.00
g	Testing	1	0	EA	\$4,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
5	MISC.										
a	SWPPP	1	0	LS	\$2,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Material testing	1	0	LS	\$5,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
c	Staking	1	0	LS	\$10,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	Erosion control	1	0	LS	\$15,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
e	Mobilization	1	0	EA	\$7,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
f	Track out pad/sweeping	1	0	EA	\$3,800.00	\$0.00	0	1	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$72,972.60					
Original 10% Bond Coverage						\$136,929.26	Released this Period			\$72,972.60	
TOTAL BOND AMOUNT:						\$209,901.86					


Vince Hodge, P.E.
Engineering Director

12-18-2024
Date


Robert Ballif
Engineering Tech. II

12/18/24
Date



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

DATE: Wednesday, December 18, 2024
TO: Bronson Tatton
FROM: Robert Ballif – Engineering Assistant
SUBJECT: **Browns Meadow plat 1 entering warranty**

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

1. ~~ACAD as build files.~~
2. All water & PI cans to be checked at time of meter installation, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans have collar and EM City lid w/2-inch hole.
3. ~~Missing the water stamp, place a brass pin in the asphalt and stamp it with a 'W' for water. Water services to have a 2x4 3 feet out of the ground and painted blue to mark the service. No lathes.~~
4. ~~Street signs to have the correct coordinates.~~
5. ~~We will need all ponds certification sent to us.~~
6. ~~Offsite blow to the south on SR-73 to be finished. Blow off to be tested.~~
7. ~~We will check the offsite water once asphalt and collars have been placed. Offsite water valves for hydrants to be inspected and placed.~~
8. Crack seal asphalt patches. Fix in the spring 2025.

Browns Meadow Rd.:

1. ~~Swales to have EM City native seed mix placed, according to the plans & are graded. Remove any weeds.~~
2. At intersection of SR-73, water valves sag in the asphalt. Fix in the spring 2025.
3. Lot #125 asphalt pathway has damage to be fixed. Fix in the spring 2025.
4. ~~Sags in the road by the water trench, marked with red paint, needs to be fixed.~~
5. ~~Lot #'s 126 & 127 by hydrant, collar to be replaced and inlet to have inlet protection placed.~~
6. Lot #107 by pond, damage to the road to be fixed. Fix in the spring 2025.

Marline Ln.:

1. ~~Swales to have EM City native seed mix placed, according to the plans & are graded. Remove any weeds.~~
2. ~~Sags in the road by the water trench, marked with red paint, needs to be fixed.~~

Prairie Dog Rd.:

1. ~~Swales to have EM City native seed mix placed, according to the plans & are graded. Remove any weeds.~~

~~2. Sags in the road by the water trench, marked with red paint, needs to be fixed.~~

Cooper Way:

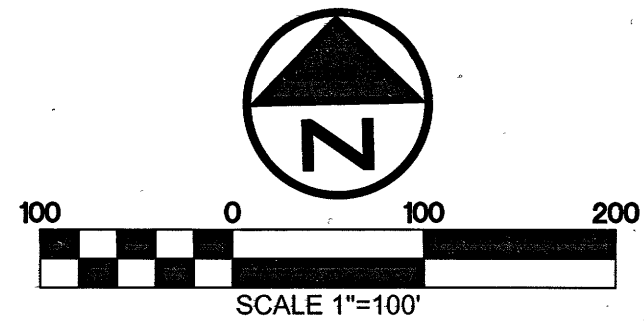
- ~~1. Swales to have EM City native seed mix placed, according to the plans & are graded.
Remove any weeds.~~
- ~~2. Sags in the road by the water trench, marked with red paint, needs to be fixed.~~
- ~~3. Lot #113 the concrete in the road for a water valve missed, to be removed and replaced
with asphalt.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the entering warranty release amount.

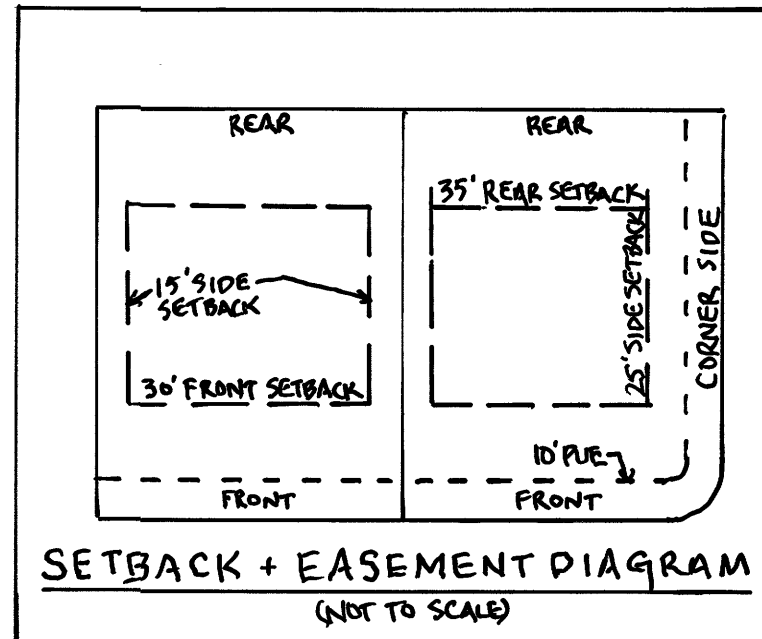
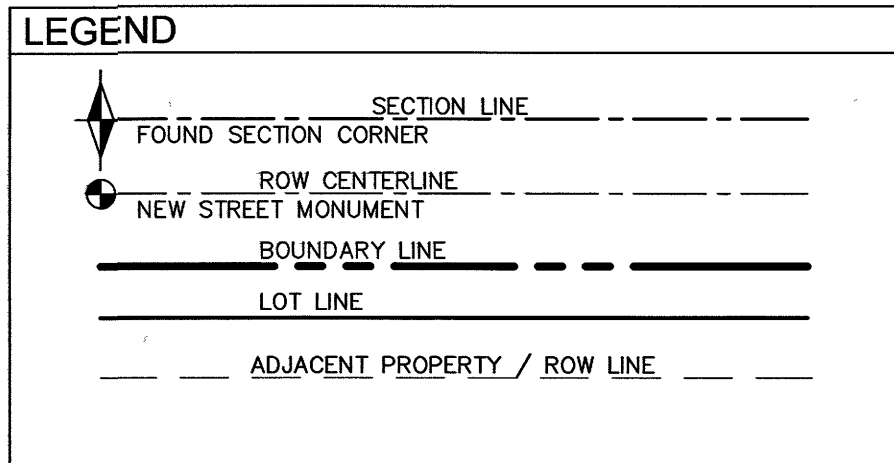
BROWNS MEADOW SUBDIVISION

A RESIDENTIAL SUBDIVISION

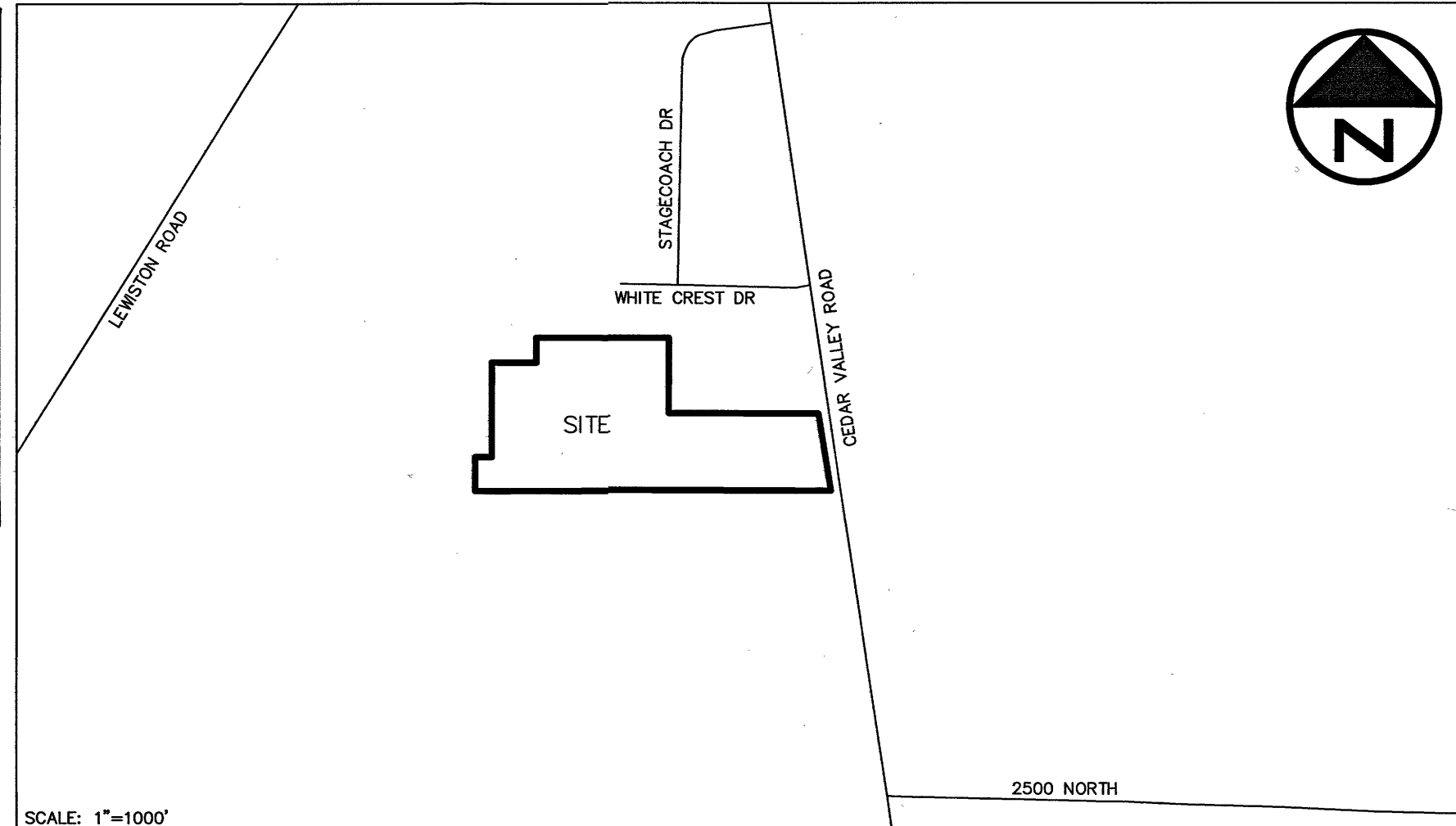
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	21.14'	15.00'	80°45'54"	N49°39'06"W	19.44'
C2	25.98'	15.00'	99°14'06"	N40°20'54"E	22.85'
C3	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C4	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C5	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C6	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C7	8.29'	15.00'	31°41'02"	N15°48'05"W	8.19'
C8	33.60'	50.00'	38°30'23"	S12°23'25"E	32.97'
C9	77.22'	50.00'	88°29'16"	S51°06'24"W	69.77'
C10	23.60'	15.00'	90°08'08"	S45°06'30"W	21.24'
C11	23.53'	15.00'	89°51'52"	N44°53'30"W	21.19'
C12	22.78'	50.00'	26°06'24"	N71°35'47"W	22.59'
C13	8.19'	15.00'	31°16'51"	S74°11'00"E	8.09'
C14	133.61'	50.00'	153°08'02"	S44°54'24"W	97.26'
C15	8.15'	15.00'	31°07'15"	N74°36'56"E	8.05'
C16	59.52'	50.00'	68°12'05"	N86°50'39"W	56.06'
C17	73.74'	50.00'	84°30'18"	N10°29'28"W	67.24'
C18	1.26'	15.00'	4°47'45"	S29°21'49"W	1.26'
C19	7.05'	15.00'	26°55'30"	S13°30'11"W	6.98'
C20	133.26'	50.00'	152°42'22"	N44°35'30"W	97.18'
C21	8.30'	15.00'	31°43'15"	S15°54'03"W	8.20'



VICINITY MAP

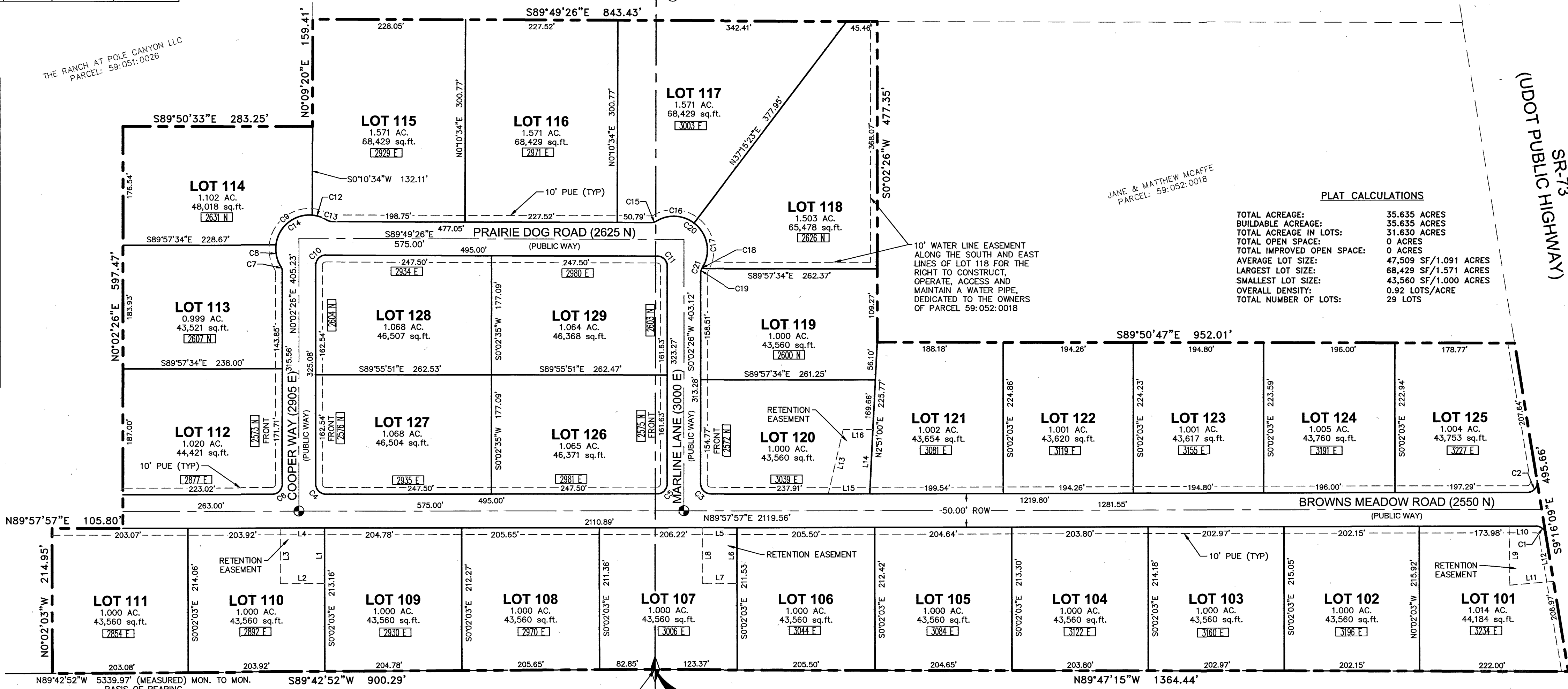


NORTHWEST CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

KENDEL & AMY SAUNDERS
PARCEL: 59-051-0015

Parcel Line	Length	Direction
L1	83.00'	N00°02'03"W
L2	66.00'	N89°57'57"E
L3	83.00'	S00°02'03"E
L4	66.00'	S89°57'57"W
L5	52.49'	S89°57'57"W
L6	83.03'	N00°02'03"W
L7	52.49'	N90°00'00"E
L8	83.00'	S00°02'03"E
L9	88.21'	S00°31'35"E
L10	39.86'	S89°57'57"W
L11	65.53'	N89°50'37"E
L12	70.87'	N09°16'09"W
L13	98.54'	S13°01'12"W
L14	96.16'	N02°51'00"E
L15	61.86'	N90°00'00"E
L16	44.44'	S89°57'11"W

THE RANCH AT POLE CANYON LLC
PARCEL: 59-051-0026



PLAT CALCULATIONS

TOTAL ACRES:	35.635 ACRES
BUILDABLE ACRES:	35.635 ACRES
TOTAL ACRES IN LOTS:	31.630 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	47,509 SF/1.091 ACRES
LARGEST LOT SIZE:	68,429 SF/1.571 ACRES
SMALLEST LOT SIZE:	43,560 SF/1.000 ACRES
OVERALL DENSITY:	0.92 LOTS/ACRE
TOTAL NUMBER OF LOTS:	29 LOTS

(UDOT PUBLIC HIGHWAY)
SR-73

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9051091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS BROWNS MEADOW SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°42'52" WEST ALONG THE SECTION LINE A DISTANCE OF 900.29 FEET; THENCE NORTH 00°02'03" WEST 214.95 FEET; THENCE NORTH 89°57'57" EAST 105.80 FEET; THENCE NORTH 00°02'03" EAST 597.47 FEET; THENCE SOUTH 89°50'33" EAST 283.25 FEET; THENCE NORTH 00°09'20" EAST 159.41 FEET; THENCE SOUTH 89°49'28" EAST 843.43 FEET; THENCE SOUTH 00°02'26" WEST 477.35 FEET; THENCE SOUTH 89°50'47" EAST 952.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF SR-73; THENCE SOUTH 09°16'09" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 495.68 FEET TO THE SECTION LINE; THENCE NORTH 89°47'15" WEST ALONG THE SECTION LINE A DISTANCE OF 1364.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,552,246 SQUARE FEET OR 35.635 ACRES, MORE OR LESS.

January 24, 2024
DATE

SURVEYOR
(SEE SEAL BELOW)

OWNERS' DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS, AND OTHER PUBLIC USES AS DEDICATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS, IMPROVEMENTS, AND ALL OTHER PLACES OF PUBLIC USE AND EGRESS TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

GARRETT M. SCHMIDT, MANAGER
BROWNS MEADOW DEVELOPMENT, LLC

AUTHORIZED SIGNATURE(S)

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS 31 DAY OF January, A.D. 2024, PERSONALLY APPEARED BEFORE ME GARRETT M. SCHMIDT, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS A MANAGER OF BROWNS MEADOW DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

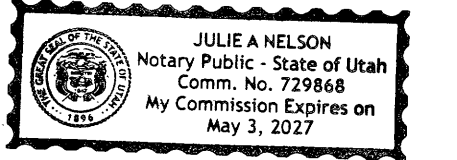
NOTARY PUBLIC SIGNATURE: Julie A. Nelson

NOTARY PUBLIC FULL NAME: Julie A. Nelson

COMMISSION NUMBER: 729868

MY COMMISSION EXPIRES: May 3, 2027

A NOTARY PUBLIC COMMISSIONED IN UTAH



ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 11 DAY OF March, 2024.

APPROVED BY MAYOR: [Signature]

APPROVED BY CITY ATTORNEY: [Signature]

APPROVED BY CITY ENGINEER: [Signature]

APPROVED BY CITY RECORDER: [Signature]

(SEE SEAL BELOW)

(SEE SEAL BELOW)

ENT 145044-2024 MAP# 19143
ANDRUE ALLEN
UTAH COUNTY RECORDER
2024 Mar 14 04:12 PM FEE 108.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

BROWNS MEADOW SUBDIVISION A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
AND THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS
DATE: 1/31/24

DOMINION ENERGY

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS 1 DAY OF February, 2024

BY: [Signature]

TITLE: gas construction rep II

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27-6(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT OF WAY
 - THE LAW APPLICATION TO PRESCRIPTIVE RIGHTS
 - THE STATE, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 - ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER

DATE: 02/01/2024



- NOTES:
- THE ZONING OF THE SUBJECT PROPERTY IS R01.
 - A WILDLING ENGINEERING 5/8" REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
 - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - LOTS 101-112 AND 120-127 SHALL HAVE A SETBACK OF 40 FEET ALONG BROWNS MEADOW ROAD.

19143

Sec. 19 & 20, T6S, R2W, SLB&M TU-028 JS



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, December 16, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Ira hodes Scenic Pkwy & Rahcel Way into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



Monday, December 16, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Subject: **Harmony phase "A" Rachel Way & Ira Hodges** Bond Letter Requirements

City Recorder:

I have reviewed the improvement requirements for **Harmony phase "A" Rachel Way & Ira Hodges** Subdivision and recommend the following bonding amount for this concept.

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	SITE PREP.					
a	SWPPP	1	0	LS	\$5,000.00	\$0.00
2	ROADWAY IMPROVEMENTS					
a	3" Asphalt Roadway	113490	0	SF	\$1.65	\$0.00
b	6" road base	113490	0	SF	\$1.05	\$0.00
c	9" subbase	127678	0	SF	\$1.40	\$0.00
d	4" sidewalk	5676	0	SF	\$22.00	\$0.00
e	Sidewalk base	20000	0	SF	\$1.65	\$0.00
f	ADA ramps & placards	29	0	EA	\$1,375.00	\$0.00
g	30" Curb & Gutter modified	5675	0	LF	\$20.50	\$0.00
h	Street Signs	8	0	EA	\$200.00	\$0.00
i	Stop signs	14	0	EA	\$200.00	\$0.00
3	CULINARY WATER					
a	8" C-900 water line	928	0	LF	\$32.65	\$0.00
b	8" gate valve	18	0	EA	\$2,060.00	\$0.00
c	12" C-900 water line	2825	0	LF	\$59.05	\$0.00
d	12" gate valve	18	0	EA	\$2,865.00	\$0.00
e	Fire Hydrant	6	0	EA	\$7,160.00	\$0.00
f	1" water service	2	0	EA	\$1,600.00	\$0.00
g	Connect to existing	2	0	EA	\$750.00	\$0.00
4	SEWER					
a	18" sewer line	1611.51	0	LF	\$107.50	\$0.00
b	15" sewer line	1025.78	0	LF	\$86.50	\$0.00
c	8" sewer line	1138.61	0	LF	\$54.40	\$0.00
d	Connect to existing manhole 18"	1	0	EA	\$2,720.00	\$0.00
e	Connect to existing sewer stub 8"	1	0	EA	\$725.00	\$0.00
f	15" sewer plug	2	0	EA	\$425.00	\$0.00
g	8" sewer plug	10	0	EA	\$69.50	\$0.00
h	60" sewer manhole	14	0	EA	\$9,120.00	\$0.00
i	48" sewer manhole	43	0	EA	\$2,460.00	\$0.00
5	STORM DRAIN					
a	Retention pond	239002	0	CF	\$0.19	\$0.00

b	Storm drain sump	3	0	EA	\$4,600.00	\$0.00
c	24" SD line	1915	0	LF	\$63.85	\$0.00
d	18" SD line	891	0	LF	\$46.50	\$0.00
e	15" SD line	1099	0	LF	\$41.25	\$0.00
f	3'x6' combo box w/collar	14	0	EA	\$5,400.00	\$0.00
g	60" manhole	11	0	EA	\$4,870.00	\$0.00
h	2'x3' catch basin	21	0	EA	\$2,650.00	\$0.00
TOTAL CONSTRUCTION COST						\$0.00
Original 10% Bond Coverage						\$215,750.82
TOTAL BOND AMOUNT:						\$215,750.82

A total of 10 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **\$215,750.82**; the above estimate is for determining the required bond amount only. The developer is fully responsible for complying with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.

Sincerely,



Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder



DATE: Monday, December 16, 2024
TO: Vince Hogge
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Harmony-Tra Hodges & Rachel Way walk through-Updated**

A walk-thru was performed on the above roadways. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through, we have the following comments:

General Notes:

1. ~~As built CAD files.~~
2. ~~All water cans to be level to 1 inch above the plane of the sidewalk and curb and setters to be 18 to 22 inches from top of setter to top of the water can lid. Also cans to be centered in the park strip.~~
3. ~~Place property pins on the curb that are missing.~~
4. ~~Check the sidewalk at exit, if there are no driveways on the sidewalk then every 200 feet there needs to be a 5 foot section of concrete for ADA.~~
5. ~~Place street signs.~~

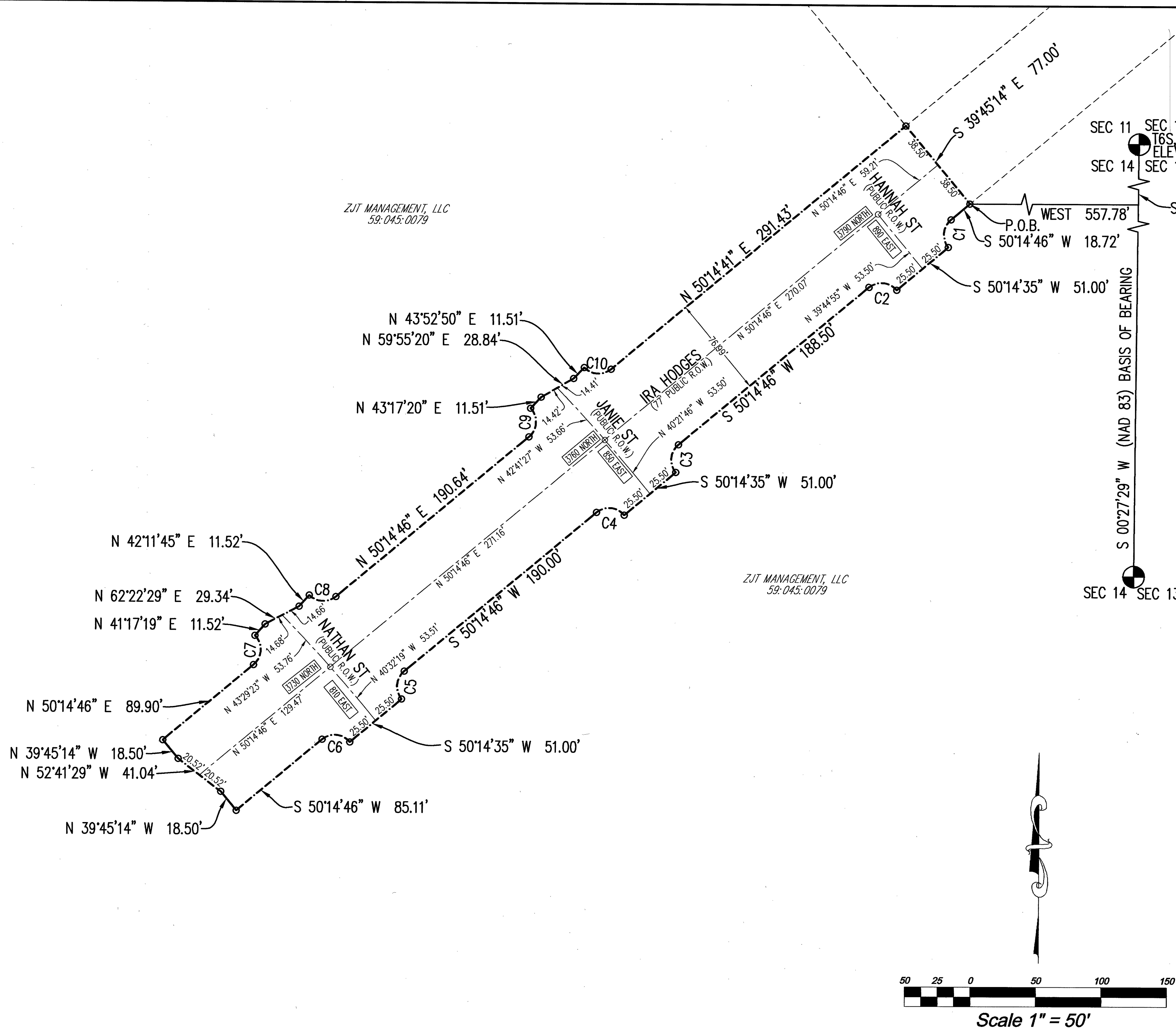
Ira Hodges Scenic PKWY:

1. ~~Intersection of Nathan inlet box re-grout. Remove wood forms and re-grout.~~
2. ~~West end blow off need a 3" adjustment to get a hose on the pipe.~~
3. ~~Intersection of Nathan storm drain manhole add step, fire hydrant place 6" riser.~~
4. ~~Intersection of Janie storm drain manhole add step.~~
5. ~~Intersection Wood Rd. storm drain manhole add step.~~

Rachel Way:

1. ~~All water blow offs to be set to grade and the blow off valve cleaned & blow off pipe with plastic hand tight cap placed on it. Place marker boards for the blow off's~~
2. ~~Storm drain manhole clean.~~
3. ~~Intersection of Browning place step in storm drain manhole.~~
4. ~~Intersection of Hanna fire hydrant low place 6" riser.~~
5. ~~Intersection of Hanna storm drain manhole add step. Sewer manhole replace collar.~~
6. ~~Detention pond manhole place BMP's or solid lid.~~
7. ~~Intersection of Janie storm drain manhole add step.~~
8. ~~Intersection of Nathan the north combo box manhole collar missing.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.



FIRE NOTE:
THREE (3) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PHASE A - IRA HODGES PLAT CALCULATIONS

TOTAL ACREAGE:	1.39 ACRES
BUILDABLE ACREAGE:	1.39 ACRES
TOTAL ACREAGE IN LOTS:	0.00 ACRES
PUBLIC RIGHT-OF-WAY:	1.39 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
OVERALL DENSITY:	0.00 LOTS/ACRE
TOTAL # OF LOTS:	0 LOTS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	89°59'41"	21.21	S 51°4'55" W
C2	15.00	23.56	90°0'19"	21.21	N 84°45'5" W
C3	15.00	23.56	89°59'41"	21.21	S 51°4'55" W
C4	15.00	23.56	90°0'19"	21.21	N 84°45'5" W
C5	15.00	23.56	89°59'41"	21.21	S 51°4'55" W
C6	15.00	23.56	90°0'19"	21.21	N 84°45'5" W
C7	15.00	25.00	95°29'27"	22.20	N 2°30'2" E
C8	15.00	22.24	84°56'16"	20.26	S 87°17'6" E
C9	15.00	24.68	94°17'2"	21.99	N 3°6'32" E
C10	15.00	22.51	85°59'31"	20.46	S 86°45'29" E

DOMINION ENERGY UTAH - Note with NO existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH

Approved this 27 day of June, 2024

By [Signature]

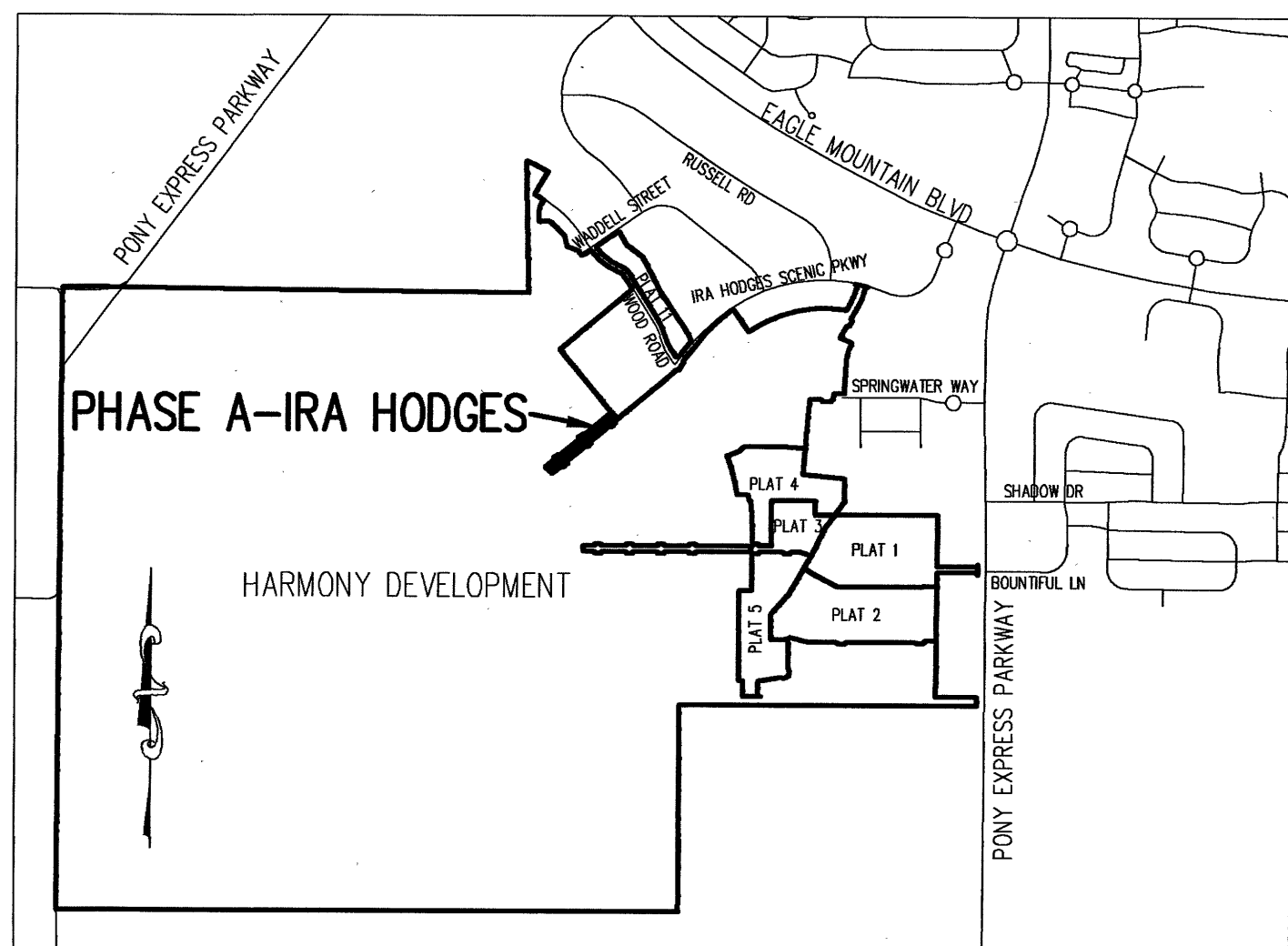
Title per construction rep

FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1 tariff.

[Signature] 6/28/2024

FIRSTDIGITAL TELECOM DATE



VICINITY MAP
NTS

[Signature] 8/1/2024

AUTHORIZED SIGNATURE(S) TIFFANY WALDEN, PRESIDENT AUTHORIZED SIGNATURE(S) TIFFANY WALDEN, JUT MANAGEMENT, LLC

EMH DEVELOPMENT, LLC

ACKNOWLEDGMENT

On the 1 day of August, 2024, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 2/20/2029

[Signature] 735666

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

FRANNUILA B. LOFOD

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 13 DAY OF December, 2024

APPROVED BY MAYOR [Signature] APPROVED BY CITY ATTORNEY [Signature]

APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

ROADWAY DEDICATION PLAT
HARMONY PHASE A - IRA HODGES

LOCATED IN NW CORNER OF SEC 14, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

19542

Subdivision Seal Notary Seal City Seal State Seal

PROFESSIONAL LAND SURVEYOR AARON D. THOMAS No. 26002 6-7-24

PROFESSIONAL ENGINEER CHRISTOPHER TODD No. 26002 1-9-24

EAGLE MOUNTAIN CITY CORPORATE SEAL



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, December 16, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Ira hodes Scenic Pkwy & Rahcel Way into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



Monday, December 16, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Subject: **Harmony phase "A" Rachel Way & Ira Hodges** Bond Letter Requirements

City Recorder:

I have reviewed the improvement requirements for **Harmony phase "A" Rachel Way & Ira Hodges** Subdivision and recommend the following bonding amount for this concept.

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	SITE PREP.					
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2	ROADWAY IMPROVEMENTS					
a	3" Asphalt Roadway	113490	0	SF	\$1.65	\$0.00
b	6" road base	113490	0	SF	\$1.05	\$0.00
c	9" subbase	127678	0	SF	\$1.40	\$0.00
d	4" sidewalk	5676	0	SF	\$22.00	\$0.00
e	Sidewalk base	20000	0	SF	\$1.65	\$0.00
f	ADA ramps & placards	29	0	EA	\$1,375.00	\$0.00
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i	Stop signs	14	0	EA	\$200.00	\$0.00
3	CULINARY WATER					
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5	STORM DRAIN					
a	Retention pond	239002	0	CF	\$0.19	\$0.00

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g	60" manhole	11	0	EA	\$4,870.00	\$0.00
h	2'x3' catch basin	21	0	EA	\$2,650.00	\$0.00
TOTAL CONSTRUCTION COST						\$0.00
Original 10% Bond Coverage						\$215,750.82
TOTAL BOND AMOUNT:						\$215,750.82

A total of 10 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **\$215,750.82**; the above estimate is for determining the required bond amount only. The developer is fully responsible for complying with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.

Sincerely,



Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder



DATE: Monday, December 16, 2024
TO: Vince Hogge
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Harmony-Tra Hodges & Rachel Way walk through-Updated**

A walk-thru was performed on the above roadways. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through, we have the following comments:

General Notes:

1. ~~As built CAD files.~~
2. ~~All water cans to be level to 1 inch above the plane of the sidewalk and curb and setters to be 18 to 22 inches from top of setter to top of the water can lid. Also cans to be centered in the park strip.~~
3. ~~Place property pins on the curb that are missing.~~
4. ~~Check the sidewalk at exit, if there are no driveways on the sidewalk then every 200 feet there needs to be a 5 foot section of concrete for ADA.~~
5. ~~Place street signs.~~

Ira Hodges Scenic PKWY:

1. ~~Intersection of Nathan inlet box re-grout. Remove wood forms and re-grout.~~
2. ~~West end blow off need a 3" adjustment to get a hose on the pipe.~~
3. ~~Intersection of Nathan storm drain manhole add step, fire hydrant place 6" riser.~~
4. ~~Intersection of Janie storm drain manhole add step.~~
5. ~~Intersection Wood Rd. storm drain manhole add step.~~

Rachel Way:

1. ~~All water blow offs to be set to grade and the blow off valve cleaned & blow off pipe with plastic hand tight cap placed on it. Place marker boards for the blow off's~~
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6. ~~Detention pond manhole place BMP's or solid lid.~~
7. ~~Intersection of Janie storm drain manhole add step.~~
8. ~~Intersection of Nathan the north combo box manhole collar missing.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, December 17, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Harmony phase 'A' plat 12 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Harmony phase "A" plat 12 Bond
Revised
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 277,686.42
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 178,977.38
Amount Remaining in Bond:	\$ 98,709.04

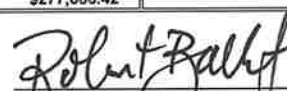
Bond Releases Summary	
#1	\$ 178,977.38
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 178,977.38

12/17/2024

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	SWPPP	1	0.1	LS	\$3,000.00	\$300.00	0	1	100%	\$300.00	\$300.00
2	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	50620	5062	SF	\$2.05	\$10,377.10	0	50620	100%	\$10,377.10	\$10,377.10
b	6" road base	62458	6245.8	SF	\$0.85	\$5,308.93	0	62458	100%	\$5,308.93	\$5,308.93
c	9" subbase	62485	6245.8	SF	\$1.12	\$6,995.30	0	62485	100%	\$6,995.30	\$6,995.30
d	4" sidewalk w/base	13312	13312	SF	\$6.70	\$89,190.40	0	13312	100%	\$89,190.40	\$89,190.40
e	ADA ramps & placards	6	0.6	EA	\$1,725.00	\$1,035.00	0	6	100%	\$1,035.00	\$1,035.00
f	30" Curb & Gutter modified	3375	337.5	LF	\$26.55	\$8,960.63	0	3375	100%	\$8,960.63	\$8,960.63
g	Street Signs	3	0.3	EA	\$200.00	\$60.00	0	3	100%	\$60.00	\$60.00
h	Stop signs	3	0.3	EA	\$200.00	\$60.00	0	3	100%	\$60.00	\$60.00
3	CULINARY WATER										
a	8" C-900 water line	1800	180	LF	\$71.25	\$12,825.00	0	1800	100%	\$12,825.00	\$12,825.00
b	8" gate valve	9	0.9	EA	\$2,400.00	\$2,160.00	0	9	100%	\$2,160.00	\$2,160.00
c	1" service	47	4.7	EA	\$1,985.00	\$9,329.50	0	47	100%	\$9,329.50	\$9,329.50
d	Fire Hydrant	4	0.4	EA	\$7,600.00	\$3,040.00	0	4	100%	\$3,040.00	\$3,040.00
e	Stub & plug 8"	2	0.2	EA	\$1,000.00	\$200.00	0	2	100%	\$200.00	\$200.00
f	Stub & plug 8" temp blow off 2"	2	0.2	EA	\$1,000.00	\$200.00	0	2	100%	\$200.00	\$200.00
g	Connect to existing	3	0.3	EA	\$3,695.00	\$1,108.50	0	3	100%	\$1,108.50	\$1,108.50
4	SEWER										
a	8" sewer main	1285	128.5	LF	\$48.00	\$6,168.00	0	1285	100%	\$6,168.00	\$6,168.00
b	60" Sewer manholes	4	0.4	EA	\$5,770.00	\$2,308.00	0	4	100%	\$2,308.00	\$2,308.00
c	4" Sewer services	38	3.8	EA	\$1,550.00	\$5,890.00	0	38	100%	\$5,890.00	\$5,890.00
d	Connect to existing	1	0.1	EA	\$1,400.00	\$140.00	0	1	100%	\$140.00	\$140.00
5	STORM DRAIN										
a	Retention pond	43061	4306.1	CF	\$0.25	\$1,076.53	0	43061	100%	\$1,076.53	\$1,076.53
b	24" storm drainpipe	144	14.4	LF	\$97.00	\$1,396.80	0	144	100%	\$1,396.80	\$1,396.80
c	18" storm drainpipe	804	80.4	LF	\$70.00	\$5,628.00	0	804	100%	\$5,628.00	\$5,628.00
d	15" storm drainpipe	244	24.4	LF	\$58.00	\$1,415.20	0	244	100%	\$1,415.20	\$1,415.20
e	3'x6' combo box	2	0.2	EA	\$5,150.00	\$1,030.00	0	2	100%	\$1,030.00	\$1,030.00
f	60" Storm drain manhole w/collars	3	0.3	EA	\$4,700.00	\$1,410.00	0	3	100%	\$1,410.00	\$1,410.00
g	2x3 catch basin	4	0.4	EA	\$2,575.00	\$1,030.00	0	4	100%	\$1,030.00	\$1,030.00
h	Flared end section 24"	1	0.1	EA	\$775.00	\$77.50	0	1	100%	\$77.50	\$77.50
i	Connect to existing 15"	1	0.1	EA	\$1,285.00	\$128.50	0	1	100%	\$128.50	\$128.50
j	Connect to existing 18"	1	0.1	EA	\$1,285.00	\$128.50	0	1	100%	\$128.50	\$128.50
TOTAL CONSTRUCTION COST						\$178,977.38					
Original 10% Bond Coverage						\$98,709.04					
TOTAL BOND AMOUNT:						\$277,686.42					
							Released this Period			\$178,977.38	


Vince Rogge, P.E.
Engineering Director

12-18-2024
Date


Robert Ballif
Engineering Tech. II

12/17/24
Date



DATE: Tuesday, December 17, 2024
TO: Brandon Rindlisbacher
FROM: Robert Ballif Engineering Tech. II
SUBJECT: **Harmony phase "A" plat 12 walk through**

A walk-thru was performed on the above subdivision. The following were present.

Ryan Busch – EM City Inspector
Brandon Rindlisbacher – Meritage Homes
Robert Ballif – EM Engineering Tech. II
Blair – Peacock Ex.

After performing a walk-through, we have the following comments:

General Notes:

- ~~1. As built CAD files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2-inch hole.
- ~~3. Remove all the plastic covers off the ADA placards.~~

Sienna St.:

- ~~1. Lot #1235 clean storm drain combo box.~~

Caitlyn St.:

- ~~1. North side of street the blow off into the property remove the PVC pipes and place hand tight cap in the pipes.~~

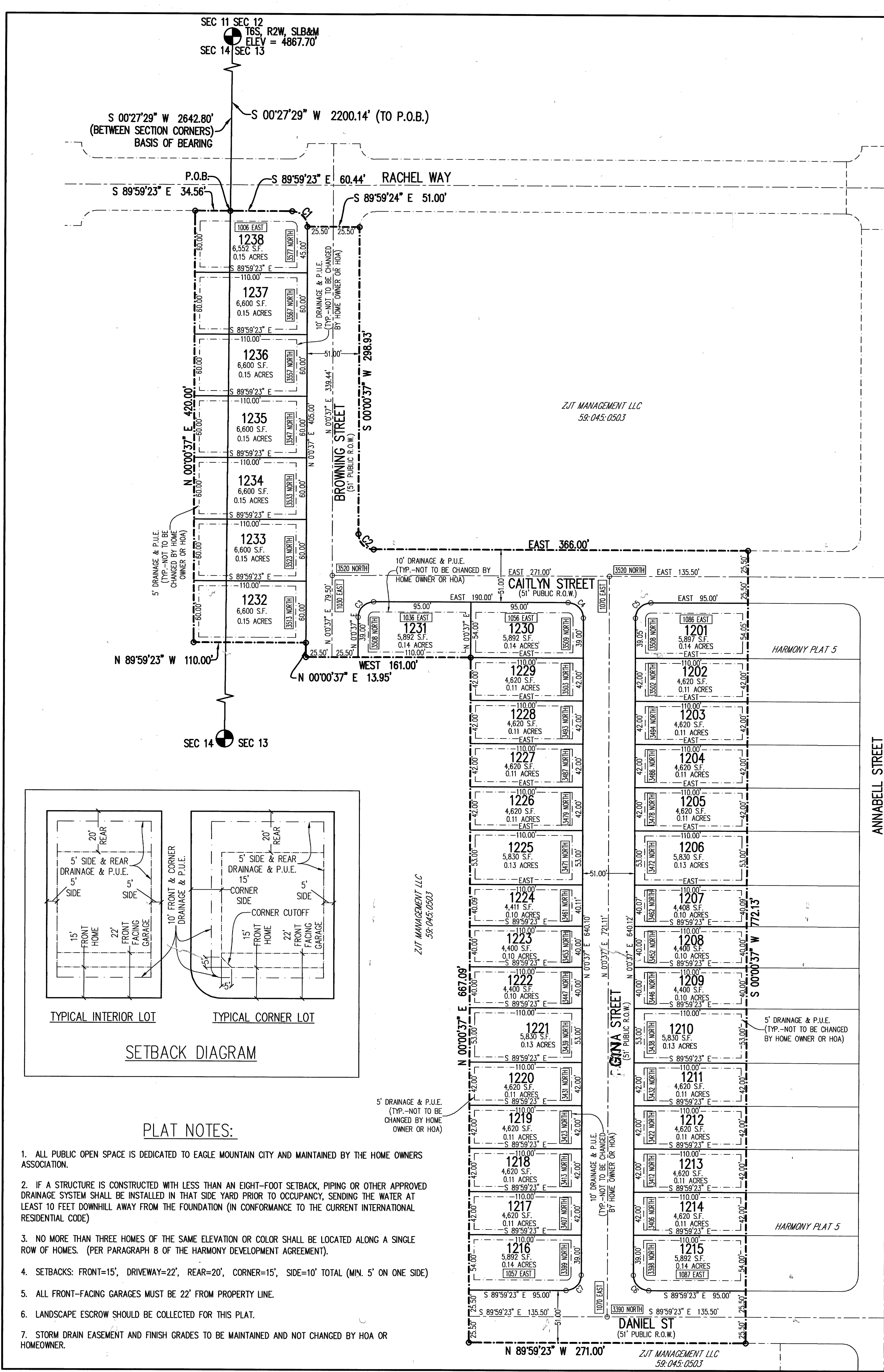
Dakata St.:

1. Lot #1201 section sidewalk replace by ADA. Check at exit.
- ~~2. Lot #1223 storm drain manhole clean.~~
- ~~3. Lot #1213 sampling station fix the valve lid covered in concrete; it is missing the bolt.~~

Daniel St.:

1. Southwest end missing the property pin between the water cans. Check at exit.
- ~~2. Lot #1216 hydrant valve clean.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.



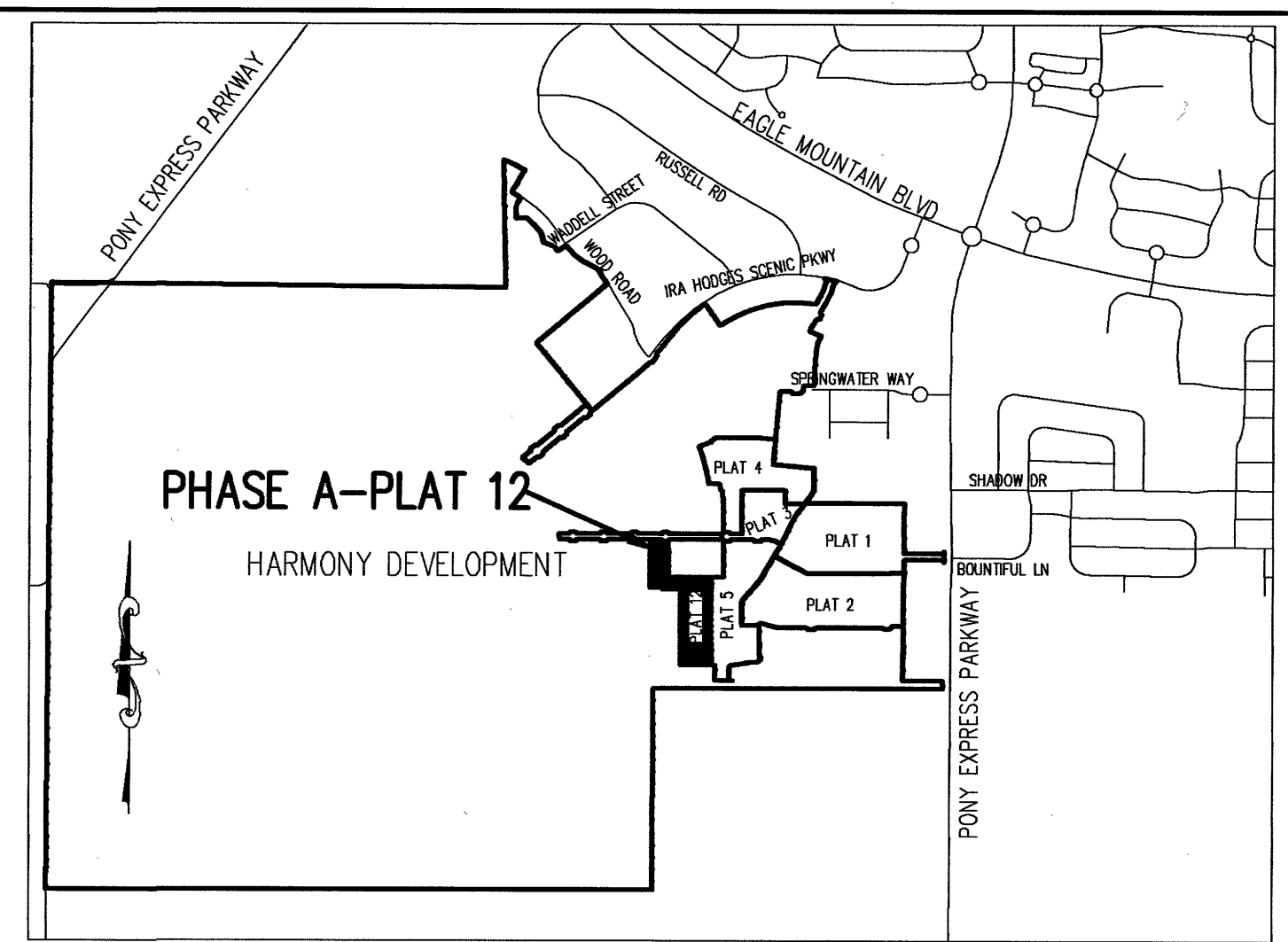
FIRE NOTE:
FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PHASE A - PLAT 12 CALCULATIONS

TOTAL ACREAGE:	6.62 ACRES
BUILDABLE ACREAGE:	6.62 ACRES
TOTAL ACREAGE IN LOTS:	4.57 ACRES
PUBLIC RIGHT-OF-WAY:	2.05 ACRES
PAVED ROADWAY AREA WITHIN R.O.W.	1.16 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	5,244 SF/0.12 ACRES
LARGEST LOT SIZE:	6,600 SF/0.15 ACRES
SMALLEST LOT SIZE:	4,400 SF/0.10 ACRES
OVERALL DENSITY:	5.74 LOTS/ACRE
TOTAL # OF LOTS:	38 LOTS

LOT DRAINAGE NOTES:

- ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY, HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
- ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.



VICINITY MAP
NTS

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 10-9a-603, Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

Rocky Mountain Power 12/03/2024
DATE

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.11Tariff.

Marques Clifford 11/18/2024
DIRECT COMMUNICATIONS DATE

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH

Approved this 5 day of December 2024

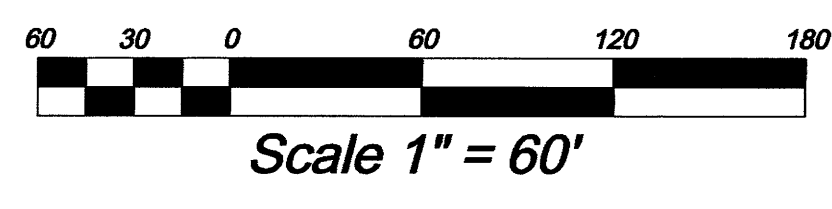
By: *Heidi Shurt*
Title: *PRC Com Rep II*

FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.11Tariff.

Kenneth Giang 11-18-2024
FIRSTDIGITAL TELECOM DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____ A.D., 20____
CITY ATTORNEY



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C2	15.00	23.56	90°0'37"	21.22	S 44°59'41" E
C3	15.00	23.56	89°59'23"	21.21	N 45°0'19" E
C4	15.00	23.56	90°0'37"	21.22	S 44°59'41" E
C5	15.00	23.56	89°59'23"	21.21	S 45°0'19" E
C6	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C7	15.00	23.56	90°0'0"	21.21	S 45°0'37" E

SURVEYOR'S CERTIFICATE
I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.
Nov. 15, 2024
DATE
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DEDICATION
BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 2200.14' FEET ALONG SECTION LINE FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE S 89°59'23" E, A DISTANCE OF 60.44' FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 4°59'23" E 21.21 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE S 00°00'37" W, A DISTANCE OF 298.93 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'37" FOR 23.56 FEET (CHORD BEARS S 44°59'41" E 21.22 FEET); THENCE EAST, A DISTANCE OF 366.00 FEET; THENCE S 00°00'37" W, A DISTANCE OF 772.13 FEET; THENCE N 89°59'23" W, A DISTANCE OF 271.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 667.09 FEET; THENCE WEST, A DISTANCE OF 161.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 13.95 FEET; THENCE N 89°59'23" W, A DISTANCE OF 110.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 420.00 FEET; THENCE S 89°59'23" E, A DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING.
CONTAINING 288,357 SQUARE FEET OR 6.6198 ACRES, MORE OR LESS.
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

ENT 89776-2024 MAP# 19556
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 19 03:51 PM FEE \$24.00 BY TH
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION
We, the undersigned owners of all the real property depicted on this plat and described in the surveys certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.
OWNER(S):
PRINTED NAME OF OWNER: *HERITAGE HOMES OF UTAH, INC.*
Rebecca J. Lundberg
Authorized Signer
AUTHORIZED SIGNATURE(S) 11/20/2024
ANDREA L. WINTERHOFF
Notary Public - Arizona
Maricopa County
Commission # 250882
My Comm. Expires Feb. 19, 2028

ACKNOWLEDGMENT
On the 20th day of November, 2024, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.
MY COMMISSION EXPIRES Feb. 19, 2028
250882
COMMISSION NUMBER
Andrea L. Winterhoff
NOTARY PUBLIC SIGNATURE
ANDREA L. WINTERHOFF
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 19 DAY OF December, 2024
APPROVED BY MAYOR: *Mike Pugh*
APPROVED BY ENGINEER (SEE SEAL BELOW): *Mike Pugh*
APPROVED BY CITY ATTORNEY: *Mike Pugh*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *Mike Pugh*

FINAL PLAT 12
HARMONY PHASE A
SUBDIVISION
LOCATED IN THE WEST HALF OF SEC 13, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

LAND SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

19556



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, December 16, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Sweetwater Industrial phase 'A' plat 3 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, December 16, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Subject: **Sweetwater Industrial phase "A" plat 3** Bond Letter Requirements-Reduced

City Recorder:

I have reviewed the improvement requirements for **Sweetwater Industrial phase "A" plat 3** Subdivision, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	SITE PREP.					
a	SWPPP	1	0	LS	\$3,000.00	\$0.00
b	30" curb & gutter	5514	0	LF	\$19.70	\$0.00
c	4" asphalt	110549	0	SF	\$2.93	\$0.00
d	6" base	110549	0	SF	\$1.33	\$0.00
e	18" e-fill	110549	0	SF	\$2.55	\$0.00
f	5" asphalt (Pony Exp)	19367	0	SF	\$3.33	\$0.00
g	9" base (Pony Exp)	19367	0	SF	\$1.62	\$0.00
h	18" e-fill (Pony Exp)	19367	0	SF	\$2.55	\$0.00
i	6" base course (gravel access)	22134	0	SF	\$1.33	\$0.00
j	18" e-fill (gravel access)	22134	0	SF	\$2.55	\$0.00
k	5' walk	5446	0	LF	\$29.45	\$0.00
l	ADA ramp	8	0	EA	\$1,670.00	\$0.00
m	Street/stop sign	8	0	EA	\$500.00	\$0.00
2	STORM DRAIN					
a	15" storm drainpipe	800	0	LF	\$38.20	\$0.00
b	18" storm drainpipe	449	0	LF	\$57.33	\$0.00
c	24" storm drainpipe	1362	0	LF	\$72.21	\$0.00
d	2'x3' catch basin	16	0	EA	\$2,940.00	\$0.00
e	3'x3' catch basin	1	0	LS	\$2,000.00	\$0.00
f	Retention pond	1789	0	CY	\$11.50	\$0.00
g	5' sump	3	0	EA	\$4,600.00	\$0.00
h	5' storm drain manhole	12	0	EA	\$5,675.00	\$0.00
3	CULINARY WATER					
a	8" water main	2857	0	LF	\$52.15	\$0.00
b	4" blow off	3	0	EA	\$2,930.00	\$0.00
c	Hot tap 8" to 18" main	1	0	EA	\$6,855.00	\$0.00
d	8" gate valve	9	0	EA	\$2,130.00	\$0.00
e	Fire hydrant w/tee & valve	7	0	EA	\$7,620.00	\$0.00
f	6" fire line	15	0	EA	\$4,331.00	\$0.00
g	2" water service	15	0	EA	\$4,716.00	\$0.00

h	Connect to existing 12"x8" reducer	1	0	EA	\$1,125.00	\$0.00
4	SEWER					
a	12" sewer pipe	869	0	LF	\$65.22	\$0.00
b	10" sewer pipe	565	0	LF	\$49.50	\$0.00
c	8" sewer pipe	965	0	LF	\$43.31	\$0.00
d	5' sewer manhole	4	0	EA	\$6,874.00	\$0.00
e	4' sewer manhole	4	0	EA	\$5,733.00	\$0.00
f	6" lateral	15	0	EA	\$2,433.00	\$0.00
g	Connect to existing	1	0	EA	\$1,325.00	\$0.00
TOTAL CONSTRUCTION COST						\$0.00
Original 10% Bond Coverage						\$216,816.97
TOTAL BOND AMOUNT:						\$216,816.97

A total of 10 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **\$216,816.97**; the above estimate is for determining the required bond amount only. The developer is fully responsible for complying with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.

Sincerely,



Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder



DATE: Monday, December 16, 2024
TO: Vince Hogge
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Sweetwater Industrial phase "A" plat 3 walk through-Updated**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through, we have the following comments:

General Notes:

1. All water cans to be checked at time of meter installation, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans need to have a collar and EM City lid w/2-inch hole.
2. ~~Remove the plastic covers off the ADA placards.~~
3. ~~Place the street signs.~~

Pony Express Pkwy:

1. ~~Crack seal the asphalt edge next to existing asphalt.~~

Jasmine St.:

1. ~~Lot #309 storm drain manhole miss, re-pave and collar manhole, inspection required. Spring.~~
2. ~~Off site storm drain manhole clean & (SDMH #14) lid to say storm drain not water.~~

Peony St.:

1. Lot #309 sewer manhole #17 check collar at exit.
2. ~~Lot #306 storm drain manhole miss, re-pave and collar manhole, inspection required. Spring. Add step.~~
3. ~~Lot #310 storm drain manhole miss, re-pave and collar manhole, inspection required. Spring.~~

Belladonna Dr.:

1. ~~Lot #'s 311, 312, & 313 ponds to have vented lids in the ponds.~~
2. ~~Lot #303 hydrant valve clean.~~
3. ~~Lot #312 water vault stamp to be fixed, place brass pin in the curb with a "W" stamped on the pin.~~
4. ~~Lot #313 storm drain manhole miss, re-pave and collar manhole, inspection required. Spring.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.

SWEETWATER INDUSTRIAL PHASE A PLAT 3

DOMINION ENERGY UTAH - Note with NO existing natural gas easement.

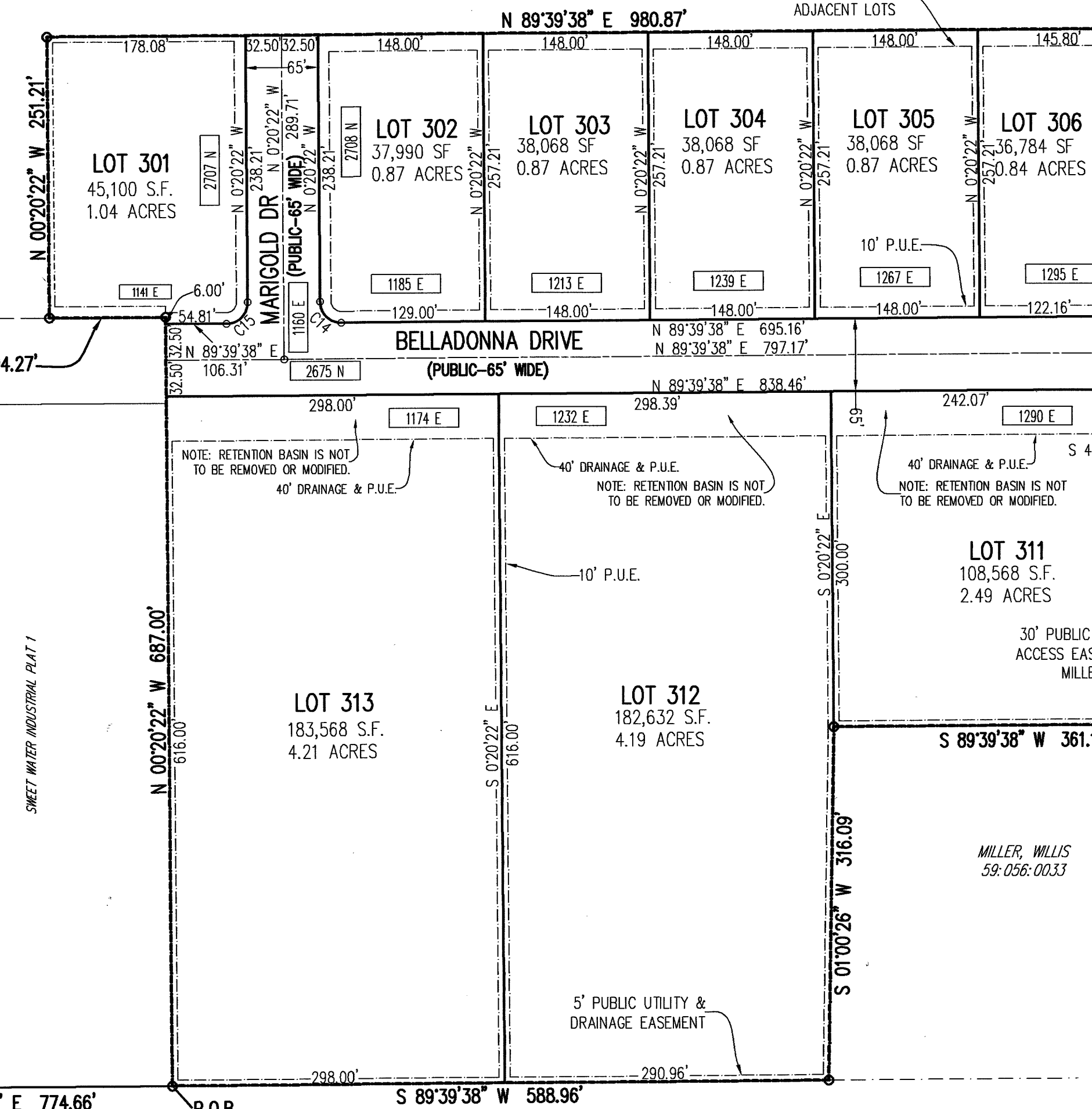
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH

Approved this 31 day of July, 2024

By Douglas Eldridge

Title Pro-Com



PHASE A PLAT 3 CALCULATIONS

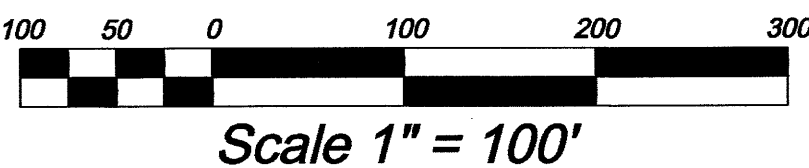
TOTAL ACREAGE:	28.46 ACRES
BUILDABLE ACREAGE:	28.46 ACRES
TOTAL ACREAGE IN LOTS:	24.47 ACRES
RIGHT-OF-WAY AREA:	3.99 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	82,003 SF/1.88 ACRES
LARGEST LOT SIZE:	183,568 SF/4.21 ACRES
SMALLEST LOT SIZE:	36,784 SF/0.84 ACRES
OVERALL DENSITY:	0.46 LOTS/ACRE
TOTAL # OF LOTS:	13 LOTS

SETBACK NOTES:

FRONT SETBACK = 25'
SIDE SETBACK = 50' (SIDE SETBACK CAN BE ZERO NEXT TO OTHER INDUSTRIAL PROPERTIES)
REAR SETBACK = 20'
NO BUILDING SHALL BE CLOSER THAN 10 FEET FROM ANY PRIVATE ROAD, DRIVEWAY, OR PARKING SPACE.
ZONE = INDUSTRIAL

FIRE NOTE:

SIX (6) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1Tariff.

Margie Bufford 7/31/2024
DIRECT COMMUNICATIONS DATE

FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1Tariff.

[Signature] 8/1/2024
FIRSTDIGITAL TELECOM DATE

SURVEYOR:



732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

ROCKY MOUNTAIN POWER

DATE

Del Edwards 7/31/24

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

July 26, 2024
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°46'27" EAST ALONG SECTION LINE 266.50 FEET AND NORTH 89°39'38" EAST 774.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N 00°20'22" W, A DISTANCE OF 687.00 FEET; THENCE S 89°39'38" W, A DISTANCE OF 104.27 FEET; THENCE N 00°20'22" W, A DISTANCE OF 251.21 FEET; THENCE N 89°39'38" E, A DISTANCE OF 980.87 FEET; THENCE N 00°46'27" E, A DISTANCE OF 232.74 FEET; THENCE ALONG THE ARC OF A 19.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°55'41" FOR 30.15 FEET (CHORD BEARS N 44°41'24" W 27.09 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N 01°19'00" E, A DISTANCE OF 65.02 FEET; THENCE ALONG THE ARC OF A 19.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°04'19" FOR 29.54 FEET (CHORD BEARS N 45°18'36" E 26.65 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N 89°48'18" E, A DISTANCE OF 65.01 FEET; THENCE ALONG THE ARC OF A 19.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°18'07" FOR 29.95 FEET (CHORD BEARS S 44°22'37" E 26.94 FEET); THENCE S 89°31'40" E, A DISTANCE OF 807.48 FEET; THENCE ALONG THE ARC OF A 19.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'58" FOR 29.84 FEET (CHORD BEARS N 45°28'21" E 26.87 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S 00°28'22" W, A DISTANCE OF 392.82 FEET; THENCE ALONG THE ARC OF A 30.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'13" FOR 47.13 FEET (CHORD BEARS N 44°31'44" W 42.43 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N 89°31'40" W, A DISTANCE OF 567.70 FEET; THENCE S 00°28'22" W, A DISTANCE OF 507.89 FEET; THENCE N 88°59'34" W, A DISTANCE OF 224.00 FEET; THENCE S 01°00'26" W, A DISTANCE OF 89.00 FEET; THENCE S 89°39'38" W, A DISTANCE OF 361.13 FEET; THENCE S 01°00'26" W, A DISTANCE OF 316.09 FEET; THENCE S 89°39'38" W, A DISTANCE OF 588.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,239,850.57 SQUARE FEET OR 28.4631 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER Tiffany Walden, Monte Vista, LLC

AUTHORIZED SIGNATURE(S) [Signature] 8/1/2024

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER TIFFANY WALDEN, MONTE VISTA RANCH, LLC

AUTHORIZED SIGNATURE(S) [Signature] 8/1/2024
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 13 03:15 PM FEE 76.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGMENT

On the 1 day of August, 2024, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 2/6/2028

[Signature]
NOTARY PUBLIC SIGNATURE

735665
COMMISSION NUMBER

FIONNULA B. KOFOED
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12 DAY OF November, 2024

APPROVED BY MAYOR [Signature] APPROVED BY CITY ATTORNEY [Signature]
APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

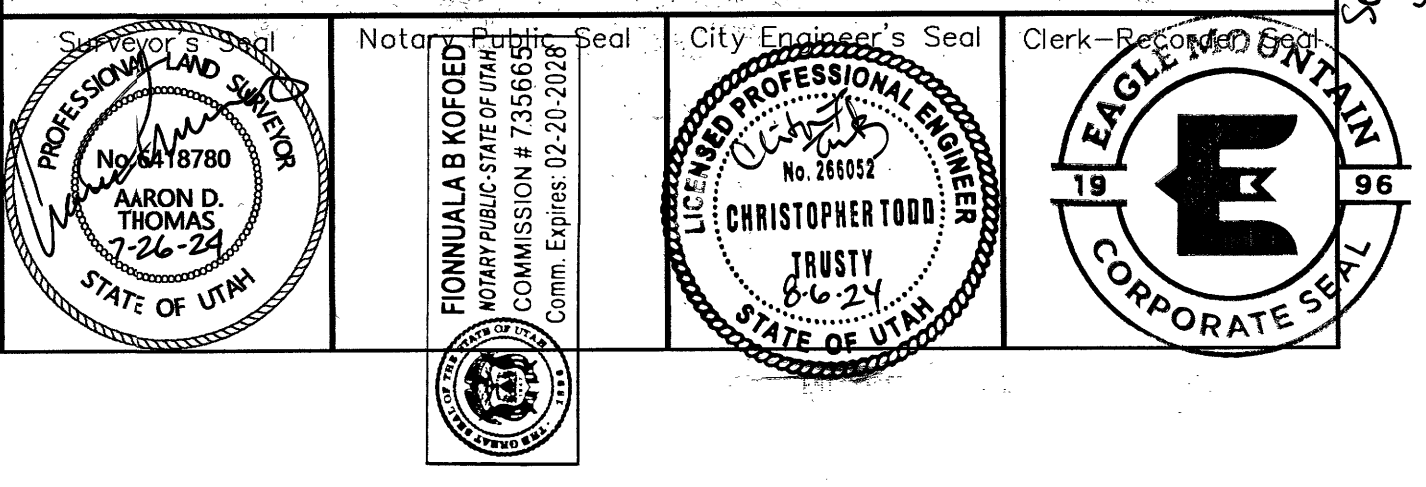
FINAL PLAT 3

SWEETWATER INDUSTRIAL PHASE A
SUBDIVISION

LOCATED IN THE NW CORNER OF SEC 24, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET





2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Wednesday, December 11, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Eagle Heights Village plat 3 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Wednesday, December 11, 2024
TO: David Salazar
FROM: Robert Ballif Engineering Tech. II
SUBJECT: **Eagle Heights Village plat 3 walk through**

A walk-thru was performed. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

- ~~1. Exit sewer video issues to be fixed.~~
- ~~2. All inlets to have BMP's in place.~~

Eagle Meadows Dr.:

- ~~1. South blow and valve to be exposed, place valve tower with lid over the valve and the blow off, hand tight plastic or galvanized cap. Clean the valve.~~
- ~~2. Marks sidewalk & curb to be removed and replaced, inspection is required before placing the concrete.~~
- ~~3. Intersection of Desert Dr. north ADA placard clean off the concrete spill.~~

Desert Dr.:

- ~~1. Marks sidewalk & curb to be removed and replaced, inspection is required before placing the concrete.~~
- ~~2. Intersection of Oak Blvd. sewer manhole add step.~~

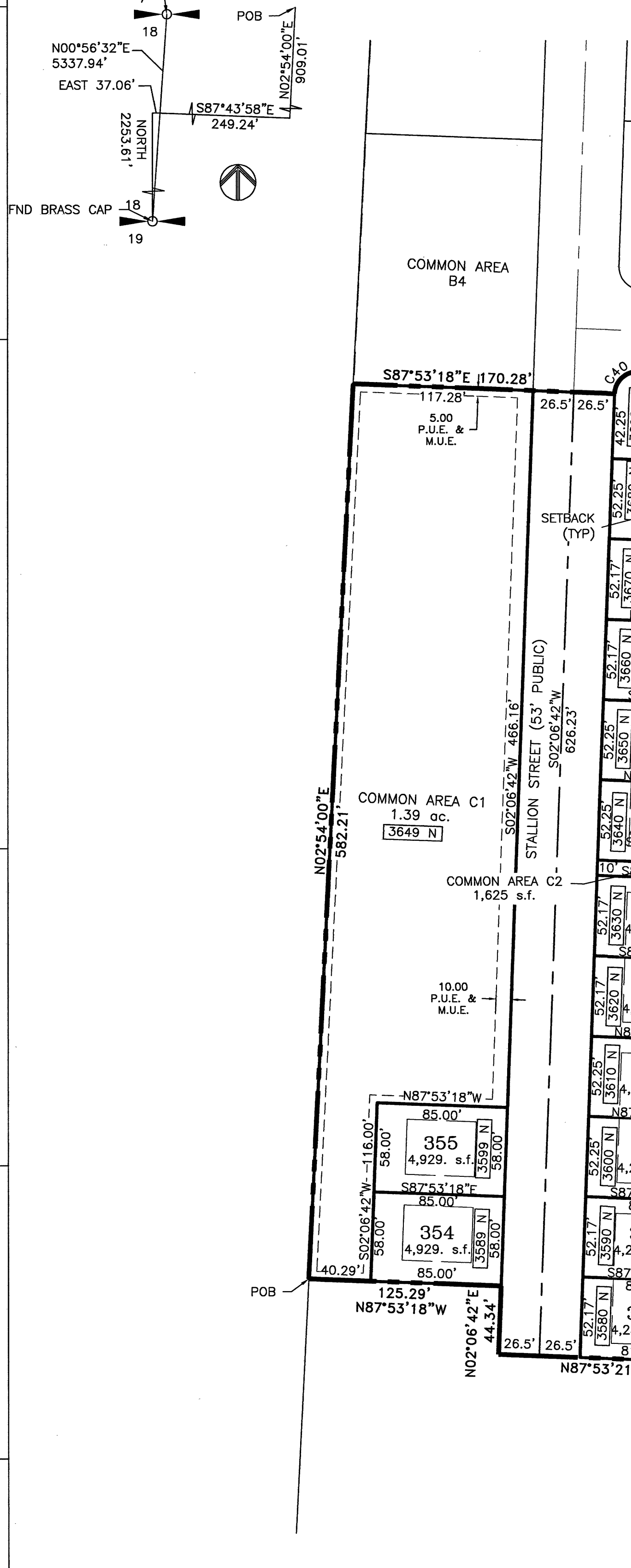
Oak Blvd.:

- ~~1. South blow and valve to be exposed, place valve tower with lid over the valve and the blow off, hand tight plastic or galvanized cap. Clean the valve.~~
- ~~2. Marks sidewalk & curb to be removed and replaced, inspection is required before placing the concrete.~~
- ~~3. House #3696 inlet grate to be fixed.~~

Stallion St.:

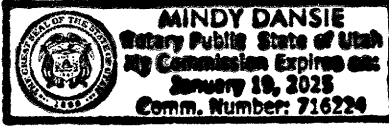
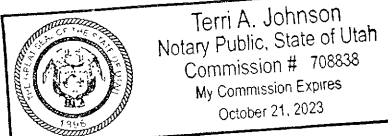
- ~~1. South blow and valve to be exposed, place valve tower with lid over the valve and the blow off, hand tight plastic or galvanized cap. Clean the valve.~~
- ~~2. Marks sidewalk & curb to be removed and replaced, inspection is required before placing the concrete.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.



LOT DATA:

Lot	Area (s.f.)	Bearing
301	4,978	S87°53'18"E 40.00'
302	5,060	S87°53'18"E 42.93'
303	5,045	S87°53'18"E 58.00'
304	5,029	S87°53'18"E 58.00'
305	5,014	S87°53'18"E 58.00'
306	4,999	S87°53'18"E 58.00'
307	4,983	S87°53'18"E 58.00'
308	4,968	S87°53'18"E 58.00'
309	5,380	S87°53'18"E 58.00'
310	5,129	S87°53'18"E 60.71'
311	4,960	S87°53'18"E 58.71'
312	4,915	S87°53'18"E 58.17'
313	5,120	S87°53'18"E 46.17'
314	5,021	S87°53'18"E 69.50'
315	4,551	S87°53'18"E 84.50'
316	4,551	S87°53'18"E 84.50'
317	4,551	S87°53'18"E 84.50'
318	4,427	S87°53'18"E 82.20'
319	4,427	S87°53'18"E 82.20'
320	4,427	S87°53'18"E 82.20'
321	4,883	S87°53'18"E 82.20'
322	4,979	S87°53'18"E 82.20'
323	4,616	S87°53'18"E 82.20'
324	4,287	S87°53'18"E 82.20'
325	4,287	S87°53'18"E 82.20'
326	4,294	S87°53'18"E 82.20'
327	4,294	S87°53'18"E 82.20'
328	4,293	S87°53'18"E 82.20'
329	4,293	S87°53'18"E 82.20'
330	4,238	S87°53'18"E 81.25'
331	4,238	S87°53'18"E 81.25'
332	4,245	S87°53'18"E 81.25'
333	4,245	S87°53'18"E 81.25'
334	4,238	S87°53'18"E 81.25'
335	4,238	S87°53'18"E 81.25'
336	4,245	S87°53'18"E 81.25'
337	4,245	S87°53'18"E 81.25'
338	4,238	S87°53'18"E 81.25'
339	4,238	S87°53'18"E 81.25'
340	4,245	S87°53'18"E 81.25'
341	4,603	S87°53'18"E 81.25'
342	4,603	S87°53'18"E 81.25'
343	4,245	S87°53'18"E 81.25'
344	4,238	S87°53'18"E 81.25'
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385	4,238	S87°53'18"E 81.25'
386	4,238	S87°53'18"E 81.25'
387	4,238	S87°53'18"E 81.25'
388	4,238	S87°53'18"E 81.25'
389	4,238	S87°53'18"E 81.25'
390	4,238	S87°53'18"E 81.25'

SURVEYOR'S CERTIFICATE			
I, BRIAN G. LYON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 275617, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.			
LEGAL DESCRIPTION			
Part of the Northeast Quarter of Section 18, Township 6 South, Range 1 West of the Salt Lake Base & Meridian described as follows: Commencing at the South Quarter Corner of Section 18, Township 6 South, Range 1 West of the Salt Lake Base and Meridian (North Quarter Corner Bears N00°56'32"E 5337.94 feet) thence North 2253.61 feet; thence East 37.06 feet; thence S87°43'58"E 249.24 feet; thence N 02°54'00" E 909.01 feet to the POINT OF BEGINNING and running thence N 02°54'00" E 582.21 feet; thence along the boundary of Eagle Heights Village Phase 2 the next twelve courses: 1) thence S 87°53'18" E 170.28 feet; 2) thence Northeasterly, a distance of 23.56 feet along a non tangent curve to the right of which the radius point lies S 87°53'18" E, with a radius of 15.00 feet, having a central angle of 90°00'00" and a chord that bears N 47°06'42" E 21.21 feet; 3) thence S 87°53'18" E 132.50 feet; 4) thence Southeasterly, 23.56 feet along a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears S 42°45'29" E 21.21 feet; 5) thence S 87°53'18" E 53.00 feet; 6) thence N 02°06'42" E 51.58 feet; 7) thence S 87°53'18" E 219.70 feet; 8) thence N 02°06'42" E 56.24 feet; 9) thence Northeasterly, 23.56 feet along a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears N 47°06'42" E 21.21 feet; 10) thence S 87°53'18" E 57.58 feet; 11) thence Southeasterly, a distance of 23.63 feet along a curve to the right, with a radius of 15.00 feet, having a central angle of 90°15'37" and a chord that bears S 42°45'29" E 21.26 feet; 12) thence S 87°37'40" E 40.00 feet; thence S 02°22'22" W 511.76 feet; thence N 87°53'18" W 125.25 feet; thence S 02°06'42" W 154.98 feet; thence N 87°53'18" W 137.50 feet; thence S 02°06'42" W 104.46 feet; thence N 87°53'18" W 135.20 feet; thence N 02°06'42" E 37.13 feet; thence N 87°53'21" W 215.50 feet; thence N 02°06'42" E 44.34 feet; thence N 87°53'18" W 125.29 feet to the point of beginning, containing 10.37 acres, more or less.			
OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION			
We, the undersigned, Eagle Heights Development, Inc., as the optionee and agent of the owner of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof. Pursuant to Utah Code 10-9a-604(1)(d) the owner conveys Common Areas C1, C2 and C3 to Cedar Grove Owners Association with an address of 12896 South Pony Express Rd., Suite 400, Draper, Utah 84020. Said common areas to be maintained by the Cedar Grove Owners Association.			
<u>Eagle Heights Development, Inc.</u> <u>10/10/23</u> <u>Peterson Ranch Holdings, LLC.</u> <u>10/10/23</u> Optionee <u>TROY GABLER, PRESIDENT</u> Owner By its Agent <u>J. Kirt Peterson</u>			
CORPORATE ACKNOWLEDGEMENT			
STATE OF UTAH COUNTY OF <u>SALT LAKE</u> } ss On the <u>18th</u> day of <u>October</u>, A.D., 20<u>23</u>, personally appeared before me, <u>Troy Gabler, President</u> of Eagle Heights Development, Inc., a Utah Corporation, signers of the within instrument who declared to me, that they signed this instrument on behalf of the corporation pursuant to a resolution of the board of directors of said corporation. My commission expires: <u>1/19/2025</u> Notary Public <u>Mindy Damsie</u> Residing at: <u>West Jordan</u> 			
LIMITED LIABILITY ACKNOWLEDGEMENT			
STATE OF UTAH COUNTY OF <u>David</u> On this <u>18th</u> day of <u>October</u>, A.D. 2023, personally appeared before me, <u>J. Kirt Peterson</u> who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Peterson Ranch Holdings LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same. MY COMMISSION EXPIRES: <u>10/21/23</u> NOTARY PUBLIC RESIDING AT <u>Farmington</u> <u>Joni D. Peterson</u> 			
ACCEPTANCE BY LEGISLATIVE BODY			
THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC. THIS <u>30</u> DAY OF <u>October</u>, A.D. 20<u>23</u>. <u>Tom Anderson</u> MAYOR ATTEST: <u>[Signature]</u> CITY RECORDER (See Seal Below)			
EAGLE HEIGHTS VILLAGE, PLAT 3			
PART OF SECTION 18 TOWNSHIP 6 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN, UTAH FINAL PLAT ENT. 73001-1-2023 MAP# 18784 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Nov 7 01:02 PM FEE: 166.00 BY NG RECORDED FOR EAGLE MOUNTAIN CITY			
SURVEYORS SEAL			
NOTARY PUBLIC SEAL			
CITY ENGINEERS SEAL			
CLERK-RECORDER			



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, December 10, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Harmony phase 'A' plat 4.1 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, December 9, 2024
TO: Bo Rodeback
FROM: Robert Ballif Engineering Tech. II
SUBJECT: **Harmony phase "A" plats 4.1 walk through-updated**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

- ~~1. Exit sewer video.~~

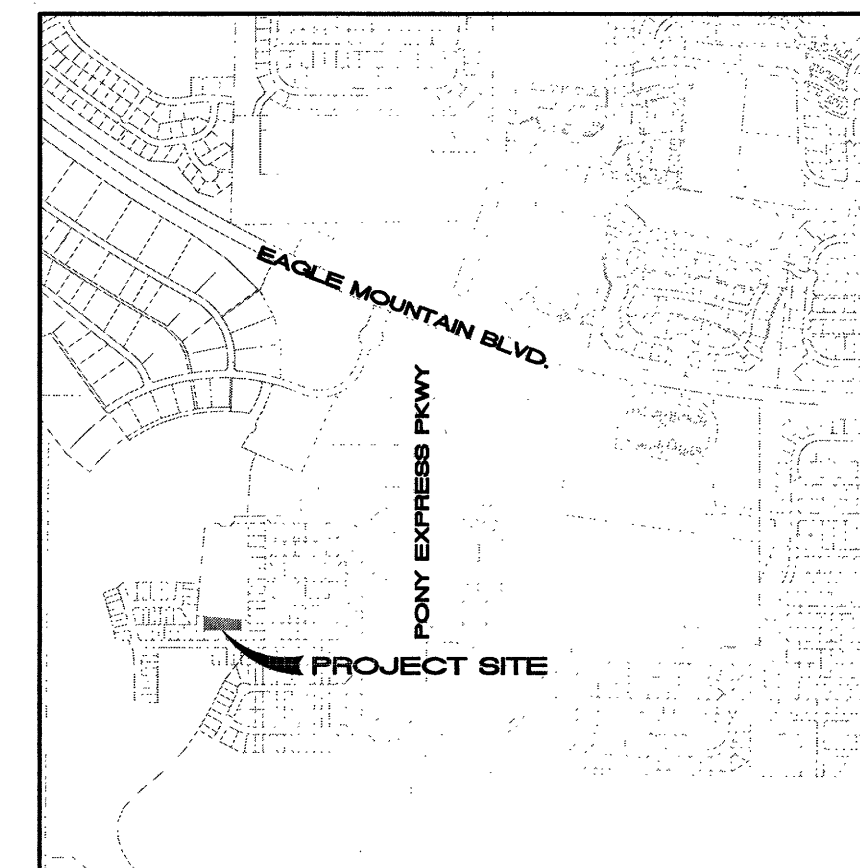
Aqua Ave.:

- ~~1. Any marked sections of sidewalk to be removed and replaced, you will need to schedule inspections before concrete is placed.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

HARMONY PHASE A PLAT 4.1

SITUATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

Travis Trane
(SURVEYOR), P.L.S.

May 30, 2023
DATE

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°27'29" West 1544.28 feet along the section line and East 1094.80 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 84°35'42" East 257.14 feet; thence South 00°00'13" West 69.17 feet; thence North 89°59'24" West 256.00 feet; thence North 00°00'13" East 93.35 feet to the point of beginning.

Parcel contains: 0.478 acres

Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83).

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City on the inhabitants thereof.

OWNER(S):
PRINTED

Nate Hutchins
President, BCP Development Inc. 5/31/2023

AUTHORIZED SIGNATURES

[Signature]

ACKNOWLEDGEMENT

On the 31 day of May, 2023, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 4/11/2025

718363
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

Matt Rasband
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 22 day of June, 2023

Brent Wright
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

Christy Smith
APPROVED BY CITY ENGINEER
(See Seal Below)

[Signature]
ATTEST BY CITY RECORDER
(See Seal Below)

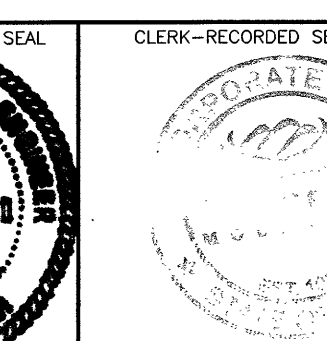
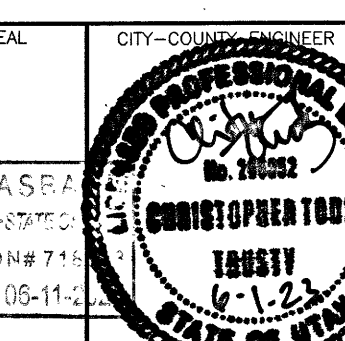
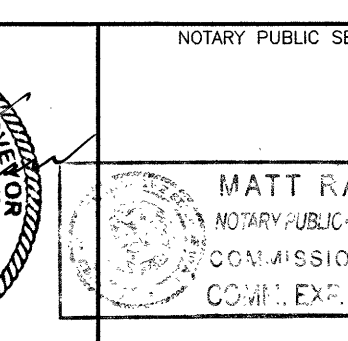
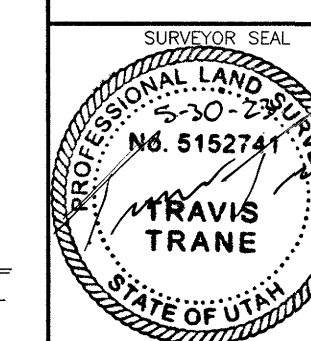
PHASE A PLAT 4.1

HARMONY

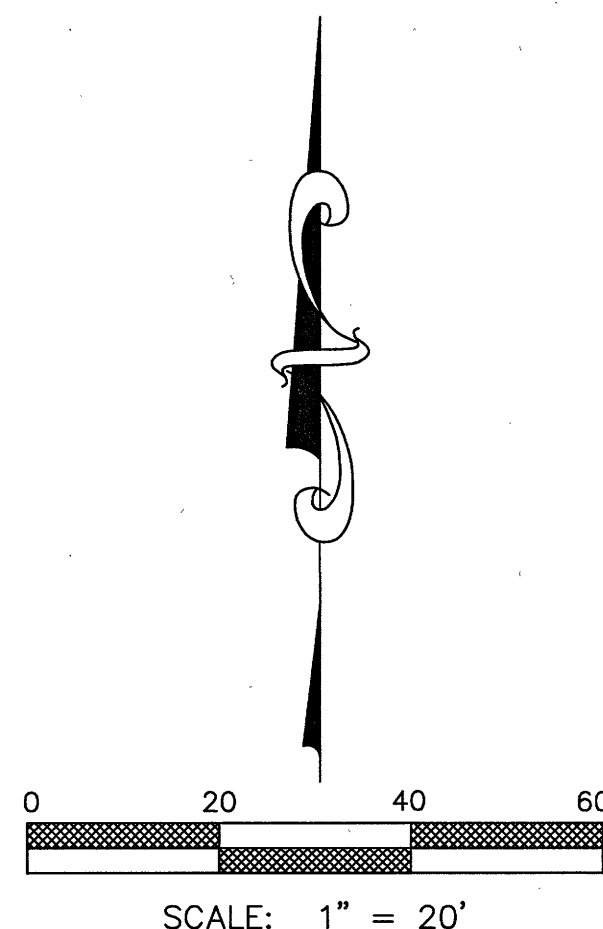
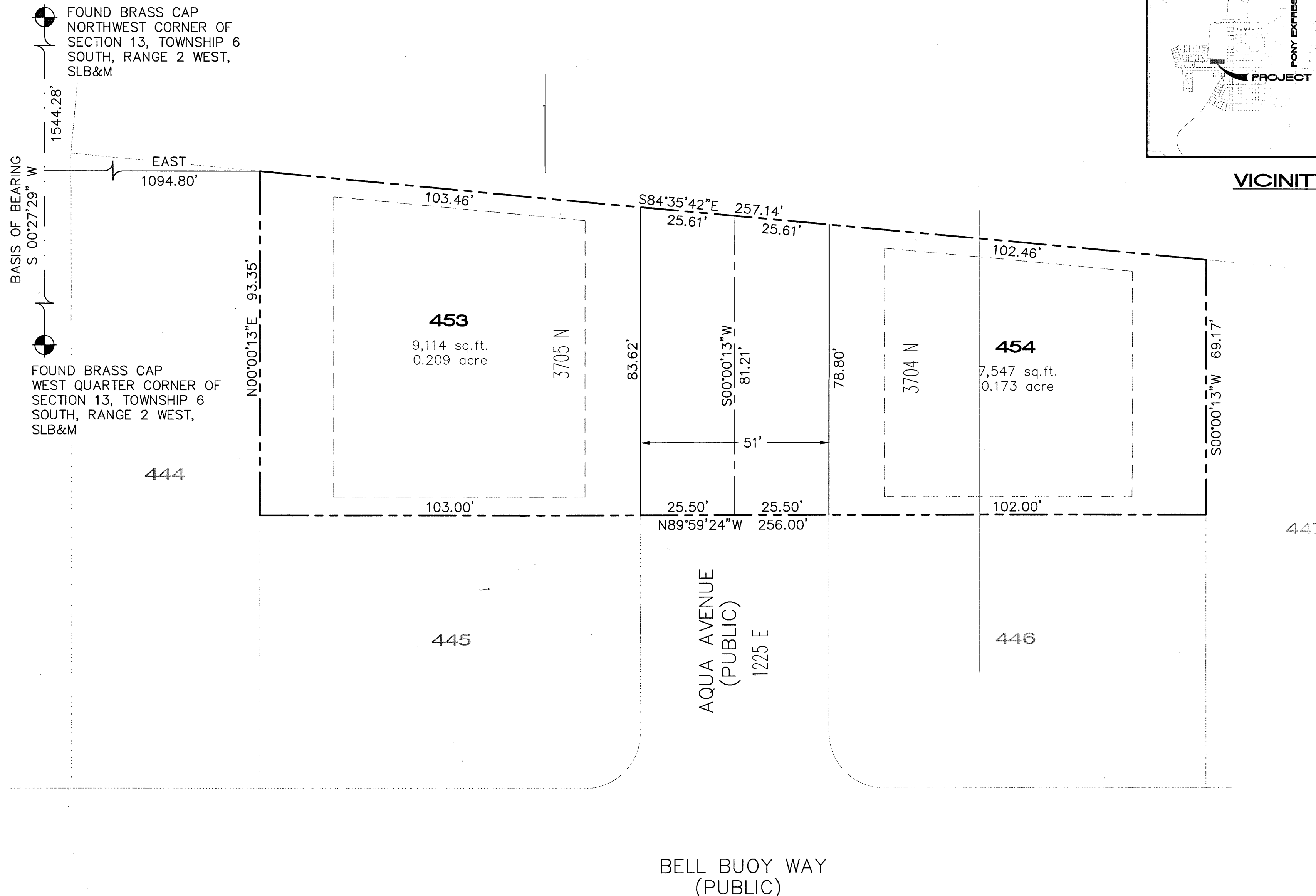
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

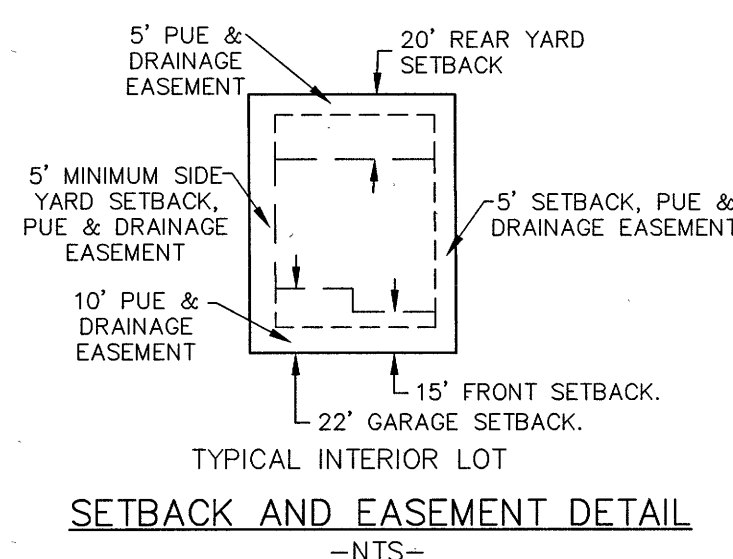
ENT 41990:2023 Map
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 28 3:45 PM FEE \$4.00 BY RR
RECORDED FOR EAGLE MOUNTAIN CITY



No. 266052



LAND USE	
ACREAGE:	0.478 acres
ACREAGE IN LOTS:	0.382 acres
ACREAGE IN ROW:	0.096 acres
SINGLE FAMILY LOTS:	2 LOTS
UNIT DENSITY:	4.18 LOTS PER ACRE
PAVEMENT AREA:	2,274 SQ.FT.



ROCKY MOUNTAIN POWER APPROVAL

- Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.

- A recorded easement of right of way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities
- Any other provision of law

[Signature]
ROCKY MOUNTAIN POWER 5/31/2023
DATE

DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or in the Notes and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532

Questar Gas Company
dba Dominion Energy Utah

Approved this 31 day of May, 2023

By: [Signature] Title: pre-construction rep II

DIRECT COMMUNICATIONS APPROVAL

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

[Signature]
DIRECT COMMUNICATIONS 5-31-23
DATE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, December 10, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Harmony phase 'A' plat 6 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Wednesday, December 11, 2024
TO: Bo Rodeback
FROM: Robert Ballif Engineering Tech. II
SUBJECT: **Harmony phase "A" plats 6 walk through-updated**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

1. ~~Exist sewer video.~~
2. ~~Remove all inlet protection for the inlets.~~
3. ~~All ADA's place sika flex between the curb & the ADA ramp gap.~~
4. ~~Crack seal phase lines and patches~~

Bell Buoy Way:

1. ~~Intersection of Cuade St. ADA ramps place sika flex between the ramp and the curb gap.~~
2. ~~All marked sidewalk to be removed and replaced, inspection required before placing concrete.~~
3. ~~Lot #642 inlets on Bell Buoy to have wood forms removed and the area under the grate grouted smooth.~~

Cuade St.:

1. ~~House #3693 sidewalk tripping hazard to be ground down. Sag in the asphalt.~~
2. ~~House #3752 sag in the asphalt to be fixed, inspection required.~~
3. ~~House #'s 3757 & 3752 at the trail there needs to be an ADA ramp with placard placed, built to ADA and city spec. curb will need to be cut to spec.~~
4. ~~All marked sidewalk to be removed and replaced, inspection required before placing concrete.~~

Annabelle St.:

1. ~~Lot# 629 & 630 the asphalt trail needs to be fixed, damaged areas marked.~~
2. ~~House #3751 sidewalk tripping hazard to be ground down.~~
3. ~~House #3767 irrigation vault needs a meter placed.~~
4. ~~All marked sidewalk to be removed and replaced, inspection required before placing concrete.~~

Deborah St.:

1. ~~All marked sidewalk to be removed and replaced, inspection required before placing concrete.~~
2. ~~The south ADA ramp has settled and needs to be replaced at Doris Loop Rd. intersection.~~

Doris loop Rd.:

1. ~~All marked sidewalk to be removed and replaced, inspection required before placing concrete.~~

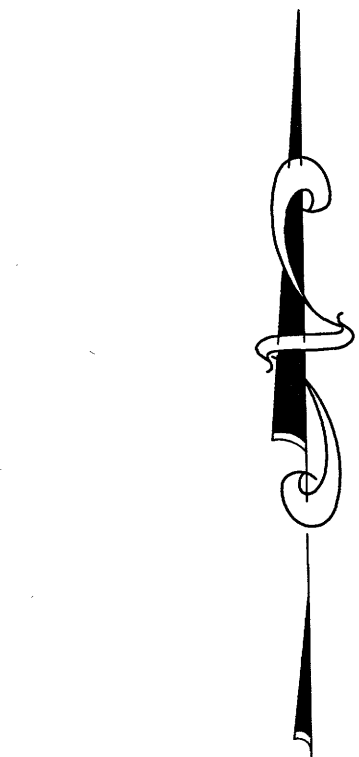
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	265.62	2599.50	5°51'16"	265.52	S87°04'58"W
C2	268.21	2625.00	5°51'16"	268.10	S87°04'58"W
C3	445.48	1584.00	16°06'49"	444.01	N17°13'06"W
C4	184.44	1855.00	5°41'48"	184.36	N24°00'02"W
C5	132.65	2625.00	2°53'44"	132.64	S88°33'44"W
C6	135.56	2625.00	2°57'32"	135.54	S85°38'06"W
C7	91.32	2650.50	1°58'27"	91.32	S85°08'34"W
C8	25.38	15.00	96°57'26"	22.46	N37°39'04"E
C9	392.67	1558.50	14°26'09"	391.63	N18°02'43"W
C10	417.21	1609.50	14°51'07"	416.04	N17°51'38"W
C11	21.38	15.00	81°40'44"	19.62	S51°16'26"E
C12	98.23	2650.50	2°07'24"	98.23	S88°56'54"W
C13	134.43	1829.50	4°12'37"	134.40	N22°56'43"W
C14	8.57	15.00	32°44'39"	8.46	N41°25'21"W
C15	157.08	50.00	180°00'15"	100.00	S32°12'27"W
C16	8.43	15.00	32°12'12"	8.32	S73°53'32"E
C17	22.23	15.00	84°53'41"	20.25	N47°33'32"E
C18	24.90	15.00	95°06'19"	22.14	N42°26'28"W
C19	40.02	20.00	114°38'38"	33.67	S32°41'03"W
C20	104.46	1880.50	3°10'58"	104.45	N23°02'47"W
C21	48.86	1558.50	1°47'47"	48.86	N24°21'54"W
C22	47.35	1558.50	1°44'27"	47.35	N22°35'47"W
C23	55.91	1558.50	2°03'20"	55.91	N20°41'54"W
C24	48.63	1558.50	1°47'15"	48.62	N18°46'36"W
C25	46.09	1558.50	1°41'39"	46.08	N17°02'09"W
C26	48.61	1558.50	1°47'14"	48.61	N15°17'43"W
C27	47.34	1558.50	1°44'25"	47.34	N13°31'53"W
C28	49.88	1558.50	1°50'02"	49.88	N11°44'39"W
C29	37.20	1609.50	1°19'27"	37.20	N11°05'48"W
C30	41.00	1609.50	1°27'34"	41.00	N12°29'19"W
C31	41.00	1609.50	1°27'34"	41.00	N13°56'53"W
C32	41.00	1609.50	1°27'34"	41.00	N15°24'27"W
C33	41.00	1609.50	1°27'34"	41.00	N16°52'02"W
C34	52.00	1609.50	1°51'04"	52.00	N18°31'21"W
C35	41.00	1609.50	1°27'35"	41.00	N20°10'40"W
C36	41.00	1609.50	1°27'35"	41.00	N21°38'15"W
C37	41.00	1609.50	1°27'35"	41.00	N23°05'49"W
C38	41.00	1609.50	1°27'35"	41.00	N24°33'24"W
C39	42.57	1829.50	1°20'00"	42.57	N21°30'25"W
C40	42.56	1829.50	1°19'58"	42.56	N22°50'24"W
C41	49.30	1829.50	1°32'38"	49.30	N24°16'42"W
C42	2.46	50.00	2°49'04"	2.46	S56°23'08"E
C43	21.06	50.00	24°07'56"	20.90	S42°54'38"E
C44	40.00	50.00	45°50'12"	38.94	S7°55'34"E
C45	40.00	50.00	45°50'12"	38.94	S37°54'38"W
C46	40.35	50.00	46°14'28"	39.27	S83°56'58"W
C47	13.21	50.00	15°08'22"	13.17	N65°21'37"W

DIRECT COMMUNICATIONS APPROVAL
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.
Maipui Culpford 2/1/2022
DATE

HARMONY PHASE 'A' PLAT '6'

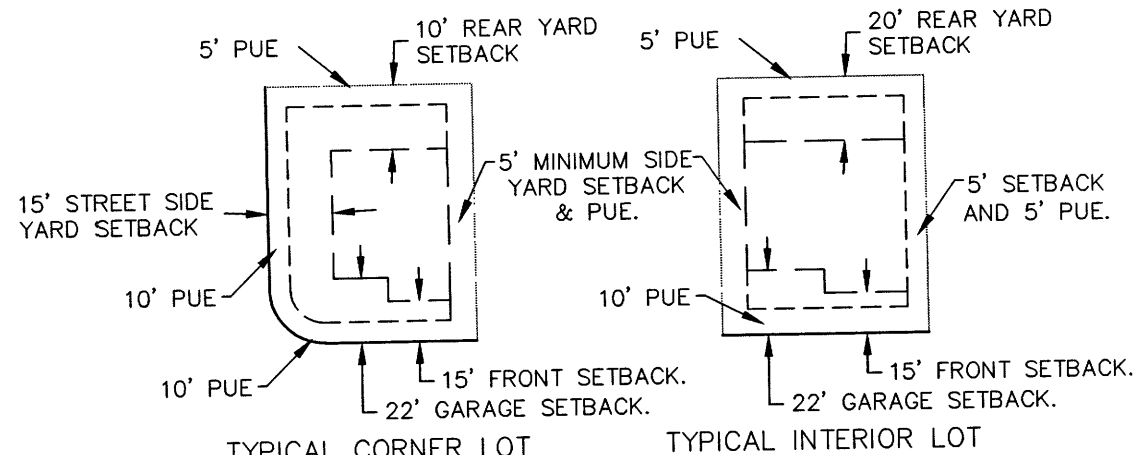
SITUATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



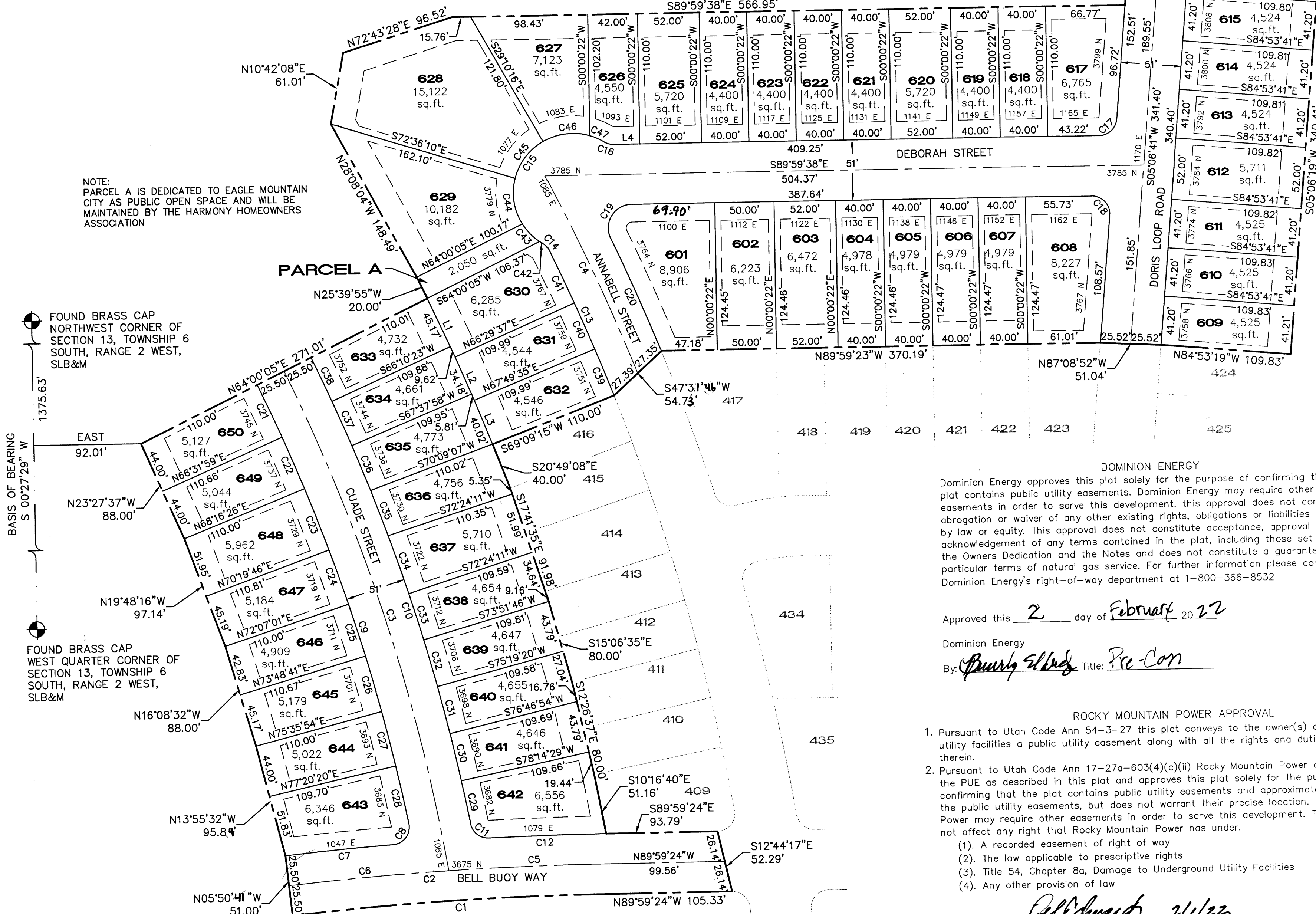
SCALE: 1" = 60'

Line Table		
LINE #	LENGTH	DIRECTION
L1	54.79	N24°25'29"W
L2	40.00	N22°50'23"W
L3	40.02	N21°30'10"W
L4	22.03	S89°59'38"E

LAND USE	
ACREAGE:	8.515 acres
ACREAGE IN LOTS:	6.398 acres
ACREAGE IN ROADS:	2.116 acres
SINGLE FAMILY LOTS:	50 LOTS
UNIT DENSITY:	5.87 LOTS PER ACRE



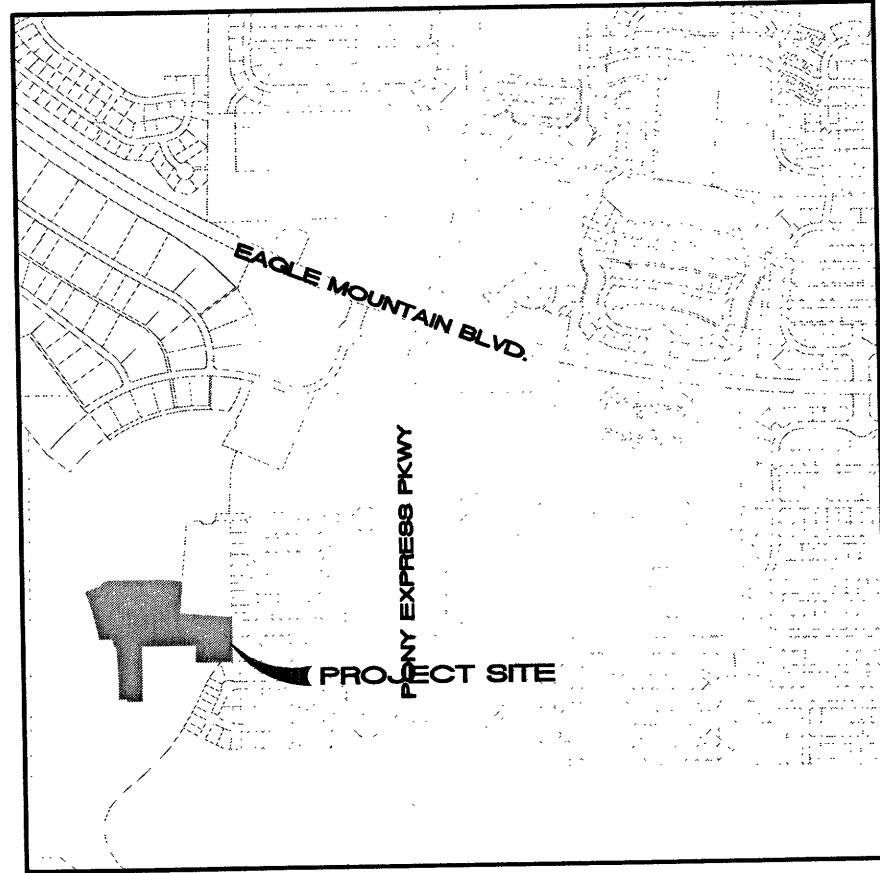
SETBACK AND EASEMENT DETAIL
-NTS-



NOTE: PARCEL A IS DEDICATED TO EAGLE MOUNTAIN CITY AS PUBLIC OPEN SPACE AND WILL BE MAINTAINED BY THE HARMONY HOMEOWNERS ASSOCIATION

FOUND BRASS CAP
NORTHWEST CORNER OF
SECTION 13, TOWNSHIP 6
SOUTH, RANGE 2 WEST,
SLB&M

FOUND BRASS CAP
WEST QUARTER CORNER OF
SECTION 13, TOWNSHIP 6
SOUTH, RANGE 2 WEST,
SLB&M



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.
Travis Trane DATE 2/1/2022
(SURVEYOR), P.L.S.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°27'29" West 1375.63 feet along the section line and East 92.01 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 64°00'05" East 271.01 feet; thence North 25°39'55" West 20.00 feet; thence North 28°08'04" West 148.49 feet; thence North 10°42'08" East 61.01 feet; thence North 72°43'28" East 96.52 feet; thence North 12°44'17" East 566.95 feet; thence North 05°06'41" East 55.79 feet; thence South 84°53'41" East 160.80 feet; thence North 89°59'23" West 340.41 feet; thence North 84°53'19" West 109.83 feet; thence North 87°08'52" West 51.04 feet; thence North 89°59'23" West 370.19 feet; thence South 47°31'46" West 54.73 feet; thence South 69°09'15" West 110.00 feet; thence South 20°49'08" East 40.00 feet; thence South 17°41'35" East 91.98 feet; thence South 15°06'35" East 80.00 feet; thence South 12°26'37" East 80.00 feet; thence South 10°16'40" East 51.16 feet; thence South 89°59'24" East 93.79 feet; thence South 12°44'17" East 52.29 feet; thence North 89°59'24" West 105.33 feet; thence West 265.62 feet along the arc of a 2599.50 foot radius curve to the left, through a central angle of 05°51'16", the chord of which bears South 87°04'58" West 265.52 feet; thence North 05°50'41" West 51.00 feet; thence North 13°55'32" West 95.84 feet; thence North 16°08'32" West 88.00 feet; thence North 19°48'16" West 97.14 feet; thence North 23°27'37" West 88.00 feet to the point of beginning.

Parcel contains: 8.515 acres

Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83).

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-3a-607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City on the inhabitants thereof.

OWNER(S):
PRINTED: *Building Construction Partners, LLC*
AUTHORIZED SIGNATURES: *Peter Ems, manager*
2/2/22

ACKNOWLEDGEMENT

On the 2 day of February, 2022, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 6/1/25
718363
COMMISSION NUMBER
NOTARY PUBLIC SIGNATURE: *Matt Rasband*
PRINTED NAME OF NOTARY: *Matt Rasband*

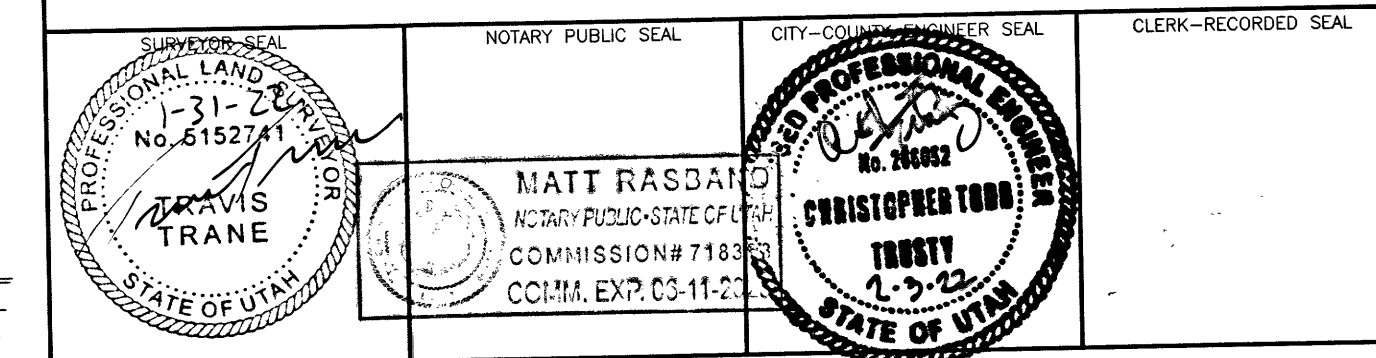
ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 20 day of February 2022.
Tom A. Jensen APPROVED BY MAYOR
Christopher Ems APPROVED BY CITY ENGINEER
(See Seal Below)
APPROVED BY CITY ATTORNEY: *John S. Rios*
ATTEST BY CITY RECORDER: (See Seal Below)

HARMONY PHASE 'A' PLAT '6'

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



SEC 13, T6S, R2W 30M
TV 30 1 PR

18247

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, December 10, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Harmony phase 'A' plat 7 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Monday, December 9, 2024
TO: Bo Rodeback
FROM: Robert Ballif Engineering Tech. II
SUBJECT: **Harmony phase "A" plats 7 walk through-updated**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

- ~~1. Exist sewer video.~~
- ~~2. Remove all inlet protection for the inlets.~~
- ~~3. Crack seal phase lines and patches~~

Bell Buoy Way:

- ~~1. All marked sidewalk & curb to be removed and replaced, inspection required before placing concrete.~~
- ~~2. Concrete spills in the gutter and on sidewalk south side of the road to be cleaned up.~~
- ~~3. The sample station has a valve inside and we cannot access the valve cover in the concrete. Replace lid, broken.~~

Browning St.:

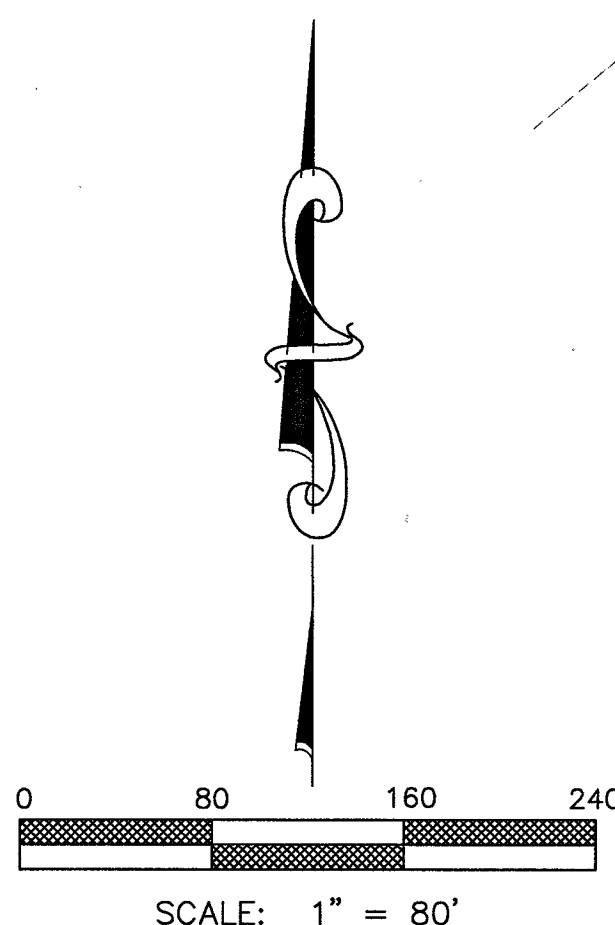
- ~~1. House #'s 3735 & 3728 at the trail there needs to be an ADA ramp with placard placed, built to ADA and city spec. curb will need to be cut to spec.~~
- ~~2. All marked sidewalk & curb to be removed and replaced, inspection required before placing concrete.~~
- ~~3. House #3617 tripping hazard grind down sidewalk.~~
- ~~4. House #3653 tripping hazard grind down sidewalk.~~
- ~~5. House #3735 asphalt path to be fixed, cut for power service.~~
- ~~6. House #3735 sewer manhole add step.~~
- ~~7. House #3752 raise fire hydrant.~~
- ~~8. House #3765 tripping hazard grind down the sidewalk.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

HARMONY PHASE 'A' PLAT '7'

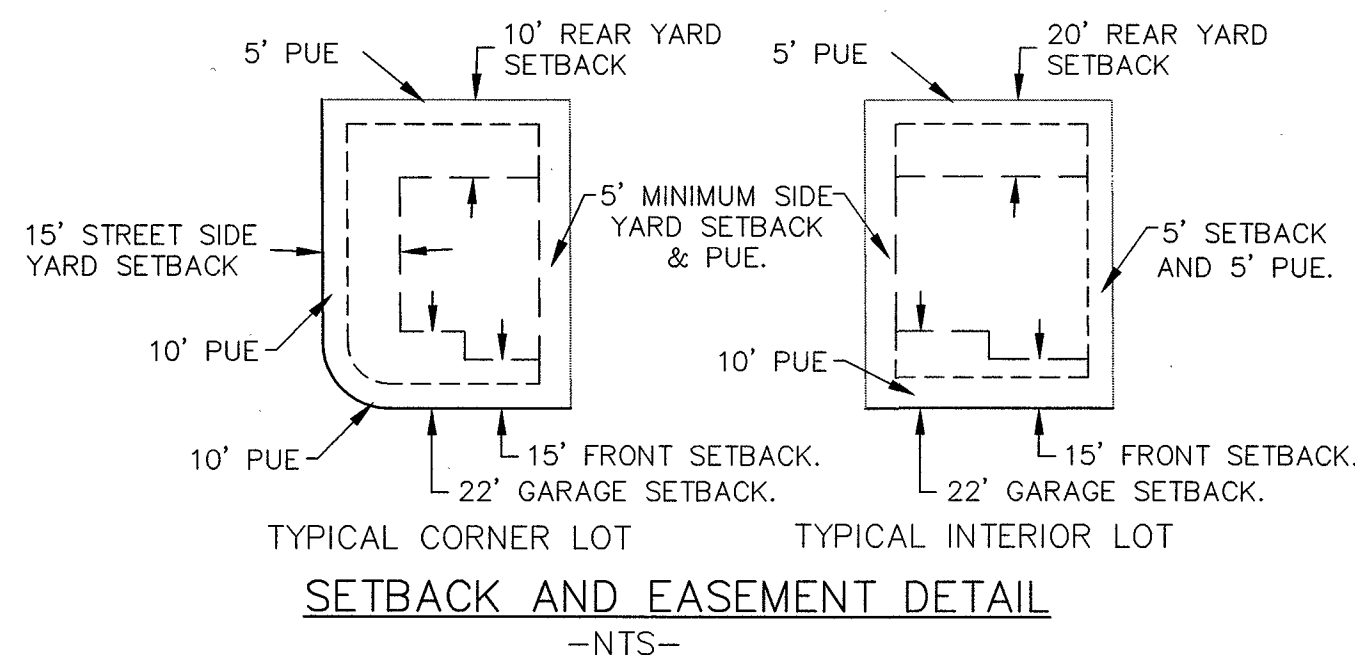
SITUATED IN SECTION 13 and 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	94.02	2599.50	2°04'20"	94.01	S83°07'09"W
C2	23.61	15.00	90°10'30"	21.25	S36°59'44"W
C3	189.28	1338.50	8°06'09"	189.12	S4°02'27"E
C4	23.56	15.00	90°00'00"	21.21	S45°00'37"W



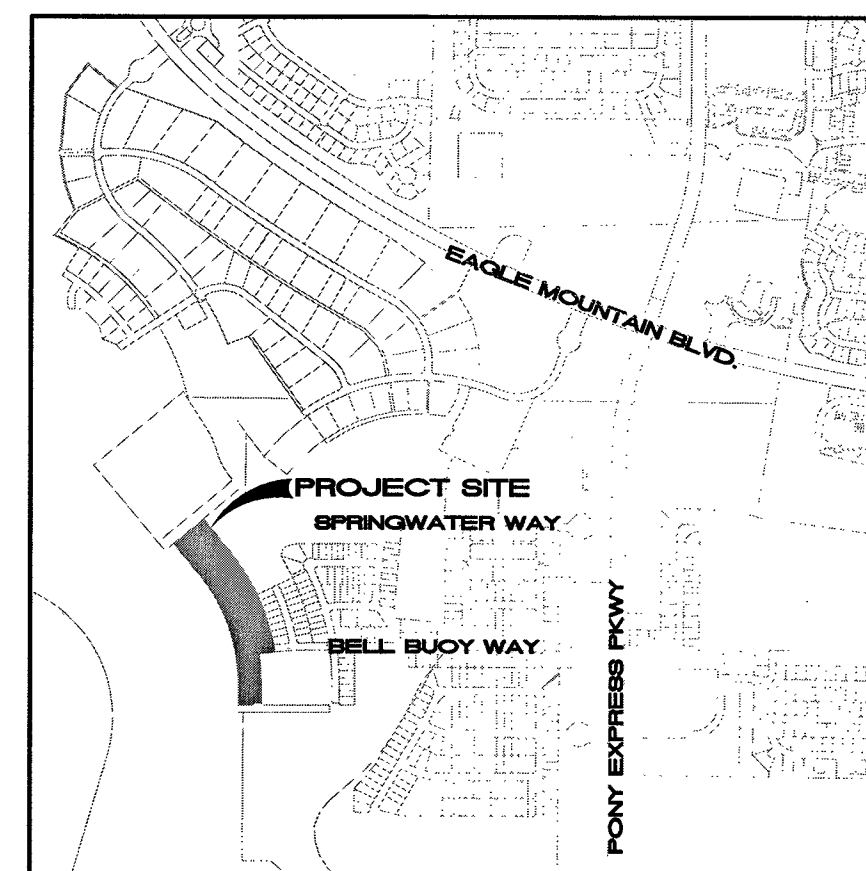
LAND USE	
ACREAGE:	7.474 acres
ACREAGE IN LOTS:	5.774 acres
ACREAGE IN ROADS:	1.700 acres
SINGLE FAMILY LOTS:	49 LOTS
UNIT DENSITY:	6.56 LOTS PER ACRE

NOTE:
PARCEL A AND PARCEL B ARE DEDICATED TO
EAGLE MOUNTAIN CITY AS PUBLIC OPEN SPACE
AND WILL BE MAINTAINED BY THE HARMONY
HOMEOWNERS ASSOCIATION



FOUND BRASS CAP
NORTHWEST CORNER OF
SECTION 13, TOWNSHIP 6
SOUTH, RANGE 2 WEST,
SLB&M

FOUND BRASS CAP
WEST QUARTER CORNER OF
SECTION 13, TOWNSHIP 6
SOUTH, RANGE 2 WEST,
SLB&M



VICINITY MAP

DOMINION ENERGY

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532

Approved this 23 day of May, 2022

Dominion Energy

By: Quincy Eldridge Title: Pre-Com

ROCKY MOUNTAIN POWER APPROVAL

- Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - (1) A recorded easement of right of way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities
 - (4) Any other provision of law

Carl Edwards 5/19/22
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

Greg 5/19/22
DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

Travis Trane
(SURVEYOR), P.L.S.

May 17, 2022
DATE

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°27'29" West 847.23 feet along the section line and West 291.31 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 39°41'55" East 288.66 feet; thence South 37°45'26" East 91.98 feet; thence South 33°39'49" East 119.96 feet; thence South 29°22'22" East 131.93 feet; thence South 20°57'59" East 20.08 feet; thence South 23°27'37" East 88.00 feet; thence South 19°48'16" East 97.14 feet; thence South 16°08'32" East 88.00 feet; thence South 13°55'32" East 95.84 feet; thence South 05°50'41" East 51.00 feet; thence Westerly 94.02 feet along the arc of a 2599.50 foot radius curve to the left, through a central angle of 02°04'20" the chord of which bears South 83°07'09" West 94.01 feet; thence Southwesterly 23.61 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°10'30" the chord of which bears South 36°59'44" West 21.25 feet; thence Southerly 189.28 feet along the arc of a 1338.50 foot radius curve to the right, through a central angle of 08°06'09" the chord of which bears South 04°02'27" East 189.12 feet; thence South 00°00'37" West 141.21 feet; Thence North 89°59'24" West 51.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 45°00'37" West 21.21 feet; thence North 89°59'24" West 95.00 feet; thence North 00°00'37" East 189.94 feet; thence North 04°14'57" West 95.75 feet; thence North 08°37'10" West 95.72 feet; thence North 13°16'41" West 95.72 feet; thence North 17°56'13" West 95.72 feet; thence North 22°38'45" West 97.78 feet; thence North 26°57'37" West 20.00 feet; thence North 27°42'24" West 82.70 feet; thence North 32°02'48" West 81.98 feet; thence North 35°49'25" West 77.55 feet; thence North 39°14'09" West 76.98 feet; thence North 39°44'55" West 248.31 feet; thence North 50°14'46" East 271.13 feet to the point of beginning.

Parcel contains: 7.474 acres

Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83).

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9-607, Utah code, without condition, restriction to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City on the inhabitants thereof.

OWNER(S):

PRINTED

Peter Evans

BCP Development Inc.

AUTHORIZED SIGNATURES

May 19, 2022

ACKNOWLEDGEMENT

On the 19th day of May, 2022, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 6/11/25

718363
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

Matt Rasband
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the period of use of the public this 23 day of May, 2023

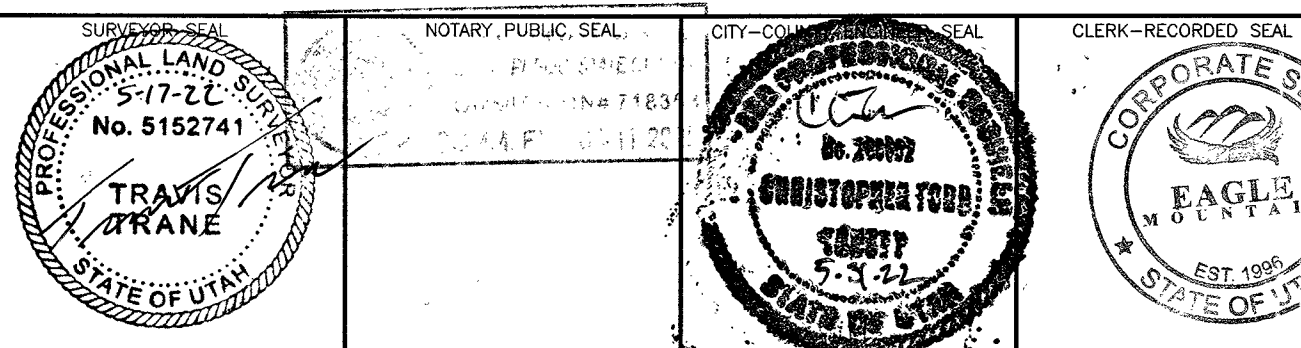
Travis Trane
APPROVED BY MAYOR
Christopher Todd
APPROVED BY CITY ENGINEER
(See Seal Below)

Christopher Todd
APPROVED BY CITY ATTORNEY
Christopher Todd
ATTEST BY CITY RECORDER
(See Seal Below)

HARMONY PHASE 'A' PLAT '7'

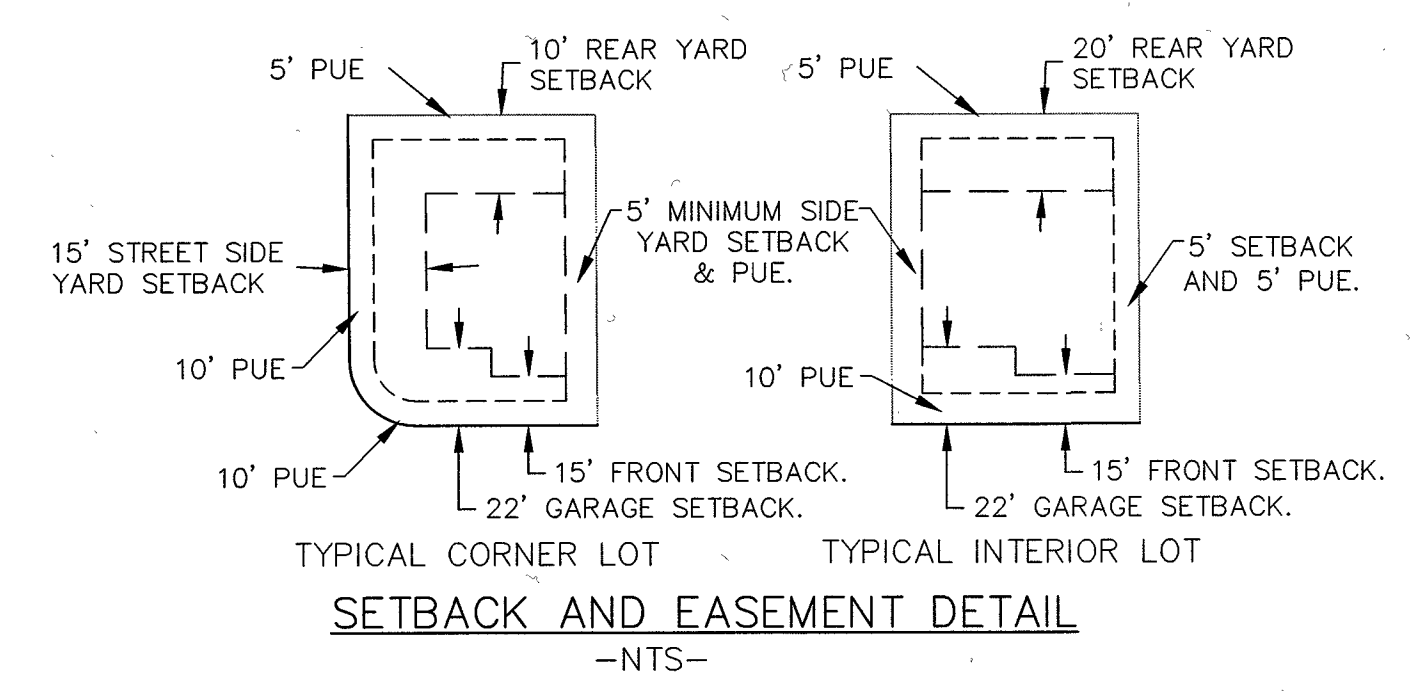
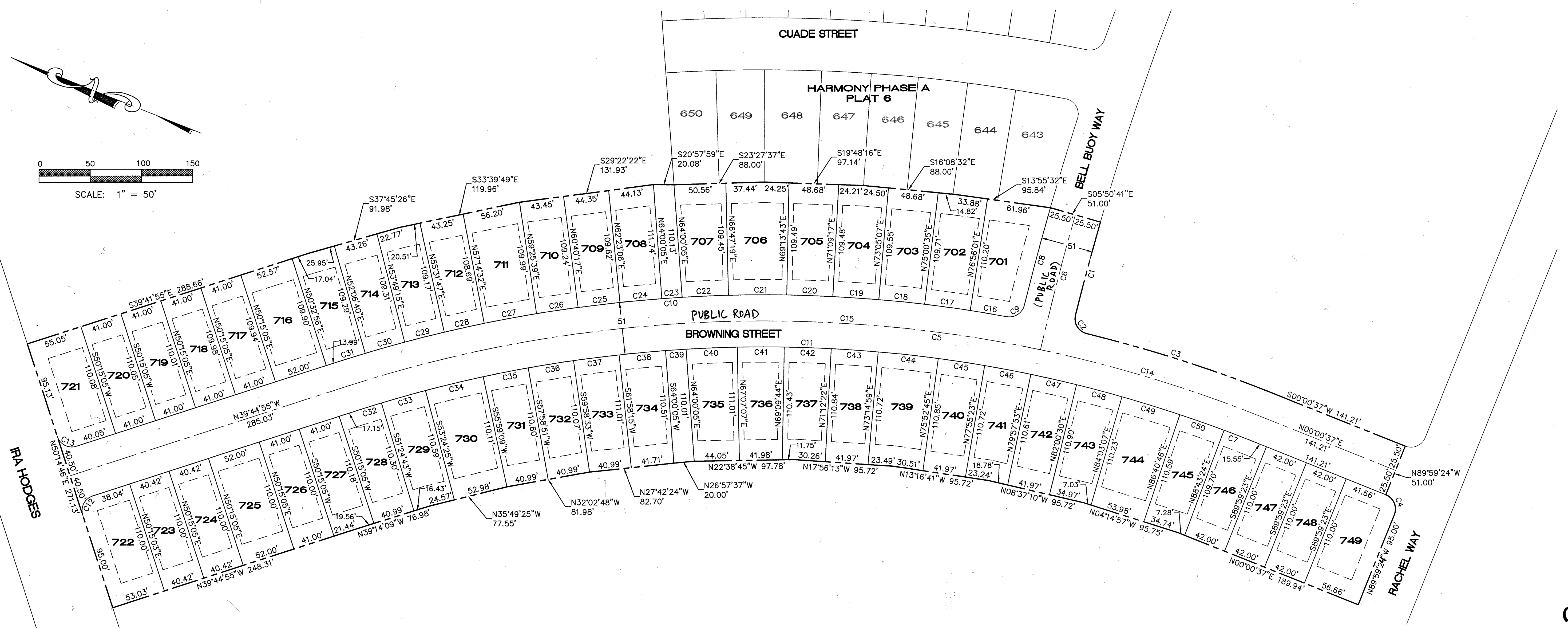
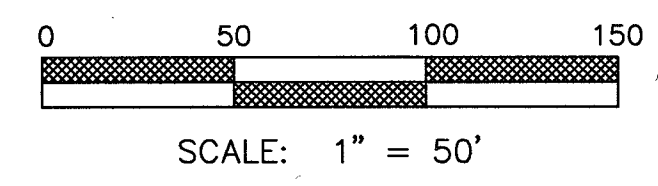
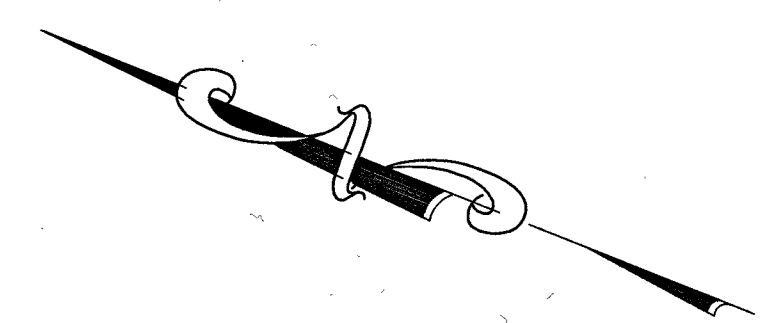
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

Christopher Todd Trusty
#260052



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	94.02	2599.50	2°04'20"	94.01	S83°07'09"W
C2	23.61	15.00	90°10'30"	21.25	S36°59'44"W
C3	189.28	1338.50	8°06'09"	189.12	S4°02'27"E
C4	23.56	15.00	90°00'00"	21.21	S45°00'37"W
C5	911.12	1313.00	39°45'32"	892.95	N19°52'09"W
C6	136.19	2625.00	2°58'21"	136.17	S82°40'09"W
C7	28.92	1287.50	1°17'13"	28.92	N0°38'00"W
C8	98.52	2650.50	2°07'47"	98.52	S83°05'26"W
C9	22.63	15.00	86°27'04"	20.55	S54°44'56"E
C10	659.38	1338.50	28°13'31"	652.73	N25°38'09"W
C11	893.43	1287.50	39°45'32"	875.61	N19°52'09"W
C12	23.56	15.00	90°00'19"	21.21	N84°45'05"W
C13	23.56	15.00	89°59'41"	21.21	S51°45'55"W
C14	226.00	1313.00	9°51'43"	225.72	N4°55'15"W
C15	685.12	1313.00	29°53'49"	677.38	N24°48'01"W
C16	36.05	1338.50	1°32'35"	36.05	N12°17'41"W
C17	45.00	1338.50	1°55'35"	45.00	N14°01'46"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C18	45.00	1338.50	1°55'35"	45.00	N15°57'21"W
C19	45.00	1338.50	1°55'35"	45.00	N17°52'56"W
C20	45.00	1338.50	1°55'35"	45.00	N19°48'30"W
C21	57.00	1338.50	2°26'24"	57.00	N21°59'29"W
C22	45.21	1338.50	1°56'08"	45.21	N24°10'45"W
C23	20.00	1338.50	0°51'23"	20.00	N25°34'30"W
C24	40.96	1338.50	1°45'12"	40.96	N26°52'48"W
C25	41.07	1338.50	1°45'29"	41.07	N28°38'08"W
C26	41.07	1338.50	1°45'29"	41.07	N30°23'37"W
C27	52.00	1338.50	2°13'33"	52.00	N32°23'08"W
C28	40.00	1338.50	1°42'44"	40.00	N34°21'17"W
C29	40.00	1338.50	1°42'44"	40.00	N36°04'01"W
C30	40.00	1338.50	1°42'44"	40.00	N37°46'45"W
C31	26.01	1338.50	1°06'48"	26.01	N39°11'31"W
C32	26.08	1287.50	1°09'38"	26.08	N39°10'06"W
C33	44.83	1287.50	1°59'42"	44.83	N37°35'26"W
C34	57.95	1287.50	2°34'44"	57.95	N35°18'13"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C35	44.83	1287.50	1°59'42"	44.83	N33°01'00"W
C36	44.83	1287.50	1°59'42"	44.83	N31°01'18"W
C37	44.83	1287.50	1°59'42"	44.83	N29°01'36"W
C38	45.63	1287.50	2°01'50"	45.63	N27°00'50"W
C39	20.00	1287.50	0°53'24"	20.00	N25°33'13"W
C40	50.05	1287.50	2°13'38"	50.04	N23°59'42"W
C41	45.92	1287.50	2°02'37"	45.92	N21°51'34"W
C42	45.92	1287.50	2°02'37"	45.92	N19°48'57"W
C43	45.92	1287.50	2°02'37"	45.92	N17°46'20"W
C44	59.04	1287.50	2°37'39"	59.04	N15°26'11"W
C45	45.92	1287.50	2°02'37"	45.92	N13°06'03"W
C46	45.92	1287.50	2°02'37"	45.92	N11°03'26"W
C47	45.92	1287.50	2°02'37"	45.92	N9°00'49"W
C48	45.92	1287.50	2°02'37"	45.92	N6°58'12"W
C49	59.04	1287.50	2°37'39"	59.04	N4°38'03"W
C50	45.92	1287.50	2°02'37"	45.92	N2°17'55"W

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

PHASE 'A' PLAT '7'
SHEET 2
HARMONY
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAINUTAH COUNTY, UTAH

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY SEAL

CLERK-RECORDED SEAL

PROFESSIONAL LAND SURVEYOR
No. 5152741
TRAVIS TRANE
STATE OF UTAH

PROFESSIONAL LAND SURVEYOR
No. 2019522
CHRISTOPHER L. TRANE
STATE OF UTAH

18703 2nd



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, December 10, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Harmony phase 'A' plat 8 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Monday, December 9, 2024
TO: Bo Rodeback
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Harmony phase "A" plat 8 walk through**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through, we have the following comments:

General Notes:

- ~~1. Exit sewer video.~~

Springwater Wy.:

- ~~1. Remove and replace any marked sidewalk, curb, & gutter.~~
- ~~2. Remove all BMPs from the inlets.~~
- ~~3. All patches to be crack sealed.~~
- ~~4. Intersection of Thomas St. both ADA ramps remove the broken concrete between the placard and the curb and fill with sika flex.~~

Caude St.:

- ~~1. Remove and replace any marked sidewalk, curb, & gutter.~~
- ~~2. Remove all BMPs from the inlets.~~
- ~~3. All patches to be crack sealed.~~
- ~~4. House #3813 ground down tripping hazard on sidewalk.~~

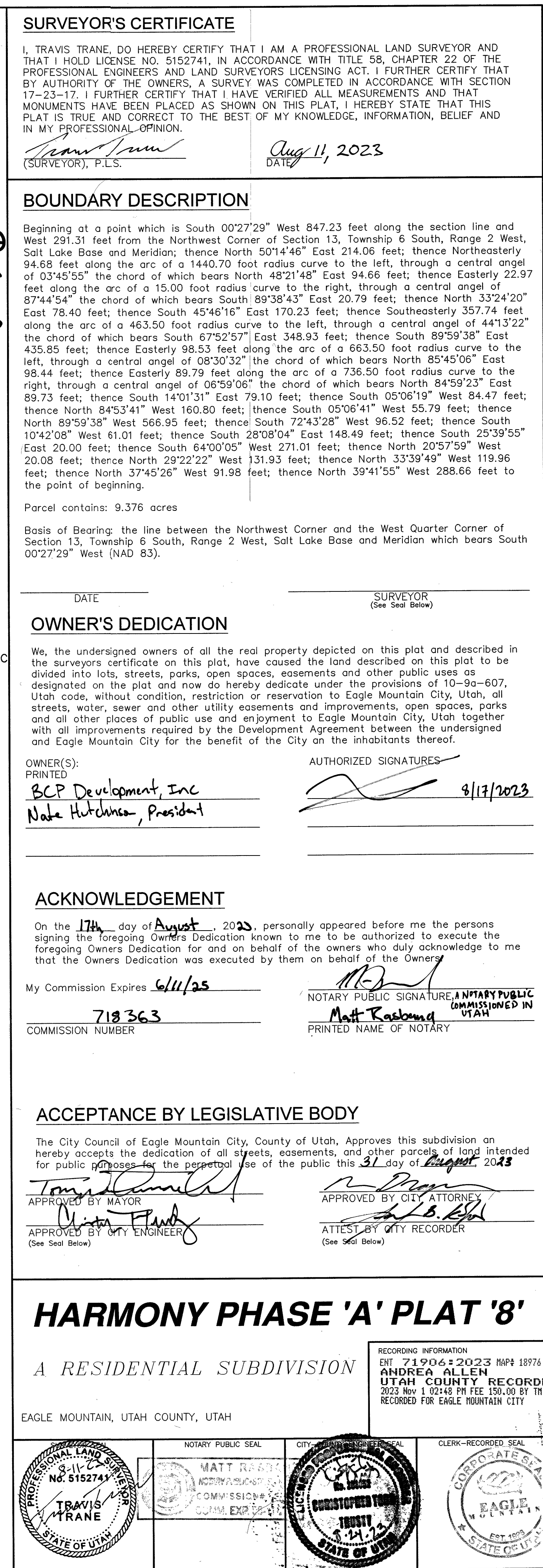
Thomas St.:

- ~~1. Remove and replace any marked sidewalk, curb, & gutter.~~
- ~~2. Remove all BMPs from the inlets.~~
- ~~3. All patches to be crack sealed.~~

Doris Loop Rd.:

- ~~4. Remove and replace any marked sidewalk, curb, & gutter.~~
- ~~5. Remove all BMPs from the inlets.~~
- ~~6. All patches to be crack sealed.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.



CHRISTOPHER TODD TRUSTY
No: 266052



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, December 3, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: New Park at Porters Crossing out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Tuesday, December 3, 2024
TO: Vince Hogge
FROM: Robert Ballif Engineering Assistant
SUBJECT: **New Park at Porters Crossing walk through**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

1. ~~Exit sewer & storm drain video.~~
2. ~~Crack seal.~~
3. ~~Sewer lift station fencing has not been placed according to detail sheet C-804 in the approved plans. You will need to get with the sewer dept. on the fence & gate designs.~~
4. ~~Remove SWPPP BMPs from inlets.~~
5. ~~Crack seal asphalt.~~

Sun Crest Dr.:

1. ~~House #4138 replace sidewalk.~~
2. ~~House #4146 crack seal asphalt.~~
3. ~~House #4164 replace curb & gutter.~~
4. ~~House #4168 & 4170 crack seal asphalt.~~
5. ~~House #4178 replace collar & whirly gig on sewer manhole.~~
6. ~~House #4175 crack seal & replace sidewalk.~~
7. ~~House #4184 crack seal asphalt.~~
8. ~~House #4192 crack seal asphalt in 3 areas.~~
9. ~~House #4189 replace sidewalk.~~
10. ~~House #4200 crack seal asphalt.~~
11. ~~House #4206 replace sidewalk on northside on Suncrest across from this house.~~
12. ~~House #4206 crack seal asphalt.~~
13. ~~House #4214 replace sidewalk.~~
14. ~~House #4222 sewer manhole clean or lid, crack seal asphalt, replace curb & gutter.~~
15. ~~House #4232 replace sidewalk on Bonne Vista near ADA ramp.~~
16. ~~Crack seal asphalt corner of Bone Vista & Suncrest.~~
17. ~~Replace section of ADA ramp.~~
18. ~~House #4232 replace curb & gutter.~~
19. ~~Crack seal asphalt at intersection Bonne vista.~~
20. ~~House #4251 replace sidewalk.~~
21. ~~Southeast corner of Bonne Vista replace the gutter and ADA wing.~~
22. ~~House #8398 replace sidewalk.~~
23. ~~House #4263 seal coat and crack seal asphalt.~~
24. ~~House #8418 replace ADA.~~
25. ~~House #8414 irrigation meter to have brass or copper support bars not rebar.~~
26. ~~House #8414 sewer manhole gap patch, asphalt settling.~~
27. ~~House #8403 replace sidewalk.~~

28. House #8416 replace sidewalk.
29. House #8412 replace sidewalk.
30. House #8404 replace 2 sidewalk sections.
31. House #8396 4 sections of sidewalk replace.
32. House 38381 3 sections of sidewalk replace.
33. House #8373 by inlet replace gutter.
34. House #8373 8 sections of sidewalk replace.
35. House #8364 remove concrete & asphalt in middle of the road.
36. House #'s 8357 & 8364 3 sections of sidewalk replace near transformer.
37. House #8357 sidewalk replace.
38. House #8330 6 sections of sidewalk replace.
39. House #8317 sidewalk & 2 sections of curb replace.
40. House #8318 sidewalk replace.
41. House #8303 3 sections of sidewalk replace.
42. House #8294 2 sections of sidewalk replace.
43. Check the water meter near mailboxes.
44. Intersection of Tivon both ADA ramps wings replace, crack seal asphalt & clean around streetlight.
45. House #4214 sidewalk replace.

Orrin Cir.:

1. House #8429 replace curb.
2. House #8439 sidewalk replace.
3. House #8451 curb replace.
4. End of cul-de-sac crack seal asphalt.
5. House #8456 sidewalk replace.
6. House #8430 sidewalk replace, remove concrete spill in curb & on sidewalk.
7. House #8418 sidewalk replace.

Bonne Vista:

1. House #4135 sections of sidewalk replace.
2. House #4144 sidewalk replace & crack seal.
3. House #4151 sidewalk replace.
4. House #4160 sidewalk replace.
5. Crack seal asphalt.
6. House #4180 sections of sidewalk replace.
7. House #4190 sections of sidewalk replace.
8. House #4197 sidewalk replace.
9. House #4159 fire hydrant drains slow, check. To be fixed.
10. House #4214 sections of sidewalk replace.
11. House #4239 sections of sidewalk and curb to replace.
12. House #8382 across street on west side sections of sidewalk replace.

Tivon Ln.:

1. House #8306 sidewalk replace.
2. Sewer manhole near mailboxes gap patch settling.
3. House #4330 sag in asphalt to be fixed.
4. House #4330 5 sections of sidewalk replace.
5. House #4326 2 sections of sidewalk replace.



- ~~6. House #4315 5 sections of sidewalk replace.~~
- ~~7. House #4314 sidewalk replace.~~
- ~~8. House #4308 sidewalk replace.~~
- ~~9. House #'s 4308 thru 4280 cannot see sidewalk, check for multiple sections of sidewalk to be replaced.~~
- ~~10. House #4272 crack seal around manhole.~~
- ~~11. Intersection of Larry Ln at ADA sidewalk replace.~~
- ~~12. House #4264 2 sections of sidewalk replace.~~
- ~~13. House #4240 sidewalk replace.~~
- ~~14. House #4202 2 sections of sidewalk replace.~~
- ~~15. House #4172 & 4164 sag in asphalt to be fixed.~~
- ~~16. House #4156 sidewalk replace.~~
- ~~17. South of Bonne Vista at Porters Crossing 2 sections of sidewalk replace & ADA ramp replace south corner wing.~~
- ~~18. Crack seal intersection of Tivon & Porter Crossing.~~

Larry Ln.:

- ~~1. Crack seal manholes between Larry and Center Point.~~
- ~~2. House #4263 sidewalk replace, sag in asphalt to be fixed.~~
- ~~3. House #8280 sidewalk replace.~~
- ~~4. Corner of Center Point & Larry grout both manholes and sag in asphalt to be fixed.~~

Centre Point St.:

- ~~1. House #4254 sag in asphalt to be fixed.~~
- ~~2. House #4247 sections of sidewalk replace.~~
- ~~3. House #4248 sag in asphalt to be fixed, sidewalk replace.~~
- ~~4. House #4239 sag in asphalt to be fixed.~~
- ~~5. House #4224 sag in asphalt to be fixed.~~
- ~~6. House #4223 sidewalk replace.~~
- ~~7. House #4218 sag in asphalt to be fixed. Fix sidewalk.~~
- ~~8. House #4210 sag in asphalt to be fixed.~~
- ~~9. House #'s 4201 & 4217 sections of sidewalk replaced.~~
- ~~10. House #4202 sag in asphalt to be fixed.~~
- ~~11. House #4194 sag in asphalt to be fixed, 2 sections of sidewalk replace.~~
- ~~12. House #'s 4194 thru 4172 (4 homes) sag in asphalt to be fixed.~~
- ~~13. House #8277 sag in asphalt to be fixed, sidewalk replace.~~
- ~~14. Remove the concrete washout from the cul-de-sac.~~
- ~~15. House #8269 crack seal asphalt across the street.~~
- ~~16. House #8239 gap patch asphalt.~~

Offsite Sewer & Storm Drain:

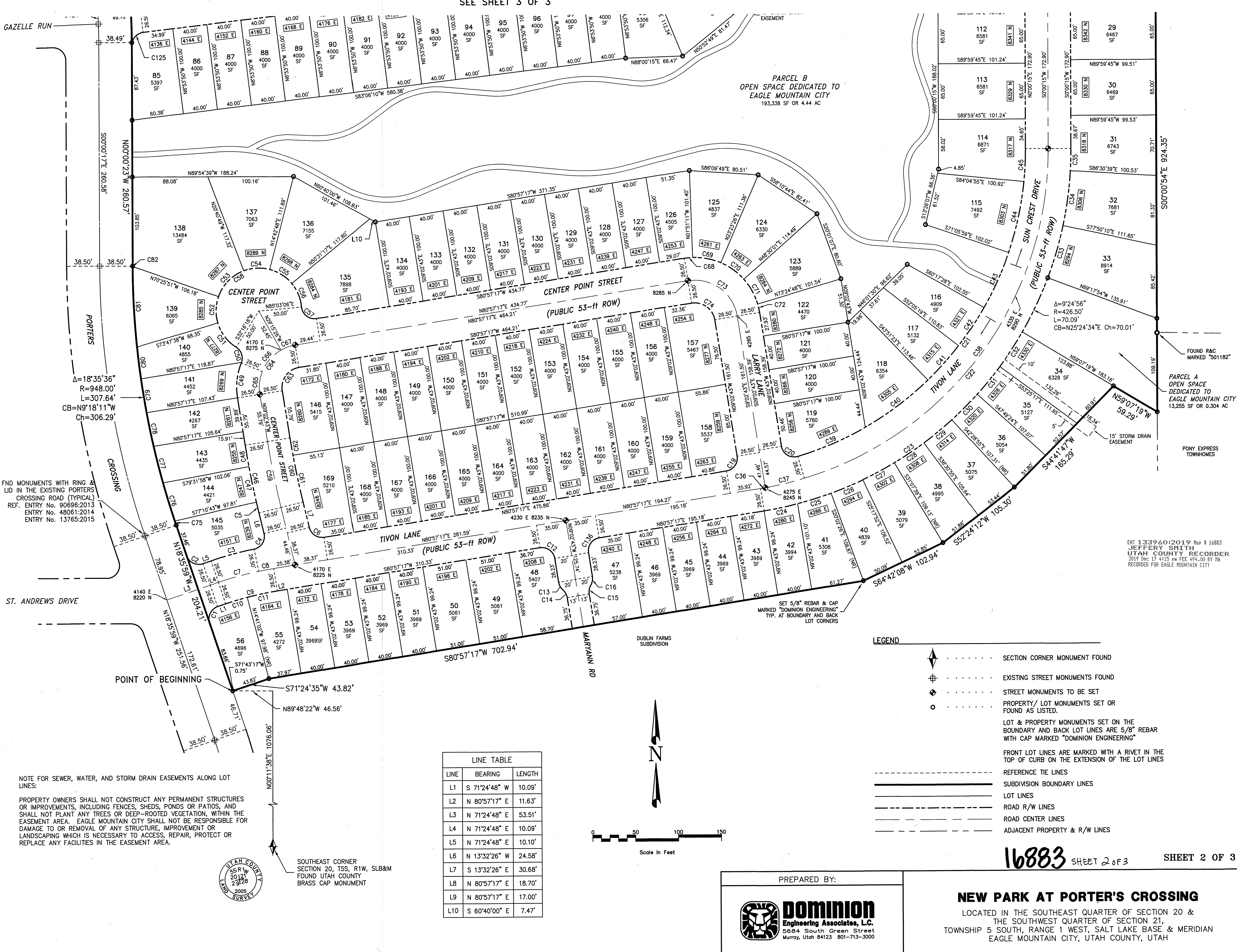
- ~~1. The spillway gate into the big pond by power substation is loose needs to be bolted down and rock removed out of it.~~
- ~~2. SDMH #56 clean manhole.~~
- ~~3. SDMH #55 trench is settling needs to be back filled, clean manhole.~~
- ~~4. SDMH #57 major settling around the manhole, danger area, to be back filled and manhole cleaned.~~
- ~~5. SDMH #48 behind homes needs the lid bolted on.~~
- ~~6. Check SSMH #2A clean & add step. If trench is settled back fill.~~

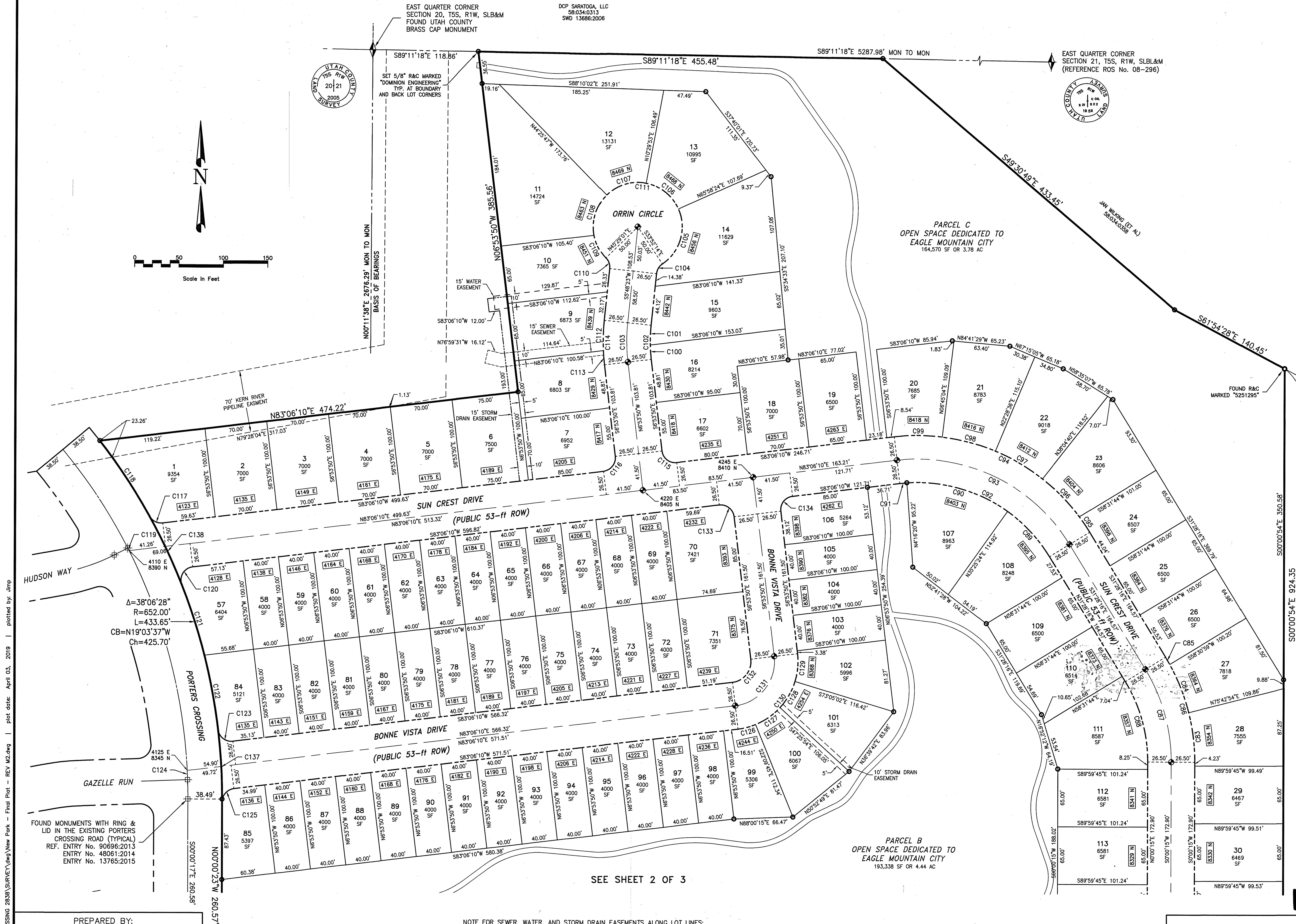
- ~~7. SDMH #35 clean manhole.~~
- ~~8. SDMH #36 clean manhole.~~
- ~~9. SDMH #37 clean manhole. grout pipes.~~
- ~~10. SDMH #38 is buried, exposed, clean and bolted on the lid. Add step.~~
- ~~11. SDMH #39 raise manhole to grade, is buried, exposed, clean and bolted on the lid. Remove the retaining walls.~~
- ~~12. SDMH #40 raise manhole to grade, is buried, exposed, clean and bolted on the lid. Remove the retaining walls.~~
- ~~13. SDMH #41 raise manhole to grade, is buried, exposed, clean and bolted on the lid. Remove the retaining walls.~~
- ~~14. SDMH #42 raise manhole to grade, is buried, exposed, clean and bolted on the lid. Remove the retaining walls.~~
- ~~15. SDMH #43 clean manhole.~~
- ~~16. SDMH #45 clean manhole.~~
- ~~17. SDMH #46 clean manhole.~~
- ~~18. SDMH #49 raise manhole to grade, is buried, exposed, clean and bolted on the lid. Remove the retaining walls. Add 4 steps.~~
- ~~19. SD grates #'s 50 & 51 clean out.~~
- ~~20. SDMH #53 raise manhole to grade, is buried, exposed, clean and bolted on the lid.~~
- ~~21. SDMH #54 raise manhole to grade, is buried, exposed, clean and bolted on the lid.~~
- ~~22. Existing SDMH #1726 raise manhole to grade, is buried, exposed, clean and bolted on the lid.~~
- ~~23. Existing SDMH #122 raise manhole to grade, is buried, exposed, clean and bolted on the lid.~~
- ~~24. Off site sewer manholes for force main to be brought to grade and settle trench back filled. Bolt down the lids. It will be fixed with other development.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

SEE SHEET 3 OF 3

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	90°00'47"	15.00'	23.57'	15.00'	21.22'
C2	89°59'13"	15.00'	23.56'	15.00'	21.21'
C3	7°00'45"	426.50'	52.20'	26.13'	52.17'
C4	91°57'58"	15.00'	24.08'	15.52'	21.57'
C5	0°43'08"	1026.50'	12.88'	6.44'	12.88'
C6	85°30'17"	15.00'	22.39'	13.87'	20.36'
C7	7°00'45"	400.00'	48.96'	24.51'	48.93'
C8	2°31'45"	400.00'	17.66'	8.83'	17.65'
C9	9°32'29"	373.50'	62.20'	31.17'	62.13'
C10	4°00'59"	373.50'	26.18'	13.10'	26.18'
C11	5°31'30"	373.50'	36.02'	18.02'	36.00'
C12	90°00'00"	15.00'	23.56'	15.00'	21.21'
C13	39°56'40"	15.00'	10.46'	5.45'	10.25'
C14	39°56'40"	15.00'	10.46'	5.45'	10.25'
C15	39°56'40"	15.00'	10.46'	5.45'	10.25'
C16	39°56'40"	15.00'	10.46'	5.45'	10.25'
C17	N/A				
C18	N/A				
C19	90°00'00"	15.00'	23.56'	15.00'	21.21'
C20	97°32'48"	15.00'	25.54'	17.12'	22.56'
C21	73°24'15"	373.50'	478.51'	278.42'	446.45'
C22	80°57'03"	400.00'	565.14'	341.33'	519.30'
C23	50°06'06"	426.50'	372.95'	199.34'	361.18'
C24	5°22'53"	426.50'	40.06'	20.04'	40.04'
C25	5°29'56"	426.50'	40.93'	20.48'	40.92'
C26	5°23'49"	426.50'	40.17'	20.10'	40.16'
C27	5°37'10"	426.50'	41.83'	20.93'	41.81'
C28	5°35'52"	426.50'	41.67'	20.85'	41.65'
C29	5°41'19"	426.50'	42.34'	21.19'	42.33'
C30	5°37'10"	426.50'	41.83'	20.93'	41.81'
C31	5°35'52"	426.50'	41.67'	20.85'	41.65'
C32	6°27'41"	426.50'	48.10'	24.07'	48.07'
C33	8°32'16"	426.50'	63.55'	31.84'	63.49'
C34	8°40'29"	426.50'	64.57'	32.35'	64.51'
C35	3°29'06"	426.50'	25.94'	12.98'	25.94'
C36	0°47'59"	400.00'	5.58'	2.79'	5.58'
C37	6°44'49"	400.00'	47.10'	23.58'	47.08'
C38	73°24'15"	400.00'	512.46'	298.17'	478.12'
C39	13°09'48"	373.50'	85.81'	43.09'	85.62'
C40	14°06'05"	373.50'	91.92'	46.20'	91.69'
C41	81°35'55"	373.50'	53.66'	26.88'	53.62'
C42	81°20'09"	373.50'	53.47'	26.78'	53.42'
C43	10°48'31"	373.50'	70.46'	35.33'	70.36'
C44	12°58'56"	373.50'	84.63'	42.50'	84.45'
C45	5°54'50"	373.50'	38.55'	19.29'	38.53'
C46	4°29'43"	1026.50'	80.54'	40.29'	80.52'
C47	2°21'15"	1026.50'	42.18'	21.09'	42.17'
C48	1°25'20"	1026.50'	25.48'	12.74'	25.48'
C49	31°08'42"	76.50'	41.58'	21.32'	41.07'
C50	79°49'41"	15.00'	20.90'	12.55'	19.25'
C51	41°31'20"	50.00'	36.23'	18.95'	35.45'
C52	35°46'31"	50.00'	31.22'	16.14'	30.72'
C53	49°45'02"	50.00'	43.42'	23.18'	42.06'
C54	35°23'37"	50.00'	30.89'	15.95'	30.40'
C55	35°48'28"	50.00'	31.25'	16.15'	30.74'
C56	34°31'49"	50.00'	30.13'	15.54'	29.68'
C57	94°05'48"	15.00'	24.63'	16.11'	21.96'
C58	232°46'47"	50.00'	203.14'	100.77'	89.58'
C59	4°29'43"	1000.00'	78.46'	39.25'	78.44'
C60	4°29'43"	973.50'	76.38'	38.21'	76.36'
C61	31°6'35"	973.50'	55.67'	27.84'	55.66'
C62	11°3'08"	973.50'	20.71'	10.35'	20.71'
C63	90°00'00"	23.50'	36.91'	23.50'	33.23'
C64	90°00'00"	50.00'	78.54'	50.00'	70.71'
C65	31°08'42"	50.00'	27.18'	13.93'	26.85'
C66	38°38'35"	50.00'	33.72'	17.53'	33.09'
C67	207°24'3"	50.00'	17.64'	8.91'	17.55'
C68	7°11'32"	76.50'	9.60'	4.81'	9.60'
C69	25°14'38"	76.50'	33.70'	17.13'	33.43'
C70	25°06'35"	76.50'	33.53'	17.04'	33.26'
C71	24°54'47"	76.50'	33.26'	16.90'	33.00'
C72	7°32'30"	76.50'	10.07'	5.04'	10.06'
C73	90°00'00"	50.00'	78.54'	50.00'	70.71'
C74	90°00'00"	23.50'	36.91'	23.50'	33.23'
C75	0°18'21"	948.00'	5.06'	2.53'	5.06'
C76	2°48'33"	948.00'	46.48'	23.24'	46.47'
C77	2°39'54"	948.00'	44.10'	22.05'	44.09'
C78	2°25'13"	948.00'	40.04'	20.02'	40.04'
C79	2°25'04"	948.00'	40.00'	20.00'	40.00'
C80	2°16'14"	948.00'	37.57'	18.79'	37.57'
C81	5°40'25"	948.00'	93.87'	46.98'	93.84'



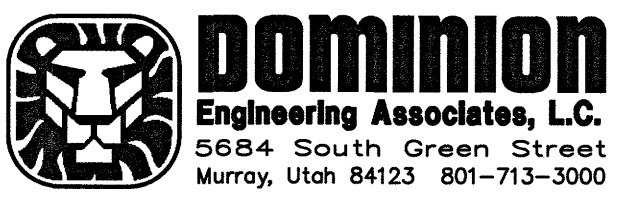


CURVE TABLE						
C82	0°01'53"	948.00'	0.52'	0.26'	0.52'	S0°01'19"E
C83	14°17'21"	226.50'	56.49'	28.39'	56.34'	N7°08'25"W
C84	14°47'18"	226.50'	58.46'	29.39'	58.30'	N21°40'44"W
C85	2°23'52"	226.50'	9.48'	4.74'	9.48'	N30°16'19"W
C86	31°28'31"	226.50'	124.43'	63.83'	122.87'	N15°44'00"W
C87	31°28'31"	200.00'	109.87'	56.36'	108.49'	N15°44'00"W
C88	31°28'31"	173.50'	95.31'	48.89'	94.12'	N15°44'00"W
C89	23°06'21"	173.50'	69.97'	35.47'	69.49'	N43°01'26"W
C90	39°41'44"	173.50'	120.20'	62.63'	117.81'	N74°25'28"W
C91	2°37'30"	173.50'	7.95'	3.97'	7.95'	S84°24'55"W
C92	65°25'34"	173.50'	198.12'	111.44'	187.53'	N64°11'03"W
C93	65°25'34"	200.00'	228.38'	128.46'	216.17'	N64°11'03"W
C94	65°25'34"	226.50'	258.64'	145.48'	244.82'	N64°11'03"W
C95	51°8'33"	226.50'	20.99'	10.50'	20.98'	N34°07'32"W
C96	15°08'32"	226.50'	59.86'	30.11'	59.69'	N44°21'04"W
C97	15°36'03"	226.50'	61.67'	31.03'	61.48'	N59°43'22"W
C98	15°43'33"	226.50'	62.17'	31.28'	61.97'	N75°23'10"W
C99	13°38'53"	226.50'	53.95'	27.10'	53.83'	S89°55'37"W
C100	52°11'9"	173.50'	16.22'	8.11'	16.21'	S41°31'0"E
C101	72°05'4"	173.50'	22.25'	11.14'	22.24'	S20°75'7"W
C102	12°42'13"	173.50'	38.47'	19.31'	38.39'	S0°32'43"E
C103	12°42'13"	200.00'	44.34'	22.26'	44.25'	S0°32'43"E
C104	50°19'22"	15.00'	13.17'	7.05'	12.76'	S30°58'05"W
C105	80°09'22"	50.00'	69.95'	42.07'	64.38'	N16°03'05"E
C106	55°28'31"	50.00'	48.41'	26.29'	46.54'	N51°45'52"W
C107	54°55'40"	50.00'	47.93'	25.99'	46.12'	S73°02'03"W
C108	56°39'49"	50.00'	49.45'	26.96'	47.46'	S171°41'8"W
C109	33°25'23"	50.00'	29.17'	15.01'	28.76'	S27°48'17"E
C110	50°19'22"	15.00'	13.17'	7.05'	12.76'	N19°21'18"W
C111	28°03'44"	50.00'	244.91'	41.48'	63.85'	N84°11'37"W
C112	8°36'14"	226.50'	34.01'	17.04'	33.98'	S1°30'16"W
C113	4°05'59"	226.50'	16.21'	8.11'	16.20'	S4°50'50"E
C114	12°42'13"	226.50'	50.22'	25.21'	50.12'	S0°32'43"E
C115	90°00'00"	15.00'	23.56'	15.00'	21.21'	S51°53'50"E
C116	90°00'00"	15.00'	23.56'	15.00'	21.21'	N38°06'10"E
C117	67°43'00"	15.00'	17.73'	10.06'	16.71'	S63°02'20"E
C118	8°56'01"	652.00'	101.66'	50.93'	101.56'	N33°38'50"W
C119	0°18'14"	613.50'	3.25'	1.63'	3.25'	N271°22'2"W
C120	104°45'32"	15.00'	27.43'	19.46'	23.76'	S304°32'5"W
C121	71°6'31"	652.00'	82.79'	41.45'	82.73'	N18°01'06"W
C122	72°29'26"	652.00'	85.24'	42.68'	85.18'	N10°38'08"W
C123	90°00'25"	15.00'	23.56'	15.00'	21.21'	S51°53'37"E
C124	0°58'30"	613.50'	10.44'	5.22'	10.44'	N231°21'1"W
C125	83°06'33"	15.00'	21.76'	13.30'	19.90'	S41°32'54"W
C126	15°15'56"	76.50'	20.38'	10.25'	20.32'	N75°28'13"E
C127	25°16'09"	76.50'	33.74'	17.15'	33.47'	N55°12'10"E
C128	25°39'08"	76.50'	34.25'	17.42'	33.96'	N29°44'32"E
C129	23°48'48"	76.50'	31.79'	16.13'	31.57'	N5°00'34"E
C130	90°00'00"	76.50'	120.17'	76.50'	108.19'	N38°06'10"E
C131	90°00'00"	50.00'	78.54'	50.00'	70.71'	N38°06'10"E
C132	90°00'00"	23.50'	36.91'	23.50'	33.23'	N38°06'10"E
C133	90°00'00"	15.00'	23.56'	15.00'	21.21'	N51°53'50"W
C134	90°00'00"	15.00'	23.56'	15.00'	21.21'	S38°06'10"W
C135	N/A					
C136	90°00'00"	15.00'	23.56'	15.00'	21.21'	S35°57'17"W
C137	6°53'02"	652.00'	78.33'	39.21'	78.29'	N3°26'54"W
C138	7°31'29"	652.00'	85.63'	42.87'	85.57'	N25°25'06"W

ENT 13364012019 Map # 16883
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Dec 17 4:15 pm FEE \$94.00 BY RA
RECORDED FOR EAGLE MOUNTAIN CITY

NOTE FOR SEWER, WATER, AND STORM DRAIN EASEMENTS ALONG LOT LINES:
PROPERTY OWNERS SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OR IMPROVEMENTS, INCLUDING FENCES, SHEDS, PONDS OR PATIOS, AND SHALL NOT PLANT ANY TREES OR DEEP-ROOTED VEGETATION, WITHIN THE EASEMENT AREA. EAGLE MOUNTAIN CITY SHALL NOT BE RESPONSIBLE FOR DAMAGE TO OR REMOVAL OF ANY STRUCTURE, IMPROVEMENT OR LANDSCAPING WHICH IS NECESSARY TO ACCESS, REPAIR, PROTECT OR REPLACE ANY FACILITIES IN THE EASEMENT AREA.

NEW PARK AT PORTER'S CROSSING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 &
THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



Plot: P: M2 PORTERS CROSSING 2838 SURVEY.dwg New Park - Final Plot - REV M2.dwg | plot date: April 03, 2019 | plotted by: Jmp



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, December 3, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Parkway Fields phase 'A' plat 1 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Tuesday, December 3, 2024
TO: Bronson Tatton
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Parkway Fields phase A plat 1 exiting warranty-updated

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. 1

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

- ~~1. Exit sewer video.~~
- ~~2. Remove all BMP's from the inlets.~~

Sparrow Ln.:

- ~~1. All sidewalks marked with a red 'X' will need to be removed and replaced.~~
- ~~2. Any sidewalk that looks like it is dishing and holds water will need to be removed and replaced with inspection.~~
- ~~3. House #3427 sewer manhole clean.~~
- ~~4. Storm drain manhole in the park strip at the pond clean, remove forms and grout. Asphalt settling around the inlet, looks like the wrong mix design.~~
- ~~5. Pond storm drain manhole/inlet, turn manhole lid over the steps and once pond is landscaped clean out manhole.~~

Starling Ln.:

- ~~1. All sidewalks marked with a red 'X' will need to be removed and replaced. Expansion boards are missing every 50 to 60 feet.~~
- ~~2. Any sidewalk that looks like it is dishing and holds water will need to be removed and replaced with inspection.~~
- ~~3. House #1558 settling in the asphalt (wrong mix design) by the stop sign. Place expansion board in the sidewalk.~~
- ~~4. House #1614 storm drain manhole add step.~~

Swift Ln.:

- ~~1. All sidewalks marked with a red 'X' will need to be removed and replaced. Expansion boards are missing every 50 to 60 feet.~~
- ~~2. Any sidewalk that looks like it is dishing and holds water will need to be removed and replaced with inspection.~~
- ~~3. House #3491 section of curb to be replaced, sags. Asphalt to be replaced.~~
- ~~4. Intersection of Pheasant sewer manhole add step & lid with vents and says sewer. Place water valve collars.~~
- ~~5. House #3343 to 3479 dishing on the sidewalk, any sidewalk that looks like it is dishing and holds water will need to be removed and replaced with inspection.~~

Finch Ln.:

- ~~1. All sidewalks marked with a red 'X' will need to be removed and replaced. Expansion boards are missing every 50 to 60 feet.~~
- ~~2. Any sidewalk that looks like it is dishing and holds water will need to be removed and replaced with inspection.~~
- ~~3. House #3501 sewer manhole clean.~~
- ~~4. House #3419 curb replace or grind down to get flow, sag.~~
- ~~5. House #3382 storm drain manhole patch to be crack sealed.~~

- ~~6. House #3392 sewer manhole to have vented sewer lid.~~

Warbler Dr.:

- ~~1. All sidewalks marked with a red 'X' will need to be removed and replaced. Expansion boards are missing every 50 to 60 feet.~~
- ~~2. Any sidewalk that looks like it is dishing and holds water will need to be removed and replaced with inspection.~~

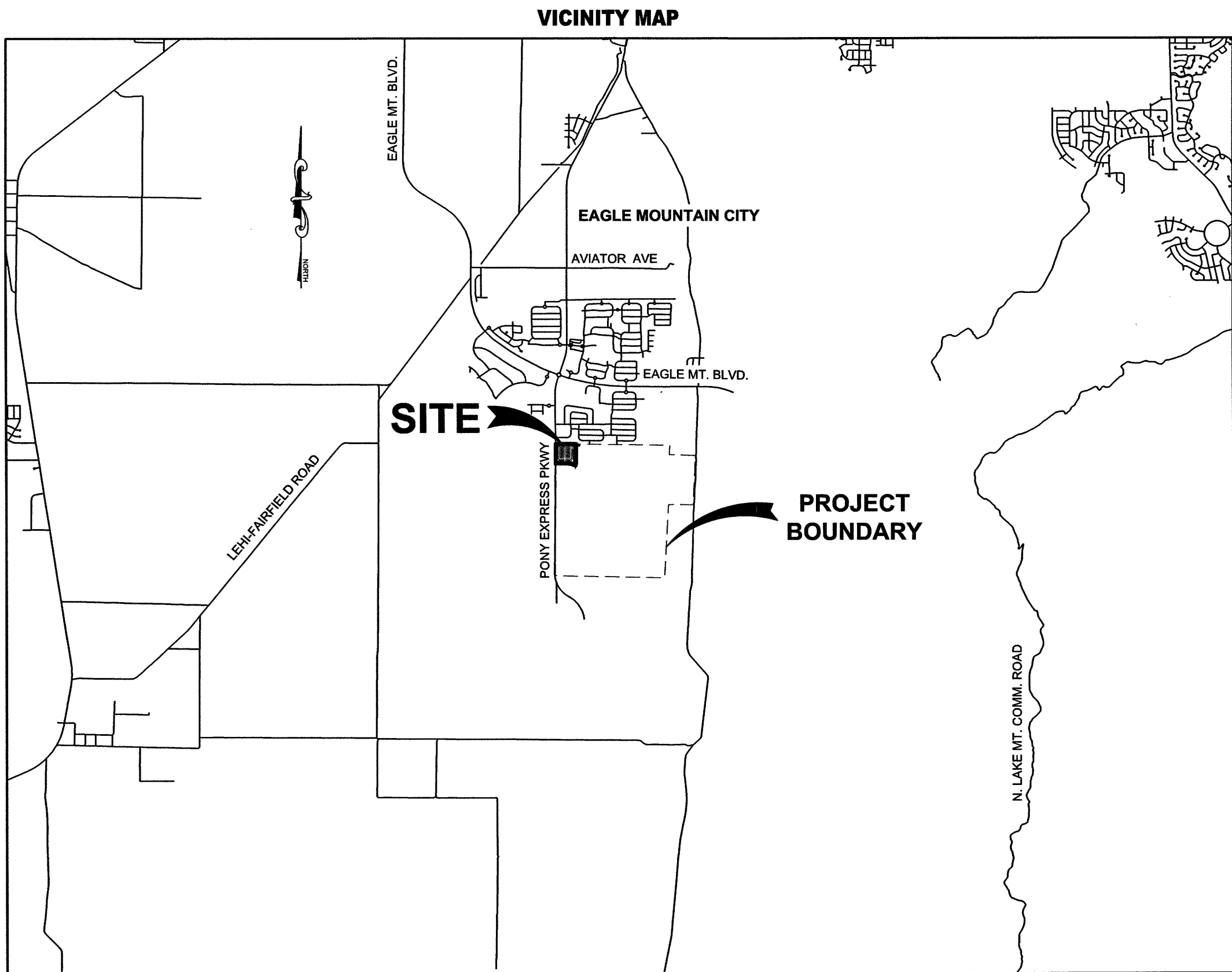
Parkway Fields Blvd.:

- ~~1. All sidewalks marked with a red 'X' will need to be removed and replaced. Expansion boards are missing every 50 to 60 feet.~~
- ~~2. Any sidewalk that looks like it is dishing and holds water will need to be removed and replaced with inspection.~~
- ~~3. Clean gutters.~~
- ~~4. Intersection of Black Bear clean sewer manhole.~~
- ~~5. Intersection Black Bear storm drain combo clean.~~
- ~~6. The pond corridor all the storm drain manholes are missing the rings and lids. Place asap.~~

Pony Express Pkwy.:

- ~~1. Asphalt trial just north of Parkway Fields Blvd the edge of the trail needs to be fixed. Wrong mix design.~~
- ~~2. All concrete sections on the trial to be crack sealed between the concrete and the asphalt.~~
- ~~3. Storm drain manhole in the path add step.~~
- ~~4. Asphalt settling by second fire hydrant to be fixed. Wrong mix design.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.



TABULATIONS	
TOTAL ACREAGE:	18.52 ACRES (806,608 S.F.)
TOTAL ACREAGE IN LOTS:	10.74 ACRES
TOTAL ACREAGE IN ROW:	5.42 ACRES
TOTAL COMMON AREA:	2.36 ACRES
OVERALL DENSITY:	3.73 LOTS/ACRE
TOTAL # OF LOTS:	69 LOTS
RC - SMALLEST LOT SIZE:	5,800 SF - 0.13 ACRES
RC - LARGEST LOT SIZE:	18,358 SF - 0.42 ACRES
RC - AVERAGE LOT SIZE:	6,587 SF - 0.15 ACRES
R3 - SMALLEST LOT SIZE:	7,006 SF - 0.16 ACRES
R3 - LARGEST LOT SIZE:	7,957 SF - 0.18 ACRES
R3 - AVERAGE LOT SIZE:	7,259 SF - 0.17 ACRES

SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1864.78 FEET AND WEST 1777.96 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S10°21'07"W 79.30 FEET; THENCE S05°49'14"W 16.26 FEET; THENCE N89°17'04"W 65.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 20.94 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 80°00'00"; CHORD: N34°10'46"W 19.28 FEET; THENCE N74°10'48"W 53.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 321.88 FEET WITH A RADIUS OF 1200.00 FEET THROUGH A CENTRAL ANGLE OF 15°22'07"; CHORD: N81°51'49"W 320.91 FEET; THENCE N89°32'52"W 416.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 12.36 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 47°13'32"; CHORD: S68°50'22"W 12.02 FEET; THENCE S00°23'36"W 10.20 FEET; THENCE N89°36'24"W 16.67 FEET; THENCE N00°27'08"E 894.55 FEET TO THE SOUTH LINE OF EAGLE VILLAGE PLAT 2, ENTRY NUMBER 55765.2021, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTH LINE S89°13'23"E 906.43 FEET; THENCE S00°46'37"W 875.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18.52 ACRES
806,608 SQ. FT.

November 02, 2022
DATE

[Signature]
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A, B, AND C, AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th
DAY OF November, A.D. 2022

[Signature]
BCP Development Inc, President

[Signature]
NOTE HATHAMSON

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah

ON THIS 28th DAY OF November, 2022 PERSONALLY APPEARED BEFORE ME *[Signature]* Nate Hathamson
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN BY THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME FULLY SWORN/AFFIRMED, DID SAY THAT HE IS THE President OF BCP Development, Inc.
AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID *[Signature]* Nate Hathamson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718363
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS 28 DAY OF November, A.D. 2022

[Signature]
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

APPROVED *[Signature]*
ENGINEER
(See Seal Below)

ATTEST *[Signature]*
CLERK-RECORDER
(See Seal Below)

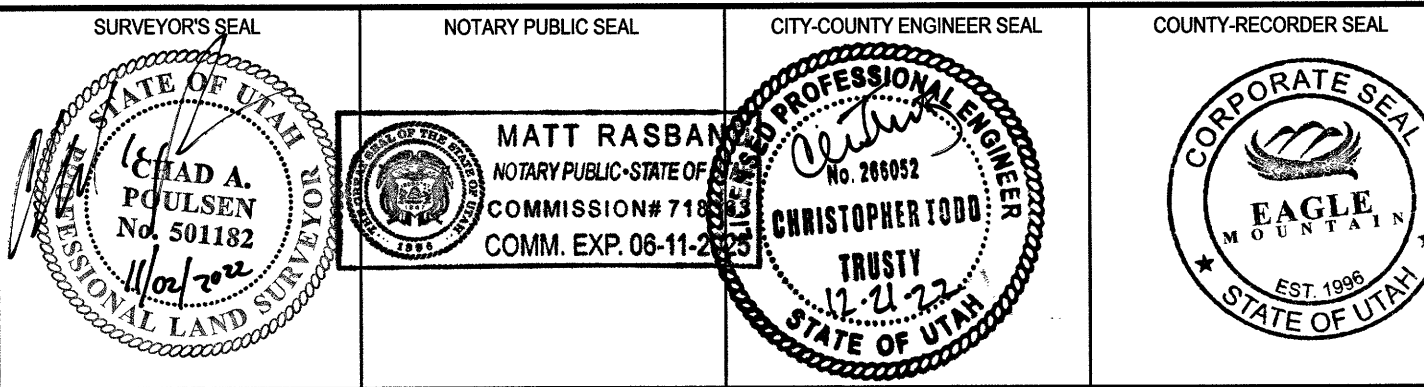
COUNTY RECORDER STAMP

ENT 127983:2022 Map # 18597
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:17 PM FEE 244.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

PARKWAY FIELDS PHASE A, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2



This form approved by Utah County and the municipalities therein.

LEI #19-0046

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

[Signature] 11-29-22
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-2a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

[Signature] 11-28-2022
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

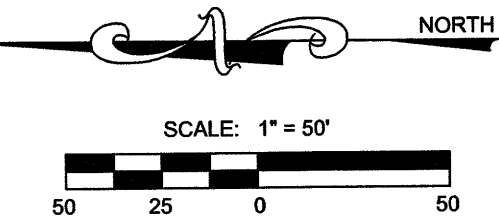
APPROVED THIS 29 DAY OF November 20 22

BY: *[Signature]*

TITLE: *[Signature]*

18597
1012

EAST 1/4 CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)



SECTION LINE: N0°28'02"E 2672.37

SOUTH QUARTER CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

BASIS OF BEARING:
SECTION LINE - N89°54'05"W 2633.91

SOUTHWEST CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	68.00	11°56'12"	14.17	N5°34'30"W 14.14
C2	15.00	47°06'28"	12.33	S65°59'38"E 11.99
C3	68.00	40°00'20"	47.48	N31°32'46"W 46.52
C4	68.00	37°59'56"	45.10	N70°32'54"W 44.28
C5	15.00	90°19'29"	23.65	N44°23'08"W 21.27
C6	15.00	89°40'31"	23.48	N45°36'52"E 21.15
C7	1277.00	2°29'05"	55.38	S88°03'54"E 55.37
C8	15.00	90°05'04"	23.58	S44°15'55"E 21.23
C9	15.00	89°40'31"	23.48	S45°36'52"W 21.15
C10	1377.00	1°47'59"	43.26	N88°38'53"W 43.25
C11	1277.00	2°36'32"	58.15	S85°31'06"E 58.14
C12	1277.00	2°37'12"	58.40	S82°54'13"E 58.39
C13	1377.00	2°25'01"	58.08	N86°32'23"W 58.08
C14	1277.00	3°49'58"	85.43	S79°40'38"E 85.41
C15	1377.00	0°21'08"	8.47	N85°09'18"W 8.47
C16	68.00	43°05'43"	51.15	S73°28'25"W 49.95
C17	1277.00	3°34'53"	79.82	S75°58'12"E 79.81
C18	68.00	37°58'42"	45.07	S32°56'13"W 44.25
C19	68.00	13°10'15"	15.63	S7°21'44"W 15.60
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C22	200.00	4°16'02"	14.90	S2°54'38"W 14.89
C23	200.00	5°02'51"	17.62	S2°31'13"W 17.61
C24	15.00	89°22'46"	23.40	N44°32'27"W 21.10
C25	147.00	4°53'42"	12.56	N2°35'47"E 12.56
C26	253.00	4°16'02"	18.84	N2°54'38"E 18.84
C27	15.00	94°14'39"	24.67	N47°53'57"E 21.98
C28	1430.00	3°21'54"	83.99	S86°39'41"E 83.97
C29	15.00	90°19'29"	23.65	S44°23'08"E 21.27
C30	1430.00	1°12'14"	30.05	S88°56'45"E 30.05
C31	15.00	89°59'33"	23.56	S45°46'24"W 21.21
C32	15.00	90°00'27"	23.56	N44°13'36"W 21.21
C33	15.00	89°40'31"	23.48	N45°36'52"E 21.15
C34	15.00	89°56'28"	23.55	S44°34'38"E 21.20
C35	15.00	90°22'34"	23.66	S45°34'53"W 21.28
C36	68.00	89°56'28"	106.74	S44°34'38"E 96.12
C37	68.00	94°14'39"	111.85	N47°53'57"E 99.66
C38	1277.00	15°07'41"	337.17	N81°44'36"W 336.19
C39	41.50	89°56'28"	65.15	S44°34'38"E 58.66
C40	1403.50	4°34'09"	111.92	N87°15'48"W 111.89
C41	41.50	94°14'39"	68.26	N47°53'57"E 60.82
C42	226.50	4°16'02"	16.87	N2°54'38"E 16.86
C43	173.50	5°02'51"	15.28	N2°31'13"E 15.28
C44	1238.50	15°22'07"	332.20	S81°51'49"E 331.21
C45	1430.00	4°34'09"	114.04	N87°15'48"W 114.01
C46	1377.00	4°34'09"	109.81	N87°15'48"W 109.78

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N5°02'39"E	9.49
L2	N0°00'13"W	21.70
L3	N5°02'39"E	9.49
L4	S5°02'39"W	9.49
L5	S0°00'13"E	21.34
L6	S89°13'23"E	15.75



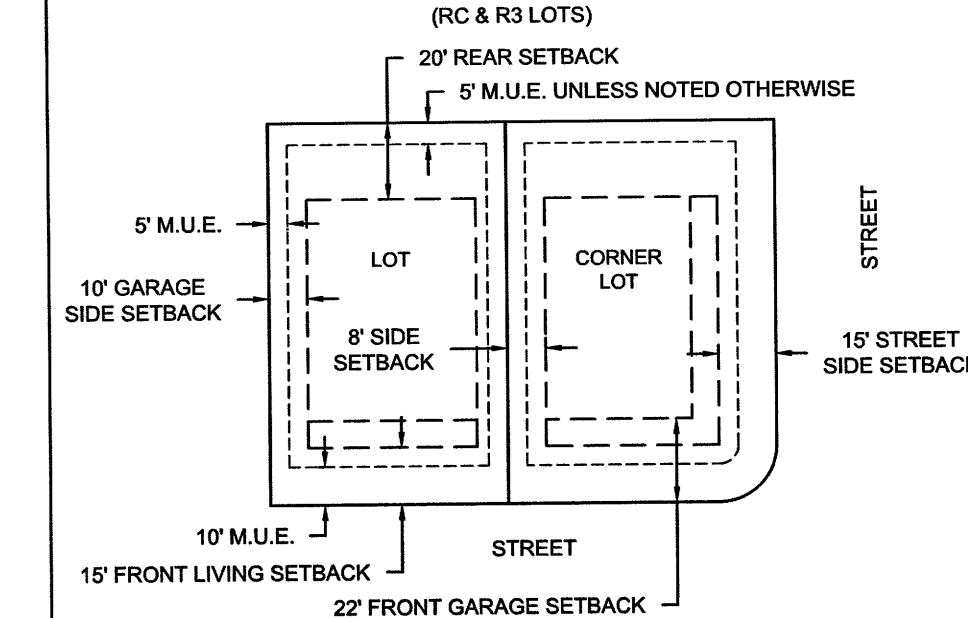
LEGEND

—	BOUNDARY LINE
- - -	CENTERLINE
- · - · -	EASEMENT LINE
- · - · -	FUTURE LOT LINES
- · - · -	PROPOSED LOT LINES
⊙	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
N/A	NO ACCESS

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
- PARCELS A, B, & C OWNED AND MAINTAINED BY THE HOA.
- DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS (RC & RS LOTS)



PARKWAY FIELDS PHASE A, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

LEI #19-0046



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, December 10, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Parkway Fields phase 'B' plat 1 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Tuesday, December 10, 2024
TO: Bronson Tatton
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Parkway Fields phase B plat 1 exit warranty-updated

A walk-thru was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

General Notes:

- ~~1. Exit sewer video.~~
- ~~2. Remove BMP's from finished landscaped areas.~~
- ~~3. Crack seal phase lines and patches.~~
- ~~4. Marked concrete spill remove off curb & sidewalk.~~

Chukar Dr.:

- ~~1. Marked sidewalk or curb with a red 'X' remove and replace. Inspections required.~~
- ~~2. Lot #191 sewer manhole clean.~~

Flicker Dr.:

- ~~1. Marked sidewalk or curb with a red 'X' remove and replace. Inspections required.~~
- ~~2. Lot #115 & 116 dumpsters in front of hydrant and valve, need to be checked.~~
- ~~3. Intersection of Chuker Dr. sewer manhole add step and clean & check 2 water valves.~~
- ~~4. Lot 3's 119 & 120 irrigation vault fix to city standards and place lid. Sidewalk to be finished, needs inspection.~~

Meadowlark Dr.:

- ~~1. House # 1844 Marked sidewalk or curb with a red 'X' remove and replace. Inspections required.~~
- ~~2. House #1732 settling of asphalt by storm drain manhole. Wrong mix design.~~
- ~~3. House #1766 ADA ramp hollow needs to be fixed or replaced.~~
- ~~4. Intersection of Flicker Dr. ADA ramp hollow needs to be fixed or replaced.~~

Blue Jay Dr.:

- ~~1. Marked sidewalk or curb with a red 'X' remove and replace. Inspections required.~~
- ~~2. Intersection of Chuker Dr. storm drain combo box settling of asphalt and big hole in asphalt taking water. Wrong mix design.~~
3. House #3419 & 3405 finish pathway to open space. Finished in the Spring 2025.

Warbler Dr.:

- ~~1. Marked sidewalk or curb with a red 'X' remove and replace. Inspections required.~~
- ~~2. House #1768 sewer manhole clean.~~
- ~~3. Corner of Flicker Dr. grind down the gutter to get flow or fix the sag. Sag in asphalt by sewer manhole.~~

Ruffed Grouse Rd.:

- ~~1. Marked sidewalk or curb with a red 'X' remove and replace. Inspections required.~~
- ~~2. Intersection of Warbler Dr. water valve collar replace.~~

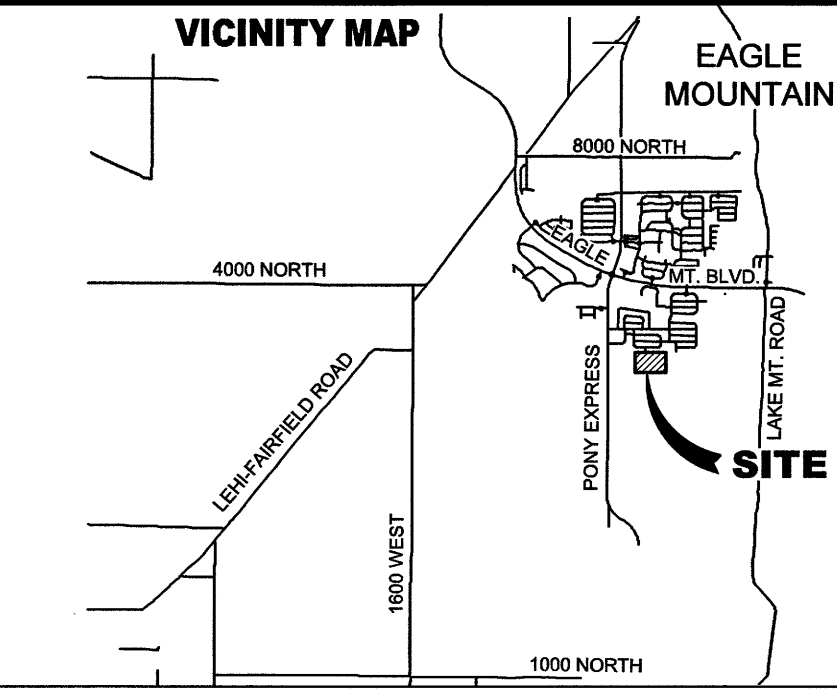
Parkway Fields Blvd.:

- ~~1. Marked sidewalk or curb with a red 'X' remove and replace. Inspections required.~~
- ~~2. Detention pond check storm drain manholes that they have lids and back fill around manholes. Detention Pond to be certified.~~
- ~~3. Intersection of Meadow Lark Dr. clean water valve and check.~~
- ~~4. Intersection of Meadowlark Dr. sewer manhole add step.~~

~~5. Remove BMP's from inlets.~~

~~6. Clean gutters.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.



TABULATIONS

TOTAL ACREAGE:	33.73 ACRES (1,469,184 SQ.FT)
TOTAL ACREAGE IN LOTS:	22.95 ACRES
TOTAL ACREAGE IN ROW:	8.55 ACRES
TOTAL COMMON AREA:	2.23 ACRES
TOTAL IMPROVED OPEN SPACE:	2.23 ACRES
OVERALL DENSITY:	3.29 LOTS/ACRE
TOTAL # OF LOTS:	111 LOTS
TOTAL IMPROVED ROAD SURFACE:	233,368 SQ. FT.
(TBC TO TBC)	

EAST QUARTER CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

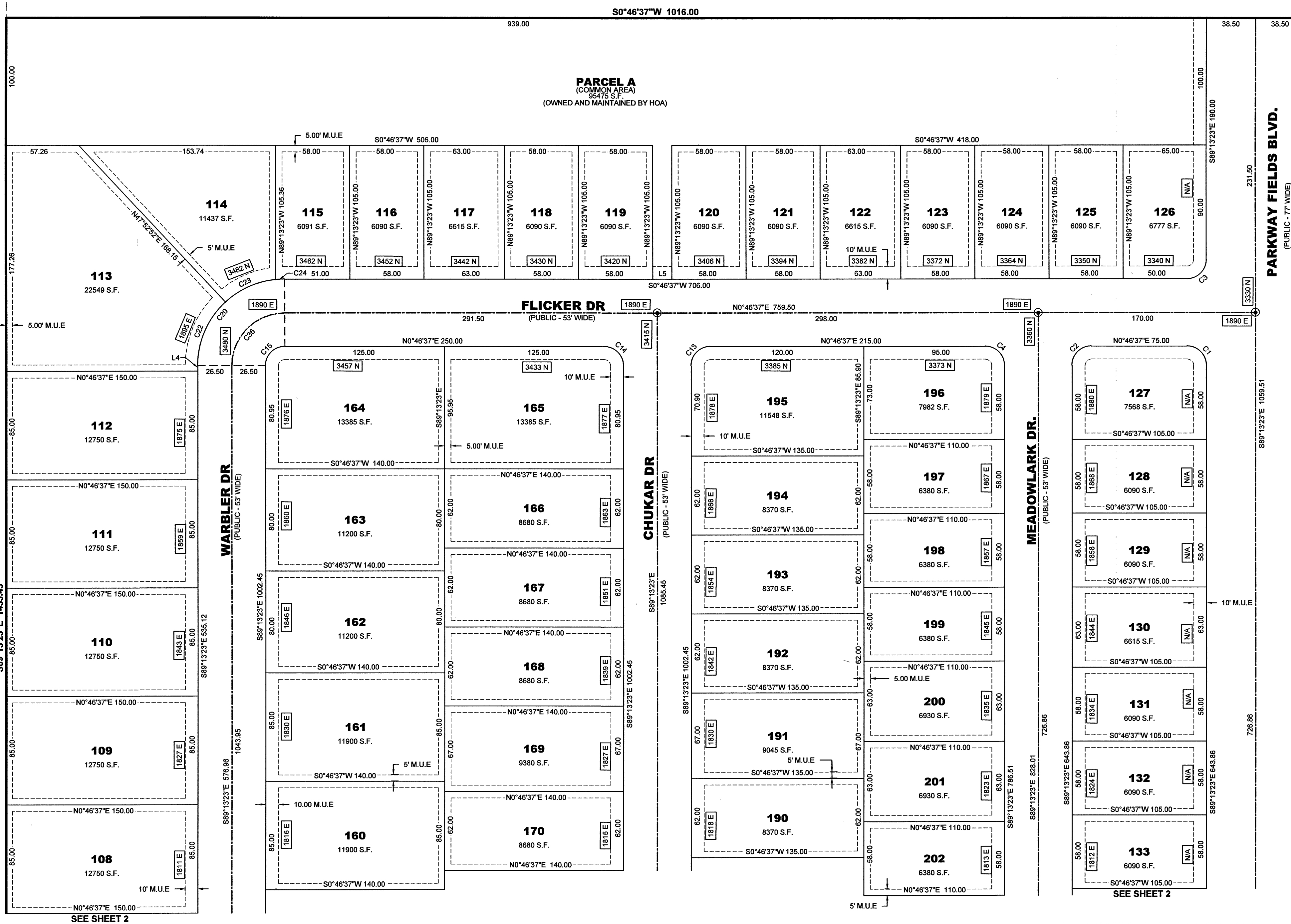
SOUTH QUARTER CORNER
SECTION 16, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

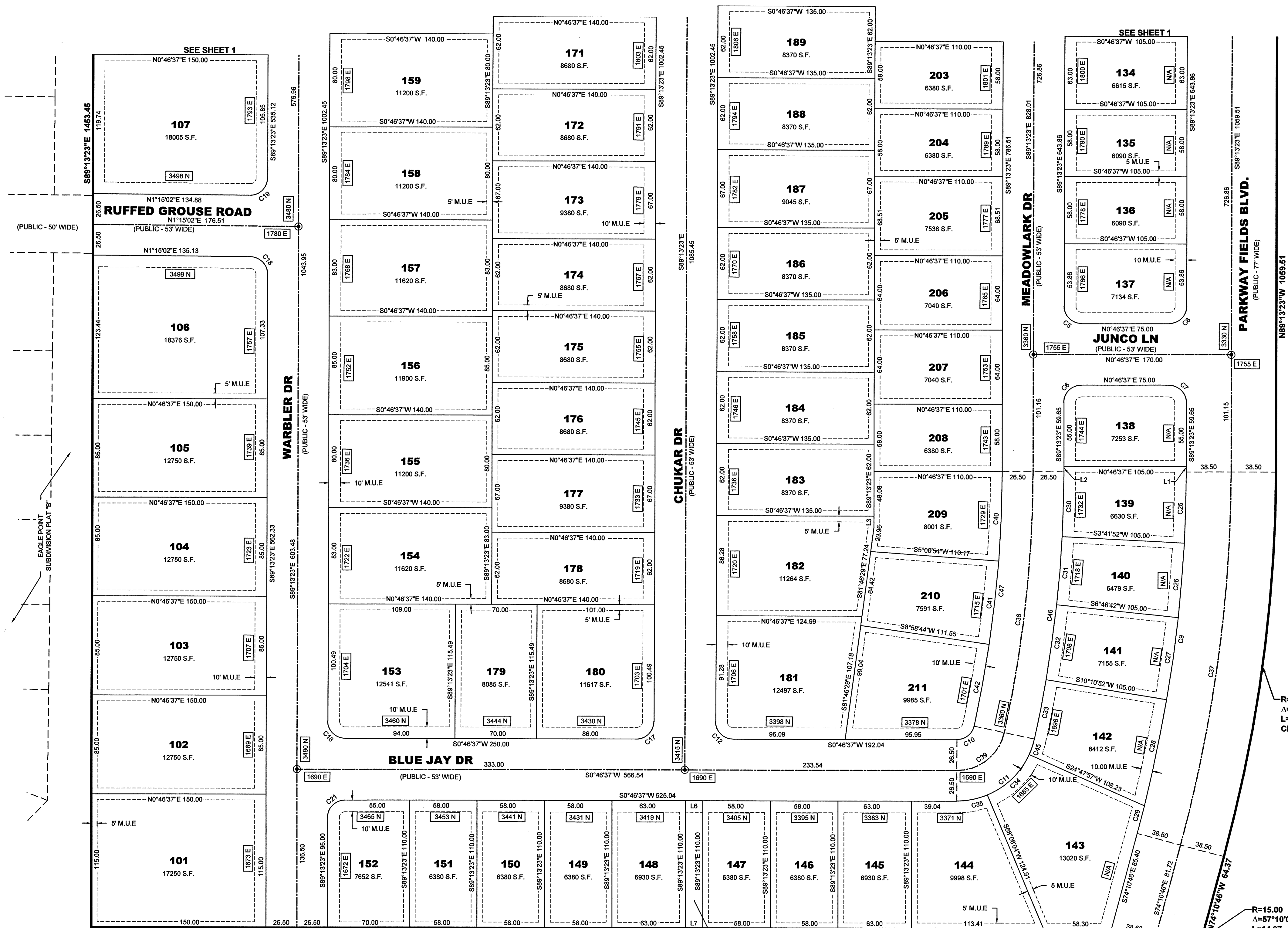
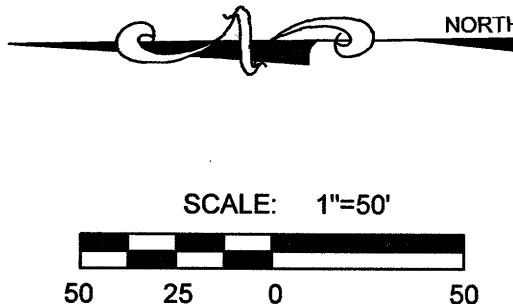
BASIS OF BEARING:
SECTION LINE - N89°54'05"W 2633.91

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

SECTION LINE: N0°28'02"E 2672.37

POINT OF BEGINNING





CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C2	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C3	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C4	15.00	90°00'00"	23.56	N44°13'23"E 21.21
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C8	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C9	1200.00	15°02'38"	315.08	S81°42'04"E 314.17
C10	15.00	77°51'44"	20.38	S38°09'15"E 18.85
C11	68.00	77°51'44"	92.41	S38°09'15"E 85.46
C12	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C13	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C16	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C17	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C18	15.00	89°31'35"	23.44	N46°00'49"E 21.13
C19	15.00	90°28'25"	23.69	S43°59'11"E 21.30
C20	68.00	90°00'00"	106.81	N44°13'23"W 96.17

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C22	68.00	47°08'15"	55.90	N65°40'16"W 54.34
C23	68.00	36°59'14"	43.90	N23°37'31"W 43.14
C24	68.00	5°54'30"	7.01	N2°10'39"W 7.01
C25	1200.00	2°55'15"	61.17	S87°49'48"E 61.17
C26	1200.00	3°04'51"	64.52	S84°45'43"E 64.52
C27	1200.00	3°24'09"	71.26	S81°31'13"E 71.25
C28	1200.00	4°28'01"	93.56	S77°35'08"E 93.53
C29	1200.00	1°10'22"	24.56	S74°45'57"E 24.56
C30	1095.00	2°55'15"	55.82	S87°45'46"E 55.81
C31	1095.00	3°04'51"	58.88	S84°45'43"E 58.87
C32	1095.00	3°24'09"	65.03	S81°31'13"E 65.02
C33	1095.00	2°44'02"	52.25	S78°27'08"E 52.24
C34	68.00	43°18'07"	51.39	S43°33'00"E 50.18
C35	68.00	22°40'33"	26.91	S10°33'40"E 26.74
C36	41.50	90°00'00"	66.19	N44°13'23"W 58.69
C37	1238.50	15°02'38"	325.18	S81°42'04"E 324.25
C38	1068.50	12°08'16"	226.36	S83°09'15"E 225.93
C39	41.50	77°51'44"	56.40	S38°09'15"E 52.16
C40	1042.00	4°14'17"	77.08	S87°06'15"E 77.06

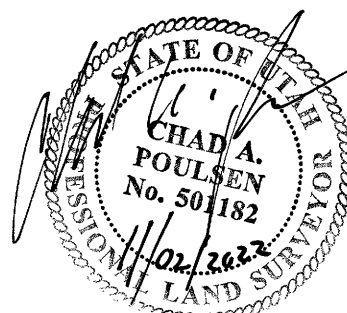
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	1042.00	3°57'50"	72.09	S83°09'11"E 72.07
C42	1042.00	3°56'09"	71.58	S79°03'11"E 71.57
C43	68.00	11°53'04"	14.10	S71°08'35"E 14.08
C44	1095.00	12°08'16"	231.97	S83°09'15"E 231.54
C47	1042.00	12°08'16"	220.74	S83°09'15"E 220.33

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°13'23"E	4.65
L2	S89°13'23"E	4.65
L3	S89°13'23"E	9.69
L4	S89°13'23"E	4.26
L5	S0°46'37"W	15.00
L6	S0°46'37"W	15.00
L7	S0°46'37"W	15.00

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6,090 SF - 0.14 AC	12,750 SF - 0.29 ACRES	11,200 SF - 0.26 ACRES	8,085 SF - 0.19 ACRES
LARGEST LOT SIZE	13,020 SF - 0.30 AC	22,549 SF - 0.52 ACRES	13,385 SF - 0.31 ACRES	13,385 SF - 0.31 ACRES
AVERAGE LOT SIZE	6,961 SF - 0.16 AC	14,887 SF - 0.34 ACRES	11,738 SF - 0.27 ACRES	9,198 SF - 0.21 ACRES

R=1277.00
Δ=15°02'38"
L=335.29
CH=N81°42'04"W 334.33

R=15.00
Δ=57°10'00"
L=14.97
CH=S77°14'15"W 14.35



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS

PARKWAY FIELDS
PHASE B, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

LEI #19-0046



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

OCTOBER 29, 2024, 6:00 PM
CEDAR FORT COMMUNITY CENTER
475 SOUTH 100 EAST, CEDAR FORT, UTAH 84013

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright. Councilmember Jared Gray was excused.

AMERICAN FORK OFFICIALS PRESENT: Mayor Brad Frost, Councilmember Tim Holley, Councilmember Ryan Hunter, Councilmember Ernie John, and Public Works Director Sam Kelly.

CEDAR FORT OFFICIALS PRESENT: Mayor Wyatt Cook, Councilmember Alex Carter, Councilmember Eric Boud, Councilmember Travis Giles, Councilmember Jed Berry, and Town Recorder Ashleigh Mascaro.

FAIRFIELD OFFICIALS PRESENT: Mayor Hollie McKinney, Councilmember RL Panek, Councilmember Tyler Thomas, Councilmember Richard Cameron, and Town Recorder Stephanie Shelley.

LEHI OFFICIALS PRESENT: Mayor Mark Johnson, Councilmember Chris Condie, Councilmember Paul Hancock, Councilmember Michelle Stallings, Councilmember Heather Newall, and Councilmember Paige Albrecht.

SARATOGA SPRINGS OFFICIALS PRESENT: Mayor Jim Miller, Councilmember Audrey Barton, Councilmember Michael McOmber, Councilmember Lance Wadman, Councilmember Stephen Wilden, City Manager Mark Christensen, and Public Works Director/City Engineer Jeremy Lapin.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Clifford Strachan, Director of Legislative Affairs; Vince Hogge City Engineer; and David Salazar, Assistant City Engineer.

OTHERS PRESENT: Jeff Acerson, Utah Transit Authority; Shawn Eliot, Mountainland Association of Governments; Lauren Victor, Wasatch Front Regional Council; Liz Scanlon, Kimley Horn.

6:00 PM WORK SESSION – JOINT SESSION WITH EAGLE MOUNTAIN CITY, LEHI, SARATOGA SPRINGS, CEDAR FORT, AND FAIRFIELD

1. WELCOME AND INTRODUCTIONS

Cedar Fort Mayor Wyatt Cook welcomed all to the meeting.

2. NORTHWEST TRANSIT PLANS

Lauren Victor with Wasatch Front Regional Council and Liz Scanlon with Kimley Horn shared a presentation on the Transit Fresh Look Study. Ms. Victor and Ms. Scanlon answered questions regarding preserving land for corridors, best timelines for routes, Pioneer Crossing and Pony Express Parkway corridors, and rapid transit routes.

3. OPEN DISCUSSION

Saratoga Springs City Manager Mark Christensen noted the high number of building permits in Utah. Eagle Mountain Director of Legislative Affairs Clifford Strachan stated that the highest number of permits issued were within the areas of the municipalities in attendance. He expressed his desire for the group in attendance to be united in goals and influence with the upcoming State legislature. A strong High Growth Caucus with the Utah League of Cities and Towns would be beneficial in building bridges with legislators.

Attendees discussed items they would like to focus on and the need for a councilmember from each municipality to be a liaison to the group.

Jeff Acerson with Utah Transit Authority agreed that a unified voice was a stronger voice and expressed his thoughts on the need for unity.

The group agreed on the next meeting date of January 8, 2025.

4. ADJOURNMENT

The meeting was adjourned at 8:11 PM.

Approved by the City Council on January 7, 2025.

City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

NOVEMBER 14, 2024, 8:00 AM
EAGLE MOUNTAIN CHAMBER OF COMMERCE
3688 E CAMPUS DRIVE, SUITE 101, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Marcus Draper, City Attorney; Clifford Strachan, Director of Legislative Affairs; Brandon Larson, Planning Director; Michele Graves, Library Director; Angela Valenzuela, Human Resources Manager; Brad Hickman, Public Works Director; Mack Straw, Public Utility Manager; Gina Olsen, Deputy Recorder; Zac Hilton, Streets and Storm Drain/Parks and Recreation Director; Evan Berret, Economic Development Director; Vince Hogge, City Engineer; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Administrative Services Director; and Lianne Pengra, Chief Deputy Recorder.

8:00 AM STRATEGIC PLANNING CONFERENCE

1. WELCOME

Mayor Westmoreland called the meeting to order at 8:20 AM.

2. DISCUSSION ITEMS

2.A. OpenGov Asset Management

[A recording of the discussion is available online here at 00:02:23.](#)

Public Works Director Brad Hickman presented the item and offered a demonstration of the uses of the tool currently and options for the future.

2.B. Strategic Goals: Objectives and Actions

[A recording of the discussion is available online here at 00:47:18.](#)

Director of Legislative Affairs Clifford Strachan reviewed the status of goals, objectives, and actions to date. The Council discussed future activities and resources.

2.C. Growth and Housing Update

[A recording of the discussion is available online here at 02:46:21.](#)

Planning Director Brandon Larsen presented an update on housing and population growth, and led a discussion on alternative energy issues.

2.D. Economic Development Strategy

[A recording of the discussion is available online here at 06:05:14.](#)

This item was discussed after Item 2.E.

Economic Development Director Evan Berrett presented three different approaches to furthering economic development in the City.

2.E. Facilities and Other Master Plans

[A recording of the discussion is available online here at 04:41:06.](#)

This item was discussed prior to Item 2.D.

Finance/Management Analyst Terrence Dela Pena and Grants Coordinator/Management Analyst Natalie Winterton lead a discussion on the proposed Facilities Master Plan.

2.F. Legislative Priorities List

This item was removed from the agenda due to time constraints.

2.G. Other Municipal Items

[A recording of the discussion is available online here at 07:35:49.](#)

Staff and the Council discussed potential annexation options.

3. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 5:11 PM. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[A recording of the motion is available online here at 08:39:20.](#)

The meeting was adjourned at 5:11 PM.

Approved by the City Council on January 7, 2025.

City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

NOVEMBER 15, 2024, 8:00 AM
EAGLE MOUNTAIN CHAMBER OF COMMERCE
3688 E CAMPUS DRIVE, SUITE 101, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

OTHER ELECTED OFFICIALS PRESENT: Utah State Senator Heidi Balderree, Utah State Representative Stephanie Gricius, Saratoga Springs Mayor Jim Miller, and Alpine School District Board Member Joylin Lincoln.

OTHER ELECTED OFFICIALS PRESENT ELECTRONICALLY: Alpine School District Board Member Julie King.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Marcus Draper, City Attorney; Clifford Strachan, Director of Legislative Affairs; Gina Olsen, Deputy Recorder; Evan Berret, Economic Development Director; and Vince Hogge, City Engineer.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Administrative Services Director; and Lianne Pengra, Chief Deputy Recorder.

OTHERS PRESENT: Dave Stewart, Legislative Executive Consulting.

8:00 AM STRATEGIC PLANNING CONFERENCE

Mayor Westmoreland called the meeting to order at 8:15 AM.

1. LEGISLATIVE BREAKFAST

[A recording of the discussion is available online here at 00:00:18.](#)

The Council discussed the upcoming legislative session, including various legislative priorities of legislators and Councilmembers with local government officials.

2. DISCUSSION ITEMS

2.A. Annexation Discussion

[A recording of the discussion is available online here at 01:07:44.](#)

The Council discussed a proposal to annex the future high school property into Saratoga Springs.

2.B. Facilities and Other Master Plans

This item was removed from the agenda, as it was discussed on November 14, 2024.

2.C. Legislative Priorities List

[A recording of the discussion is available online here at 02:45:50.](#)

2.D. Other Municipal Items

None.

3. ADJOURNMENT

Mayor Westmoreland adjourned the meeting at 1:03 PM.

Approved by the City Council on January 7, 2025.

City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

DECEMBER 3, 2024, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Pro Tempore Jared Gray, and Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland and Councilmember Jared Gray. *Mayor Westmoreland was excused, and Councilmember Gray joined the meeting in-person as Mayor Pro Tempore at 4:20 PM.*

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Clifford Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Vince Hogge, City Engineer; Fionnuala Kofoed, Assistant City Manager/City Recorder; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larson, Planning Director; David Stroud, Senior Planner, Todd Black, Wildlife and Environmental Planner; Gina Olsen, Deputy Recorder; Natalie Winterton, Grants Coordinator/Management Analyst; David Salazar, Assistant City Engineer; Jeff Weber, Fleet & Facilities/Operations Director; Zac Hilton, Streets and Storm Drain/Parks and Recreation Manager; Mack Straw, Public Utility Manager; Brad Hickman, Public Works Director; Bailey Ensign, Digital Communications Specialist; Dwight Payne, Environmental Compliance Officer; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Lianne Pengra, Chief Deputy Recorder; Embret Fossum, Unified Fire Authority Battalion Chief; and Angela Valenzuela, Human Resources Manager.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:04 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Cedar Glen Concept Plan

[The recording of the discussion can be found online here at 00:00:30.](#)

Senior Planner David Stroud presented the item, and Luke McColm with Flagship Homes addressed the Council regarding the item. The proposed concept plan consists of 893 single-family and townhome units and a limited amount of non-residential use on 208 acres. The property is located directly east of the wastewater treatment plant, Utah County Parcel Number 59:018:0049.

1.B. DISCUSSION – JDH Concept Plan

[The recording of the discussion can be found online here at 00:16:39.](#)

Senior Planner David Stroud presented the item and Austin Cooper with JDH Development addressed the Council regarding the item. The proposed concept plan consists of 507 residential single-family and townhome units on 130 acres. The plan would require 11.55 acres of open space; the proposed design includes 13.52 acres in the Wildlife Corridor, and three HOA parks, which total 2.72 acres.

1.C. DISCUSSION – Architectural Standards Review Kick Off – VCBO Architecture

[The recording of the discussion can be found online here at 00:37:02.](#)

Senior Planner David Stroud presented the item. VCBO Architecture has been hired by the City to revise the architectural standards for commercial and multifamily developments. Whitney Ward and Rachel Stein with VCBO Architecture outlined their plan to bring a revised code back to the City for approval.

1.D. DISCUSSION – Downtown Master Plan – MHTN Architects

[The recording of the discussion can be found online here at 00:57:28.](#)

Ryan Wallace and Emily Seang with MHTN Architects provided an update on the Downtown Area Plan and solicited feedback from the City Council.

2. AGENDA REVIEW

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Ivory Land Corporation for the Acquisition of Right-of-Way for Old Airport Road, North.

[The recording of the discussion can be found online here at 01:34:18.](#)

City Attorney Marcus Draper answered questions from Councilmember Wood regarding development rights and water requirements.

11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County.

[The recording of the discussion can be found online here at 01:39:50.](#)

The Council determined to remove this item from the Consent Agenda and place it as a scheduled item for further discussion.

11.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Psomas Engineering for Consulting Work Related to the Creation of a Water Utility Master Plan and an Updated Impact Fee Facilities Plan.

[The recording of the discussion can be found online here at 01:41:36.](#)

Interim City Manager Steve Mumford answered questions of the Council regarding previous undesirable performance from Psomas, as well as the termination clause in the agreement.

- 11.I. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2025 City Council Meeting Schedule.

[The recording of the discussion can be found online here at 01:45:48.](#)

The Council determined to add scheduled meetings on Wednesday, November 5, and Tuesday, December 16.

- 12.A. SITE PLAN – Eagle Crest Storage

[The recording of the discussion can be found online here at 01:54:52.](#)

The Council determined to remove this item from the Consent Agenda and place it as a scheduled item for further discussion.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright moved to 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. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 01:55:43.](#)

The meeting was adjourned at 6:00 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Pro Tempore Gray called the meeting to order at 7:25 PM.

5. PLEDGE OF ALLEGIANCE

Assistant City Manager/City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

MOTION: *Councilmember Wright moved to adjourn the meeting due to technical issues. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes

Rich Wood Yes
Brett Wright Yes

The motion passed with a unanimous vote.

Due to technical issues, the meeting went into recess at 7:27 PM and was reconvened at 7:37 PM.

6. INFORMATION ITEMS/UPCOMING EVENTS

[The recording of the discussion can be found online here at 01:56:48.](#)

Interim City Manager Steve Mumford provided information on upcoming City events.

7. PUBLIC COMMENTS

[The recording of the public comment period can be found online here at 01:58:10.](#)

Mayor Pro Tempore Gray opened the public comment period at 7:38 PM.

The following individuals spoke during the public comment period: Laura Whitney and Tabitha Bywaters.

Mayor Pro Tempore Gray closed the public comment period at 7:52 PM.

8. CITY COUNCIL/MAYOR ITEMS

[The recording of the Mayor and Councilmember comments can be found online here at 02:11:36.](#)

The Councilmembers offered comments for the public.

CONSENT AGENDA

9. BOND RELEASES

9.A. Juniper Springs Phase A, Plat 1 – Out of Warranty

9.B. Juniper Springs Phase A, Plat 2 – Out of Warranty

10. MINUTES

10.A. November 19, 2024 Minutes – Regular City Council Meeting

11. RESOLUTIONS

11.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Ivory Land Corporation for the Acquisition of Right-of-Way for Old Airport Road, North.

11.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Easement Agreement with Ivory Land Corporation.

- 11.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with The Web Development Group for Website Maintenance Services.
- 11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County.
- 11.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Psomas Engineering for Consulting Work Related to the Creation of a Water Utility Master Plan and an Updated Impact Fee Facilities Plan.
- 11.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Horrocks Engineering for Consulting Work Related to the Creation of a Storm Water Utility Master Plan and Updated Impact Fee Facilities Plan.
- 11.G. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with JWO Engineering for Consulting Work Related to the Creation of a Wastewater Utility Master Plan and Updated Impact Fee Facilities Plan.
- 11.H. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Horrocks Engineers for Consulting Work Related to the Update of the Transportation Master Plan and Impact Fee Facilities Plan.
- 11.I. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2025 City Council Meeting Schedule.

12. SITE PLANS

- 12.A. SITE PLAN – Eagle Crest Storage

MOTION: *Councilmember Wood moved to approve the consent agenda, removing Items 11.D. and 12.A. from the consent agenda and placing them as scheduled items for further discussion, and adding November 5 and December 16 to the 2025 City Council Meeting Schedule. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:21:50.](#)

SCHEDULED ITEMS

11. RESOLUTIONS

- 11.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County.

[The recording of the discussion can be found online here at 02:23:17.](#)

Alpine School District sent a letter of request for consent for the sale of parcel 59:042:0008, located within the boundaries of the new school district, created through the interlocal agreement. Per U.C.A. 53G-3-302 (6), the consent of the interlocal is required prior to the divided district's transferring or agreeing to transfer title to ASD property that is within the boundary of the new school district.

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Consenting to the Transfer of Title to Property Located in the Boundary of the Interlocal of the New School District in West Utah County with the following changes:*

- 1. The language is changed from "purchase a new parcel" to "purchase a replacement parcel," and*
- 2. The consent is conditioned on the purchase of a replacement parcel for the elementary school.*

Councilmember Burnham seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:24:28.](#)

12. SITE PLANS

- 12.A. SITE PLAN – Eagle Crest Storage

[The recording of the discussion can be found online here at 02:26:10.](#)

Senior Planner David Stroud presented the item, and Jesse Reynolds with Menlove Construction addressed the Council regarding the item. The proposed site plan is located at 5528 N Eagle Mountain Blvd in the Commercial Storage Zone. The property is part of the Sage Park Business Center Development Agreement approved in 2020. Storage units are a permitted use, while outside storage is a special use. Outside storage is projected as a temporary use until additional storage units are needed.

MOTION: *Councilmember Wright moved to approve the Eagle Crest Storage site plan.*
Councilmember Wood seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:44:49.](#)

MOTION: *Councilmember Wood moved to set an end time of 10:30 PM for the meeting.
Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:45:59.](#)

13. ORDINANCES/PUBLIC HEARINGS

- 13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Agreement for the Rose Ranch Subdivision.

[The recording of the discussion can be found online here at 02:46:38.](#)

City Attorney Marcus Draper and Brandon Watson with Edge Homes addressed the Council regarding the item. On September 17, 2024, the City Council approved the Rose Ranch Master Development Plan. EMMC 16.10.060 requires the execution of a Master Development Agreement, which sets standards and other requirements to develop the property. The proposed agreement contains provisions governing the infrastructure, parks and open space, and benchmarks for the development.

Mayor Pro Tempore Gray opened the public hearing at 8:38 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Burnham moved to approve an Ordinance of Eagle Mountain City, Utah, approving a Master Development Agreement for the Rose Ranch subdivision.
The motion died for a lack of a second.*

[The recording of the motion can be found online here at 03:08:27.](#)

MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, approving a Master Development Agreement for the Rose Ranch subdivision with the following conditions:*

- 1. The last sentence in 6.2.3 under Water Rights is removed; and*
 - 2. Instruct staff to continue negotiations with the developer to come up with a take-down schedule for the water, should the developer enter into the agreement.*
- Councilmember Wood seconded the motion.*

Discussion ensued to clarify the conditions of the motion.

Donna Burnham	Yes
Melissa Clark	Yes

Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:08:50.](#)

- 13.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 13.20.250 Developments within the City, Regarding Residential Water Rights Requirements.

[The recording of the discussion can be found online here at 03:16:31.](#)

City Attorney Marcus Draper presented the item. On January 16, 2024, the City Council approved an amendment to Table 16.35.130(a) Residential Water Rights Requirements. The table is also located in Section 13.20.250 Developments within the City, but the amendment did not update this Section of code. The proposed amendment replaces the table in Section 13.20.250 with a reference to Table 16.35.130(a).

Mayor Pro Tempore Gray opened the public hearing at 8:58 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 13.20.250 Developments within the City, Regarding Residential Water Rights Requirements. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:17:46.](#)

- 13.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.

[The recording of the discussion can be found online here at 03:19:04.](#)

Finance/Management Analyst Terrence Dela Pena presented the item. The City's current storm water code includes outdated billing and Equivalent Residential Unit calculations. Rapid growth and aging infrastructure have presented challenges, particularly in managing runoff from certain areas in the City and ensuring system maintenance. The proposed amendment addresses these concerns.

Mayor Pro Tempore Gray opened the public hearing at 9:00 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Burnham moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:20:30.](#)

- 13.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Enact Chapter 17.46 Transfer of Development Rights Overlay Zone.

[The recording of the discussion can be found online here at 03:21:02.](#)

City Attorney Marcus Draper presented the item. The City adopted the creation of a Transfer of Development Rights code as one of its moderate income housing strategies. The proposed code creates an overlay zone to allow for increased density in the receiving zone in exchange for a conservation easement in the sending zone. This allows the City to preserve open space and sensitive lands without having to use taxpayer funds, while simultaneously allowing for more housing in other less sensitive areas.

Mayor Pro Tempore Gray opened the public hearing at 9:04 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Enact Chapter 17.46 Transfer of Development Rights Overlay Zone. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:31:20.](#)

- 13.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the 2024-2025 Fiscal Year Annual Budget.

[The recording of the discussion can be found online here at 03:32:07.](#)

Director of Administrative Services Kimberly Ruesch presented the item. State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the fourth amendment to the 2024-2025 Fiscal Year Annual Budget.

Mayor Pro Tempore Gray opened the public hearing at 9:22 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve an Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the 2024-2025 Fiscal Year Annual Budget. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:41:33.](#)

14. RESOLUTIONS/PUBLIC HEARINGS

- 14.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Adopting an Amended Water Conservation and Management Plan for Eagle Mountain City.

[The recording of the discussion can be found online here at 03:42:09.](#)

Matt Laurendeau with Jones and DeMille Engineering presented the item. The Utah Water Conservation Act of 1998 requires municipalities that operate water systems to establish and update a water conservation plan every five years. The City's water conservation plan was last updated and approved in 2019. The plan includes water conservation goals and strategies to help reduce water consumption.

Mayor Pro Tempore Gray opened the public hearing at 9:48 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah, Adopting an Amended Water Conservation and Management Plan for Eagle Mountain City. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:07:54.](#)

- 14.B. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule, Section 9 Ordinance Enforcement Fines, Section 13 Building Department, Section 16 Sewer Rates, and Section 17 Storm Water.

[The recording of the discussion can be found online here at 04:08:26.](#)

Director of Administrative Services Kimberly Ruesch presented the item. The proposed amendment adds flat fees for permits not subject to square footage valuation, provides additional clarifying language for valuation tables, modifies the building permit fee table to increase rates for projects over \$1,000,000 in valuation, adds fines for ordinance enforcement, clarifies the annual recalculation of winter sewer rates, and breaks out the storm water rate for residential and non-residential uses.

Mayor Pro Tempore Gray opened the public hearing at 10:05 PM.

The following individual spoke during the public hearing: Kevin Ballard.

Mayor Pro Tempore Gray closed the public hearing at 10:07 PM.

[The recording of the public comment can be found online here at 04:24:17.](#)

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule, Section 9 Ordinance Enforcement Fines, Section 13 Building Department, Section 16 Sewer Rates, and Section 17 Storm Water. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:27:05.](#)

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 04:27:56.](#)

Director of Legislative Affairs Clifford Strachan provided an update to the City Council on the Legislative Priorities list.

MOTION: *Councilmember Wood moved to remove two items from the Legislative Priorities List related to establishing discontinued zoning and the transfer of development rights ordinances. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:28:31.](#)

16. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

[The recording of the discussion can be found online here at 04:28:55.](#)

The City Council offered comments and reports on the boards and commissions to which they are assigned as liaisons.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 10:10 PM. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 4:29:36.](#)

The meeting was adjourned at 10:10 PM.

Approved by the City Council on January 7, 2025.

City Recorder

FISCAL YEAR ENDED JUNE 30, 2024

Annual Comprehensive Financial Report

ACFR

For Eagle Mountain City, UT



- ▶ Basic Financial Statements
- ▶ Revenues & Expenditures
- ▶ Fund Balances
- ▶ Capital Projects
- ▶ Financial Trends
- ▶ Operating Information

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Photo by Eagle Mountain Employee Todd Black



Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah, 84005

Annual Comprehensive Financial Report
For the year ended June 30, 2024

Prepared by:

Steve Mumford, Interim City Manager
Kimberly Ruesch, Administrative Services Director
Alejandro Palacios, Finance Manager
Terrence Dela Pena, Finance/Management Analyst
Evan Berrett, Assistant to the City Manager
Erin Hart, City Treasurer
Mark Mower, Accountant

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**EAGLE MOUNTAIN CITY
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED JUNE 30, 2024**

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Letter of Transmittal

Honorable Mayor, Members of the City Council, and Citizens:

The Annual Comprehensive Financial Report (ACFR) of Eagle Mountain City (the City), for the fiscal year ended June 30, 2024 is submitted herewith. As a third class city, Eagle Mountain is given reasonable exceptions and modifications to accounting, budgetary, and reporting procedures as stated by Utah State law. The law for first, second, and third class cities is to “present to the governing body an annual financial report prepared in conformity with Accounting Principles Generally Accepted in the United States (GAAP), as prescribed in the Uniform Accounting Manual for Utah Cities.” This report, which fulfills the law for higher-class cities, presents a comprehensive financial picture covering all funds and financial transactions for the year.

This ACFR has been prepared by the City’s Finance and Management Departments. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures and supplementary information, rests with the City’s management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and account groups of the City. All disclosures necessary to enable the reader to gain an understanding of the government’s financial activities have been included. Likewise, the “Notes to the Financial Statements” are an integral part of this report and should be read for a more complete understanding of the financial statements and information presented in this report.

Management of the City is also responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The City’s internal control structure is designed to provide reasonable, rather than absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: 1) the cost of the control should not exceed the benefits likely to be derived and 2) the valuation of costs and benefits requires estimates and judgments by management.

As required by Utah state law, an annual audit has been conducted by independent certified public accountants. The Report of Independent Certified Public Accountants, as prepared by Gilbert & Stewart, CPA, A Professional Corporation, is included within the Financial Section of this report. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statements presentation.

The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City’s financial statements for the fiscal year ended June 30, 2023, are fairly presented in conformity with GAAP.

GAAP requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). The letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

Eagle Mountain City was incorporated in December 1996 and includes over 52 square miles or around 33,000 acres. The City is located approximately 10 miles west of the City of Lehi, Utah, 40 miles Southwest of Salt Lake City, Utah, and 30 miles Northwest of Provo, Utah.

Since the 2000 U.S. Census, Eagle Mountain City has shown steady, and often rapid, growth. In twenty years, the City has grown from 2,157 residents to over 71,000 in 2024 (based on building permits issued). More than 15,781 residential units have been permitted, with an average of 2,252 new construction permits per year over the past 5 years, making Eagle Mountain one of the fastest growing communities in Utah and the state's third largest city geographically.

Since the City was established it has operated under the six-member council form of government. The City Council, comprised of five elected individuals, is the governing authority for the City. The elected Mayor has various administrative and veto powers. One of the Mayor's administrative powers is the appointment of the City Manager, Cabinet Officers (Department Heads), and various other positions such as the City Treasurer, the City Recorder, and the City Engineer.

The City Council establishes City policy, approves the budget, and ratifies the appointment of City Officials. The City Council is authorized to issue bonds, incur short-term debt, levy property taxes, and is not dependent on any other unit of local government.

The City provides the full range of municipal services normally associated with a municipality. In brief, the general government functions include police protection, park construction and maintenance, street construction and maintenance, public improvements, engineering, building inspection, planning and zoning, administrative services, and park and recreation services. The City also operates water, solid waste, and sewer services as enterprise funds.

Annual comprehensive budgets are an essential element for the City's financial planning and control. Therefore, budgets are adopted annually (required by Utah state law) by the City Council for all funds except debt service funds (which although budgeted, are used to account for special assessments and therefore are subject to compensating controls).

Utah state law also requires: 1) a balanced budget for each individual fund; however, Redevelopment Agencies are allowed to incur debt prior to the triggering of the tax increment revenue thus allowing an unbalanced budget, 2) department expenditures to conform with departmental appropriations, and 3) individual fund appropriations to be overspent only in "emergencies" (natural disasters).

Once the budgets are approved, the City Council may revise the budgets from time to time after following the required procedures. Budget-to-actual comparisons are provided in this report for each individual fund for which an appropriated annual budget has been adopted.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local Economy

Utah has fared better than many other states through economic consequences of the COVID-19 pandemic. Utah's unemployment rate as of October 2024 was 3.5%, lower than the national unemployment rate of 4.2% (U.S. Bureau of Labor Statistics), with Utah County unemployment also remaining very low at 3.5% (Utah Dept. of Workforce Services). As of October 2024, Utah's foreclosure rate stood at 1 in every 3,523 housing units (AT-TOM Data).

During the last half of 2024, the nation's economic conditions changed quite significantly with surging inflation, unprecedented home values, elevated mortgage rates, and more. Growth slowed nationwide, but consistent with Utah's general economic stability and high demand Eagle Mountain still grew by about 30.13% in FY 2024 (based on new building permits issued). As these building permits were largely residential units, Eagle Mountain is and should continue seeing an increase in building since the recession ended.

Despite the small commercial tax base, Eagle Mountain residents enjoy a tax rate that is among the lowest in Utah County. Eagle Mountain's current property tax rate is 0.0005610. The City has not gone through the Truth-in-Taxation process (to raise the rate) since FY2005. The City has been able to manage services for this quick-growing community without levying heavy taxes to balance the budget. Additional information about economic factors can be found in the MD&A.

Long-Term Financial Planning

Per State law requirements, the City Council approved a balanced budget for the upcoming fiscal year. For the fifth year in a row, this was a challenging task, as the City's revenue streams continue to recover from the economic downturn. City officials sought to reduce expenditures while minimizing the impact on services to residents.

The FY2024 Budget includes the construction of new roads, design and construction of new major parks and park amenities, and the beginning phases of major water and sewer upgrades.

Relevant Financial Policies

Eagle Mountain City incorporates a pay-as-you-go strategy on projects that are financially feasible. Currently, the City has no general obligation debt. However, as the City is so young, a pay-as-you-use strategy was implemented in order to set up the infrastructure throughout the City. All of the City-owned utilities were financed through revenue bonds. The City consistently monitors its long-term debt situation, and refunds or repays its bonds where it is financially advantageous to the City.

Major Initiatives

As we prepare for the future, the Mayor is committed to 1) Improvement of Services; 2) Park Improvements; 3) Improved Public Safety; 4) Improved Transportation; and 5) Emphasis on Economic Development. These initiatives are reflected in the fiscal year 2024 Budget.

Awards and Acknowledgments

The Government Finance Officers Association (GFOA) awarded a Distinguished Budget Presentation Award for the City's annual budget document for fiscal years 2008 through 2023. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

The Government Finance Officers Association (GFOA) has also awarded the Certificate of Achievement in Financial Reporting award to the City for more than 10 consecutive fiscal years beginning FY 2010. In order to qualify for the Certificate of Achievement in Financial Reporting award, the City's financial status must meet rigorous standards for transparency and accuracy.

The preparation of the ACFR on a timely basis was made possible by the dedicated service of the entire staff of the Finance and Management Department. Each member of these departments has our sincere appreciation for the contributions made in the preparation of this report. In closing, without the leadership and support of the governing body of Eagle Mountain City, preparation of this report would not have been possible.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Steve Mumford".

Steve Mumford
Interim City Manager

A handwritten signature in black ink, appearing to read "KRuesch".

Kimberly Ruesch
Administrative Services Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Eagle Mountain City
Utah**

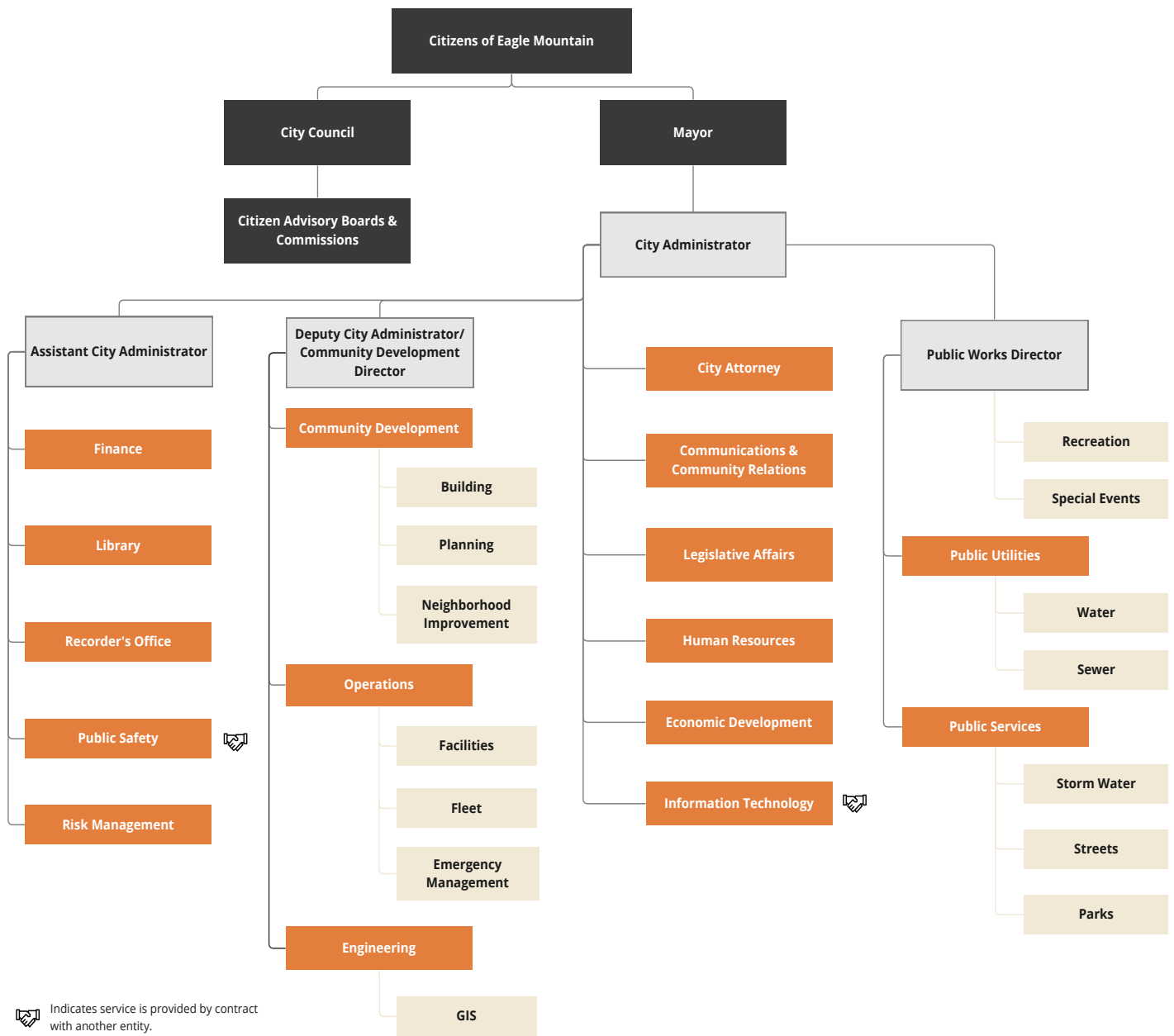
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morill

Executive Director/CEO

CITY ORGANIZATIONAL CHART



CITY OFFICERS



Donna Burnham
Council Member



Melissa Clark
Council Member



Jared Gray
Council Member



Rich Wood
Council Member



Brett Wright
Council Member



Tom Westmoreland
Mayor



Steve Mumford
Interim City Manager

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INDEPENDENT AUDITOR'S REPORT



GILBERT & STEWART
CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDELA HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H. PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
Eagle Mountain, Utah

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Eagle Mountain City, Utah (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2024, the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Eagle Mountain City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Eagle Mountain City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our objectives to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Eagle Mountain City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Eagle Mountain City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, and the required supplementary information regarding pensions, as noted in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements.

The combining statements and budgetary comparisons, as listed as supplemental information in the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and budgetary comparisons are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 14, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Gilbert & Stewart

GILBERT & STEWART, CPA, PC

Provo, Utah

December 14, 2024

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MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Eagle Mountain City, we offer the readers of the financial statements this narrative overview and analysis of the financial activities of Eagle Mountain City for the fiscal year ended June 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- In the Government Wide Statement of Net Position, the total net position of \$452,653,270 is made up of \$323,833,100 in net investment in capital assets, \$49,497,888 in restricted net position, and \$79,322,282 in unrestricted net position. Total net position increased by \$63,051,620 from the prior year.
- As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$72,227,037. Of this amount, \$21,309,690 must only be spent on projects for which the money is restricted. \$40,121,067 is assigned by the City administration and is divided as follows: \$2,518,043 for debt service, \$2,592,747 for special revenues and \$35,010,277 for capital projects. The remaining \$10,796,280 is unassigned in the general fund.
- In the enterprise (proprietary) funds, operating revenues increased by \$2,155,963. Corresponding operating expenses increased by \$3,454,605. The increase in operating revenue correlates to user rate increases that were implemented during the year as well as added users to the system from growth. Operating expense increases reflect the investment in additional personnel required to maintain service levels, inflationary costs of supplies and services, and costs associated with added users to the system from growth.

Reporting the City as a Whole

This discussion and analysis are intended to serve as an introduction to Eagle Mountain City's basic financial statements. Eagle Mountain City's basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also includes other supplementary information in addition to the basic financial statements.

The government-wide financial statements are designed to provide readers with a broad overview of Eagle Mountain City's finances, in a manner similar to a private-sector business.

- The statement of net position presents information on all of Eagle Mountain City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of Eagle Mountain City is improving or deteriorating. However, you will also need to consider other non-financial factors.
- The statement of activities presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, all the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Both government-wide financial statements distinguish functions of Eagle Mountain City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The government-wide financial statements can be found on pages 12 and 13 of this report.

Reporting the City's Most Significant Funds

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Eagle Mountain City also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

- Governmental funds – These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. These fund statements focus on how money flows into and out of these funds and on the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps users determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation included with the fund financial statements.

The governmental fund financial statements can be found on pages 14-17 of this report.

The major governmental funds (as determined by generally accepted accounting principles) are the general fund and certain debt service funds. The balance of the governmental funds are determined to be nonmajor and are included in the combined statements within this report.

- Proprietary funds – The City reports proprietary fund types as enterprise funds. These funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Eagle Mountain City uses enterprise funds to account for its water utility, sewer utility, garbage, and storm drain.

The basic proprietary fund financial statements can be found on pages 18-20 of this report.

- Additionally, the City reports the following fund types:

The Internal Service Fund accounts for the fleet management, utility billing, and GIS services provided to other departments of the government on a cost reimbursement basis.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of Eagle Mountain City, assets and deferred outflows exceed liabilities and deferred inflows by \$452,653,270.

One of the largest portions of Eagle Mountain City's net position (72%) reflects its investment in capital assets (e.g., land, buildings, infrastructure assets, and machinery and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following table summarizes the City's net position. Comparative figures for fiscal years 2024 and 2023 are shown below:

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 110,806,621	\$ 108,710,018	\$ 102,073,836	\$ 84,763,320	\$ 212,880,457	\$ 193,473,338
Capital Assets	179,578,066	154,494,404	166,230,636	150,579,517	345,808,702	305,073,921
Total assets	290,384,687	263,204,422	268,304,472	235,342,837	558,689,159	498,547,259
Deferred Outflows of Resources	1,584,008	1,104,216	941,586	884,334	2,525,594	1,988,550
Long-term debt outstanding	25,521,977	27,033,678	15,133,510	16,631,558	40,655,487	43,665,236
Other liabilities	25,456,494	26,743,717	29,236,086	27,501,554	54,692,580	54,245,271
Total liabilities	50,978,471	53,777,395	44,369,596	44,133,112	95,348,067	97,910,507
Deferred Inflows of Resources	13,210,290	13,020,623	3,125	3,030	13,213,415	13,023,653
Net position:						
Net investment in capital assets,	171,878,790	145,394,692	151,954,310	134,784,885	323,833,100	280,179,577
Restricted	21,309,690	26,860,274	28,188,198	28,388,006	49,497,888	55,248,280
Unrestricted	34,591,453	25,255,655	44,730,829	28,918,138	79,322,282	54,173,793
Total net assets	\$ 227,779,933	\$ 197,510,622	\$ 224,873,337	\$ 192,091,029	\$ 452,653,270	\$ 389,601,651

The following table summarizes the changes in net position:

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program Revenues:						
Charges for services	\$ 8,906,466	\$ 5,368,857	\$ 26,476,494	\$ 26,930,003	\$ 35,382,960	\$ 32,298,860
Operating grants & contrib.	2,629,988	2,400,624	-	-	2,629,988	2,400,624
Capital grants & contrib.	21,563,867	14,223,013	33,965,009	8,893,198	55,528,876	23,116,211
General revenues:						
Property taxes	13,175,044	10,264,161	-	-	13,175,044	10,264,161
General sales & use tax	11,122,408	10,088,821	-	-	11,122,408	10,088,821
Franchise tax	6,351,030	4,634,584	-	-	6,351,030	4,634,584
Interest earnings	5,042,253	2,682,242	-	-	5,042,253	2,682,242
Insurance Proceeds	257,172	-	-	-	257,172	-
Total revenues	69,048,228	49,662,302	60,441,503	35,823,201	129,489,731	85,485,503
Expenses:						
General government	\$ 6,890,932	\$ 6,843,799	\$ -	\$ -	\$ 6,890,932	\$ 6,843,799
Public safety	6,409,105	5,482,032	-	-	6,409,105	5,482,032
Highways & public works	10,742,221	9,905,619	-	-	10,742,221	9,905,619
Community development	15,272,373	11,619,237	-	-	15,272,373	11,619,237
Planning	1,002,446	885,935	-	-	1,002,446	885,935
Interest on long-term debt	1,052,408	617,768	-	-	1,052,408	617,768
Water utility	-	-	12,364,826	9,535,804	12,364,826	9,535,804
Sewer utility	-	-	8,494,131	7,238,947	8,494,131	7,238,947
Storm drain	-	-	1,622,562	1,470,574	1,622,562	1,470,574
Non-major business	-	-	2,587,106	2,238,884	2,587,106	2,238,884
Total expenses	41,369,485	35,354,390	25,068,625	20,484,209	66,438,110	55,838,599
Increase (decrease) in net assets before transfers	27,678,743	14,307,912	35,372,878	15,338,992	63,051,621	29,646,904
Transfers	2,590,570	-	(2,590,570)	-	-	-
Increase (decr.) in net assets	30,269,313	14,307,912	32,782,308	15,338,992	63,051,621	29,646,904
Net position - beginning	197,510,620	183,202,710	192,091,029	176,752,037	389,601,649	359,954,747
Net position - ending	\$ 227,779,933	\$ 197,510,622	\$ 224,873,337	\$ 192,091,029	\$ 452,653,270	\$ 389,601,651

Financial Analysis of the Government's Funds

Governmental activities

Governmental activities increased the City's net position by \$30,269,312. Most of the change relates to infrastructure contributions from development.

Business-type activities

Business-type activities increased the City's net position by \$32,782,308. As of the end of the current fiscal year, all of the City's business-type funds reported positive net position.

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

At the end of the current fiscal year, the City's governmental funds reported combined fund balances of \$72,227,037. Of this total amount, 70% constitutes assigned and unassigned fund balances. \$40,121,067 is assigned by the administration of the City and will be used for the following: \$2,518,043 for debt service, \$35,010,277 for capital projects, and \$2,592,747 for special revenues. \$10,796,280 is unassigned and is available for spending at the government's discretion.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, the unassigned fund balance of the general fund was \$10,796,280, an increase of \$2,241,228 from fiscal year 2023. The total fund balance was \$12,425,426, a decrease of \$982,364 from the prior year. The decrease in fund balance was a result of transfers to the capital project fund for future investment in infrastructure. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 29% of total general fund expenditures, while total fund balance represents 33% of that same amount.

The City has three major Governmental Funds

General Capital Projects fund. The fund was created to account for financial resources to be used for the acquisition and construction of major capital facilities within the City. At the end of fiscal year 2024 the fund balance is \$50,256,449 which is an increase of \$5,540,720. This increase is due to transfers from the General Fund toward the investment in road infrastructure and future facilities.

Redevelopment Agency Fund. The Redevelopment Agency (RDA) of Eagle Mountain City was established to prepare and carry out plans to improve, rehabilitate and redevelop blighted areas within the City. At the end of fiscal year 2024 the fund balance is \$2,304,983 which is an increase of \$1,344,529.

Park Impact Fee Fund. The fund was created to account for the impact fees received and spent on creation of parks, and the improvement of parks within the City. At the end of the fiscal year 2024 the fund balance is \$4,434,372 which is a decrease of \$2,594,565.

The City maintains enterprise funds to account for the business-type activities of the City. The information is found in the government-wide financial statements, but in more detail.

Unrestricted net position of the combined enterprise funds at the end of the year amounted to \$44,750,422. The net investment in capital assets in these same funds is \$151,954,310.

- As mentioned in the financial highlights, operational revenues and expenditures in the enterprise funds increased by \$2,155,963 and increased by \$3,441,260, respectively. The increase is a result of growth and

user rate changes that were implemented at the end of FY 2022. All enterprise funds showed an increase in operating revenue during the year.

The water and sewer funds showed a positive change in net position of \$19,895,485 and \$8,842,407, respectively, after non-operating revenues/expenses, contributions, and transfers are considered. The storm drain and garbage fund net position increased by \$3,786,781, and \$151,193, respectively. The change in net position is a direct result of the ongoing growth in Eagle Mountain. The collection of growth-related revenues used for infrastructure improvements as well as developer funded system infrastructure are the driving contributors to the increase in net position.

General Fund Budgetary Highlights

During the fiscal year, the general fund's original budget revenue was amended from an original budget of \$26,131,704 to a final budget of \$35,374,922. The budget was amended 5 times during the course of the fiscal year with 45% accounting for an increased investment in capital, 35% related to contractual agreements, and 20% toward general operating costs.

Capital Assets and Debt Administration

Capital Assets. Eagle Mountain City's investment in capital assets for its governmental and business-type activities as of June 30, 2024, amounts to \$280,932,863 (net of accumulated depreciation). The investment in capital assets includes land, buildings, improvements, machinery and equipment, infrastructure, and construction in progress.

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 6,299,199	\$ 6,682,458	\$ 9,173,916	\$ 9,065,416	\$ 15,473,115	\$ 15,747,874
Water Shares	-	-	1,498,676	1,498,676	1,498,676	1,498,676
Buildings	3,568,605	3,396,963	1,335,084	1,439,044	4,903,689	4,836,007
Improvements	9,675,261	10,072,808	-	-	9,675,261	10,072,808
Equipment	3,053,348	3,029,918	-	131,694,087	3,053,348	134,724,005
Infrastructure	145,319,062	129,327,747	149,198,921	-	294,517,983	129,327,747
Right to use assets	273,629	376,331	111,589	126,304	385,218	502,635
Right to use subscription assets	582,130	-	-	-	582,130	-
Construction in progress	10,806,832	2,038,179	4,912,450	6,755,990	15,719,282	8,794,169
Total net assets	<u>\$ 179,578,066</u>	<u>\$ 154,924,404</u>	<u>\$ 166,230,636</u>	<u>\$ 150,579,517</u>	<u>\$ 345,808,702</u>	<u>\$ 305,503,921</u>

Additional information on the City's capital assets can be found in Note 8 on pages 41-42 in the notes to this financial report.

Long-term debt. At the end of the current year, the City had total bonded debt outstanding of \$37,800,000. Of this amount, \$285,000 is from special assessment bonds. \$37,515,000 of bonded debt is secured solely by specific revenue sources (i.e., revenue bonds and sales tax revenue bonds). The remainder of the City's long-term obligations is comprised of notes and leases payable.

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	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Special assessment bonds	\$ 240,000	\$ 285,000	\$ -	\$ -	\$ 240,000	\$ 285,000
Sales tax revenue bonds	21,170,000	21,885,000	-	-	21,170,000	21,885,000
Revenue bonds	-	-	14,151,000	15,630,000	14,151,000	15,630,000
Notes payable	-	1,220,849	-	-	-	1,220,849
Leases payable	360,261	501,266	110,641	124,834	470,902	626,100
Subscription payable	395,846	-	-	-	395,846	-
Total bonds	<u>\$ 22,166,107</u>	<u>\$ 23,892,115</u>	<u>\$ 14,261,641</u>	<u>\$ 15,754,834</u>	<u>\$ 36,427,748</u>	<u>\$ 39,646,949</u>

During fiscal year 2024, the City's total outstanding bond, notes and lease debt decreased by a net amount of \$1,726,008.

Additional information on the City's long-term debt can be found in Note 9 beginning on page 44 of this financial report.

Economic Factors and Next Year's Budgets and Rates

- Eagle Mountain City issued 964 new residential building permits in fiscal year 2024. This reflects an increase of 68% or 391 new residential building permits over the previous fiscal year. When factoring in all types of building permits the City issued 2,175 permits with the City experiencing a year-over-year increase of 25%. Several significant development projects were approved during the fiscal year which are expected to contribute to an increase in building permits during fiscal year 2025. Development continues to be a major factor in the economy and growth levels are expected to remain strong.
- The City Council adopted an original budget for fiscal year 2025 in the amount of \$112,231,244 which is a decrease from the 2024 final budget of \$153,117,077. However, several capital projects were not yet complete as of the end of the fiscal year. Unspent appropriations for those projects has been rolled forward to FY 2025 in addition to other amendments, bring the current budget for fiscal year 2025 to \$158,703,340.
- The City has implemented a process of reviewing user rates for utility services on a regular basis in effort to ensure rates are sufficient to meet the infrastructure needs that come with rapid growth as well as adequate funding for future repair and replacement needs.
- o In September of 2023, the City Council approved new water rates that modified the calculation of base fees to look at meter size rather than Equivalent Residential Unit (ERU) and increased the water consumption rate by 14%. The water consumption rate was increased an additional 12% in July 2024 as anticipated in the study with an additional 12% planned for fiscal year 2026.
- o In fiscal year 2024 a sewer rate study was conducted to evaluate the adequacy of existing rates to cover operational, maintenance, and capital costs while ensuring fairness and equity among users. As a result of the study, a new rate structure was implemented incorporating a base and volume rate. The base rate is determined using the water meter size and a monthly volume rate based on the average winter water consumption. The new rate was effective July 1, 2024. An additional rate increase is expected during fiscal year 2025 and subsequent years to facilitate an expansion of the wastewater treatment plant and rising treatment costs from Timpanogos Special Service District.

Request for Information

This financial report is designed to provide a general overview of Eagle Mountain City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Kimberly Ruesch, Administrative Services Director at kruesch@eaglemountain.gov or Eagle Mountain City, 1650 East Stagecoach Run, Eagle Mountain, UT 84005.

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BASIC FINANCIAL STATEMENTS

EAGLE MOUNTAIN CITY

Statement of Net Position

June 30, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents and investments	\$ 67,556,302	\$ 37,375,084	\$ 104,931,386
Restricted cash and cash equivalents	27,672,736	53,409,021	81,081,757
Investments	-	-	-
Accounts receivable			
Customers (net of allowance)	10,661,663	3,392,320	14,053,983
Intergovernmental	511,102	-	511,102
Interest	174,402	148,541	322,943
Assessments receivable	238,967	-	238,967
Taxes receivable	5,663,362	-	5,663,362
Notes receivable	702,908	-	702,908
Internal balances	(2,374,821)	2,374,821	-
Prepaid expenses	-	5,374,049	5,374,049
Capital assets (net of accumulated depreciation):			
Land	6,299,199	9,173,916	15,473,115
Water Shares	-	1,498,676	1,498,676
Buildings	3,568,605	1,335,084	4,903,689
Improvements	9,675,261	-	9,675,261
Equipment and systems	3,053,348	149,198,921	152,252,269
Infrastructure	145,319,062	-	145,319,062
Right to use assets	273,629	111,589	385,218
Right to use subscription assets	582,130	-	582,130
Construction in progress	10,806,832	4,912,450	15,719,282
Total assets	<u>290,384,687</u>	<u>268,304,472</u>	<u>558,689,159</u>
DEFERRED OUT FLOW OF RESOURCES			
Pension related costs	1,584,008	405,370	1,989,378
Bond refunding costs	-	536,216	536,216
Total deferred outflow of resources	<u>1,584,008</u>	<u>941,586</u>	<u>2,525,594</u>
LIABILITIES			
Accounts payable and accrued liabilities	11,023,281	3,434,261	14,457,543
Deposits	14,337,958	132,000	14,469,958
Bond interest payable	95,256	70,302	165,558
Unearned revenue	-	25,599,523	25,599,523
Long-term liabilities			
Due within one year	1,394,278	1,510,845	2,905,121
Due in more than one year	24,127,699	13,622,665	37,750,364
Total liabilities	<u>50,978,471</u>	<u>44,369,596</u>	<u>95,348,068</u>
DEFERRED INFLOWS OF RESOURCES			
Pension related costs	12,271	3,125	15,396
Deferred property taxes levied for future years	13,198,019	-	13,198,019
Total deferred inflow of resources	<u>13,210,290</u>	<u>3,125</u>	<u>13,213,415</u>
NET POSITION			
Net investment in capital assets	171,878,790	151,954,310	323,833,100
Restricted			
Impact fees	4,584,024	27,170,671	31,754,695
Capttal projects	16,725,666	-	16,725,666
Debt service	-	1,017,527	1,017,527
Unrestricted	34,591,453	44,730,829	79,322,282
Total net position	<u>\$ 227,779,933</u>	<u>\$ 224,873,337</u>	<u>\$ 452,653,270</u>

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Activities
For the Year Ended June 30, 2024

Function/Programs	Expenses	Program Revenues			Net (Expense) Revenue & Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 6,890,932	\$ 2,500,419	\$ -	\$ -	\$ (4,390,513)	\$ -	\$ (4,390,513)
Public safety	6,409,105	33,112	33,192	-	(6,342,801)	-	(6,342,801)
Public works	10,742,221	16,035	2,586,283	21,563,867	13,423,964	-	13,423,964
Community development	15,272,373	316,139	-	-	(14,956,234)	-	(14,956,234)
Planning	1,002,446	6,040,761	10,513	-	5,048,828	-	5,048,828
Interest on long-term debt	1,052,408	-	-	-	(1,052,408)	-	(1,052,408)
Total governmental activities	<u>41,369,485</u>	<u>8,906,466</u>	<u>2,629,988</u>	<u>21,563,867</u>	<u>(8,269,165)</u>	<u>-</u>	<u>(8,269,165)</u>
Business-type activities:							
Water	12,364,826	12,556,078	-	19,303,300	-	19,494,552	19,494,552
Sewer	8,494,131	9,419,651	-	9,672,773	-	10,598,293	10,598,293
Storm Drain	1,622,562	1,762,648	-	4,988,936	-	5,129,022	5,129,022
Non major business-type	2,587,106	2,738,117	-	-	-	151,011	151,011
Total business-type activities	<u>25,068,625</u>	<u>26,476,494</u>	<u>-</u>	<u>33,965,009</u>	<u>-</u>	<u>35,372,878</u>	<u>35,372,878</u>
Total primary government	<u>\$ 66,438,110</u>	<u>\$ 35,382,960</u>	<u>\$ 2,629,988</u>	<u>\$55,528,876</u>	<u>(8,269,165)</u>	<u>35,372,878</u>	<u>27,103,713</u>
General revenues:							
Property taxes					\$ 13,175,044	\$ -	\$ 13,175,044
General sales and use tax					11,122,408	-	11,122,408
Franchise taxes					6,351,030	-	6,351,030
Interest earnings					5,042,253	-	5,042,253
Insurance Proceeds					257,172	-	257,172
Transfers					2,590,570	(2,590,570)	-
Total general revenues and transfers					<u>38,538,477</u>	<u>(2,590,570)</u>	<u>35,947,907</u>
Change in net Position					30,269,312	32,782,308	63,051,620
Net position- beginning					197,510,621	192,091,029	389,601,650
Net position - ending					<u>\$ 227,779,933</u>	<u>\$ 224,873,337</u>	<u>\$ 452,653,270</u>

EAGLE MOUNTAIN CITY
Balance Sheet
Governmental Funds
June 30, 2024

	General Fund	Special Revenue Redevelopment Agency	Impact Fee Parks	General Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS						
Cash, cash equivalents, and investments	\$ 27,808,581	\$ 2,306,544	\$ -	\$ 33,858,327	\$ 1,301,601	\$ 65,275,053
Restricted cash	149,652		8,279,375	16,725,666	2,518,043	27,672,736
Receivables (net):						
Accounts	98,824	10,562,763	-	-	-	10,661,587
Taxes	5,663,362	-	-	-	-	5,663,362
Intergovernmental	480,736	-	-	30,366	-	511,102
Interest	148,569	-	-	25,833	-	174,402
Special assessments	-	-	-	26,236	212,731	238,967
Notes receivable	-	-	-	702,908	-	702,908
Total assets	<u>\$ 34,349,724</u>	<u>\$ 12,869,307</u>	<u>\$ 8,279,375</u>	<u>\$ 51,369,336</u>	<u>\$ 4,032,375</u>	<u>\$ 110,900,117</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
Liabilities:						
Accounts payable & accrued liabilities	\$ 4,917,098	\$ 1,561	\$ 3,845,003	\$ 1,112,887	\$ 1,013,837	\$ 10,890,386
Deposits	14,337,958			-	-	14,337,958
Total liabilities	<u>19,255,056</u>	<u>1,561</u>	<u>3,845,003</u>	<u>1,112,887</u>	<u>1,013,837</u>	<u>25,228,344</u>
Deferred inflows of resources:						
Deferred property taxes levied for future years	2,635,256	10,562,763	-	-	-	13,198,019
Deferred property taxes-delinquent	33,986	-	-	-	-	33,986
Unavailable special improvement assessments	-	-	-	-	212,731	212,731
Total deferred inflows of resources	<u>2,669,242</u>	<u>10,562,763</u>	<u>-</u>	<u>-</u>	<u>212,731</u>	<u>13,444,736</u>
Fund Balances:						
Fund balances restricted for:						
Impact fees	149,652	-	4,434,372	-	-	4,584,024
Capital projects	-	-	-	16,725,666	-	16,725,666
Assigned, for:						
Special revenues	-	2,304,983	-	-	287,764	2,592,747
Debt service	-	-	-	-	2,518,043	2,518,043
Capital projects	1,479,494	-	-	33,530,783	-	35,010,277
Unassigned:	10,796,280	-	-	-	-	10,796,280
Total fund balances	<u>12,425,426</u>	<u>2,304,983</u>	<u>4,434,372</u>	<u>50,256,449</u>	<u>2,805,807</u>	<u>72,227,037</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 34,349,724</u>	<u>\$ 12,869,307</u>	<u>\$ 8,279,375</u>	<u>\$ 51,369,336</u>	<u>\$ 4,032,375</u>	<u>\$ 110,900,117</u>

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Balance Sheet Reconciliation to
Statement of Net Position
June 30, 2024

Total fund balances - governmental fund types: \$ 72,227,037

Amounts reported for governmental activities in the statement of net assets are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 179,578,066

Long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds. 246,717

Net pension assets and deferred outflows of resources are not available financial resources and are not reported in the governmental funds. 1,584,008

Long-term liabilities, including bonds payable and pension liabilities, are not due and payable in the current period and therefore are not reported in the funds. (25,617,232)

Deferred inflows of resources related to pensions are not available financial resources and are not reported in the governmental funds. (12,271)

Internal service funds are used by management to charge the costs of fleet management to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net assets. (226,391)

Net assets of government activities \$ 227,779,934

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2024

	General Fund	Special Revenue Redevelopment Agency	Impact fees Parks	General Capital Projects	Nonmajor Governmental Fund	Total Governmental Funds
REVENUES						
Taxes	\$ 20,217,231	\$ 10,457,606	\$ -	\$ -	\$ -	\$ 30,674,837
Special assessments	-	-	-	-	34,389	34,389
Licenses and permits	6,084,433	-	-	-	-	6,084,433
Intergovernmental	2,657,821	-	-	90,242	-	2,748,063
Charges for services	3,073,270	-	-	-	52,765	3,126,035
Contributions	1,097,237	-	-	-	-	1,097,237
Impact fees	62,557	-	4,052,418	-	1,417,430	5,532,405
Interest	1,667,231	433,064	371,645	2,396,215	174,098	5,042,253
Miscellaneous	12,406	-	-	-	-	12,406
Total revenues	<u>34,872,186</u>	<u>10,890,670</u>	<u>4,424,063</u>	<u>2,486,457</u>	<u>1,678,682</u>	<u>54,352,058</u>
EXPENDITURES						
Current:						
General government	7,045,814	-	-	-	-	7,045,814
Public safety	6,406,847	-	-	-	-	6,406,847
Public works	6,440,745	-	7,018,628	-	3,962,060	17,421,433
Planning and zoning	1,053,553	-	-	-	-	1,053,553
Community development	6,171,155	9,546,141	-	-	16,985	15,734,281
Debt service:						
Principal retirement	505,880	-	-	-	1,980,849	2,486,729
Interest and fiscal charges	27,194	-	-	-	1,163,782	1,190,976
Bond issuance costs	-	-	-	-	-	-
Capital outlay	-	-	-	3,527,113	-	3,527,113
Total expenditures	<u>27,651,188</u>	<u>9,546,141</u>	<u>7,018,628</u>	<u>3,527,113</u>	<u>7,123,676</u>	<u>54,866,746</u>
Excess revenues over (under) expenditures	<u>7,220,998</u>	<u>1,344,529</u>	<u>(2,594,565)</u>	<u>(1,040,656)</u>	<u>(5,444,994)</u>	<u>(514,688)</u>
OTHER FINANCING SOURCES (USES)						
Sale of capital assets	-	-	-	-	-	-
Subscription financing	760,720	-	-	-	-	760,720
Insurance Proceeds	257,172	-	-	-	-	257,172
Bond issuance costs	-	-	-	-	-	-
Fraud loss	-	-	-	-	-	-
Transfers in	-	-	-	9,240,483	6,822,588	16,063,071
Transfers out	(9,221,254)	-	-	(2,659,107)	(1,592,140)	(13,472,501)
Total other financing sources and uses	<u>(8,203,362)</u>	<u>-</u>	<u>-</u>	<u>6,581,376</u>	<u>5,230,448</u>	<u>3,608,462</u>
Net change in fund balance	<u>(982,364)</u>	<u>1,344,529</u>	<u>(2,594,565)</u>	<u>5,540,720</u>	<u>(214,546)</u>	<u>3,093,774</u>
Fund balances - beginning of year	<u>13,407,790</u>	<u>960,454</u>	<u>7,028,937</u>	<u>44,715,729</u>	<u>3,020,353</u>	<u>69,133,263</u>
Fund balances - end of year	<u>\$ 12,425,426</u>	<u>\$ 2,304,983</u>	<u>\$ 4,434,372</u>	<u>\$ 50,256,449</u>	<u>\$ 2,805,807</u>	<u>\$ 72,227,037</u>

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balance of Governmental Funds
to the Statement of Activities
For the Year Ended June 30, 2024

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ 3,093,774
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Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	10,618,310
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The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to increase (decrease) net assets.	
- Current year capital contributions from developers and loss on transfer of assets	14,465,352

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(26,355)
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The issuance of long-term debt (e.g., bonds, leases) provide current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	1,841,793
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Internal service funds are used by management to charge the cost of the fleet management to the individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.	99,436
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported in as expenditures in the governmental funds	177,003
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Change in net assets of governmental activities	\$ 30,269,312
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See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Net Position
Proprietary Funds
June 30, 2024

	Business-Type Activities - Enterprise				Governmental Activities Internal Service Funds
	Water	Sewer	Storm Drain	NonMajor Garbage	Total
<u>ASSETS</u>					
Current assets:					
Cash and cash equivalents	\$ 21,329,121	\$ 12,040,400	\$ 2,025,295	1,980,268	\$ 37,375,084
Accounts receivable - net	2,184,476	808,763	145,433	253,648	3,392,320
Intergovernmental	-	-	-	-	-
Interest	148,541	-	-	-	148,541
Due from other funds	-	-	-	-	-
Prepaid expenses	5,374,049	0	-	-	5,374,049
Total current assets	29,036,187	12,849,163	2,170,728	2,233,916	46,289,994
Noncurrent assets:					
Restricted cash and cash equivalents	47,187,405	3,795,332	2,426,284	-	53,409,021
Land, equipment, buildings and improv.	105,012,946	86,831,168	33,384,916	38,730	225,267,760
Less: Accumulated depreciation	(30,114,739)	(22,294,856)	(6,597,475)	(30,054)	(59,037,124)
Total noncurrent assets	122,085,612	68,331,644	29,213,725	8,676	219,639,657
Total assets	151,121,799	81,180,807	31,384,453	2,242,592	265,929,651
<u>DEFERRED OUTFLOWS OF RESOURCES</u>					
Bond refunding costs - net	230,573	305,643	-	-	536,216
Pension related costs	192,096	142,955	69,461	858	405,370
Total deferred outflow of resources	422,669	448,598	69,461	858	941,586
<u>LIABILITIES</u>					
Current liabilities:					
Accounts payable and accrued liabilities	2,501,028	685,645	32,530	215,058	3,434,261
Debt interest payable	23,816	46,486	-	-	70,302
Compensated absences - current	25,124	38,229	11,793	338	75,484
Current portion of long-term debt	922,661	512,700	-	-	1,435,361
Total current liabilities	3,472,629	1,283,060	44,323	215,396	5,015,408
Noncurrent liabilities:					
Deposits	132,000	-	-	-	132,000
Unearned Revenue	24,599,523	1,000,000	-	-	25,599,523
Compensated absences- (net of current)	8,375	12,743	3,931	113	25,161
Net pension liability	104,406	77,699	37,714	504	220,323
Long-term debt (net of current portion)	4,943,837	8,433,344	-	-	13,377,181
Total noncurrent liabilities	29,788,141	9,523,786	41,645	617	39,354,188
Total liabilities	33,260,770	10,806,846	85,968	216,012	44,369,596
<u>DEFERRED INFLOWS OF RESOURCES</u>					
Pension related costs	1,481	1,102	542	-	3,125
Total deferred outflow of resources	1,481	1,102	542	-	3,125
<u>NET POSITION</u>					
Net investment in capital assets	69,262,282	55,895,911	26,787,441	8,676	151,954,310
Restricted - impact fees	21,791,771	2,952,616	2,426,284	-	27,170,671
Restricted debt service	174,811	842,716	-	-	1,017,527
Unrestricted	27,053,353	11,130,214	2,153,679	2,018,762	42,356,008
Total net position	\$ 118,282,217	\$ 70,821,457	\$ 31,367,404	2,027,438	\$ 222,498,516
Adjustment to reflect the consolidation of internal service fund activities to the enterprise funds					2,374,821
Net position business-type activities					\$ 224,873,337
	-	-	-	-	(0)
	Water	Sewer	Storm Drain	Garbage	Total
Fixed Assets					
Equipment	105,012,946	86,831,168	33,384,916	38,730	225,229,030
					I.S. FUND
					6,153,611

EAGLE MOUNTAIN CITY
Statement of Revenues, Expenditures, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2024

	Business-Type Activities - Enterprise Funds					Governmental Activities Internal Service Fund
	Water	Sewer	Storm Drain	Nonmajor Garbage	Total	
Operating revenues:						
Charges for services	\$ -	\$ -	\$ 1,542,928	\$ 2,658,599	\$ 4,201,527	\$ 2,028,114
Charges for services pledged as security on revenue bonds	9,087,582	8,862,073	-	-	17,949,655	-
Other operating income	8,736	-	-	-	8,736	66,804
Total operating revenues	<u>9,096,318</u>	<u>8,862,073</u>	<u>1,542,928</u>	<u>2,658,599</u>	<u>22,159,918</u>	<u>2,094,918</u>
Operating expenses:						
Salaries and wages	1,199,420	787,475	348,409	19,532	2,354,836	621,201
Purchased services	6,394,253	4,608,773	311,679	2,475,446	13,790,151	409,365
Supplies and materials	508,446	350,234	51,223	86,824	996,727	395,653
Depreciation and amortization	3,141,133	2,318,302	881,925	7,746	6,349,106	724,329
Miscellaneous	19,554	7,939	8,609	87	36,189	5,046
Total operating expenses	<u>11,262,806</u>	<u>8,072,723</u>	<u>1,601,845</u>	<u>2,589,635</u>	<u>23,527,009</u>	<u>2,155,594</u>
Operating income	<u>(2,166,488)</u>	<u>789,350</u>	<u>(58,917)</u>	<u>68,964</u>	<u>(1,367,091)</u>	<u>(60,676)</u>
Nonoperating revenues (expenses):						
Interest revenue	3,459,760	557,578	219,720	79,518	4,316,576	116,759
Developer reimbursements	(965,434)	(210,990)	(40,048)	-	(1,216,472)	-
Bond refunding cost amortization	(28,822)	(38,205)	-	-	(67,027)	-
Interest expense and fiscal charges	(162,053)	(216,851)	-	-	(378,904)	-
Total nonoperating revenues (expenses)	<u>2,303,451</u>	<u>91,532</u>	<u>179,672</u>	<u>79,518</u>	<u>2,654,173</u>	<u>290,504</u>
Net income (loss) before contributions and transfers	<u>136,963</u>	<u>880,882</u>	<u>120,755</u>	<u>148,482</u>	<u>1,287,082</u>	<u>229,828</u>
Developer contributions	15,746,035	5,115,068	4,402,713	-	25,263,816	-
Impact fees	3,557,265	4,557,705	586,223	-	8,701,193	-
Transfers in	450,000	-	-	-	450,000	-
Transfers out	-	(1,716,470)	(1,324,100)	-	(3,040,570)	-
Total contributions and transfers	<u>19,753,300</u>	<u>7,956,303</u>	<u>3,664,836</u>	<u>-</u>	<u>31,374,439</u>	<u>-</u>
Change in net position	19,890,263	8,837,185	3,785,591	148,482	32,661,521	229,828
Total net position - beginning	98,391,954	61,984,272	27,581,813	1,878,956		4,012,002
Total net position - ending	<u>\$ 118,282,217</u>	<u>\$ 70,821,457</u>	<u>\$ 31,367,404</u>	<u>\$ 2,027,438</u>		<u>\$ 4,241,830</u>
Adjustment to reflect the consolidation of internal service fund activities to enterprise funds					120,789	
Change in net position of business-type activities					<u>\$ 32,782,310</u>	

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2024

	Business-Type Activities - Enterprise Funds					Governmental Activities Internal Service Fund
	Water	Sewer	Storm Drain	Nonmajor Garbage	Total BTAs	
Cash Flows From Operating Activities						
Receipts from customers	\$ 8,066,098	\$ 9,819,109	\$ 1,534,253	\$ 2,630,311	\$ 22,049,771	\$ 2,100,313
Payments to suppliers	(10,730,522)	(4,896,464)	(355,453)	(2,542,574)	(18,525,013)	(627,908)
Payments to employees	(1,215,881)	(796,890)	(359,530)	(19,436)	(2,391,737)	(726,679)
Net cash provided (used) by operating activities	(3,880,305)	4,125,755	819,270	68,301	1,133,021	745,726
Cash Flows From Noncapital Financing Activities						
Transfers in	450,000	-	-	-	450,000	-
Transfers out	-	(1,716,470)	(1,324,100)	-	(3,040,570)	-
Net cash provided (used) by noncapital financing activities	450,000	(1,716,470)	(1,324,100)	-	(2,590,570)	-
Cash Flows From Capital and Related Financing Activities						
Purchases of capital assets	(4,663,110)	(1,454,574)	(288,737)	-	(6,406,421)	(722,235)
Impact fees collected	3,557,265	4,557,705	586,223	-	8,701,193	-
Contributions	9,670,012	-	-	-	9,670,012	-
Proceeds from sale of assets	-	-	-	-	-	173,745
Payments for developer reimbursements	(965,434)	(210,990)	(40,048)	-	(1,216,472)	-
Principal paid on capital debt	(470,772)	(1,023,350)	-	-	(1,494,122)	-
Interest paid on capital debt	(203,053)	(274,520)	-	-	(477,573)	-
Net cash provided (used) by capital and related financing activities	6,924,908	1,594,271	257,438	-	8,776,617	(548,490)
Cash Flows From Investing Activities						
Interest and dividends received	3,459,760	557,578	219,720	79,518	4,316,576	116,759
Net increase (decrease) in cash and cash equivalents	6,954,363	4,561,134	(27,672)	147,819	11,635,644	313,995
Cash and cash equivalents - beginning	61,562,163	11,274,598	4,479,251	1,832,449	79,148,461	1,967,254
Cash and cash equivalents (deficit) - ending	\$ 68,516,526	\$ 15,835,732	\$ 4,451,579	\$ 1,980,268	\$ 90,784,105	\$ 2,281,249
Reconciliation of operating income to net cash provided (used) by operating activities:						
Operating income	\$ (2,166,488)	\$ 789,350	\$ (58,917)	\$ 68,964	\$ (1,367,091)	\$ (60,676)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:						
Depreciation and amortization expense	3,141,133	2,318,302	881,925	7,746	6,349,106	724,329
(Increase)/decrease in accounts rec.	(1,100,108)	957,036	(8,675)	(28,288)	(180,035)	5,395
(Increase)/decrease in prepaid expenses	(5,374,049)	-	-	-	(5,374,049)	-
(Increase)/decrease in net pension asset	-	-	-	-	-	-
(Increase)/decrease in deferred outflows	(58,894)	(43,844)	(20,684)	(858)	(124,280)	(28,182)
Increase/(decrease) in accounts payable	1,544,780	70,482	16,058	19,783	1,651,103	83,385
Increase/(decrease) in compensated absences	7,770	8,624	(2,611)	450	14,233	4,885
Increase/(decrease) in net pension liability	34,618	25,771	12,158	504	73,051	16,568
Increase/(decrease) in deferred inflows	45	34	16	-	95	22
Increase/(decrease) in deferred revenue	69,888	-	-	-	69,888	-
Increase/(decrease) in deposits	21,000	-	-	-	21,000	-
Total adjustments	(1,713,817)	3,336,405	878,187	(663)	2,500,112	806,402
Net cash provided (used) by operating activities	\$ (3,880,305)	\$ 4,125,755	\$ 819,270	\$ 68,301	\$ 1,133,021	\$ 745,726
Noncash investing, capital, and financing activities						
Contributions by developers	\$ 6,076,022	\$ 5,115,068	\$ 4,402,713	\$ -	\$ 15,593,803	\$ -
Total noncash investing, capital and financing activities	\$ 6,076,022	\$ 5,115,068	\$ 4,402,713	\$ -	\$ 15,593,803	\$ -

See accompanying notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Eagle Mountain (the City) financial statements are prepared in accordance with generally accepted accounting principles (GAAP) accepted in the United States of America as applicable to Governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for accounting and financial reporting principles.

A. Reporting Entity

Eagle Mountain City was incorporated in December 1996 under the laws of the State of Utah. Under the present form of government, administrative and legislative powers are vested in a governing body consisting of the Mayor and a five-member City Council. They are assisted by a City Manager, who also is the City's budget officer. The treasurer is currently responsible for the financial matters of the City, including money management, accounts payable, financial statements, utility billing, and accounts receivable. The City provides the following services as mandated by law: Public Safety, Highways and Streets, Sanitation, Parks, Water, Public Improvements, Planning and Zoning, and General Administrative Services.

The Annual Comprehensive Financial Report includes the financial Statements for all activities of the City based upon the criteria set forth in Governmental Accounting Standards Board (GASB) Statement 14 as amended. The primary criterion for including a board or agency in this report is financial accountability, which determines whether an entity is a component unit of the financial reporting entity. Blended component units, although legally separate entities, are in substance part of the government's operations, and therefore, data from these units are combined with data of the primary government. Discretely presented component units are reported in a separate column in the combined financial statements to emphasize they are legally separate from the City.

Blended Component Units

- The Redevelopment Agency (RDA) of Eagle Mountain City was established to prepare and carry out plans to improve, rehabilitate and redevelop blighted areas within the City. The RDA is governed by a separate board, who are the City's Mayor and Council. The financial statements of the RDA are included in the accompanying financial statements as a blended component unit.

The RDA is considered a blended component unit because the governing board is the same governing board of the City. In addition, the primary government has operational responsibility for the RDA. There is also a direct financial benefit/burden relationship between RDA and the primary government. The RDA is presented as a special revenue fund in the financial statements.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified basis of accounting. Revenues are recognized when susceptible to accrual (i.e., when they are “measurable and available”). “Measurable” means the amount of the transaction can be determined, and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The government considers all revenues available if they are collected within 60 days after the year-end. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt. Expenditures related to compensated absences, claims, and judgments are also recorded, but only when payment is due.

Property taxes, sales taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period are all considered to be susceptible to accrual, and so have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government reports the following **major governmental funds**:

The *general fund* is the general operating fund of the City. It is used to account for all financial resources, except those required to be accounted for in another fund.

The *general capital projects* fund accounts for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by the proprietary funds.)

The *redevelopment agency* fund accounts for plans to improve, rehabilitate and redevelop blighted areas within the City.

The *park impact fee* fund accounts for the impact fees collected and spent for parks within the City.

The government reports the following **major proprietary funds**:

The *water fund* accounts for the activities of the City's water operations.

The *sewer fund* accounts for the activities of the City's sewer operations.

The *storm drain* fund accounts for the activities of the City's storm drain operations.

Additionally, the government reports the following fund types:

The *internal service fund* accounts for the fleet management services provided to other departments of the government on a cost reimbursement basis.

As a general rule, the effect of inter fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the general fund by the various enterprise funds for providing administrative services for such funds. Elimination of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Cash and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

The City's temporary cash investments consist of amounts deposited with Utah Public Treasurer's Investment Fund and money market funds. Investments are stated at cost, which approximates fair value.

E. Interfund Transactions

During normal operations, the City has transactions between funds to distribute administrative costs and distribute grant proceeds. These transactions are generally reflected as transfers, which are transfers from a fund authorized to receive certain revenues to the fund through which the resources are to be expended. The General Fund billed the respective enterprise funds for administrative costs associated with billing and collection of utility charges. These changes are reflected as revenues and expenses in the respective funds.

F. Restricted Assets

The City maintains cash balances as required by bond covenants. These amounts are reflected in the financial statements as restricted cash. It is the City's policy to use restricted assets first and then unrestricted assets.

G. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the primary government is depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and structures	30-50
Improvements other than buildings	20-50
Infrastructure	30-50
Machinery and equipment	5-10
Furniture and fixtures	5-10

H. Compensated Absences

City employees accrue earned vacation, sick leave, long-term sick leave, and comp time throughout the year. They are allowed to carry forward all accrued comp, long term sick leave, and up to 240 hours of vacation time into the next calendar year but are encouraged to take their vacation leave within the calendar year in which it is earned. Upon termination of employment, an employee will be compensated for up to 240 hours of unused person time off leave but will forfeit any accumulated sick leave.

Vacation pay is accrued when incurred in proprietary funds and reported as a fund liability. Vacation pay that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it.

I. Taxes

In Utah, county governments assess, levy, collect, and disburse two principal types of tax: (1) personal property tax, which is assessed on business assets other than real estate, and (2) tax on real estate and improvements. Business personal property and real estate taxes attach as an enforceable lien on property as of January 1. Taxes are levied on all business personal property on January 1, and real estate and improvement taxes are levied on January 1 and are payable by November 30. The real property taxes, which are due in November, are reported as a receivable from property taxes on the financial statements. Because these taxes are not considered available to liquidate liabilities of the current period, they are offset by deferred revenue.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (*Continued*)

The City Council is authorized by state statute to levy a tax against all real and personal property located within its boundaries. The Council must set a tax rate by June 22 each year.

The County Treasurer, acting as a tax collector, must settle and disburse all tax collections to all taxing entities on a routine basis.

J. Long-Term Obligations

In the government-wide financial statements and in the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the accrual debt issuance received, are reported as debt service expenditures. Interest expense is not included in the functions of governmental activities.

K. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

L. Deferred Outflows/Inflows of Resources

Beginning with 2013, the City implemented GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* and Statement No. 65, *Items Previously Reported as Assets and Liabilities*. These Statements provide financial reporting guidance to standardize the presentation of deferred outflows of resources and deferred inflows of resources and their effects on a government's net position. They also establish accounting standards and financial reporting standards that reclassify certain items as deferred outflows of resources or deferred inflows of resources that were previously reported as assets and liabilities and recognizes certain items as outflows of resources or inflows of resources that were previously reported as assets and liabilities.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (*Continued*)

In addition to assets, the financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items, bond refunding costs and pension related costs that are reported on the statement of net position as a deferred outflow.

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items, one of which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and pension related costs. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The item, *revenue for future year*, is reported in both the statement of net position and the governmental funds balance sheet. These amounts account for property taxes levied on January 1, 2022, for the 2023 fiscal year.

M. Leases

During the year ended June 30, 2022, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 87, Leases. The new standard establishes a single model for lease accounting based on the principle that leases are financing of a right-to-use-asset. The statements require a lessee to recognize all lease liability and an intangible right-to-use asset, and a lessor to recognize a lease receivable and a deferred inflow of resources. There was no impact to beginning net position in the government-wide financial statements or beginning fund balances as a result of adopting this standard.

Lessee - The City is a lessee for a noncancelable leases of equipment and building. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (a) the discount rate it uses to discount the expected lease payments to present value, (b) lease term, and (c) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City uses its estimated incremental borrowing rate as the discount rate for leases.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term liabilities on the statement of net position.

N. Subscription Payable

The City implemented GASB No. 96, Subscription-Based Information Technology Arrangements (SBITA). The primary objective of this statement is to enhance the relevance and consistency of information about governments' subscription activities. This statement establishes a single model for subscription accounting based on the principle that subscriptions are financing of the right to use an underlying asset. Under this statement, an organization is required to recognize a subscription liability and an underlying right to use subscription asset.

O. Fund Equity

The governmental fund financial statements present fund balances based on a hierarchy that shows, from highest to lowest, the level or form of constraints on fund balance resources and the extent to which the City is bound to honor them. The City first determines and reports non-spendable balances, then restricted, then committed, and so forth. The City's governmental funds beginning balances have been restated to reflect the below classifications. Fund balance classifications are summarized as follows:

- **Non spendable.** This category includes fund balance amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. Fund balance amounts related to inventories, prepaid expenditures, and endowments are classified as non-spendable.
- **Restricted.** This category includes net fund resources that are subject to external constraints that have been placed on the use of the resources either (a) imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.
Restricted fund balance amounts include the following:
 - a) Unspent Impact fees.
 - b) Special Assessments.
- **Committed.** This category includes amounts that can only be used for specific purposes established by formal action of the City Council. Fund balance commitments can only be removed or changed by the same type of resolution of the City Council. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The City Council has not committed any fund balance amounts.
- **Assigned.** This category includes Governmental Fund balance amounts that the City intends to be used for a specific purpose but that are neither restricted nor committed. This intent is expressed by formal action of the City's administration comprised of the City administrative council. This category also includes the remaining positive fund balance for other governmental funds. The City has assigned debt service requirement, storm drain charges, and capital projects.
- **Unassigned.** Residual balances in the Governmental Funds are classified as unassigned.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

It is the City's policy to use restricted, committed, assigned, and then unassigned fund balance. Below is fund balance detail for each category of fund balance in the governmental funds:

	General Fund	Capital Projects Fund	Redevelopment Agency	Parks Impact Fee Fund	Nonmajor Governmental Funds	Total Governmental Funds
Fund Balance:						
Restricted:						
Capital improvements	\$ -	\$ 16,725,666	\$ -	\$ -	\$ -	\$ 16,725,666
Impact fees on hand	149,652	-	-	4,434,372	-	4,584,024
	<u>149,652</u>	<u>16,725,666</u>	<u>-</u>	<u>4,434,372</u>	<u>-</u>	<u>21,309,690</u>
Committed:						
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Assigned:						
Capital improvements	1,479,494	33,530,783	-	-	-	35,010,277
Debt service	-	-	-	-	2,518,043	2,518,043
Redevelopment	-	-	2,304,983	-	-	2,304,983
Cemetery	-	-	-	-	287,764	287,764
	<u>1,479,494</u>	<u>33,530,783</u>	<u>2,304,983</u>	<u>-</u>	<u>2,805,807</u>	<u>40,121,067</u>
Unassigned	10,796,280	-	-	-	-	10,796,280
Total fund balances	<u>\$ 12,425,426</u>	<u>\$ 50,256,449</u>	<u>\$ 2,304,983</u>	<u>\$ 4,434,372</u>	<u>\$ 2,805,807</u>	<u>\$ 72,227,037</u>

P. Use of Estimates

Presenting financial statements in conformity with Generally Accepted Accounting Principles requires management to make certain estimates concerning assets, liabilities, revenues, and expenses. Actual results may vary from these estimates.

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position.

This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (*Continued*)

1. Capital related items:

When capital assets (property, plant, and equipment) that are to be used in governmental activities are purchased or constructed, the cost of these assets is reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the city as a whole.

Cost of capital assets	\$242,571,591
Accumulated depreciation	<u>(62,993,525)</u>
Net adjustment to increase <i>fund balance</i> <i>total governmental funds</i> to arrive at <i>net-</i> <i>assets - governmental activities</i>)	<u>\$179,578,066</u>

2. Long-term assets:

Long-term assets applicable to the City's governmental activities are not available to pay for expenditures of the current period and are, therefore, deferred in the governmental balance sheet.

Special assessment revenue	\$ 212,731
Delinquent property taxes	<u>33,986</u>
Net adjustment to increase <i>fund balance</i> – <i>total governmental funds</i> to arrive at <i>net</i> <i>assets - governmental activities</i>	<u>\$ 246,717</u>

3. Long-term debt transactions:

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities in the fund statements. All liabilities (both current and long-term) are reported in the statement of net assets.

Bonds payable	(\$21,410,000)
Lease Payable	(756,106)
Bond interest payable	(95,256)
Bond premium	(2,079,744)
Net Pension Liability	(860,554)
Compensated absences	(415,572)

Net adjustment to reduce <i>fund balance</i> – <i>total governmental funds</i> to arrive at <i>net position – governmental activities</i>	<u>(\$25,617,232)</u>
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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (Continued)

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net assets of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.”

Capital outlay	\$ 17,311,396
Depreciation expense	(6,693,086)
Net adjustment to increase <i>net changes in fund balances – total governmental funds to arrive at changes in net position of governmental activities</i>	<u>\$ 10,618,310</u>

Another element of that reconciliation states, “The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.”

Principal payments:	
Issuance of long-term debt	\$ (760,720)
Amortization of bond premiums	115,784
Principal paid on bonds and leases	<u>2,486,729</u>
Net adjustment to increase <i>net changes in fund balances – total governmental funds to arrive at changes in net position of governmental activities</i>	<u>\$ 1,841,793</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (Continued)

Another element of that reconciliation states that certain expenses reported in the statement of activities do not require the use of current financial resources and are, therefore, not reported as expenditures in the governmental funds.

Accrued bond interest	\$ 22,784
Pension related costs	197,398
Compensated absences	<u>(43,179)</u>
Net adjustment to increase <i>net changes in fund</i>	
<i>balances – total governmental funds to arrive</i>	
<i>at changes in net position of governmental activities</i>	<u>\$ 177,003</u>

NOTE 3 - BUDGETS AND BUDGETARY ACCOUNTING

Annual budgets are prepared and adopted in accordance with the Uniform Fiscal Procedures Act adopted by the State of Utah. Once a budget has been adopted, it remains in effect until it has been formally revised. Furthermore, in accordance with state law, all appropriations lapse at the end of the budget year. If any obligations are contracted for and are in excess of adopted budget, they are not a valid or enforceable claim against the City. Budgets are adopted on a basis consistent with generally accepted accounting principles. All funds of the City have legally adopted budgets.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 3 - BUDGETS AND BUDGETARY ACCOUNTING *(Continued)*

The City adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- A. On or before the first regularly scheduled meeting of the City Council in May, the City Manager, authorized under state statute to be appointed budget officer, submits a proposed operating budget. The operating budget includes proposed expenditures and the means of financing them.
- B. A public hearing is held, at which time the taxpayers' comments are heard. Notice of the hearing is given in the local newspaper at least seven days prior to the hearing. Copies of the proposed budget are made available for public inspection ten days prior to the public hearing.
- C. On or before June 22, a final balanced budget must be adopted through passage of a resolution for the subsequent fiscal year beginning July 1.
- D. Control of budgeted expenditures is exercised, under state law, at the departmental level. The City Administrator, however, acting as budget officer, has the authority to transfer budget appropriations between line items within any department of any budgetary fund. The City Council, by resolution, has the authority to transfer budget appropriations between the individual departments of any budgetary fund.
- E. Budget appropriations for any department may be reduced by resolution.
- F. A public hearing, as required in (B) above, must be held to increase the total appropriations of any one governmental fund type; however, after the original public hearing, operating and capital budgets of proprietary fund types may be increased by resolution without an additional hearing.
- G. Encumbrances lapse at year end. Encumbered amounts carry over to the following year and are subject to reappropriation. Therefore, no encumbrances are presented in the financial statements.

During the budget year, the City modified the budget using the above procedures.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. At June 30, 2023, the City's cash balance consisted of the following:

	<u>All Fund Types</u>
Cash, cash equivalents, and temporary cash investments	\$ 104,931,386
Cash, cash equivalents, restricted	<u>81,081,757</u>
Total cash and cash equivalents	<u>\$ 186,013,143</u>

While the City's carrying amount of deposits was \$133,918,554, the balance in the City's bank account and cash on hand was \$133,606,304 with the difference being due to outstanding checks and deposits in transit.

A. Deposits

Deposits – Custodial Credit Risk. Custodial risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City follows the requirements of the Utah Money Management Act in handling its depository and investing transactions. The City considers the actions of the State Money Management Council to be necessary and sufficient for adequate protection of its uninsured bank deposits. City funds are deposited in qualified depositories as defined by the Act. The City does not have a deposit policy for custodial credit risk. As of June 30, 2022, the City's custodial credit risk, for deposits were as follows:

<u>Depository Account</u>	<u>Custodial Credit Risk</u>	<u>Balance June 30, 2024</u>
Checking and savings	Insured and collateralized	\$ 250,000
Investment sweep	Uninsured and uncollateralized	<u>7,229,105</u>
Total deposits		<u>\$ 7,479,105</u>

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

B. Investments

The Money Management Act defines the types of securities authorized as appropriate investments for the City and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper classified as “first tier” by two nationally recognized statistical rating organizations, one of which must be Moody’s Investor Services or Standard and Poor’s; bankers’ acceptances; obligations of the U.S. Treasury, including bills, notes, and bonds; bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated “A” or higher, or the equivalent of “A” or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the Utah State Public Treasurer’s Investment Fund. All investments held by the City on June 30, 2023, comply with the provisions of the Act.

The Utah State Treasurer’s Office operates the Public Treasurer’s Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer. The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Section 51-7, Utah Code Annotated, 1953, as amended. The Act established the Money Management Council, which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. The PTIF is considered a cash equivalent for the purposes of the financial statements.

Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses (net of administration fees of the PTIF) are allocated based upon the participant’s average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares. There’s no required participation and no minimum balance or minimum/maximum participant withdrawal requirements.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets
- Level 2: Observable inputs other than quoted market prices
- Level 3: Unobservable inputs

At June 30, 2024, the City had the following recurring fair value measurements.

Investments	Fair Value	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Utah Public Treasurer's Investment Fund	\$ 131,864,011	\$ -	\$ 131,864,011	\$ -
Certificates of deposit	24,884,692	-	24,884,692	
US bonds	5,018,039	5,018,039	-	
US Government, agencies	5,034,281	5,034,281	-	
Corporate Notes	11,425,431	11,425,431	-	
Total Investments	<u>\$ 178,226,454</u>	<u>\$ 21,477,751</u>	<u>\$ 156,748,703</u>	<u>\$ -</u>

- Certificates of deposit and money market accounts are valued using quoted market prices (level 1)
- Utah Public Treasurer's Investment Fund – Application of the June 30, 2024, fair value factor, as calculated by the Utah State Treasurer, to the City's ending balances in the fund. (level 2)
- US bonds, US Government Agencies, and corporate notes are valued using quoted prices for similar securities in active markets. (level 2)

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS (Continued)

The City's investments are managed through participation in the State Public Treasurer's Investment Fund and through a trust arrangement with a local bank, and a liquid asset management account. As of June 30, 2024, the City had the following investments:

Investments	Investment Maturities (in Years)				Quality Ratings
	Less Than 1	1-5	6-10	More than 10	
Utah Public Treasurer's Investment Fund	\$ 131,864,011	\$ -	\$ -	\$ -	Unrated
Certificates of deposit	6,500,111	18,384,581	-	-	Unrated
US Bonds	2,327,042	2,690,997			A1-AAA
US Government or Agencies	1,238,898	3,795,383			A1-AAA
Corporate Bonds	5,403,850.00	6,021,581			A1-AAA
Total investments	<u>\$ 147,333,912</u>	<u>\$ 30,892,542</u>	<u>\$ -</u>	<u>\$ -</u>	

Investments – Interest Rate Risk. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. However, interest rate risk is managed by compliance with the Utah Money Management Act, which provides guidance for handling depository and investing transactions in order to minimize interest rate risk.

Investments – Credit Risk. The City follows the requirements of the Utah Money Management Act in handling its depository and investing transactions. The City funds are deposited in qualified depositories as defined by the Act. The Act also authorizes the City to invest in the Utah Public Treasurers Investment Fund (PTIF), certificates of deposit, U.S. Treasury obligations, U.S. agency issues, restricted mutual funds, and obligations of governmental entities within the State of Utah. The City's investments are invested in accordance with the Act. The State Money Management Council provides regulatory oversight for the investments. The degree of risk of the investments depends on the underlying portfolio. The Act and Council rules govern the financial reporting requirements of qualified depositories in which public funds may be deposited and prescribe the conditions under which the designation of a depository shall remain in effect. If a qualified depository should become ineligible to hold public funds, public treasurers are notified immediately. The City considers the actions of the Council to be necessary and sufficient for adequate protection of its investments. The City has no investment policy that would further limit its investment choices.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

The PTIF operates and reports to participants on a amortized cost basis. The income gains, and losses (net of administration fees) of the PTIF are allocated based on the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

Investments Custodial Credit Risk. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment arrangements primarily invest in the Utah Public Treasurers Investment fund and agencies or in instrumentalities of the United States that meet the allowable investments of the Utah Money Management Act. The City does not have an investment policy for custodial credit risk.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 5 - RECEIVABLES

Receivables as of year end for the government's individual major and nonmajor funds, including the applicable allowances for uncollectible accounts, are as follows:

	General	Capital Projects	RDA	Water	Sewer	Storm Drain	Non major Enterprise	Non major Govt'l	Total
Receivables:									
Accounts	\$ 99,115	\$ -	\$ -	\$ 2,189,371	\$ 809,975	\$ 145,684	\$ 254,145	\$ -	\$ 3,498,290
Interest	148,569	25,833	-	148,541	-	-	-	-	322,943
Taxes	5,663,362	-	10,562,763	-	-	-	-	-	16,226,125
Special									
Assessments	-	26,236	-	-	-	-	-	212,731	238,967
Intergovernmental	480,736	733,274	-	-	-	-	-	-	1,214,010
Less: allowance for uncollectible accounts	(290)	-	-	(4,895)	(1,212)	(251)	(497)	-	(7,145)
	<u>\$ 6,391,492</u>	<u>\$ 785,343</u>	<u>\$ 10,562,763</u>	<u>\$ 2,333,017</u>	<u>\$ 808,763</u>	<u>\$ 145,433</u>	<u>\$ 253,648</u>	<u>\$ 212,731</u>	<u>\$ 21,493,190</u>

NOTE 6 – NOTE RECEIVABLE

During fiscal year 2012, the City sold the golf course to an outside party for \$550,000. The purchase was financed with a note receivable to the City of \$550,000. The note has no interest rate. The outside party will pay the City 10% of its net income annually until the debt is repaid. The note is treated as long term on the financial statements. During fiscal year 2017 the City negotiated with the golf course to amend the original contract to include unpaid utility fees owed to the City in the amount of \$152,908. As of June 30, 2024, the outstanding note balance was \$702,908. This note is reported in the capital projects fund.

During fiscal year 2019, the City entered into an agreement with Mountain Land Association of Governments, in which they agreed to reimburse the City for construction cost of new roads within the City. The construction project is complete, and the City has requested reimbursement. The note will be paid when the Association receives funding in the 2024 funding cycle. The funds were received in 2024 fiscal year.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 7 – INTERFUND RECEIVABLES AND TRANSFERS

Transfers of the City consist of the following:

Transfer In:	General	Capital Projects	Park Impact Fee	Nonmajor Govrmtl.	Business Type	Total
General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nonmajor govtl.	3,021,342	2,209,107	-	-	-	5,230,449
Capital projects	6,199,912	-	-	-	3,040,571	9,240,483
Internal Service	-	-	-	-	-	-
Business type	-	450,000	-	-	-	450,000
Total transfer out	<u>\$ 9,221,254</u>	<u>\$ 2,659,107</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,040,571</u>	<u>\$ 14,920,932</u>

The City transferred monies to support capital project payments in the capital projects fund and to fund debt service in the debt service fund.

Governmental funds report *deferred inflows* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *deferred inflows* reported in the governmental funds were as follows:

	<u>Unavailable</u>	<u>Unearned</u>
Property taxes receivable (general fund)	\$ 2,635,256	\$ 2,635,256
Property taxes receivable (RDA fund)	10,562,763	10,562,763
Property tax delinquent	33,986	
Special assessments (special revenue fund)	<u>212,731</u>	
Total	<u>\$13,444,736</u>	<u>\$ 13,198,019</u>

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 8 – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2024, was as follows:

Primary Government	Beginning			Ending
Governmental activities:	Balance	Increases	Decreases	Balance
Capital assets not being depreciated:				
Land	\$ 6,252,458	\$ 46,741	\$ -	\$ 6,299,199
Construction in progress	2,038,179	9,279,513	510,860	10,806,832
Total capital assets not being depreciated	<u>8,290,637</u>	<u>9,326,254</u>	<u>510,860</u>	<u>17,106,031</u>
Capital assets being depreciated:				
Buildings	5,131,479	312,036	-	5,443,515
Improvements	11,559,740	-	-	11,559,740
Machinery and equipment	8,889,722	991,021	304,333	9,576,410
Infrastructure	176,757,638	20,897,577	-	197,655,215
Right to use - machinery and equipment	469,960	-	-	469,960
Right to use subscription asset	-	760,720	-	760,720
Total capital assets being depreciated	<u>202,808,539</u>	<u>22,961,354</u>	<u>304,333</u>	<u>225,465,560</u>
Less accumulated depreciation for:				
Buildings	1,734,516	140,394	-	1,874,910
Improvements	1,486,932	397,547	-	1,884,479
Machinery and equipment	5,859,804	967,591	304,333	6,523,062
Infrastructure	47,429,891	4,906,262	-	52,336,153
Right to use - machinery and equipment	93,629	102,702	-	196,331
Right to use subscription asset	-	178,590	-	178,590
Total accumulated depreciation	<u>56,604,772</u>	<u>6,693,086</u>	<u>304,333</u>	<u>62,993,525</u>
Total capital assets, being depreciated, net	<u>146,203,767</u>	<u>16,268,268</u>	<u>-</u>	<u>162,472,035</u>
Governmental activities capital assets, net	<u>\$ 154,494,404</u>	<u>\$ 25,594,522</u>	<u>\$ 510,860</u>	<u>\$ 179,578,066</u>
	Beginning			Ending
Business-type activities:	Balance	Increases	Decreases	Balance
Capital assets not being depreciated:				
Construction in progress	\$ 6,755,990	\$ 3,084,186	\$ 4,927,726	\$ 4,912,450
Land	9,065,416	108,500	-	9,173,916
Water shares	1,498,676	-	-	1,498,676
Total capital assets not being depreciated	<u>17,320,082</u>	<u>3,192,686</u>	<u>4,927,726</u>	<u>15,585,042</u>
Capital assets being depreciated:				
Buildings	3,715,254	-	-	3,715,254
Equipment and systems	182,085,049	23,735,264	-	205,820,314
Right to use assets	147,150	-	-	147,150
Total capital assets being depreciated	<u>185,947,453</u>	<u>23,735,264</u>	<u>-</u>	<u>209,682,718</u>
Less accumulated depreciation for:				
Buildings	2,276,210	103,960	-	2,380,170
Equipment and systems	50,390,962	6,230,431	-	56,621,393
Right to use assets	20,846	14,715	-	35,561
Total accumulated depreciation	<u>52,688,018</u>	<u>6,349,106</u>	<u>-</u>	<u>59,037,124</u>
Total capital assets, being depreciated, net	<u>133,259,435</u>	<u>17,386,158</u>	<u>-</u>	<u>150,645,594</u>
Business-type activities capital assets, net	<u>\$ 150,579,517</u>	<u>\$ 20,578,844</u>	<u>\$ 4,927,726</u>	<u>\$ 166,230,636</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 8 - CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:

General government	\$ 200,640
Public safety	2,258
Public works	6,174,832
Planning	-
Community development	315,356
Total depreciation expense - governmental activities	<u>\$ 6,693,086</u>

Business-type activities:

Water	\$ 2,948,230
Sewer	2,255,728
Storm drain	818,245
Garbage	7,746
Total depreciation expense - business-type activities	<u>\$ 6,029,949</u>

Total depreciation expense	<u>\$ 12,723,035</u>
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The City has various construction projects as of June 30, 2024. The City's commitments with contractors are as follows:

Project	Remaining Commitment
Road projects	\$ 551,035
Parks & Recreation	948,320
Water projects	1,855,174
Total	<u>\$ 3,354,529</u>

NOTE 9 – LONG-TERM DEBT

Bonds and notes payable at June 30, 2023, are comprised of the following:

1. \$2,400,000 Eagle Mountain City Special Assessment Bond 2014 (SAA-2014)

This bond requires semiannual payments of interest and annual payments of principal due November 1, 2014 through May 1, 2033, bearing a variable interest rate ranging from 2-5%. The debt service requirements to maturity are as follows:

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 9 – LONG-TERM DEBT (Continued)

Fiscal Year	Principal	Interest	Total
2025	\$ 20,000	\$ 13,512	\$ 33,512
2026	20,000	12,200	32,200
2027	25,000	10,888	35,888
2028	25,000	9,576	34,576
2029	25,000	8,000	33,000
2030-2033	125,000	16,750	141,750
Total	<u>\$ 240,000</u>	<u>\$ 70,926</u>	<u>\$ 310,926</u>

2. \$6,665,000 Eagle Mountain City Sewer Water Quality Board Bond Series 2008

This bond was issued for the construction of a waste water treatment plant expansion. This bond requires annual payments of interest and principal beginning December 2009 through December 2028, bearing an interest rate of 1%. The bond is a reimbursement bond. The total amount of the bond is \$6,665,000. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 460,000	\$ 19,170	\$ 479,170
2026	495,000	14,570	509,570
2027	530,000	9,620	539,620
2028	432,000	4,320	436,320
Total	<u>\$ 1,917,000</u>	<u>\$ 47,680</u>	<u>\$ 1,964,680</u>

3. \$2,536,000 Eagle Mountain City Water Quality Revenue Bond Series 2013

This bond was issued for water system improvements within the City. The bond requires annual principal beginning May 2015, and interest payments beginning May 2014 through May 2034, bearing an interest rate of 1.72%. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 133,000	\$ 20,537	\$ 153,537
2026	136,000	18,197	154,197
2027	138,000	18,395	156,395
2028	140,000	18,232	158,232
2029	143,000	15,873	158,873
2030-2034	637,000	31,870	668,870
Total	<u>\$ 1,327,000</u>	<u>\$ 123,104</u>	<u>\$ 1,450,104</u>

4. \$9,685,000 2014 Water and Sewer Refunding Bond

This bond was used to refund a portion of the original Water and Sewer Bonds. This bond requires annual installments of principal beginning November 2021, and interest due beginning November 2015 through November 2031, bearing interest of 4.00%. The debt service requirements to maturity are as follows:

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 9 – LONG-TERM DEBT (Continued)

Fiscal Year	Principal	Interest	Total
2024	\$ 131,000	\$ 22,824	\$ 153,824
2025	133,000	20,537	153,537
2026	136,000	18,197	154,197
2027	138,000	18,395	156,395
2028	140,000	18,232	158,232
2029-2033	739,000	47,037	786,037
2034	41,000	706	41,706
Total	<u>\$ 1,458,000</u>	<u>\$ 145,928</u>	<u>\$ 1,603,928</u>

5. \$3,690,000 2018A Water and Sewer Refunding Bond

This bond was used to refund the remaining portion of the original 2007 Water and Sewer Bonds. The refunding created future debt savings of \$357,879 and an economic gain of \$306,842. This bond requires annual installments of principal beginning November 2018, and interest due beginning May 2018 through May 2026, bearing interest ranging from 4.75-5.00%. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2024	\$ 235,000	\$ 360,325	\$ 595,325
2025	255,000	351,700	606,700
2026	285,000	340,900	625,900
2027	890,000	317,400	1,207,400
2028	940,000	280,800	1,220,800
2029-2032	6,550,000	586,400	7,136,400
Total	<u>\$ 9,155,000</u>	<u>\$ 2,237,525</u>	<u>\$ 11,392,525</u>

6. \$1,283,000 Series 2018B Water and Sewer Refunding Bond

The Bond was issued to fund various projects in the sewer fund. This bond requires annual principal and semiannual interest payments beginning December 2018 through December 2048, bearing an interest rate of 1%. The debt service requirement to maturity are as follows:

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 9 – LONG-TERM DEBT (Continued)

Fiscal Year	Principal	Interest	Total
2024	\$ 520,000	\$ 43,600	\$ 563,600
2025	545,000	22,300	567,300
2026	285,000	5,700	290,700
Total	<u>\$ 1,350,000</u>	<u>\$ 71,600</u>	<u>\$ 1,421,600</u>

7. \$22,915,000 2022 Sales Tax Revenue Bonds

- The bond was issued to fund road projects within the City. The bond requires annual principal and semi-annual interest payments beginning March 2023 through March 2042, bearing interest ranging from 2.1% to 3.72% the debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2024	\$ 27,000	\$ 11,840	\$ 38,840
2025	28,000	11,570	39,570
2026	28,000	11,120	39,120
2027	29,000	11,010	40,010
2028	29,000	10,720	39,720
2029-2033	160,000	49,050	209,050
2034-2038	185,000	40,550	225,550
2039-2043	204,000	30,870	234,870
2044-2048	216,000	20,430	236,430
2049	278,000	2,780	280,780
Total	<u>\$ 1,184,000</u>	<u>\$ 199,940</u>	<u>\$ 1,383,940</u>

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 9 – LONG-TERM DEBT (Continued)

8. \$2,000,000 Note Payable Utah Department of Transportation

- The note was issued to fund road projects within the City. A grant was authorized by the State of Utah to fund the project. The Grant funds will not be available until 2023. The Note was issued to fund the project until the grant funds become available. The note requires annual principal and interest payments beginning December 2019 through December 2028, bearing an interest rate of 2.98%. The note was retired in 2024.

9. Leases payable

At the end of the year, the City has entered into 5 lease agreements for machinery, buildings and equipment. The combined leases have a combined present value of \$ 626,099. Due to the implementation of Government Accounting Standards Board (GASB) 87, Leasing Standard, the City has recorded these lease obligations as intangible right-to-use or financed purchases in the governmental and business type activities. The intangible right-to-use lease assets will be amortized over the lease term remaining. These assets are recorded in both the governmental wide and business type activity funds. The financed purchase leases will be depreciated over the useful lives of the assets. There are no residual value guarantees in the lease provisions.

The Governmental Activity leases future debt service requirements are as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 101,184	\$ 4,116	\$ 105,300
2026	103,149	7,926	111,075
2027	105,551	4,248	109,799
2028	24,602	2,398	27,000
2029	25,774	1,227	27,001
Total	\$ 360,260	\$ 19,915	\$ 380,175

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 9 – LONG-TERM DEBT (Continued)

The Business Type Activities leases future debt service requirements are as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 14,361	\$ 1,224	\$ 15,585
2026	14,531	1,054	15,585
2027	14,702	882	15,584
2028	14,876	709	15,585
2029	15,052	532	15,584
2030-2032	37,118	584	37,702
Total	<u>\$ 110,640</u>	<u>\$ 4,985</u>	<u>\$ 115,625</u>

10. Subscription-Based Information Technology Agreements (SBITA)

For the year ended June 30, 2024, the financial statements include the adoption of GASB Statement No. 96, Subscription-Based Information Technology Arrangements. The primary objective of this statement is to enhance the relevance and consistency of information about governments' subscription activities. This statement establishes a single model for subscription accounting based on the principle that subscriptions are financings of the right to use an underlying asset. Under this Statement, an organization is required to recognize a subscription liability and an intangible right-to-use subscription asset. For additional information, refer to the disclosures below.

As of June 30, 2024, the City had 2 active subscriptions. The subscriptions have payments that range from \$149,608 to \$215,266 and interest rate of 3.59%. As of June 30, 2024, the total combined value of the subscription liability is \$395,846, and the total combined value of the short-term subscription liability is \$189,431. The combined value of the right to use asset, as of June 30, 2024 of \$760,720 with accumulated amortization of \$93,629 the future lease payments are included below:

Fiscal Year	Principal	Interest	Total
2025	\$ 189,431	\$ 4,208	\$ 193,639
2026	206,415	2,190	208,605
Total	<u>\$ 395,846</u>	<u>\$ 6,398</u>	<u>\$ 402,244</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 9 – LONG-TERM DEBT (Continued)

11. Changes in long term liabilities

Changes in bonds payable, deferred items, leases, and compensated absences during the fiscal year June 30, 2024, were as follows:

	July 1 2023	Additions	Reductions	June 30 2024	Due in One Yr
Governmental Activities:					
Bonds Payable					
2014 Special assessment bond	\$ 285,000	\$ -	\$ 45,000	\$ 240,000	\$ 20,000
Unamortized bond premium	4,868	-	486	4,382	-
2022 Sales Tax Bond	21,885,000	-	715,000	21,170,000	755,000
Unamortized bond premium	2,190,660	-	115,298	2,075,362	-
Total bonds payable	24,365,528	-	875,784	23,489,744	775,000
Leases payable	501,267	-	141,006	360,261	101,184
Notes payable	1,220,849	-	1,220,849	-	-
Subscription payable	-	760,720	364,874	395,846	206,415
Net pension liability	578,529	282,025	-	860,554	-
Compensated absences	367,505	474,938	426,872	415,571	311,679
Gov't activities long-term debt	<u>\$ 27,033,678</u>	<u>\$ 1,517,683</u>	<u>\$ 3,029,385</u>	<u>\$ 25,521,976</u>	<u>\$ 1,394,278</u>
Business-Type Activities:					
Bonds payable:					
2009 sewer revenue bond	\$ 2,483,000	\$ -	\$ 566,000	\$ 1,917,000	\$ 460,000
2013 water quality revenue bond	1,458,000	-	131,000	1,327,000	133,000
2014 water and sewer refunding bond	9,155,000	-	235,000	8,920,000	255,000
Unamortized bond premium	554,114	-	61,568	492,546	-
2018A water and sewer refunding bond	1,350,000	-	520,000	830,000	545,000
Unamortized bond premium	88,928	-	29,644	59,284	-
2018B water and sewer revenue bond	1,184,000	-	27,000	1,157,000	28,000
Total bonds payable	16,273,042	-	1,570,212	14,702,830	1,421,000
Leases payable	124,834	-	14,193	110,641	14,361
Net pension liability	147,271	73,052	-	220,323	-
Compensated absences	86,411	122,241	108,006	100,646	75,484
Business type long-term debt	<u>\$ 16,631,558</u>	<u>\$ 195,293</u>	<u>\$ 1,692,411</u>	<u>\$ 15,134,440</u>	<u>\$ 1,510,845</u>

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 10 – STATE RETIREMENT PLANS (Continued)

Description of plans – Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System), which is a multiple employer, cost sharing, public employee retirement system.
- Tier 2 Public Employees contributory Retirement System (Tier 2 Public Employees System), which is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems are members of the Tier 2 Retirement System

The Utah Retirement System (URS) is established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The URS's defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report which can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org

Benefits Provided – URS Provides retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final average salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year to to 20 years; 2.0% per year over 20 years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year to June 30, 2020 2.00% per year July 1, 2020 to present	Up to 2.5%

*with actuarial reductions

**All post-retirement cost of living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 10 – STATE RETIREMENT PLANS (Continued)

Contributions – As a condition of participation in the plans, employers and/or employees are required to contribute certain percentages of salary and wages, as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates are as follows:

	Employee Paid	Paid by Employer for Employee	Contribution Rates	Employer rate for 401(k) Plan
Contributory System				
111 - Local Governmental Division Tier 2	N/A	N/A	16.01%	0.180%
Noncontributory				
15 - Local Governmental Division Tier 1	N/A	N/A	17.97%	N/A
Firefighters Retirement				
32 - Other Division B	16.71	N/A	6.34%	N/A
132 -Tier 2 DB Hybrid Firefighters	2.59	N/A	14.08%	N/A
Tier 20 DC Only				
211 Local Government	N/A	N/A	6.19%	10.000%
232 - Firefighters	N/A	N/A	0.08%	14.000%

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2023, the employer and employee contributions to the System were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 510,976	N/A
Tier 2 Public Employee System	618,648	1,132
Tier 2 DC Only System	50,156	N/A
	<u>\$ 1,179,780</u>	<u>\$ 1,132</u>

Contributions reported are the URS Board approved required contributions by the System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities of the Tier 1 Systems.

Combined Pension assets, liabilities, expense, and deferred outflows of resources and deferred inflows of resources related to pensions

At June 30, 2024 the City reported a net pension asset of \$0 and a net pension liability of \$1,080,876

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 10 – STATE RETIREMENT PLANS (Continued)

Combined Pension assets, liabilities, expense, and deferred outflows of resources and deferred inflows of resources related to pensions (continued)

	(Measurement Date): December 31, 2023				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2022	Change (Decrease)
Noncontributory System	\$ -	\$ 824,173	0.3553137%	0.3368370%	0.0184767%
Tier 2 Public Employees System	-	256,703	0.1318875%	0.1367281%	-0.0048406%
Total Net Pension Asset/Liability	<u>\$ -</u>	<u>\$ 1,080,876</u>			

The net pension asset and liability were measured as of December 31, 2022, and the total pension liability used to calculate the net pension asset and liability were determined by an actuarial valuation as of January 1, 2022 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the System during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2024, the City recognized pension expense of (\$602,882). At June 30, 2024 the City reported deferred outflows of resources and deferred inflows of resources related to pension plans from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 245,969	\$ 6,819
Changes in assumptions	142,883	11,288
Net difference between projected and actual earnings on the pension plan investments	440,565	2,381,072
Changes in proportion and differences between contributions and proportionate shares of contributions	74,585	-
Contributions subsequent to the measurement date	481,303	-
Total	<u>\$ 1,385,305</u>	<u>\$ 2,399,179</u>

\$481,003 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2022. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2024	\$ 396,216
2025	373,088
2026	563,305
2027	(92,958)
2028	26,608
Thereafter	119,789

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 10 – STATE RETIREMENT PLANS (Continued)

Noncontributory system pension expense, and deferred outflows and inflows of resources

For the year ended June 30, 2024, the City recognized pension expense of \$595,183 for the noncontributory system. At June 30, 2024 the City reported deferred outflows of resources and deferred inflows of resources related to noncontributory pension plans from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 5,577,096	\$ -
Changes in assumptions	247,317	-
Net difference between projected and actual earnings on the pension plan investments	268,014	-
Changes in proportion and differences between contributions and proportionate shares of contributions	14,223	5,236
Contributions subsequent to the measurement date	252,032	-
Total	<u>\$ 6,358,682</u>	<u>\$ 5,236</u>

\$252,032 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2024	\$ 371,724
2025	338,372
2026	503,884
2027	(112,567)
2028	-
Thereafter	-

Tier 2 public employees system pension expense, and deferred outflows and inflows of resources

For the year ended June 30, 2024, the City recognized pension expense of \$335,546. At June 30, 2024 the City reported deferred outflows of resources and deferred inflows of resources related pension plans from the following sources:

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 82,220	\$ 4,204
Changes in assumptions	146,936	203
Net difference between projected and actual earnings on the pension plan investments	- 28,988	- -
Changes in proportion and differences between contributions and proportionate shares of contributions	- 36,651	5,752
Contributions subsequent to the measurement date	335,900	-
Total	<u>\$ 630,695</u>	<u>\$ 10,159</u>

\$335,900 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2023. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2024	\$ 24,492
2025	34,717
2026	59,421
2027	19,609
2028	26,608
Thereafter	119,789

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 10 – STATE RETIREMENT PLANS *(Continued)*

Actuarial assumptions – The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.5-9.5 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expenses, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2020. The retired Mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023, valuation was based on an actuarial experience study for the period ending December 31, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 10 – STATE RETIREMENT PLANS (Continued)

Expected Return Arithmetic Basis				
Asset Class	Target Asset	Long-Term Expected Portfolio		
	Allocation	Real Return Arithmetic Basis	Real Rate of Return	
Equity securities	35%	6.87%	2.40%	
Debt securities	20%	1.54%	0.31%	
Real assets	18%	5.43%	0.98%	
Private equity	12%	9.80%	1.18%	
Absolute return	15%	3.86%	0.58%	
Cash and cash equivalents	0%	0.24%	0.00%	
Totals	100%		5.45%	
	Inflation		2.50%	
	Expected arithmetic nominal return		7.95%	

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50% and a real return of 4.35% that is net of investment expense.

Discount rate – The discount rate used to measure the total pension liability was 6.85%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

Sensitivity of the City’s proportionate share of the net pension asset and liability to changes in the discount rate – The following presents the City’s proportionate share of the net pension liability calculated using the discount rate of 6.85%, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.85%) or 1-percentage-point higher (7.85%) than the current rate:

	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Proportion Share of			
Noncontributory Systems	\$ 4,277,415	\$ 824,173	\$ 2,067,683
Tier 2 Public Employees System	881,996	256,703	228,211
Total	<u>\$ 5,159,411</u>	<u>\$ 1,080,876</u>	<u>\$ 2,295,894</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 10 – STATE RETIREMENT PLANS (Continued)

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but they may also be used as a primary retirement plan. These plans are voluntary tax advantaged retirement savings programs authorized under sections 401(k) and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

Eagle Mountain City participates in the following Defined Contribution Savings plans with the Utah Retirement Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for the fiscal year ended June 30, were as follows:

	<u>2024</u>	<u>2023</u>	<u>2022</u>
401(k) Plan			
Employer Contributions	\$ 307,261	\$ 230,038	\$ 174,303
Employee Contributions	147,575	117,415	78,150
457 Plan			
Employer Contributions	311,640	285,708	246,546
Employee Contributions	260,029	230,029	201,577
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	63,620	52,581	47,051

NOTE 11 - LITIGATION

The City is a defendant in certain legal actions and pending actions or is in process for miscellaneous claims. The ultimate liability that might result from the final resolution of the above matters is not presently determinable. City management is of the opinion that the final outcome of the cases will not have an adverse material affect on the City's financial statements.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

NOTE 12 - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City participates in the Utah Local Governments Trust (a public entity risk pool). All claims are submitted to the Utah Local Governments Trust, which acts as a commercial insurer. The Association is obligated to pay all claims covered by its plan. All claims are subject to a \$5,000 deductible. The deductible is accrued as a current liability when the claim is incurred. The Utah Local Governments Trust covers claims up to \$10,000,000. The City has not incurred a claim in excess of its coverage for any of the past three fiscal years.

NOTE 13 – CONTINGENT LIABILITIES

The City has entered into agreements with various developers to donate infrastructure that will benefit future development within the city. These developers will be repaid with the impact fees collected from those future developments. Because of the fluctuations in the building market within the City and due to the uncertainty of new developments actually being built, the amounts are not reflected as liabilities on the financial statements. They will be recorded as expenses as the future impact fees are received. The amount of outstanding impact fee reimbursement agreements as of the balance sheet date is \$3,915,287.

NOTE 14 – REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY

For the year ended June 30, 2024, the following activity occurred in the City's Redevelopment Agency:

Property Tax Increment Received:

Project Area 1:	
EDA 2012-1	\$ -
Project Area 2:	
Parkside	17,951
Project Area 3:	
Sweetwater	9,746,126
Project Area 4	
Pole Canyon -38	2,449
Project Area 5	
Pole Canyon -53	691,080
Total Tax increment received by RDA	<u><u>\$ 10,457,606</u></u>

Property Tax Increment Expended:

Administrative costs	\$ 176,117
Reimbursements to taxing agency	610,306
Site and Improvements	8,759,718
Total tax increment expended by RDA	<u><u>\$ 9,546,141</u></u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2024

There is a financial benefit between the primary government and the component unit. The component unit is blended because the primary government and the component unit's governing body are substantively the same.

NOTE 15 – SUBSEQUENT EVENTS

In preparing these financial statements, the City has evaluated events and transactions for potential recognition or disclosure through December 14, 2024, the date the financial statements were available to be issued.

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EAGLE MOUNTAIN CITY
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED JUNE 30, 2024

NOTE 1 – CHANGE IN ASSUMPTIONS

Changes include updates to the mortality improvement assumption, salary increase assumption, disability incidence assumption, assumed retirement rates, and assumed termination rates, as recommended with the January 1, 2023 actuarial experience study.

NOTE 2 – BUDGETARY INFORMATION

Budgets for the general fund are adopted and presented on a basis consistent with generally accepted accounting principles.

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REQUIRED SUPPLEMENTAL INFORMATION

EAGLE MOUNTAIN CITY
Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability
June 30, 2024
Last 10 Fiscal Years*

	Fiscal Year	Proportion of the net liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of the total pension liability
Noncontributory System						
	2015	0.3418200%	\$ 1,484,263	\$ 2,830,676	52.4%	90.2%
	2016	0.2882055%	1,630,807	2,337,197	69.78%	87.80%
	2017	0.2514720%	1,606,251	1,989,663	80.73%	87.30%
	2018	0.0251466%	1,101,749	1,913,175	57.59%	91.90%
	2019	0.2619790%	1,928,544	1,990,978	96.86%	87.00%
	2020	0.2694202%	1,015,409	2,003,401	50.68%	93.70%
	2021	0.2809756%	144,124	2,006,669	7.18%	99.20%
	2022	0.2918374%	(1,671,384)	1,997,733	-83.66%	108.70%
	2023	0.3368370%	576,917	2,433,738	23.70%	97.50%
	2024	0.3553137%	824,173	2,716,757	30.34%	96.90%
Tier 2 Public Employees Retirement System						
	2015	0.0903999%	(2,740)	444,513	-0.6%	103.50%
	2016	0.0953808%	(208)	616,135	-0.030%	100.20%
	2017	0.9893570%	11,036	811,348	1.360%	95.10%
	2018	0.1030719%	9,088	1,008,808	0.900%	97.40%
	2019	0.0984386%	42,159	1,149,735	3.670%	90.80%
	2020	0.1095960%	24,649	1,522,444	1.620%	96.50%
	2021	0.1195348%	17,192	1,911,180	0.900%	98.30%
	2022	0.1250546%	(52,928)	2,320,700	-2.280%	103.80%
	2023	0.1367281%	148,882	2,980,518	5.000%	92.30%
	2024	0.1318875%	256,703	3,409,740	7.530%	89.58%

* The amounts presented for each fiscal year were determined as of December 31. In accordance with GASB 68, until a full 10-year trend is compiled, information is presented for those years for which information is available.

EAGLE MOUNTAIN CITY
Required Supplementary Information
Schedule of Contributions
June 30, 2024
Last 10 Fiscal Years*

	Fiscal year ended June 30,	Actuarial Determined Contribution	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contribution as a percentage of covered employee payroll
Noncontributory System	2015	\$ 481,847	\$ 481,847	\$ -	\$ 2,608,808	22.03%
	2016	394,681	394,681	-	2,136,875	22.19%
	2017	355,432	355,432	-	1,924,378	18.47%
	2018	360,046	360,046	-	1,949,357	18.48%
	2019	371,693	371,693	-	2,012,414	18.47%
	2020	367,383	367,383	-	1,989,079	18.47%
	2021	368,150	368,150	-	1,997,741	18.47%
	2022	381,839	381,839	-	2,091,364	18.26%
	2023	462,720	462,720	-	2,607,140	17.75%
	2024	510,976	510,976	-	2,879,332	17.75%
Tier 2 Public Employees Systems	2015	89,317	89,317	-	597,837	13.85%
	2016	98,396	98,396	-	659,935	12.13%
	2017	138,865	138,865	-	931,353	14.91%
	2018	164,524	164,524	-	1,088,839	15.11%
	2019	197,644	197,644	-	1,271,838	15.54%
	2020	279,125	279,125	-	1,782,409	15.66%
	2021	326,682	326,682	-	2,067,607	15.80%
	2022	418,026	418,026	-	2,602,908	16.06%
	2023	499,469	499,469	-	3,119,732	16.01%
	2024	618,648	618,648	-	3,872,984	15.97%
Tier 2 Public Employees DC Only System	2015	979	979	-	14,572	0.00%
	2016	4,526	4,526	-	67,651	10.02%
	2017	9,203	9,203	-	137,568	6.69%
	2018	11,797	11,797	-	152,142	7.75%
	2019	16,523	16,523	-	184,079	8.98%
	2020	14,001	14,001	-	142,010	9.86%
	2021	26,004	26,004	-	324,082	8.02%
	2022	31,890	31,890	-	406,680	7.84%
	2023	40,672	40,672	-	584,283	6.96%
	2024	50,156	50,156	-	738,686	6.79%

* Contributions in Tier 2 include an amortization rate to help the unfunded liabilities in the Tier 1 systems.
Tier 2 systems were created effective July 1, 2011.

** The amounts presented were determined for the Calendar year January 1-December 31. In accordance with
GASB 68, until a full 10-year trend is compiled, information is presented for those years for which
information is available.

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance Detail
Budget to Actual
General Fund
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 17,721,658	\$ 20,551,470	\$ 20,217,231	\$ (334,239)
Licenses and permits	2,671,108	5,359,000	6,084,433	725,433
Intergovernmental	2,347,000	2,682,426	2,657,821	(24,605)
Charges for services	2,539,938	3,022,573	3,073,270	50,697
Impact fees	21,000	31,000	62,557	31,557
Contributions	702,000	1,035,953	1,097,237	61,284
Interest	150,000	288,500	1,667,231	1,378,731
Miscellaneous	-	8,000	12,406	4,406
Total revenues	26,152,704	32,978,922	34,872,186	1,893,264
EXPENDITURES				
Current:				
General government:				
Legislative	257,918	257,918	104,344	153,574
Recorders	726,249	821,249	816,276	4,973
Attorney	332,371	422,371	230,084	192,287
Executive	1,152,887	1,077,887	1,024,594	53,293
Finance	646,705	689,705	648,419	41,286
Engineering	1,141,914	1,412,224	1,278,566	133,658
Human Resource	264,168	274,168	241,395	32,773
Information Technology	813,086	1,620,853	1,573,376	47,477
Public Information	438,356	622,809	452,240	170,569
Building Maintenance	692,681	819,481	676,520	142,961
Total general government	6,466,335	8,018,665	7,045,814	972,851
Public safety				
Police	6,695,094	6,695,094	6,406,847	288,247
Planning and zoning	1,231,135	1,360,291	1,053,553	306,738
Public works				
Streets and Roads	4,106,221	4,431,221	3,986,882	444,339
Parks	2,575,214	2,663,959	2,453,863	210,096
Total public works	6,681,435	7,095,180	6,440,745	654,435
Community development				
Recreation	493,352	493,352	474,439	18,913
Special events	527,139	565,639	524,234	41,405
Building	1,737,304	1,723,504	1,462,092	261,412
Library	752,881	752,881	673,441	79,440
Economic development	768,460	4,126,960	3,036,949	1,090,011
Total community development	4,279,136	7,662,336	6,171,155	1,491,181
Debt Service				
Principal retirement	133,700	133,700	505,880	(372,180)
Interest	823,266	15,867	27,194	(11,327)
Total debt services	956,966	149,567	533,074	(383,507)
Total expenditures	26,310,101	30,981,133	27,651,188	3,329,945
Excess (deficit) of revenues over (under) expenditures	(157,397)	1,997,789	7,220,998	5,223,209
OTHER FINANCING SOURCES (USES)				
Subscriptions proceeds	-	670,000	760,720	90,720
Insurance Proceeds	-	257,000	257,172	172
Transfers out	(5,350,666)	(4,778,135)	(9,221,254)	(4,443,119)
Total other financing sources (uses)	(5,350,666)	(3,851,135)	(8,203,362)	(4,352,227)
Net change in fund balance	(5,508,063)	(1,853,346)	(982,364)	870,982
Fund balances - beginning	13,407,790	13,407,790	13,407,790	-
Fund balances - ending	\$ 7,899,727	\$ 11,554,444	\$ 12,425,426	\$ 870,982

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Redevelopment Agency
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 10,562,763	\$ 10,562,763	\$ 10,457,606	\$ (105,157)
Interest	-	-	433,064	433,064
Total revenues	10,562,763	10,562,763	10,890,670	327,907
EXPENDITURES				
Community Development	10,562,763	10,482,889	9,546,141	936,748
Total expenditures	10,562,763	10,482,889	9,546,141	936,748
Excess (deficit) of revenues over (under) expenditures	-	79,874	1,344,529	1,264,655
OTHER FINANCING SOURCES (USES)				
Operating transfers out	-	(151,349)	-	151,349
Total other financing sources	-	(151,349)	-	151,349
Net change in fund balance	-	(71,475)	1,344,529	1,416,004
Fund balances - beginning	960,454	960,454	960,454	-
Fund balances - ending	\$ 960,454	\$ 888,979	\$ 2,304,983	\$ 1,416,004

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Parks Impact Fee
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Totals	
REVENUES				
Interest	\$ 5,000	\$ 225,000	\$ 371,645	\$ 146,645
Impact fees	1,109,502	4,050,000	4,052,418	2,418
Total revenues	1,114,502	4,275,000	4,424,063	149,063
EXPENDITURES				
Public works	30,000	7,156,224	7,018,628	137,596
Total expenditures	30,000	7,156,224	7,018,628	137,596
Excess (deficit) of revenues over (under) expenditures	1,084,502	(2,881,224)	(2,594,565)	286,659
OTHER FINANCING SOURCES (USES)				
Transfers Out	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	1,084,502	(2,881,224)	(2,594,565)	286,659
Fund balances - beginning	2,820,024	2,820,024	7,028,937	4,208,913
Fund balances - ending	\$ 3,904,526	\$ (61,200)	\$ 4,434,372	\$ 4,495,572

EAGLE MOUNTAIN CITY
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED JUNE 30, 2024

NOTE 1 – CHANGE IN ASSUMPTIONS

The assumption and methods used to calculate the total pension liability remain unchanged from the prior year

NOTE 2 – BUDGETARY INFORMATION

Budgets for the general fund are adopted and presented on a basis consistent with generally accepted accounting principles.

COMBINING AND INDIVIDUAL FUND STATEMENTS

GOVERNMENTAL FUNDS, PROPRIETARY, AND
INTERNAL SERVICE FUNDS

EAGLE MOUNTAIN CITY
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2024

	Debt Service		Special Revenue		Total Nonmajor Governmental Funds
	General Debt Service Fund	Special Assess. Area -2014	Impact Fee Transportation	Cemetery	
ASSETS					
Cash and cash equivalents	\$ -	\$ -	\$ 1,013,316	\$ 288,285	\$ 1,301,601
Restricted cash	2,406,675	111,368	-	-	2,518,043
Receivables (net):					
Special assessments	-	212,731	-	-	212,731
Total assets	<u>\$ 2,406,675</u>	<u>\$ 324,099</u>	<u>\$ 1,013,316</u>	<u>\$ 288,285</u>	<u>\$ 4,032,375</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities:					
Accounts payable & accrued liabilities	\$ -	\$ -	\$ 1,013,316	\$ 521	\$ 1,013,837
Total liabilities	<u>-</u>	<u>-</u>	<u>1,013,316</u>	<u>521</u>	<u>1,013,837</u>
Deferred inflows of resources:					
Deferred for Special Assessments	-	212,731	-	-	212,731
Total deferred inflows of resources:	<u>-</u>	<u>212,731</u>	<u>-</u>	<u>-</u>	<u>212,731</u>
Fund Balances:					
Fund balances restricted for:					
Impact fees	-	-	-	-	-
Assigned for:					
Debt service fund	2,406,675	111,368	-	-	2,518,043
Special revenue funds	-	-	-	287,764	287,764
Total fund balances	<u>2,406,675</u>	<u>111,368</u>	<u>-</u>	<u>287,764</u>	<u>2,805,807</u>
Total Liabilities, Deferred inflows of resources, and fund balances	<u>\$ 2,406,675</u>	<u>\$ 324,099</u>	<u>\$ 1,013,316</u>	<u>\$ 288,285</u>	<u>\$ 4,032,375</u>

EAGLE MOUNTAIN CITY
Combining Statement of Revenues, Expenditures, and Changes in Fund Balance
Nonmajor Governmental Funds
For the Year Ended June 30, 2024

	Debt Service		Special Revenue		Total Nonmajor Governmental Funds
	General Debt Service Fund	Special Assess. Area -2014	Impact Fee Transportation	Cemetery	
REVENUES					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Special assessments	-	34,389	-	-	34,389
Impact fees	-	-	1,417,430	-	1,417,430
Charges for services	-	-	-	52,765	52,765
Interest	134,679	6,410	20,941	12,068	174,098
Total revenues	<u>134,679</u>	<u>40,799</u>	<u>1,438,371</u>	<u>64,833</u>	<u>1,678,682</u>
EXPENDITURES					
Current:					
Public works	-	1,775	3,960,285	-	3,962,060
Community Development	-	-	-	16,985	16,985
Debt service:					
Principal retirement	1,935,849	45,000	-	-	1,980,849
Bond issuance costs	-	-	-	-	-
Interest and fiscal charges	1,147,370	16,412	-	-	1,163,782
Total expenditures	<u>3,083,219</u>	<u>63,187</u>	<u>3,960,285</u>	<u>16,985</u>	<u>7,123,676</u>
Excess revenues over (under) expenditures	<u>(2,948,540)</u>	<u>(22,388)</u>	<u>(2,521,914)</u>	<u>47,848</u>	<u>(5,444,994)</u>
Other financing sources (uses)					
Transfers in	5,295,353	-	1,527,235	-	6,822,588
Transfers out	-	-	(1,592,140)	-	(1,592,140)
Total other financing sources and uses	<u>5,295,353</u>	<u>-</u>	<u>(64,905)</u>	<u>-</u>	<u>5,230,448</u>
Excess revenues and other sources over (under) expend. and other uses	2,346,813	(22,388)	(2,586,819)	47,848	(214,546)
Fund balances - beginning of year	59,862	133,756	2,586,819	239,916	3,020,353
Fund balances - end of year	<u>\$ 2,406,675</u>	<u>\$ 111,368</u>	<u>\$ -</u>	<u>\$ 287,764</u>	<u>\$ 2,805,807</u>

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Special Assessment Area - 2014
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget -
	Original	Final	Totals	Positive (Negative)
REVENUES				
Special assessments	\$ 59,413	\$ 59,413	\$ 34,389	\$ (25,024)
Interest	-	-	6,410	6,410
Total revenues	59,413	59,413	40,799	(18,614)
EXPENDITURES				
Public works	9,750	9,750	1,775	7,975
Debt service				
Principal	30,000	39,000	45,000	(6,000)
Interest and fees	19,663	19,663	16,412	3,251
Total expenditures	59,413	68,413	63,187	5,226
Excess (deficit) of revenues over (under) expenditures	-	(9,000)	(22,388)	(13,388)
OTHER FINANCING SOURCES (USES)				
Total other financing sources	-	-	-	-
Net change in fund balance	-	(9,000)	(22,388)	(13,388)
Fund balances - beginning	133,756	133,756	133,756	-
Fund balances - ending	\$ 133,756	\$ 124,756	\$ 111,368	\$ (13,388)

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Capital Projects Fund
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	\$ 90,000	\$ 90,000	\$ 90,242	\$ 242
Contributions	-	-	-	-
Charges for Services	-	-	-	-
Interest	-	-	2,396,215	2,396,215
Total Revenues	90,000	90,000	2,486,457	2,396,457
EXPENDITURES				
Current:				
Public Works	-	-	-	-
Capital outlay	1,112,000	17,846,594	3,527,113	14,319,481
Total expenditures	1,112,000	17,846,594	3,527,113	14,319,481
Excess (deficit) of revenues over (under) expenditures	(1,022,000)	(17,756,594)	(1,040,656)	16,715,938
OTHER FINANCING SOURCES (USES)				
Proceeds from issuance of long-term debt	-	-	-	-
Transfers in	566,099	5,545,618	9,240,483	3,694,865
Transfers out	(450,000)	(2,671,109)	(2,659,107)	12,002
Total other financing sources (uses)	116,099	2,874,509	6,581,376	3,706,867
Net change in fund balance	(905,901)	(14,882,085)	5,540,720	20,422,805
Fund balances - beginning	44,715,729	44,715,729	44,715,729	-
Fund balances - ending	\$ 43,809,828	\$ 29,833,644	\$ 50,256,449	\$ 20,422,805

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Transportation Impact Fee
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Totals	
REVENUES				
Interest	\$ 10,000	\$ 10,000	\$ 20,941	\$ 10,941
Impact fees	992,000	1,400,000	1,417,430	17,430
Total revenues	<u>1,002,000</u>	<u>1,410,000</u>	<u>1,438,371</u>	<u>28,371</u>
EXPENDITURES				
Public works	-	3,721,104	3,960,285	(239,181)
Debt service:	-	-	-	-
Total expenditures	<u>-</u>	<u>3,721,104</u>	<u>3,960,285</u>	<u>(239,181)</u>
Excess (deficit) of revenues over (under) expenditures	<u>1,002,000</u>	<u>(2,311,104)</u>	<u>(2,521,914)</u>	<u>(210,810)</u>
OTHER FINANCING SOURCES (USES)				
Operating transfers in		1,171,109	1,527,235	356,126
Operating transfers out	<u>(1,826,362)</u>	<u>(1,826,362)</u>	<u>(1,592,140)</u>	<u>234,222</u>
Total other financing sources	<u>(1,826,362)</u>	<u>(655,253)</u>	<u>(64,905)</u>	<u>590,348</u>
Net change in fund balance	(824,362)	(2,966,357)	(2,586,819)	379,538
Fund balances - beginning	<u>2,586,819</u>	<u>2,586,819</u>	<u>2,586,819</u>	<u>-</u>
Fund balances - ending	<u>\$ 1,762,457</u>	<u>\$ (379,538)</u>	<u>\$ -</u>	<u>\$ 379,538</u>

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Cemetery Fund
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Totals	
REVENUES				
Charges for Services	\$ 63,500	\$ 63,500	\$ 52,765	\$ (10,735)
Interest	-	-	12,068	12,068
Total revenues	63,500	63,500	64,833	1,333
EXPENDITURES				
Community Development	83,134	83,134	16,985	66,149
Total expenditures	83,134	83,134	16,985	66,149
Excess (deficit) of revenues over (under) expenditures	(19,634)	(19,634)	47,848	67,482
OTHER FINANCING SOURCES (USES)				
Operating Transfers In	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	(19,634)	(19,634)	47,848	67,482
Fund balances - beginning	239,916	239,916	239,916	-
Fund balances - ending	\$ 220,282	\$ 220,282	\$ 287,764	\$ 67,482

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Debt Service Fund
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Interest	\$ -	\$ -	\$ 134,679	\$ 134,679
Total revenues	-	-	134,679	134,679
EXPENDITURES				
Debt service				
Principal	911,386	1,936,395	1,935,849	546
Interest and fees	1,134,586	1,159,577	1,147,370	12,207
Total expenditures	2,045,972	3,095,972	3,083,219	12,753
Excess (deficit) of revenues over (under) expenditures	(2,045,972)	(3,095,972)	(2,948,540)	147,432
OTHER FINANCING SOURCES (USES)				
Transfers In	2,045,972	2,043,969	5,295,353	3,251,384
Total other financing sources	2,045,972	2,043,969	5,295,353	3,251,384
Net change in fund balance	2,045,972	(1,052,003)	2,346,813	3,398,816
Fund balances - beginning	59,862	59,862	59,862	-
Fund balances - ending	\$ 2,105,834	\$ (992,141)	\$ 2,406,675	\$ 3,398,816

EAGLE MOUNTAIN CITY
Combining Statement of Net Position
Internal Service Funds
June 30, 2024

	<u>Fleet</u>	<u>Utility Billing</u>	<u>GIS Services</u>	<u>Total</u>
<u>ASSETS</u>				
Current assets:				
Cash and cash equivalents	\$ 1,804,797	706	\$ 475,746	\$ 2,281,249
Accounts receivable - net	-	76	-	76
Due from other funds	-	-	-	-
Total current assets	<u>1,804,797</u>	<u>782</u>	<u>475,746</u>	<u>2,281,325</u>
Noncurrent assets:				
Land, equipment, buildings and improvements	6,105,033	13,996	34,582	6,153,611
Less: Accumulated depreciation	<u>(4,028,432)</u>	<u>(13,996)</u>	<u>(34,582)</u>	<u>(4,077,010)</u>
Total noncurrent assets	<u>2,076,601</u>	<u>-</u>	<u>-</u>	<u>2,076,601</u>
Total assets	<u>3,881,398</u>	<u>782</u>	<u>475,746</u>	<u>4,357,926</u>
<u>DEFERRED OUT FLOW OF RESOURCES</u>				
Pension related costs	<u>39,168</u>	<u>23,019</u>	<u>26,814</u>	<u>89,001</u>
<u>LIABILITIES</u>				
Current liabilities:				
Accounts payable and accrued liabilities	119,021	6,554	7,321	132,896
Due to other funds	-	-	-	-
Compensated absences - current	9,965	2,790	4,565	17,321
Current portion of long-term debt	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total current liabilities	<u>128,986</u>	<u>9,344</u>	<u>11,886</u>	<u>150,217</u>
Noncurrent liabilities:				
Compensated absences - net of current	3,322	930	1,522	5,774
Net pension liability	<u>21,452</u>	<u>12,472</u>	<u>14,506</u>	<u>48,430</u>
Total noncurrent liabilities	<u>24,774</u>	<u>13,402</u>	<u>16,028</u>	<u>54,204</u>
Total liabilities	<u>153,760</u>	<u>22,746</u>	<u>27,914</u>	<u>204,420</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>				
Pension related costs	<u>276</u>	<u>184</u>	<u>217</u>	<u>677</u>
Net Position:				
Net investment in capital assets	2,076,601	-	-	2,076,601
Unrestricted	<u>1,689,929</u>	<u>871</u>	<u>474,429</u>	<u>2,165,229</u>
Total net Position	<u>\$ 3,766,530</u>	<u>\$ 871</u>	<u>\$ 474,429</u>	<u>\$ 4,241,830</u>

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EAGLE MOUNTAIN CITY
Combining Statement of Revenues, Expenses, and Changes in Fund Net Position
Internal Service Funds
For the Year Ended June 30, 2024

	Fleet	Utility Billing	GIS Services	Total
Operating revenues:				
Charges for services	\$ 1,372,829	\$ 302,836	\$ 352,449	\$ 2,028,114
Other operating revenue	66,804	-	-	66,804
Total operating revenues	1,439,633	302,836	352,449	2,094,918
Operating expenses:				
Salaries and wages	267,336	191,036	162,829	621,201
Purchased services	73,476	283,539	52,350	409,365
Materials and supplies	395,533	120	-	395,653
Depreciation and amortization	724,329	-	-	724,329
Miscellaneous	-	1,724	3,322	5,046
Total operating expenses	1,460,674	476,419	218,501	2,155,594
Operating income	(21,041)	(173,583)	133,948	(60,676)
Nonoperating revenues (expenses):				
Interest revenue	94,896	4,719	17,144	116,759
Gain (Loss) on sale of assets	173,745	-	-	173,745
Total nonoperating revenues (expenses)	268,641	4,719	17,144	290,504
Net income (loss) before contributions and transfers	247,600	(168,864)	151,092	229,828
Contributions and transfers				
Total contributions and transfers	-	-	-	-
Change in net Position	247,600	(168,864)	151,092	229,828
Total net position - beginning	3,518,930	169,735	323,337	4,012,002
Total net position - ending	\$ 3,766,530	\$ 871	\$ 474,429	\$ 4,241,830

EAGLE MOUNTAIN CITY
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2024

	Fleet	Utility Billing	GIS Services	Total
Cash Flows From Operating Activities				
Receipts from customers	\$ 1,445,153	\$ 302,711	\$ 352,449	\$ 2,100,313
Payments to employees	(271,246)	(194,865)	(161,797)	(627,908)
Payments to suppliers	(389,004)	(285,610)	(52,065)	(726,679)
Net cash provided (used) by operating activities	<u>784,903</u>	<u>(177,764)</u>	<u>138,587</u>	<u>745,726</u>
Cash Flows From Noncapital Financing Activities				
Net cash provided (used) by noncapital financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cash Flows From Capital and Related Financing Activities				
Proceeds from the sale of assets	173,745	-	-	173,745
Acquisition of capital assets	(722,235)	-	-	(722,235)
Net cash provided (used) by capital and related financing activities	<u>(548,490)</u>	<u>-</u>	<u>-</u>	<u>(548,490)</u>
Cash Flows From Investing Activities				
Interest and dividends received	94,896	4,719	17,144	116,759
Net cash provided (used) by investing and related financing activities	<u>94,896</u>	<u>4,719</u>	<u>17,144</u>	<u>116,759</u>
Net increase (decrease) in cash and cash equivalents	331,309	(173,045)	155,731	313,995
Cash and cash equivalents - beginning	1,473,488	173,751	320,015	1,967,254
Cash and cash equivalents (deficit) - end	<u>\$ 1,804,797</u>	<u>\$ 706</u>	<u>\$ 475,746</u>	<u>\$ 2,281,249</u>
Reconciliation of operating income to net cash provided (used) by operating activities:				
Operating income	\$ (21,041)	\$ (173,583)	\$ 133,948	\$ (60,676)
Adjustments to reconcile operating income to net cash provided (used) by				
Depreciation expense	724,329	-	-	724,329
(Increase)/decrease in accounts receivable	5,520	(125)	-	5,395
(Increase)/decrease in net pension asset	-	-	-	-
(Increase)/decrease in deferred outflows	(14,581)	(6,447)	(7,154)	(28,182)
Increase/(decrease) in accounts payable	80,005	(227)	3,607	83,385
Increase/(decrease) in net pension liability	8,572	3,790	4,206	16,568
Increase/(decrease) in deferred inflows	11	5	6	22
Increase/(decrease) in compensated absences	2,088	(1,177)	3,974	4,885
Total adjustments	<u>805,944</u>	<u>(4,181)</u>	<u>4,639</u>	<u>806,402</u>
Net cash provided (used) by operating activities	<u>\$ 784,903</u>	<u>\$ (177,764)</u>	<u>\$ 138,587</u>	<u>\$ 745,726</u>

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STATISTICAL SECTION

FINANCIAL TRENDS

Pages 90-95 of the Statistical Section of this report show financial trends in the City over the last ten years, both for governmental activities as well as business-type activities (proprietary or enterprise funds). This section contains tables, schedules, and information that show trends and variances. They are designed to help the constituents and other users understand the city's financial performance over time, as well changes in balances.

EAGLE MOUNTAIN CITY Net Position by Component Last Ten Fiscal Years (accrual basis of accounting)

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Governmental activities										
Invested in capital assets*	\$ 59,048,455	\$ 66,092,722	\$ 76,834,279	\$ 77,979,425	\$ 88,966,275	\$ 105,517,474	\$ 119,838,195	\$ 137,057,292	\$ 145,394,692	\$ 171,878,790
Restricted	1,081,833	1,642,085	1,107,530	2,061,683	2,712,487	5,629,857	5,950,178	34,272,798	26,860,274	21,309,690
Unrestricted	6,694,321	5,176,939	6,950,460	7,865,614	7,919,700	18,283,015	28,292,235	11,872,620	25,255,655	34,591,453
Total governmental activities	<u>66,824,609</u>	<u>72,911,746</u>	<u>84,892,269</u>	<u>87,906,722</u>	<u>99,598,462</u>	<u>129,430,346</u>	<u>154,080,608</u>	<u>183,202,710</u>	<u>197,510,621</u>	<u>227,779,933</u>
Business-type activities										
Invested in capital assets*	32,767,922	38,007,144	43,226,694	62,953,936	78,428,437	101,889,316	104,644,731	123,643,242	134,784,885	151,954,310
Restricted	1,239,952	2,992,801	4,132,156	4,974,285	12,311,560	20,270,583	23,710,217	28,593,558	27,543,200	28,188,198
Unrestricted	19,392,299	17,900,677	18,406,880	20,179,446	19,101,283	17,016,866	18,984,840	23,710,494	28,918,138	44,730,829
Total business-type activities net position	<u>53,400,173</u>	<u>58,900,622</u>	<u>65,765,730</u>	<u>88,107,667</u>	<u>109,841,280</u>	<u>139,176,765</u>	<u>147,339,788</u>	<u>175,947,294</u>	<u>191,246,223</u>	<u>224,873,337</u>
Primary government										
Invested in capital assets*	91,816,377	104,099,866	120,060,973	140,933,361	167,394,712	207,406,790	224,482,926	260,700,534	280,179,577	323,833,100
Restricted	2,321,785	4,634,886	5,239,686	7,035,968	15,024,047	25,900,440	36,905,066	63,671,099	55,248,280	49,497,888
Unrestricted	26,086,621	23,077,616	25,357,340	28,045,061	27,020,983	35,299,881	40,032,404	35,583,114	54,173,793	79,322,282
Total primary government net position	<u>\$ 120,224,783</u>	<u>\$ 131,812,368</u>	<u>\$ 150,657,999</u>	<u>\$ 176,014,390</u>	<u>\$ 209,439,742</u>	<u>\$ 268,607,111</u>	<u>\$ 301,420,396</u>	<u>\$ 359,954,747</u>	<u>\$ 389,601,650</u>	<u>\$ 452,653,270</u>

Source: Eagle Mountain City

*Net of Related Debt

EAGLE MOUNTAIN CITY
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Expenses										
Government activities:										
General government	\$ 2,555,214	\$ 3,257,256	\$ 3,075,688	\$ 3,251,578	\$ 3,544,085	\$ 3,501,474	\$ 4,114,283	\$ 4,210,857	\$ 6,843,799	\$ 6,890,932
Public safety	2,352,818	2,286,418	2,332,378	2,550,530	2,682,316	3,019,448	3,921,185	4,693,496	5,482,032	6,409,105
Highways & public works	6,730,966	6,496,475	7,506,410	7,023,575	9,405,363	10,116,835	9,215,444	8,840,825	9,905,619	10,742,221
Community development	876,459	1,174,443	1,281,716	2,088,942	1,995,945	2,143,788	2,592,049	6,481,068	11,619,237	15,272,373
Planning	395,512	380,673	508,154	468,853	475,935	432,853	439,936	426,098	885,935	1,002,446
Interest on long-term debt	160,767	166,707	68,597	62,215	54,343	49,203	178,385	249,625	617,768	1,052,408
Total governmental activities expense	13,071,736	13,761,972	14,772,943	15,445,693	18,157,987	19,263,602	20,461,282	24,901,969	35,354,390	41,369,485
Business-type activities										
Water utility	3,589,243	4,077,461	4,217,435	4,500,613	4,989,887	6,834,214	28,511,496	7,923,646	9,535,804	12,364,826
Sewer utility	3,510,591	3,923,954	4,004,069	3,988,418	4,475,542	4,785,726	5,487,893	6,044,020	7,238,947	8,494,131
Electric utility	9,834,298	95,183	61,235	-	-	-	-	-	-	-
Gas utility	3,452,371	79,069	61,731	-	-	-	-	-	-	-
Golf Course	-	-	-	-	-	-	-	-	-	-
Storm Drain	-	-	-	921,619	952,274	1,024,911	1,207,876	1,326,680	1,470,574	1,622,562
Non Major Business	1,031,895	1,148,040	1,310,495	1,342,353	1,717,825	1,384,721	1,518,858	1,910,594	2,238,884	2,587,106
Total business-type activities expense	21,418,398	9,323,707	9,654,965	10,753,003	12,135,528	14,029,572	36,726,123	17,204,940	20,484,209	25,068,625
Total primary government expenses	34,490,134	23,085,679	24,427,908	26,198,696	30,293,515	33,293,174	57,187,405	42,106,909	55,838,599	66,438,110
Program Revenues										
Governmental activities										
Charges for services:	3,574,307	4,569,333	4,898,084	5,065,769	6,258,526	7,422,231	12,068,623	8,449,940	5,368,857	8,906,466
Operating grants and contributions	14,442	52,235	24,429	20,065	32,444	1,457,357	3,805,907	2,115,144	2,400,624	2,629,988
Capital grants and contribuitions	10,865,051	10,001,603	13,384,998	13,747,878	14,042,049	24,244,422	17,155,525	30,651,138	14,223,013	21,563,867
Total governmental activities programs revenues	14,453,800	14,623,171	18,307,511	18,833,712	20,333,019	33,124,010	33,030,055	41,216,222	21,992,494	33,100,321
Business-type activities:										
Charges for services:	20,171,460	11,472,554	13,254,589	15,561,474	18,006,742	22,003,328	26,739,371	28,266,925	26,930,003	26,476,494
Operating grants and contributions	-	-	-	-	-	-	-	-	-	-
Capital grants and contributions	4,418,845	3,431,786	6,250,205	10,420,966	17,257,782	27,754,625	28,075,972	13,806,665	8,893,198	33,965,009
Total business-type activities program revenues	24,590,305	14,904,340	19,504,794	25,982,440	35,264,524	49,757,953	54,815,343	42,073,590	35,823,201	60,441,503
Total primary governmental program revenues	39,044,105	29,527,511	37,812,305	44,816,152	55,597,543	82,881,963	87,845,398	83,289,812	57,815,695	93,541,824

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Changes in Net Position (cont.)
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Net (Expense)/Revenue										
Governmental activities	\$ 1,382,064	\$ 861,199	\$ 3,534,568	\$ 3,388,019	\$ 2,175,032	\$ 13,860,408	\$ 12,568,773	\$ 16,314,253	\$ (13,361,896)	\$ (8,269,164)
Business-type activities	3,171,907	5,580,633	9,849,829	15,229,437	23,128,996	35,728,381	18,089,220	24,868,650	15,338,992	35,372,878
Total Primary government net expense	<u>4,553,971</u>	<u>6,441,832</u>	<u>13,384,397</u>	<u>18,617,456</u>	<u>25,304,028</u>	<u>49,588,789</u>	<u>30,657,993</u>	<u>41,182,903</u>	<u>1,977,096</u>	<u>27,103,714</u>
General Revenues and Other Changes in Net Position										
Governmental activities										
Taxes										
Property taxes	1,089,674	1,202,258	1,377,090	1,488,313	1,693,461	1,873,536	2,210,764	5,470,054	10,264,161	13,175,044
General sales & use tax	2,478,132	2,751,058	3,139,809	3,659,450	4,344,548	5,333,067	6,914,164	8,653,171	10,088,821	11,122,408
Franchise tax	870,287	1,110,170	1,224,569	1,196,977	1,224,736	1,868,869	2,730,163	3,410,186	4,634,584	6,351,030
Other	-	-	-	-	-	-	-	-	-	257,172
Interest earnings	43,559	82,267	204,058	394,194	858,582	503,107	226,399	(181,963)	2,682,242	5,042,253
Contribution of assets from Utility Funds	3,852,118	-	-	-	-	-	-	-	-	-
Gain (loss) on sale of capital assets	(297,188)	-	-	-	-	-	-	-	-	-
Transfers	195,519	80,184	2,684,721	(7,112,500)	1,395,382	6,392,896	-	-	-	-
Total Governmental activities	<u>8,232,101</u>	<u>5,225,937</u>	<u>8,630,247</u>	<u>(373,566)</u>	<u>9,516,709</u>	<u>15,971,475</u>	<u>12,081,490</u>	<u>17,351,448</u>	<u>27,669,808</u>	<u>35,947,907</u>
Other Business-type activities:										
Gain (loss) on disposition of capital assets	6,234,012	-	-	-	-	-	-	-	-	-
Contribution of assets from Utility Funds	(3,852,118)	-	-	-	-	-	-	-	-	-
Transfers	(195,519)	(80,184)	(2,684,721)	7,112,500	(1,395,382)	(6,392,896)	-	-	-	-
Total Other Business-type activities	<u>2,186,375</u>	<u>(80,184)</u>	<u>(2,684,721)</u>	<u>7,112,500</u>	<u>(1,395,382)</u>	<u>(6,392,896)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in Net Position										
Governmental activities	9,614,165	6,087,136	12,164,815	3,014,453	11,691,741	29,831,883	24,650,263	33,665,701	14,307,912	27,678,743
Business-type activities	<u>5,358,282</u>	<u>5,500,449</u>	<u>7,165,108</u>	<u>22,341,937</u>	<u>21,733,614</u>	<u>29,335,485</u>	<u>18,089,220</u>	<u>24,868,650</u>	<u>15,338,992</u>	<u>35,372,878</u>
Total primary government	<u>\$ 14,972,447</u>	<u>\$ 11,587,585</u>	<u>\$ 19,329,923</u>	<u>\$ 25,356,390</u>	<u>\$ 33,425,355</u>	<u>\$ 59,167,368</u>	<u>\$ 42,739,483</u>	<u>\$ 58,534,351</u>	<u>\$ 29,646,904</u>	<u>\$ 63,051,621</u>

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
General Fund										
Restricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,281,839	\$ 1,113,912	\$ 149,652
Assigned						\$ 1,859,802			3,738,826	1,479,494
Unassigned	2,162,826	3,070,888	2,959,323	2,862,311	3,489,448	3,649,092	13,954,685	11,442,122	8,555,052	10,796,280
Total general fund	<u>\$ 2,162,826</u>	<u>\$ 3,070,888</u>	<u>\$ 2,959,323</u>	<u>\$ 2,862,311</u>	<u>\$ 3,489,448</u>	<u>\$ 3,649,092</u>	<u>\$ 15,814,487</u>	<u>\$ 14,723,961</u>	<u>\$ 13,407,790</u>	<u>\$ 12,425,426</u>
All Other Governmental Funds										
Restricted	\$ 1,934,908	\$ 2,350,766	\$ 2,463,417	\$ 3,433,976	\$ 3,180,962	\$ 6,372,591	\$ 13,194,849	\$ 3,633,433	\$ 26,773,329	\$ 21,160,038
Assigned	965,104	428,063	2,303,926	1,771,422	1,628,073	12,572,709	5,602,090	17,067,999	27,558,156	33,530,783
Unassigned reported in										
Special Revenue Funds								5,588,380	1,393,988	5,110,790
Capital Projects Funds								25,003,301		
Nonmajor										
Total all other governmental funds	<u>\$ 2,900,012</u>	<u>\$ 2,778,829</u>	<u>\$ 4,767,343</u>	<u>\$ 5,205,398</u>	<u>\$ 4,809,035</u>	<u>\$ 18,945,300</u>	<u>\$ 18,796,939</u>	<u>\$ 51,293,113</u>	<u>\$ 55,725,473</u>	<u>\$ 59,801,611</u>

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Revenues										
Taxes	\$ 4,438,660	\$ 5,060,489	\$ 5,734,815	\$ 6,344,105	\$ 7,258,837	\$ 9,073,784	\$ 11,847,831	\$ 17,529,450	\$ 24,973,656	\$ 30,674,837
Licenses, fees, and permits	1,662,088	2,214,940	2,895,474	3,454,239	4,745,362	5,939,075	10,434,703	6,384,743	3,039,285	6,084,433
Intergovernmental	821,777	948,648	1,336,283	1,520,620	1,479,142	2,217,260	3,944,005	6,978,211	8,108,720	2,748,063
Charges for services	1,855,281	2,039,483	1,686,659	1,304,991	1,347,173	1,476,898	1,632,420	2,203,867	2,807,758	3,126,035
Special assessments	422,258	1,922,459	307,641	258,551	225,728	170,868	228,219	195,754	73,832	34,389
Investment earnings									2,682,242	5,042,253
Contributions	-	-	-	-	-	1,316,880	-	1,604,159	2,289,659	1,097,237
Impact fees	1,523,058	2,024,613	3,308,604	3,402,318	3,250,639	5,356,167	9,007,320	6,748,741	2,885,474	5,532,405
Miscellaneous	313,700	767,731	666,876	1,310,833	2,304,165	1,496,089	268,299	257,647	8,885	12,406
Total Revenues	11,036,822	14,978,363	15,936,352	17,595,657	20,611,046	27,047,021	37,362,797	41,902,572	46,869,511	54,352,058
Expenditures										
Current:										
General Government	2,617,687	3,222,850	3,027,034	3,294,126	3,421,616	3,455,632	4,147,767	4,543,769	7,086,339	7,045,814
Community Development	1,106,656	1,245,069	1,217,788	2,122,126	2,026,336	2,199,085	2,502,292	6,422,547	11,525,090	15,734,281
Public Works	3,136,684	2,880,937	4,799,868	5,087,135	6,683,232	6,732,075	7,015,979	6,017,292	6,740,280	17,421,433
Public Safety	2,367,014	2,286,418	2,332,378	2,550,530	2,688,014	3,024,814	3,918,627	4,690,939	5,475,190	6,406,847
Planning and Zoning	386,939	415,180	487,486	492,349	469,353	447,889	517,105	630,500	1,281,849	1,053,553
Finance & Admin. Services										
Tax Increment Distributions										
Debt service										
Principal Retirement	940,000	1,817,000	180,000	155,000	140,000	220,000	551,766	390,957	1,515,953	2,486,729
Bond Issuance Costs	-	-	-							
Interest and Fiscal Charges	277,744	180,379	70,618	64,152	54,588	49,238	155,128	83,321	812,915	1,190,976
Capital Outlay	1,664,752	2,223,822	4,444,671	6,597,297	8,906,776	5,015,276	7,131,814	8,603,999	9,778,766	3,527,113
Total expenditures	12,497,476	14,271,655	16,559,843	20,362,715	24,389,915	21,144,009	25,940,478	31,383,324	44,216,382	54,866,746
Excess of revenues over (under) expenditure	(1,460,654)	706,708	(623,491)	(2,767,058)	11,422,319	11,422,319	11,422,319	2,653,129	2,653,129	(514,688)

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Changes in Fund Balances, Governmental Funds (cont.)
Last Ten Fiscal Years
(modified accrual basis of accounting)

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Other Financing Sources (Uses)										
Issuance of long term debt								\$ (220,958)	\$ -	
Proceeds from Issuance of Long-Term Debt						\$ 2,000,000	\$ 257,732	25,220,958		
Subscription Financing										760,720
Insurance Proceeds										257,172
Lease Proceeds									463,060	
Proceeds from Asset Disposals	\$ 497,516						336,983	430,000		
Loss on Grant Noncompliance	(412,000)									
Debt Proceeds										
Contributions					\$ 2,614,261					
Transfer in	2,154,692	\$ 1,802,835	\$ 6,527,733	\$ 6,091,881	6,050,244	12,578,357	351,840	20,280,048	7,455,877	16,063,071
Transfers out	(2,081,434)	(1,722,651)	(3,843,012)	(2,983,780)	(4,654,862)	(6,185,461)	(351,840)	(24,823,648)	(7,455,877)	(13,472,501)
Total other financing sources (uses)	158,774	80,184	2,684,721	3,108,101	4,009,643	8,392,896	594,715	20,886,400	463,060	3,608,462
Net change in fund balances	\$ (1,301,880)	\$ 786,892	\$ 2,061,230	\$ 9,011,113	\$ 15,431,962	\$ 19,815,215	\$ 12,017,034	\$ 23,539,529	\$ 3,116,189	\$ 3,093,774
Debt service as a percentage of noncapital expenditures	12.67%	19.87%	2.11%	1.62%	1.27%	1.70%	3.91%	2.13%	7.25%	7.72%

Source: Eagle Mountain City

REVENUE CAPACITY

Pages 96-103 of the Statistical Section of this report show the revenue capacity for the City from taxes and fees. Also shown are taxable values for property within the City. This section contains information to help the constituent assess the city's most significant local revenue sources: Property tax, sales tax, and water revenue

EAGLE MOUNTAIN CITY Assessed Value and Estimated Actual Value of Taxable Property Last Ten Fiscal Years

Fiscal Year	Residential Property (1)	Commercial and Industrial Property (2)	Agricultural Property	FAA	Unimproved Non FAA-Vacant	Centrally Assessed Values	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Actual Market Value
2015	694,523,745	19,539,846	3,722,200	1,017,153	74,765,712	33,648,886	113,153,951	714,063,591	0.1192%	1,298,297,438
2016	790,828,684	21,392,771	3,835,800	984,050	104,647,449	39,069,499	148,536,798	812,221,455	0.1118%	1,476,766,282
2017	906,140,094	31,143,681	3,824,900	1,120,838	104,011,021	56,115,663	165,072,422	937,283,775	0.1081%	1,704,152,318
2018	1,067,667,701	39,055,681	3,801,500	1,131,057	102,934,380	68,680,398	176,547,335	1,106,723,382	0.1011%	2,012,224,331
2019	1,297,402,260	35,740,400	4,614,600	1,131,645	137,319,730	75,834,551	218,900,526	1,333,142,660	0.0924%	2,156,381,254
2020	1,600,758,645	70,638,537	4,960,000	1,062,090	184,344,330	82,271,632	272,638,052	1,944,035,234	0.0825%	3,253,185,989
2021	1,896,995,585	183,165,790	4,900,900	1,334,904	261,125,730	98,000,509	365,362,043	2,445,523,418	0.0769%	3,994,685,633
2022	2,290,941,800	409,131,282	4,912,200	1,338,450	294,898,830	112,612,542	413,762,022	3,113,835,104	0.0724%	4,985,040,404
2023	3,487,970,205	1,059,304,715	5,403,500	1,256,349	495,318,398	129,342,698	631,320,945	5,190,491,769	0.0541%	8,017,633,219
2024	3,889,117,954	1,570,264,482	5,410,800	1,225,920	417,940,860	100,576,268	525,156,848	5,984,539,284	0.0524%	9,143,467,574

Source: Utah State Tax Commission

1) Residential Property has been combined with 'Personal Property-Primary Mobile Homes'

2) Commercial and Industrial Property has been combined with 'Personal Property-Other Property'

EAGLE MOUNTAIN CITY
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(rate per \$1,000 of assessed value)

Fiscal Year	City Direct Rates		Overlapping Rates						Total Tax Rate
	Basic Rates	Total Direct Rates	Utah County	Central Utah Water Conservancy District	Alpine School District	Unified Fire Service Area	State Assessing & Collecting	Local Assessing & Collecting	
2015	1.192	1.192	0.916	0.422	8.096	2.097	0.013	0.220	12.956
2016	1.118	1.118	0.870	0.405	8.177	1.997	0.012	0.216	12.795
2017	1.081	1.081	0.834	0.400	7.718	1.884	0.011	0.204	12.132
2018	1.011	1.011	0.779	0.400	7.167	1.809	0.010	0.180	11.356
2019	0.924	0.924	0.732	0.400	7.033	1.836	0.009	0.170	11.104
2020	0.825	0.825	0.672	0.400	6.699	1.745	0.009	0.158	10.508
2021	0.769	0.769	1.041	0.400	6.800	1.715	0.012	0.149	10.886
2022	0.724	0.724	0.853	0.400	6.904	1.592	0.012	0.142	10.627
2023	0.541	0.541	0.661	0.400	5.724	1.320	0.015	0.111	8.772
2024	0.524	0.524	0.656	0.400	5.518	1.346	0.015	0.110	8.569

Source: State of Utah Certified Tax Rates

EAGLE MOUNTAIN CITY

Principal Property Tax Payers

Fiscal Years 2014 and 2023

TAXPAYER	TAX YEAR 2023			2014		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
STADION LLC	\$ 305,404,041	1	15.63%			
TYSON FRESH MEATS INC	66,855,600	2	3.42%			
AMH DEVELOPMENT LLC	41,301,040	3	2.11%			
BCP DEVELOPMENT INC	36,395,442	4	1.86%			
BUILDING CONSTRUCTION PARTNERS LLC	36,346,700	5	1.86%			
PACIFICORP	30,883,306	6	1.58%			
RICHMOND AMERICAN HOMES OF UTAH INC	30,754,005	7	1.57%			
LGI HOMES-UTAH LLC	24,597,900	8	1.26%			
QUESTAR GAS	20,268,501	9	1.04%			
STAKER & PARSON COMPANIES INC	19,070,194	10	0.98%			
	<u>\$ 611,876,729</u>					
KERN RIVER GAS TRANS CO				\$ 14,096,150	1	2.25%
DIRECT COMMUNICATIONS				11,416,794	2	1.83%
CJM LIMITED PARTNERSHIP				4,067,400	3	0.65%
PACIFICORP				3,572,468	4	0.57%
VESTIN MORTGAGE INC				1,549,400	5	0.25%
WAGSTAFF INVESTMENTS LLC				1,425,100	6	0.23%
STAR WEST EAGLE MTN. PROPRTY				1,400,000	7	0.22%
MAVERIK INC				1,126,900	8	0.18%
MARSH WOODRUFF LC				1,099,500	9	0.18%
TOD COR HOLDINGS LLC				1,027,500	10	0.16%
				<u>\$ 40,781,212</u>		

Source: Utah County Assessor

EAGLE MOUNTAIN CITY
Property Tax Levied and Collections
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Tax Levied for the Fiscal Year	Current Amount Collected	Percentage of Levy	Subsequent Delinquent Amount Collected	Total Collected to Date	Percentage of Levy
2014	972,744	910,201	93.1%	62,108	972,309	99.96%
2015	987,417	931,878	93.6%	55,231	987,109	99.97%
2016	1,074,593	1,014,350	94.4%	59,929	1,074,280	99.97%
2017	1,191,899	1,136,921	94.4%	54,643	1,191,565	99.97%
2018	1,298,033	1,243,503	95.4%	53,096	1,296,599	99.89%
2019	1,445,423	1,382,506	95.8%	59,571	1,442,077	99.77%
2020	1,605,635	1,524,338	94.9%	76,781	1,601,118	99.72%
2021	1,884,241	1,762,534	94.9%	108,949	1,871,482	99.32%
2022	2,265,309	2,198,618	97.1%	48,383	2,247,001	99.19%
2023	2,921,331	2,716,707	93.0%	186,317	2,903,024	99.37%
2024	3,154,063	3,050,146	96.7%	82,598	3,132,744	99.32%

Source: Utah County Treasurer

EAGLE MOUNTAIN CITY

Taxable Sales by Category

Last Ten Fiscal Years

	Fiscal Year									
	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Retail/Grocery	\$ 222,813	\$ 298,627	\$ 339,642	\$ 459,179	\$ 805,850	\$ 915,568	\$ 1,491,103	\$ 2,034,122	\$ 2,562,993	\$ 2,211,058
Utility/Communication	223,063	224,107	234,343	251,546	249,275	301,374	350,002	427,433	504,370	835,172
Auto dealers & supplies	15,401	15,978	18,382	33,117	19,056	19,834	90,864	83,826	88,018	47,200
Eating & drinking establishments	10,251	24,765	32,893	41,225	43,161	69,321	73,994	73,591	75,798	200,326
Home furnishings and appliances	2,326	5,719	2,735	2,864	8,973	25,734	57,553	67,428	77,542	49,057
Medical	3,872	3,815	6,680	7,954	10,006	13,643	13,933	16,135	18,233	24,576
Service stations	45,297	53,990	68,693	82,865	102,120	120,252	133,273	147,940	281,086	189,632
All other outlets	39,795	58,993	143,245	267,400	360,314	968,480	1,593,605	1,413,008	1,695,610	1,524,666
Utah State Tax- Motor Vehicle	60,151	67,971	85,646	98,436	116,599	119,611	214,420	283,552	348,769	244,117
Totals	<u>\$ 622,970</u>	<u>\$ 753,965</u>	<u>\$ 932,259</u>	<u>\$ 1,244,586</u>	<u>\$ 1,715,355</u>	<u>\$ 2,553,818</u>	<u>\$ 4,018,746</u>	<u>\$ 4,547,035</u>	<u>\$ 5,652,420</u>	<u>\$ 5,325,805</u>

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

Fiscal Year	Eagle Mountain City Direct Rate	Utah County	Mass Transit, Highway and Airport	State of Utah
2015	1.00%	0.25%	0.80%	4.70%
2016	1.00%	0.25%	0.80%	4.70%
2017	1.00%	0.25%	0.80%	4.70%
2018	1.00%	0.25%	0.80%	4.70%
2019	1.00%	0.25%	0.80%	4.85%
2020	1.00%	0.25%	1.05%	4.85%
2021	1.00%	0.25%	1.05%	4.85%
2022	1.00%	0.25%	1.05%	4.85%
2023	1.00%	0.25%	1.05%	4.85%
2024	1.00%	0.25%	1.25%	4.85%

Source: Utah State Tax Commission

EAGLE MOUNTAIN CITY
Sales Tax Revenue Payers by Industry
Fiscal Years 2014 and 2023

	Fiscal Year 2015				Fiscal Year 2024			
	Number of Filers	Percentage of Total	Tax Liability	Percentage of Total	Number of Filers	Percentage of Total	Tax Liability	Percentage of Total
Retail/Grocery	727	51.85%	\$ 222,813	35.8%	856	8.3%	\$ 2,211,058	41.52%
Utility/Communication	95	6.78%	223,063	35.8%	67	0.6%	835,172	15.68%
Auto Dealers & Supplies	38	2.71%	15,401	2.5%	82	0.8%	47,200	0.89%
Eating/Drinking Establishments	13	0.93%	10,251	1.6%	24	0.2%	200,326	3.76%
Home Furnishings & Appliances	36	2.57%	2,326	0.4%	58	0.6%	49,057	0.92%
Medical	36	2.57%	3,872	0.6%	83	0.8%	24,576	0.46%
Service Stations	7	0.50%	45,297	7.3%	6	0.1%	189,632	3.56%
All Other Outlets	449	32.03%	39,795	6.4%	9120	88.3%	1,524,666	28.63%
Utah State Tax- Motor Vehicle	1	0.07%	60,151	9.66%	32	0.31%	\$ 244,117	4.58%
Total	1402	100.0%	\$ 622,969	100.0%	10328	100.0%	\$ 5,325,805	100.0%

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Charges for Water Fees
Last Ten Fiscal Years

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Water Sales	\$ 3,062,503	\$ 3,222,097	\$ 3,802,599	\$ 4,167,224	\$ 4,541,799	\$ 5,206,858	\$ 6,473,104	\$ 6,608,907	\$ 8,059,429	\$ 9,087,582
Secondary Water										
Other	15,973	470,701	1,512	1,361	4,138	5,330	2,101	7,539	28,280	8,736
Totals	<u>\$ 3,078,476</u>	<u>\$ 3,692,798</u>	<u>\$ 3,804,111</u>	<u>\$ 4,168,585</u>	<u>\$ 4,545,937</u>	<u>\$ 5,212,188</u>	<u>\$ 6,475,205</u>	<u>\$ 6,616,446</u>	<u>\$ 8,087,709</u>	<u>\$ 9,096,318</u>

Source: Eagle Mountain City

DEBT CAPACITY

Pages 104-108 of the Statistical Section of this report show ratios and margins for debt obtained by the City in the form of bonds for capital infrastructure within the City. This section presents information to help the constituents assess the affordability of the city's current levels of outstanding debt and the government's ability to issue additional debt.

EAGLE MOUNTAIN CITY Ratios of Outstanding Debt by Type Last Ten Fiscal Years (dollars in thousands except per capita)

Governmental Activities								Business-type Activities						
Fiscal Year	Excise tax road bonds	Transportation Loan (UDOT)	Sales Tax Revenue Bond 2022	Sales Tax Series 2013 (SA bond 2000-1)	Special Assessment bond 2013-1	Leases	Subscription Liabilities	Water and Sewer Revenue Bonds	Electric and Gas Revenue Bonds	Leases	Unamortized Bond Premium	Total Primary Government	Percentage of Personal Income	Per Capita
2015	-	-	-	867	2,369	333	-	22,754	-	-	1,047	53,465	11.65%	2,303
2016	-	-	-	-	1,418	224	-	22,119	-	-	985	26,804	5.84%	1,041
2017	-	-	-	-	1,238	113	-	21,741	-	-	924	24,738	4.70%	960
2018	-	-	-	-	1,082	-	-	20,787	-	-	1,099	24,008	4.27%	878
2019	-	-	-	-	935	-	-	21,107	-	-	245	22,968	3.63%	713
2020	-	2,000	-	-	715	169	-	20,195	-	-	923	24,002	3.19%	626
2021	-	1,645	-	-	595	295	-	18,841	-	-	825	22,201	2.94%	578
2022	-	1,460	22,915	-	415	212	-	17,264	-	-	734	43,000	4.61%	986
2023	-	1,221	21,885	-	285	501	-	15,630	-	125	2,195	41,842	2.48%	680
2024	-	-	21,170	-	240	360	396	14,151	-	111	2,075	38,503	1.99%	579

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Direct and Overlapping Governmental Activities Debt
June 30, 2024

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Direct and Overlapping Debt</u>
Debt repaid with property taxes			
Utah County		3.3%	\$ -
Alpine School District	354,725,496	5.0%	17,736,275
Central Utah Water Cons. Dist.	602,056,226	3.3%	19,867,855
Unified Fire Service Area		99.5%	-
Subtotal, overlapping debt			37,604,130
City direct debt			25,521,976
Net Pension Liabilities			1,080,877
Compensated Absences			516,214
Total direct and overlapping debt			<u><u>\$ 64,723,197</u></u>

Source: Eagle Mountain City, Utah County, Alpine School District, CUWCD, UFSA

Please Note: Direct and Overlapping Governmental Activities Debt includes bonds and other debt from entities which appear on Eagle Mountain residents' property tax statements. These debts are not Eagle Mountain City obligations directly but instead are obligations other taxing entities have to which residents of Eagle Mountain are required to pay through property tax assessments to those entities. The overlap percentage is calculated based on population and value assessment statistics gathered by Utah County.

EAGLE MOUNTAIN CITY
Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

Legal Debt Margin Calculation for FY 2024

Assessed value	\$5,996,253,481
Debt limit (12% of the assessed value)	719,550,418
Debt applicable to limit	-
General obligation bonds	-
Less: Amount set aside for repayment of general obligation debt	
Total debt applicable to limit	
Legal debt margin	719,550,418

Fiscal Year

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Debt limit	\$ 83,804	\$ 96,938	\$ 109,972	\$ 133,246	\$ 155,074	\$ 188,820	\$ 234,523,291	\$ 294,716,781	\$ 483,422,229	\$ 622,859,012	\$ 719,550,418
Total net debt applicable to limit											
Legal debt margin	79,794	83,804	96,938	109,972	133,246	155,074	188,820	234,523,291	483,422,229	622,859,012	719,550,418
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: Utah State Tax Commission

Notes: Under state finance law, the city's outstanding general obligation debt should not exceed 12% of total assessed property value. Of this percent, a maximum of 4% may be used for general purpose. The remaining 8% and any unused portion of the 4% available for general purpose up to a maximum of 12% may be used for water, sewer, and electrical projects.

EAGLE MOUNTAIN CITY

Pledged-Revenue Coverage

Last Ten Fiscal Years

(dollars in thousands)

Water and Sewer Revenue Bonds							SID 2000-1 (Sales Tax 2013)			
Fiscal Year	Utility Service Charge	Less: Operating Expenses	Net Available Revenue	Debt Service			Debt Service			
				Principal	Interest	Coverage	Special Assessment	Principal	Interest	Coverage
2015	5,982	2,983	2,999	592	933	1.97	213	754	88	0.25
2016	6,560	4,353	2,207	530	515	2.11	964	867	62	1.04
2017	7,420	4,460	2,960	678	688	2.17	57	-	-	-
2018	8,196	4,845	3,351	725	667	2.41	-	-	-	-
2019	9,144	5,850	3,294	883	594	2.23	-	-	-	-
2020	10,216	7,658	2,558	992	599	1.61	-	-	-	-
2021	12,176	8,796	3,380	1,354	578	1.75	-	-	-	-
2022	13,412	9,365	4,047	1,585	548	1.90	-	-	-	-
2023	16,061	11,128	4,933	1,648	525	2.27	-	-	-	-
2024	17,950	13,876	4,074	1,494	477	2.07	-	-	-	-

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Pledged-Revenue Coverage (cont.)
Last Ten Fiscal Years
(dollars in thousands)

<u>2022 Sales Tax Revenue Bond</u>					<u>SAA 2014-1</u>			
<u>Debt Service</u>					<u>Debt Service</u>			
<u>Fiscal</u> <u>Year</u>	<u>Sales Tax</u> <u>Revenue</u>	<u>Principal</u>	<u>Interest</u>	<u>Coverage</u>	<u>Special</u> <u>Assessments</u>	<u>Principal</u>	<u>Interest</u>	<u>Coverage</u>
2015	-	-	-	-	209	224	-	0.93
2016	-	-	-	-	959	950	118	0.90
2017	-	-	-	-	251	180	71	1.00
2018	-	-	-	-	229	155	64	1.05
2019	-	-	-	-	216	140	55	1.11
2020	-	-	-	-	169	220	49	0.63
2021	-	-	-	-	446	474	151	0.71
2022	8,653	1,030	779	4.78	289	365	82	0.65
2023	10,088	715	1,094	5.58	235	1,400	797	0.11
2024	11,122	755	1,058	6.13	212	45	16	3.48

Source: Eagle Mountain City

DEMOGRAPHICS AND ECONOMICS

Pages 109-113 of the Statistical Section of this report show demographic and economic statistics for the City over the last 10 years of the City's history. This section offers demographic and economic indicators to help the constituent understand the environment within which the city's financial activities take place

EAGLE MOUNTAIN CITY Demographic and Economic Statistics Last Ten Calendar Years

Calendar	Population	Personal Income	Per Capita Personal Income	Unemployment Rate*
2013	24,097	355,865,378	14,768	4.6
2014	25,760	386,553,677	15,006	3.7
2015	27,027	440,705,329	16,306	3.2
2016	31,165	512,700,028	16,451	2.9
2017	32,980	570,420,663	17,296	2.9
2018	36,288	646,332,366	17,811	2.9
2019	40,537	778,177,973	19,197	2.8
2020	45,744	879,125,926	19,218	1.9
2021	52,469	1,121,944,627	21,383	2.1
2022	53,566	1,331,382,930	24,855	1.9
2023	61,491	1,689,772,680	27,480	2.6
2024	66,500	1,934,551,500	29,091	2.5

Source: Eagle Mountain City, Utah State Tax Commission

EAGLE MOUNTAIN CITY

Principal Employers Fiscal Years 2014 and 2023

2024				2015			
Employer	Employees	Rank	Percentage of Total City Employment	Employer	Employees	Rank	Percentage of Total City Employment
Alpine School District	1112	1	34.71%	Alpine School District	417	1	50.18%
Tyson Fresh Meats, Inc	752	2	23.47%	Eagle Mountain City	103	2	12.39%
M.A. Mortenson Construction	200	3	6.24%	Ridley's Family Market	73	3	8.78%
Eagle Mountain City	175	4	5.46%	Job Match	55	4	6.62%
Macey's Eagle Mountain	159	5	4.96%	Ranches Academy	48	5	5.78%
Ridley's Family Markets	114	6	3.56%	Rockwell High School	35	6	4.21%
John Hancock Charter School	113	7	3.53%	Ranches Golf Course	30	7	3.61%
E2 Optics, LLC	100	8	3.12%	TM Crushing LLC	19	8	2.29%
Stadion, LLC	96	9	3.00%	Direct Communications	19	9	2.29%
Eagle Mountain McDonald's	75	10	2.34%	Village Pizza	19	10	2.29%
Wendy's #13398	35	11	1.09%	Maverik	13	11	1.56%
Noodles & Company	35	12	1.09%			N/A	N/A
Gotta Dance Performing Arts Studio	35	13	1.09%			N/A	N/A
Rockwell Charter High School	33	14	1.03%			N/A	N/A
REP Management DBA Quench It	30	15	0.94%			N/A	N/A
Direct Communications Cedar	29	16	0.91%			N/A	N/A
Eagle Mountain Counseling	28	17	0.87%			N/A	N/A
Zap Electric, LLC	28	18	0.87%			N/A	N/A
Pioneer Drug DBA Cedar Valley Pharmacy	28	19	0.87%			N/A	N/A
A to Z Building Blocks	27	20	0.84%			N/A	N/A
Total City Employment	3,204		100.00%	Total City Employment	831		100.00%

Source: Eagle Mountain City

(1) Includes the top twenty employers according to total number of employees.

N/A = Not Available

OPERATING INFORMATION

Pages 111-113 of the Statistical Section show operating statistics and performance measurement data for the City's overall performance over the last 10 years. This section contains service and infrastructure data to help the constituent understand how the information in the city's financial report relates to the services the city provides and the activities it performs.

EAGLE MOUNTAIN CITY

Full-time Equivalent City Government Employees by Function/Program Last Ten Fiscal Years

General government											
Administration	5	5.5	4	5.41	5.41	5.41	5.41	5.50	6.00	6.60	8.60
Finance	4	4	4	3.6	3.6	3.6	3.6	4.0	4.00	4.50	4.50
Planning	4	4	4	4	4.5	4.5	5.5	7.0	10.50	8.55	10.55
Building	5.5	5.75	5	5.25	6.26	9.02	10.02	10.00	10.00	11.20	11.20
Recorder	3	3	3	3	3	3.5	3.5	5.5	4.75	4.50	5.50
Facilities	1	1.5	3	2.1	2.75	4.25	4.75	7.00	5.75	5.13	4.13
Public Information	1	1.25	2	2.4	2.18	2.18	3.18	2.00	2.00	3.25	2.63
Human Resources	1	1	1	1	1	1	1	1	1.00	1.00	1.00
Attorney	0	0	0	0	0	0	0	0	0	1.00	1.00
Other	1.5	2.15	1.5	7.38	7.78	7.78	7.78	0	0	3.00	3.95
Police											
Crossing Guards	4.75	5.25	5	4.52	4.52	4.52	5.50	6.50	5.00	3.82	4.82
Fire											
Firefighters and officer	0	0	0	0	0	0	0	0	0	0	0
Parks and recreation	7.2	7.2	7.5	9.33	12.66	14.55	15.55	15.50	15.00	21.31	22.38
Library	5.15	5.5	6	6.33	6.33	6.50	7.00	7.50	7.25	10.25	10.25
Other public works											
Management	0	0	0	0	0	0	0	0	0	0	0
Engineering	4.96	5	5	4.33	4.33	5.83	6.83	7.00	10.00	8.50	9.50
Streets	4.5	4.5	7.5	6.01	5.91	7.41	8.41	12.00	11.25	8.97	8.47
Water	5.3	5.5	7	5.93	7.47	9.09	10.09	10.50	10.25	12.63	15.25
Wastewater	5.31	4	4.5	5.3	5.83	5.83	5.83	8.00	8.00	9.00	9.00
Utility Billing	5.5	4	3	3.5	3.5	3.9	3.9	3.5	2.50	3.88	3.88
Other	2.68	3.38	3	4.63	4.58	5.24	5.24	0	0	2.25	0.09
Stormwater	0	0	0	0	0	0	0	0	0	4	4.63
GIS	0	0	0	0	0	0	0	0	0	2	3.00
Fleet	0	0	0	0	0	0	0	0	0	2	2.25
Energy	13	0	0	0	0	0	0	0	0	0	0
Total	84.35	72.48	76	84.02	91.61	104.09	113.09	112.5	113.25	137.45	146.57

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Operating Indicators by Function/Program
Last Ten Fiscal Years

		<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Function/Program: General government</u>											
Building											
	Building permits issued	674	1,086	1,437	1,554	1,470	2,038	2,672	2,555	1,736	2,259
	Building inspections conducted	4,958	6,382	8,000	10,813	9,963	12,539	14,147	16,577	10,647	12,576
Police ¹											
	Physical arrest	498	481	492	582	540	336	222	243	193	576
	Warrants served	86	154	86	55	53	24	27	40	27	27
	Traffic violations	1,821	2,148	1,420	1,142	2,212	2,682	2,030	3,281	5,367	5,886
	Officer initiated calls				6,597	6,701	6,651	4,767	6,820	9,062	8,261
	Citizen initiated calls				7,944	8,754	9,936	11,056	10,271	11,064	12,872
Fire ²											
	Emergency responses										
	Inspections										
Streets											
	Miles plowed - snow removal	1,394	11,522	10,981	3,491	8,763	11,188	5,422	6,083	16,334	10,318
	Crack seal (sq. ft.) ³	305	147	462,000	16,698,305	232,407	0	0	1,200,000	2,002,748	0
	Asphalt Repairs (sq. ft.)	88,454	75,782	365,731	284,060	150,819	180,162	9,126	64,234	319,161	11,310
Parks and recreation											
	Youth City sports registrations	3,402	2,448	1,011	1,074	1,250	1,265	1,773	1,260	1,603	1,660
	Total recreational sports (youth/	4/5	3/5	1/7	1/7	1/5	1/5	1/5	1/5	3/3	3/3
Water											
	New meters installed	410	446	657	763	830	1,284	1,216	1,453	1,098	1,083
	Water meters replaced	646	436	318	712	135	481	1,564	250	120	487
	Average daily pumped										
	(gallons)	4,036,302	4,820,000	4,903,000	5,824,838	6,136,501	6,102,658	9,266,630	8,229,133	8,257,872	9,045,160
	Avg daily consumption										
	(gallons)	4,030,318	4,366,025	4,858,875	5,122,255	5,409,144	6,630,942	8,355,727	7,973,780	7,663,539	7,585,515

Source: Eagle Mountain City

Notes:

¹ The City contracts with the Utah County Sheriff's Department for police services. City did not report officer or citizen initiated calls prior to 2018.

EAGLE MOUNTAIN CITY
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

		<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Function/Program</u>												
Police ¹												
	Sworn Officers	15	16	16	16	16	18	19	20	26	28	29
Fire ²												
	Fire Hydrants	957	998	1,116	1,123	1,284	1,424	1,574	1,724	1,905	1,548	2,012
	Fire Stations											
Other public works												
	Streets (miles)	138.37	143	151.97	154.14	164.34	186.95	199	205	220	238	247.5
	Gas mains (miles) ³	136.5										
	Sewer plant capacity (gallons)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	2,400,000	2,400,000	2,400,000	2,400,000
	Sanitary sewers (miles) ⁴	85	89.49	83.95	94.6	95.95	115	120.82	133.71	147.75	157.8	180.94
Parks and recreation												
	Total developed park (acres)	88	90	100	124	155	160	176	200	220	227	253
	Playgrounds	15	15	17	23	25	27	43	46	49	49	52
	Baseball/softball diamonds	7	7	7	7	7	7	7	7	7	7	7
	Soccer/football fields	5	5	5	5	5	6	6	10	10	10	10
Water												
	Water pipe (miles) ⁴	151.9	156.65	125.59	136.59	148	170	183.08	196.02	214.18	230.42	262.38
	Total water storage (gallons)	6,600,000	6,600,000	6,600,000	9,000,000	9,000,000	9,700,000	13,200,000	13,350,000	13,350,000	13,350,000	13,500,000

Source: Eagle Mountain City

Notes:

¹ The City contracts with the Utah County Sheriff's Department for police services

² Unified Fire Authority acquired the assets and took over operations of the City's Fire Department in January of 2013. Fire hydrants are still owned by the City.

³ Questar Gas acquired the assets and took over operations of the City's natural gas utility in March of 2015

⁴ Sanitary sewer miles and water pipe miles decreased in 2016 due to improvements made in the City's GIS system to make it more accurate.

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GOVERNMENT AUDITING STANDARDS REPORT
UTAH STATE COMPLIANCE REPORT



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT
AUDITING STANDARDS***

Honorable Mayor and Members of the City Council
Eagle Mountain City
Eagle Mountain, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Eagle Mountain City (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 14, 2024.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Eagle Mountain City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gilbert & Stewart

GILBERT & STEWART, CPA PC
Provo, Utah
December 14, 2024

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE STATE COMPLIANCE AUDIT GUIDE

Honorable Mayor and
Members of the City Council
Eagle Mountain City, Utah

Report On Compliance

We have audited Eagle Mountain City's ("the City") compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2024.

State compliance requirements were tested for the year ended June 30, 2024 in the following areas:

Budgetary Compliance
Fund Balance
Restricted Taxes and Related Revenues
Fraud Risk Assessment
Government Fees
Enterprise Fund Transfers
Tax Levy Revenue Recognition
Impact Fees
Utah Retirement Systems
Public Treasurer's Bond

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit of the compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on the City occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of the City's compliance.

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Opinion on Compliance

In our opinion, Eagle Mountain City, complied, in all material respects, with the state compliance requirements identified above for the year ended June 30, 2024.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the State Audit Guide and which are described in a separate letter to management dated December 14, 2024, as item 24-1. Our opinion on compliance was not modified with respect to these matters.

The City's response to the noncompliance findings identified in our audit is described in a separate letter to management. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Financial Reporting

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the compliance requirements that could have a direct and material effect on the City to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

We noted matters involving internal control over compliance which we are submitting for your consideration. These matters are described in a separate letter to management as item 2024-1.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

Gilbert & Stewart

GILBERT & STEWART, CPA, PC.

Provo, Utah

December 14, 2024

EAGLE MOUNTAIN CITY

**CORRESPONDENCE WITH
THOSE CHARGED
WITH GOVERNANCE**



GILBERT & STEWART

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SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

December 14, 2024

Honorable Mayor and City Council
Eagle Mountain City
Eagle Mountain City, UT

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Eagle Mountain City for the year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 2, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management has the responsibility for selection and use of appropriate accounting policies. The significant accounting policies used by Eagle Mountain City are described in Note 1 to the financial statements. We noted no transactions entered into by Eagle Mountain City during the year for which there is a lack of authoritative guidance or consensus.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the capital assets' useful life is based on the historical life of similar assets. We evaluated the key factors and assumptions used to develop the capital assets' useful life in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered In Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

AMERICAN FORK OFFICE
85 NORTH CENTER STREET
AMERICAN FORK, UT 84003
(801) 756-9666
FAX (801) 756-9667

PROVO OFFICE
190 WEST 800 NORTH #100
PROVO, UT 84601
(801) 377-5300
FAX (801) 373-5622

HEBER OFFICE
45 SOUTH MAIN ST
HEBER, UT 84032
(435) 654-6477
FAX (801) 373-5622

WWW.GILBERTANDSTEWART.COM

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 14, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the government unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

The following matters are items noticed during our audit which related to Utah State compliance issues:

Utah State Legal Compliance Findings – Current Year:

24-1 General Compliance - Budgetary Compliance

Finding: Utah State law prohibits the City from incurring expenditures in excess of those budgeted in each respective fund. We noted the City had expenditures in excess of appropriations as follows:

General Fund – Debt Service	\$ 383,507
Transportation Impact Fee Fund	239,181

Recommendation: It is recommended that near year-end the City reviews year-to-date expenditures by fund and compare them against budgeted amounts to determine if an amended budget should be proposed and approved.

City’s Response: The City will make the necessary changes to ensure actual expenditures by fund do not exceed budgeted amounts.

Utah State Legal Compliance Findings – Prior Year:

23-1 General Compliance - Budgetary Compliance

Finding: Utah State law prohibits the City from incurring expenditures in excess of those budgeted in each respective fund. We noted the City had expenditures in excess of appropriations as follows:

General Fund – Planning & Zoning	\$ 16,058
General Fund – Community Development	737,399

Recommendation: We recommend that the City budgets expenditures appropriately.

City’s Response: See 24-1

23-2 General Compliance – Fund Balance

Finding: Utah State law prohibits the City from having an unrestricted general fund balance that exceeds 35% of the current year total revenues of the general fund. We noted that City was over the allowed limit by \$2,435,228.

Recommendation: We recommend that the City take the necessary steps to reduce unrestricted fund balance to be in accordance with Utah State law.

City’s Response: Resolved in current year.

We wish to express our appreciation to the City personnel for the friendly and enthusiastic help extended to us during the course of our examination.

This information is intended solely for the use of the City Council and management and is not intended to be and should not be used by anyone other than these specified parties. If you have 124any questions concerning the above items, we will be happy to discuss them with you.

Sincerely,

Gilbert & Stewart

GILBERT & STEWART

Certified Public Accountants

EAGLE MOUNTAIN CITY
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FY ENDED JUNE 30, 2024



1650 Stagecoach Run, Eagle Mountain, UT 84005
Questions: Call 801-789-6601



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2025**

TITLE:	A Resolution of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Project Area.
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	Eagle Mountain Redevelopment Agency / Tract

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

PREPARED BY

Evan Berrett, Economic
Development Director

PRESENTED BY

Evan Berrett

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Project Area.

BACKGROUND:

The Triple Tail Community Reinvestment Project Area (CRA) covers two properties currently under review for data center development. This interlocal agreement specifies the City's involvement in providing tax increment financing for the company and other necessary administrative procedures, terms, and so forth. Other taxing entities affected by this development have approved or are in the process of approving their own interlocal agreements for this CRA.

After the interlocal agreement was approved late last year, our financial consultants, LRB, discovered that the City's interlocal was missing a necessary component about the Municipal Energy Tax. Although this language was included in the Development Agreement and Participation Agreement, it's common and generally viewed as necessary for consistency to also include it in the Interlocal Agreement. Therefore, this amendment does not change any terms of any agreement.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. RES--Amended RDA Interlocal for Triple Tail CRA
2. Amended Interlocal Agreement

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY AND EAGLE MOUNTAIN CITY FOR THE COLLECTION AND REMITTANCE OF INCREMENTAL PROPERTY TAXES COLLECTED FROM PROPERTY WITHIN THE TRIPLE TAIL COMMUNITY REINVESTMENT PROJECT AREA

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “Interlocal Act”), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the “CRA Act”), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City (the “Agency”) and Eagle Mountain City (the “City”) are “public agencies” for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the City desires to enter into an Interlocal Agreement with the Agency whereby the City would remit to the Agency a portion of the property tax increment generated within the Triple Tail Community Reinvestment Project Area, (the “Project Area”) which would otherwise flow to the City, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS, Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF EAGLE MOUNTAIN CITY as follows:

1. The Interlocal Cooperation Agreement between the Agency and the City, substantially in the form attached hereto as Exhibit A (the “Agreement”), is approved in final form.
2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the City for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the City Recorder, the keeper of records of the City.

4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.

5. This Resolution shall take effect upon adoption.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of January, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of January, 2025.

Those voting yes:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those voting no:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those abstaining:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

AMENDMENT NO. 1

INTERLOCAL COOPERATION AGREEMENT

THIS FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT (the “Amendment No. 1”) is made and entered into this ____ day of January, 2025, between the **REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **EAGLE MOUNTAIN CITY**, a political subdivision of the State of Utah (the “City”) in contemplation of the following facts and circumstances. Agency and City may be referred to herein as the “Parties”.

- A. **WHEREAS**, Effective 3 December 2024, the Agency and City entered into an Interlocal Cooperation Agreement (the “Agreement”) for the Triple Tail Community Reinvestment Area (the “Project Area”); and
- B. **WHEREAS**, the City has agreed to remit to the Agency for a specified period of time specified portions of the increased electricity Municipal Energy Sales and Use Tax (the “Franchise Tax”); and
- C. **WHEREAS**, the Parties desire to amend the Agreement to allow the Agency to receive a portion of the City’s Franchise Tax.

NOW, THEREFORE, for the mutual promises set forth herein and other good and valuable consideration, including the mutual covenants contained in this Amendment No. 1, the Parties covenant and agree as follows:

- 1. Amendment to Section 6. Section 6 is amended to add the following paragraph:

Franchise Tax Payment - The City shall remit to the Agency, beginning with Franchise Tax payments during each Incremental Period for Each Phase, 35% of the annual Franchise Tax generated from the electricity sales within the Project Area.

- 2. This Amendment No. 1 shall take effect immediately upon the approval of this Amendment No. 1 by both Parties as provided in Utah Code §11-13-202.5.
- 3. All remaining provisions of the Agreement, not specifically altered by this Amendment No. 1, shall continue in full force and effect under this Amendment No.1.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

City: EAGLE MOUNTAIN CITY

Attest:

By: _____

Its: Mayor

City Recorder

Approved as to form:

Attorney for City

Agency: REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN
CITY

Attest:

By: _____

Its: Chair

Secretary

Approved as to form:

Attorney for Agency



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2025**

TITLE:	A Contract to Administer the Mortgage Assistance Program
ITEM TYPE:	Resolution
FISCAL IMPACT:	\$0
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Clifford Strachan, Director of
Legislative Affairs

PRESENTED BY

Clifford Strachan

RECOMMENDATION:

Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, Approving a Contract with Ultimate Home Lending LLC to Administer the Mortgage Assistance Program, and authorize the Mayor to sign the contract.

BACKGROUND:

The City Council adopted a Mortgage Assistance Program in 2024 to provide affordable homeownership opportunities to public employees and others. As funded by an appropriation from the Eagle Mountain Redevelopment Agency affordable housing funds, the program will enable 40 forgivable loans in 2025. The program as adopted necessitates contracting with an experienced mortgage broker to qualify applicants and assist them through the process while meeting the program's limitations on household income and other factors.

The City's Procurement Agent issued a Request for Proposal (RFP), received three proposals, and led a committee review of those proposals. After discussions with the preferred proponent, city staff recommends that a contract with Ultimate Home Lending LLC be approved.

ITEMS FOR CONSIDERATION:

The selected proponent has significant experience in mortgage brokerage, is familiar with and known in the community, has an organization capable of and willing to administer the program.

As for cost to the city, the proposal waives all administrative fees for managing the program. It will have the opportunity to originate loans for applicants who choose to use the firm, and will charge only the typical fees associated with closing costs to the borrower. Will not charge origination fees unless the borrower chooses a loan package that requires it.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. RES--Professional Services - Ultimate Home Lending

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH ULTIMATE HOME LENDING LLC TO ADMINISTER THE MORTGAGE ASSISTANCE PROGRAM

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a professional services agreement with Ultimate Home Lending LLC to administer the Mortgage Assistance Program, as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The professional services agreement with Ultimate Home Lending LLC is approved, as set forth in Exhibit A.
2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of January, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of January, 2025.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

RESOLUTION NO. R-____-2025

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPOINTING
_____ AS THE EAGLE MOUNTAIN CITY RECORDER**

PREAMBLE

WHEREAS, Utah State Code Annotated Section 10-3-916 provides for a City Recorder to perform the duties listed within the Section; and

WHEREAS, the City Recorder is appointed by the Mayor, with the advice and consent of the City Council, and serves in office until his or her successor is appointed and qualified; and

WHEREAS, _____ is a qualified and suitable person to serve as the Eagle Mountain City Recorder.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. _____ is hereby appointed as the Eagle Mountain City Recorder.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of January, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of January, 2025.

Those voting yes:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those voting no:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those abstaining:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2025**

TITLE:	Cedar Corners Phase 5 General Plan Amendment
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	N/A
APPLICANT:	Tamarak Homes, Inc., Eric Yergensen

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Neighborhood Residential One Zone: Residential	1.44 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council approve an Ordinance of Eagle Mountain City, Utah, amending the General Plan Future Land Use Map for certain lands known as Cedar Corners Phase 5.

BACKGROUND:

This property (Parcel No. 59:007:0092) was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed this section being subdivided into seven lots. The rest of the project has been completed as originally approved. The applicant is seeking to amend the General Plan Future Land Use Map to Neighborhood Residential 2, thus making an associated rezone request to RC zoning compatible.

ITEMS FOR CONSIDERATION:

There are no code specific approval criteria for General Plan amendments.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded (5-0) a favorable recommendation to the City Council.

ATTACHMENTS:

1. ORD--General Plan Amendment - Cedar Corners Phase 5
2. General Plan Amendment - Cedar Corners Phase 5
3. Concept Plan - Cedar Corners Phase 5

ORDINANCE NO. O-____-2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING
THE GENERAL PLAN FUTURE LAND USE MAP
FOR CERTAIN LANDS KNOWN AS CEDAR CORNERS PHASE 5**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the General Plan Future Land Use Map for certain lands known as Cedar Corners Phase 5, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve an amendment to the General Plan Future Land Use Map for certain lands known as Cedar Corners Phase 5, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby amended to the Future Land Use Designations as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of January, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of January, 2025.

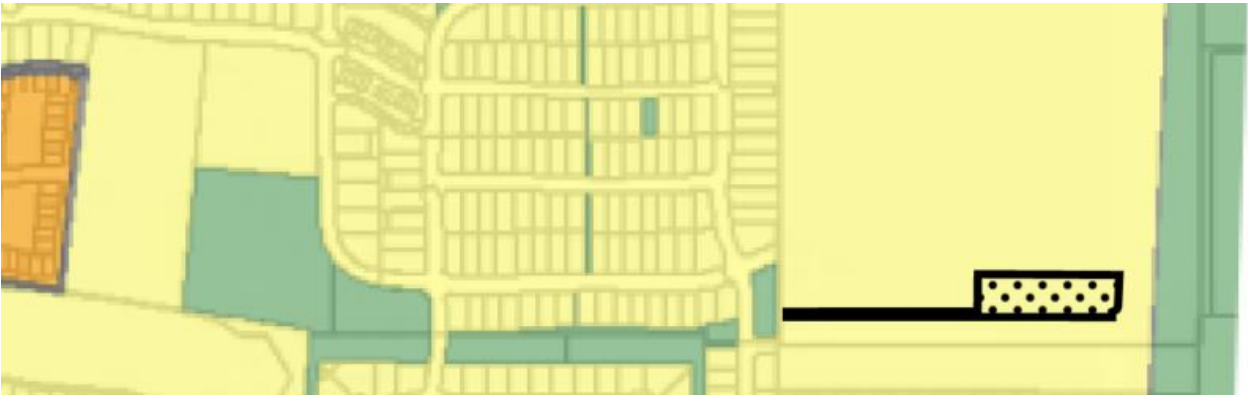
Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

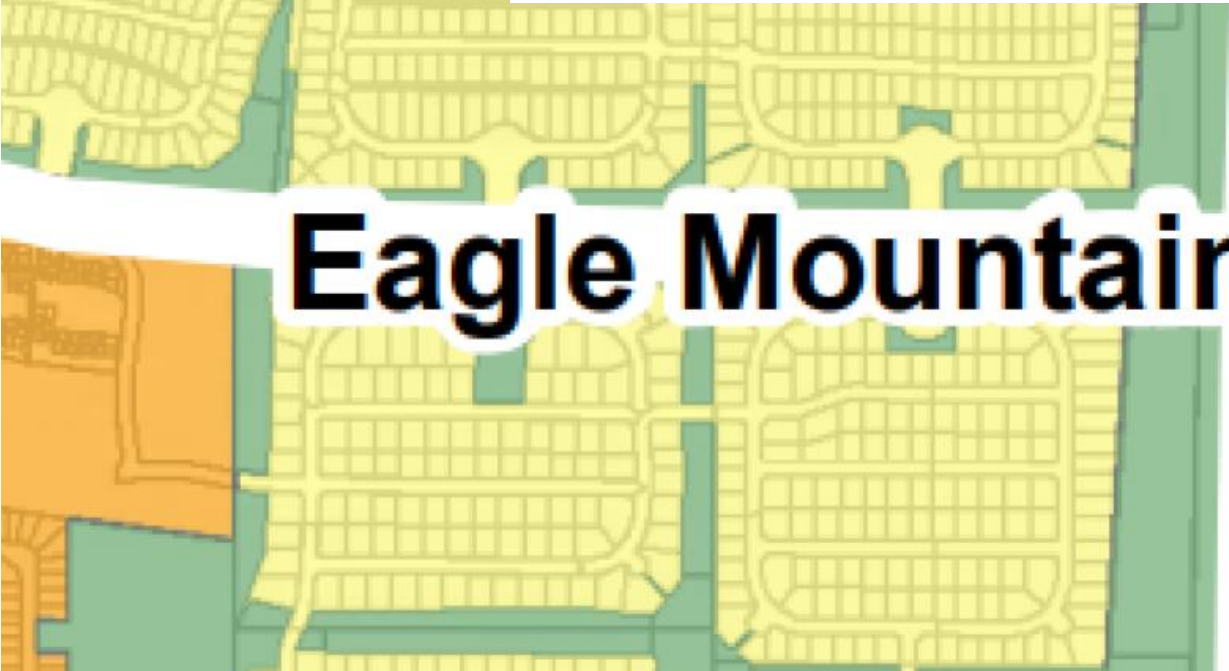
Posted on _____ by _____.

Exhibit A

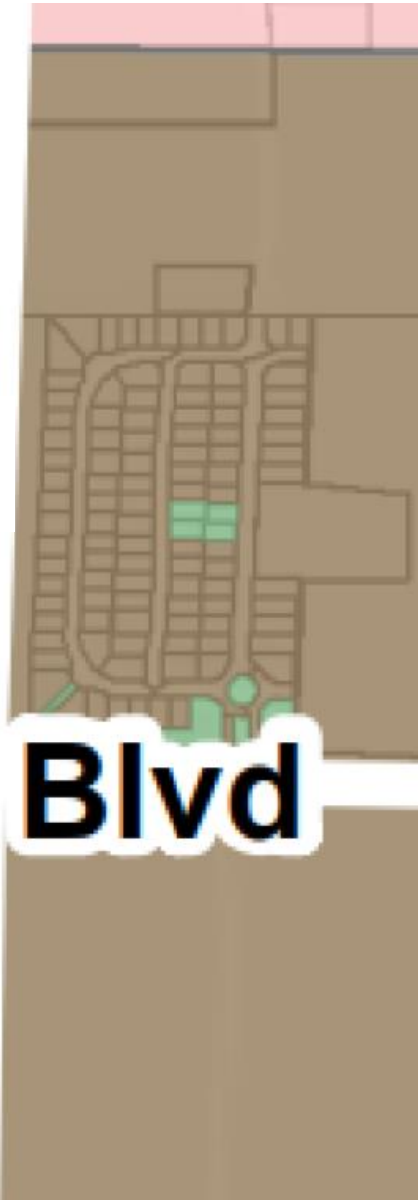
Cedar Corners Phase 5 General Plan Amendment Proposal



From Neighborhood Residential One to Neighborhood Residential Two



Eagle Mountain Blvd



LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

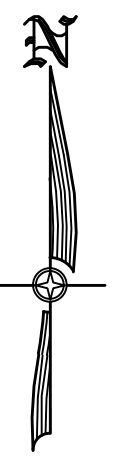
NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up



TOTAL AREA=20.76 ACRES
88 LOTS=11.89 ACRES
OVERALL DENSITY=4.24 LOTS/ACRE
SMALLEST LOT SIZE=5,258 SQ. FT.
LARGEST LOT SIZE=7,366 SQ. FT.
AVERAGE LOT SIZE=5,883 SQ. FT.
ROW DEDICATION=4.09 ACRES
OPEN SPACE=4.78 ACRES

[illegible]

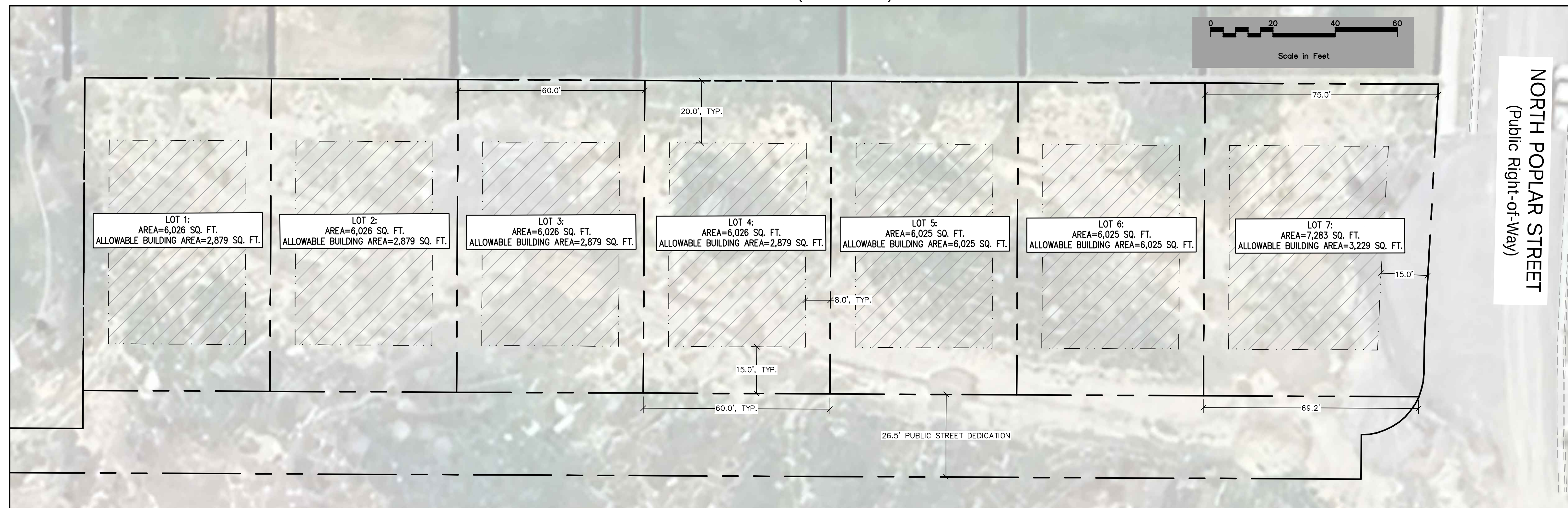
100718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

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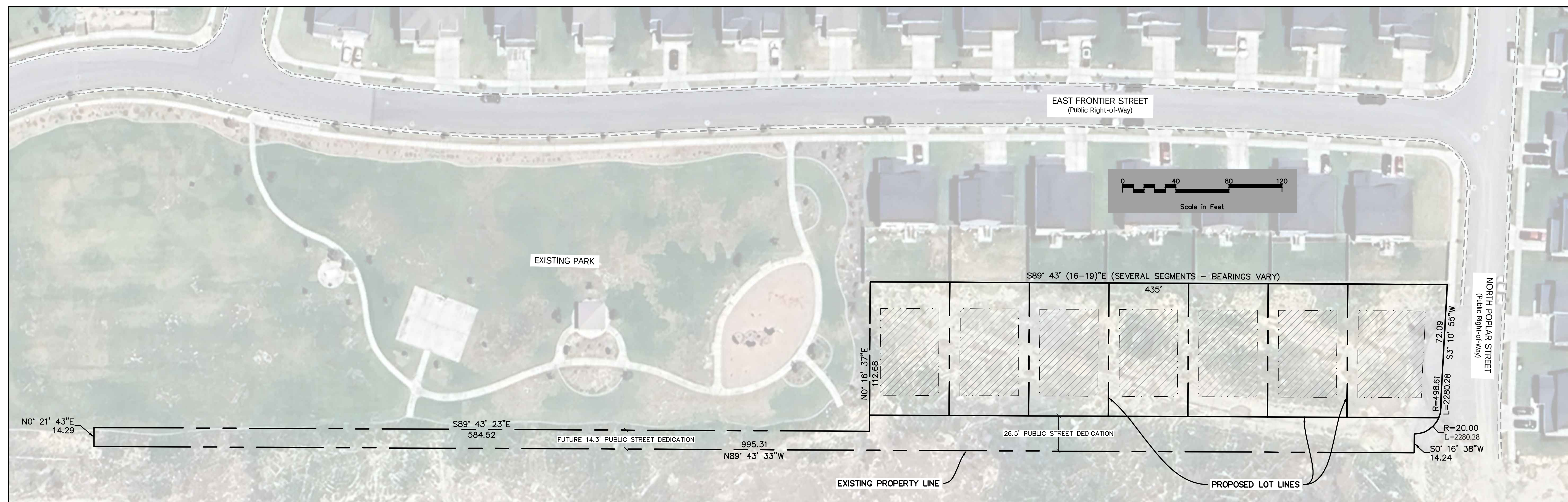
CONCEPT LOTS AND ROADS PLAN – WITH AERIAL

EXH2

PROJECT ID:	DATE:
A-1000	06/20/24
FILE NAME:	SCALE:
PRJ-EME	



NOT FOR
CONSTRUCTION





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2025**

TITLE:	Cedar Corners Phase 5 Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Tamarak Homes, Inc., Eric Yergensen

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Neighborhood Residential One Zone: Residential	1.44 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council approve an Ordinance of Eagle Mountain City, Utah, rezoning certain lands known as Cedar Corners Phase 5 from Residential to RC.

BACKGROUND:

This property (Parcel No. 59:007:0092) was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed the property being subdivided into seven lots. The rest of the project has been completed as originally approved. The applicant is seeking to rezone the property to the RC zone, thus allowing seven lots to be constructed. After meeting with Staff, it was determined that the applicant would complete a half-width road across the south end of their property and the adjacent park in conjunction with development.

ITEMS FOR CONSIDERATION:

The criteria for approval for a Rezone are listed in EMMC 17.90.060.

A. **Compliance with General Plan:** The RC zone is not compatible with the Neighborhood Residential 1 category, which is why the applicant is also proposing to amend the General Plan Future Land Use Map to Neighborhood Residential 2.

B. **Compatibility Determination:** The proposed RC zone could be viewed as being compatible with the adjacent land uses as it is all residential with similar lot sizes to what is being proposed.

C. **City Services:** Public services are available to the property and will not overburden capacity.

D. **Traffic Generation:** The size of the property (1.44 acres) will limit the number of lots possible, so there will not be a significant increase in traffic.

E. **Property Values:** It is not expected that the rezone will negatively impact surrounding property values.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded (5-0) a favorable recommendation to the City Council.

ATTACHMENTS:

1. ORD--Rezone - Cedar Corners Phase 5
2. Rezone Exhibit - Cedar Corners Phase 5
3. Concept Plan - Cedar Corners Phase 5

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REZONING CERTAIN LANDS KNOWN AS CEDAR CORNERS PHASE 5

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as Cedar Corners Phase 5, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve a rezone for certain lands known as Cedar Corners Phase 5, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby amended to the zones as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of January, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of January, 2025.

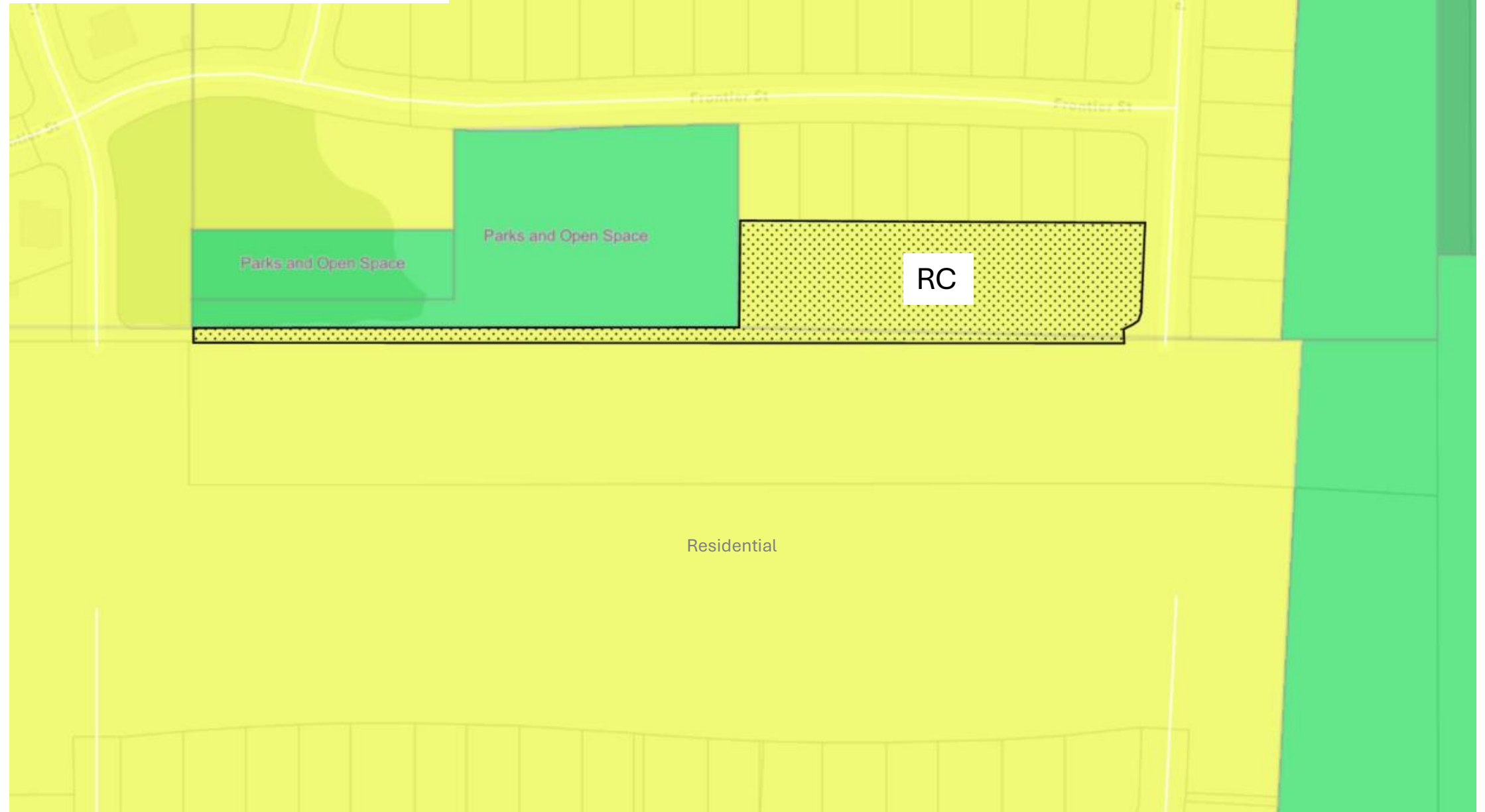
Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
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☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____.

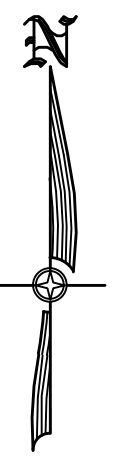
Exhibit A

Cedar Corners Phase 5 Rezone Exhibit





TOTAL AREA=20.76 ACRES
88 LOTS=11.89 ACRES
OVERALL DENSITY=4.24 LOTS/ACRE
SMALLEST LOT SIZE=5,258 SQ. FT.
LARGEST LOT SIZE=7,366 SQ. FT.
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OPEN SPACE=4.78 ACRES

[illegible]

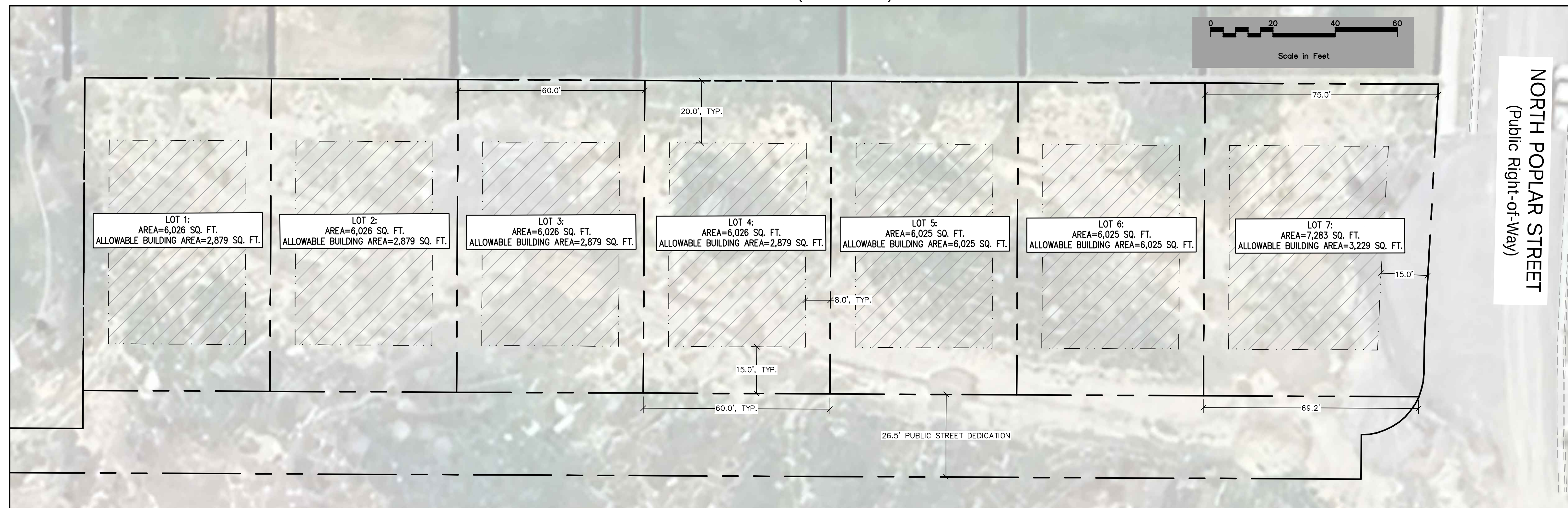
100718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

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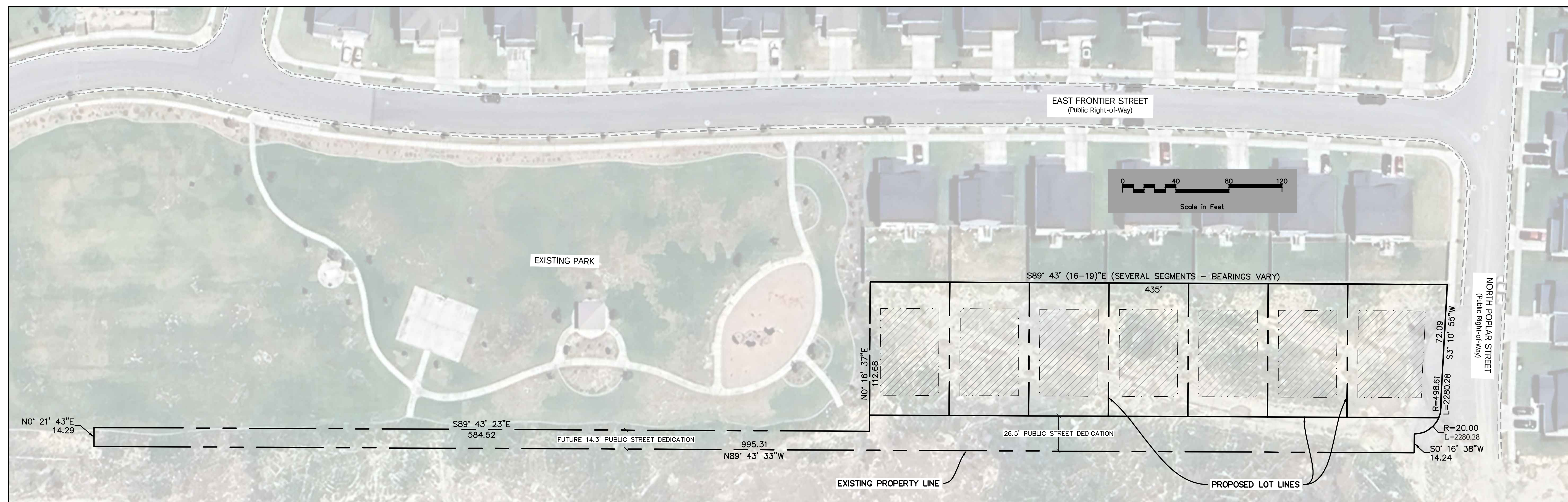
CONCEPT LOTS AND ROADS PLAN – WITH AERIAL

EXH2

PROJECT ID:	DATE:
A-1000	06/20/24
FILE NAME:	SCALE:
PRJ-EME	



NOT FOR
CONSTRUCTION





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2025**

TITLE:	Sub-grade Projections Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council approve an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 17.25.060 Projection into Setbacks.

BACKGROUND:

Sub-grade structures, such as basement walkouts, are considered part of the primary structure, meaning they would have to be located within the building envelope established for primary structures. The proposed code amendment aims to allow sub-grade structures within the setbacks with a few caveats:

- Five feet must be maintained between the sub-grade structure and property lines;
- They will not be permitted within easements;
- They are not permitted in front yards.

Staff notes that since these types of structures are located within side and backyards, they often will not be seen and allowing them within setbacks won't detract from the look and feel of neighborhoods.

ITEMS FOR CONSIDERATION:

Ordinances pertaining to Development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded (5-0) a positive recommendation to the City Council.

ATTACHMENTS:

1. ORD--EMMC 17.25.060 Projection into Setbacks
2. EMMC 17.25.060 Projection into Setbacks - Redlines

ORDINANCE NO. O-____-2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 17.25.060 PROJECTION INTO SETBACKS**

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.25.060 Projection into Setbacks, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 17.25.060 Projection into Setbacks, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of January, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of January, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____.

Exhibit A

17.25.060 Projection into setbacks.

A. Allowed Projection into Setbacks. Certain architectural features or building features may project or encroach into the minimum building setbacks found in EMMC [17.25.040](#) (Residential development standards) in accordance with the tables below. For example, if a setback is 10 feet, and a feature may project three feet into the setback, a setback of seven feet would remain between the property line and the projection.

1. Awnings and Canopies. Over the windows, no wider than 12 inches beyond edges of window or door.



Allowed Projection into Setbacks (Awnings and Canopies)								
≥ 1/4 Acre Lot Size			< 1/4 Acre Lot Size			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
5'	5'	5'	3'	3'	3'	n/a	n/a	n/a

* A minimum of five feet must still be maintained between the nearest property line and any awning/canopy.

2. Balconies – Open and Unenclosed.



Allowed Projection into Setbacks (Balconies – Open and Unenclosed)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
2'	2'	2'	n/a	n/a	n/a

* A minimum of six feet must still be maintained between the nearest property line and any balcony.

3. Bay Windows. Width of window shall not exceed 10 feet in front or rear yards, or seven feet in side yards.



Allowed Projection into Setbacks (Bay Windows)								
≥ 1/4 Acre Lot Size			< 1/4 Acre Lot Size			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
3'	3'	3'	3'	3'	2'	n/a	n/a	n/a

* A minimum of five feet must still be maintained between the nearest property line and any bay window.

4. Cantilevered Building Projections. Also known as micro-additions, or pop-outs. Shall not exceed eight feet in length.



Allowed Projection into Setbacks (Cantilevered Building Projection)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
2'	2'	2'	n/a	n/a	n/a

* A minimum of six feet must still be maintained between the nearest property line and any cantilevered building projection.

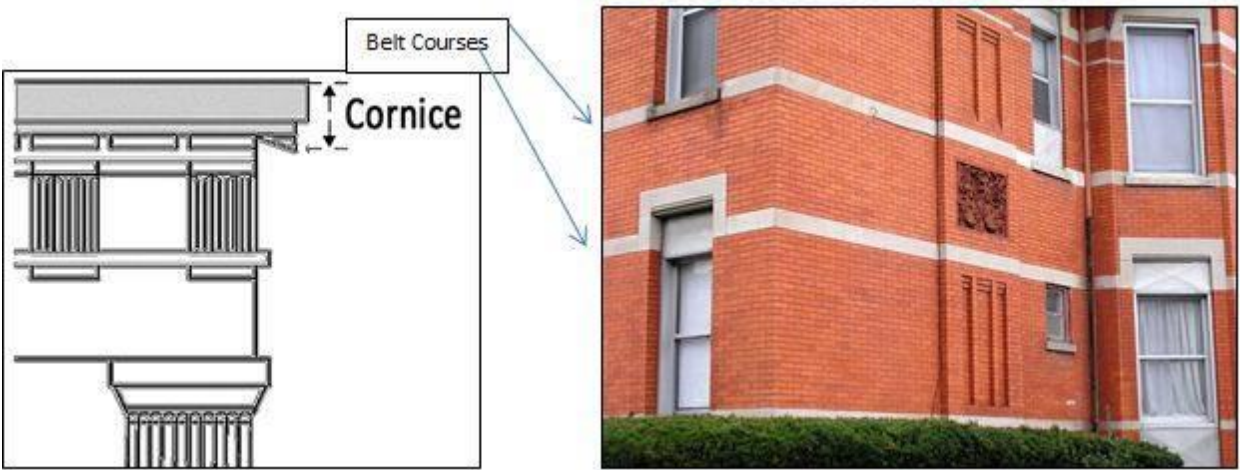
5. Chimney or Fireplace.



Allowed Projection into Setbacks (Chimney or Fireplace)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
2.5'	2.5'	2.5'	n/a	n/a	n/a

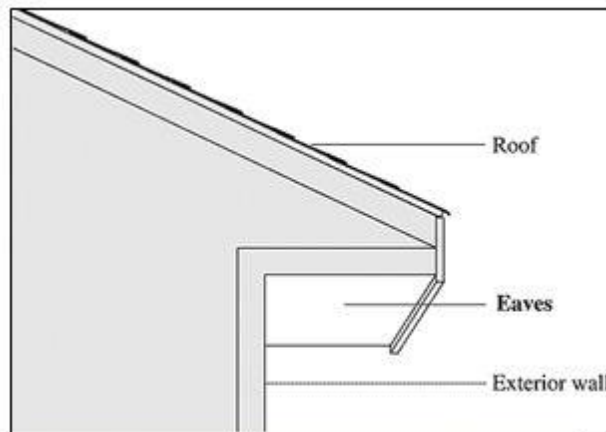
* A minimum of five and one-half feet must still be maintained between the nearest property line and any chimney or fireplace.

6. Cornices, Belt Courses, and Similar Architectural Features.



Allowed Projection into Setbacks (Cornices, Belt Courses, or Similar)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
1'	1'	1'	1'	1'	1'

7. Eaves, Roof Overhangs.



Allowed Projection into Setbacks (Eaves, Roof Overhangs)					
Single-Family Detached			Multifamily		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
3'	3'	3'	n/a	n/a	n/a

8. Porch, Deck, Landing.

a. Uncovered.



b. Covered.



	Allowed Projection into Setbacks (Porch, Deck, Landing)								
	≥ 1/4 Acre Lot Size			< 1/4 Acre Lot Size			Multifamily		
	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
Uncovered	10'	10'	5'	5'	5'	-	n/a	n/a	n/a
Covered	10'	10'	5'	5'	5'	-	n/a	n/a	n/a

9. Sub-grade Structures, such as Basement Walkouts

a. Sub-grade structures may encroach into the setbacks.

i. If a basement walkout includes a covering/roof, it may encroach into setbacks to the same extent as the walkout.

b. A minimum of five feet must still be maintained between the nearest property line and any sub-grade structure.

c. Sub-grade structures shall not be located within an easement.

d. Sub-grade structures shall not be permitted in front yards.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2025**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDAs and Enacting Section 17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDAs and Enacting Section 17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination.

BACKGROUND:

Following passage of the historic code [patch], the benefit and desire arose to have a trigger, *per se*, in our code that would cause Staff to initiate a rezone process on land(s) once zoned by action of a [Master] Development Agreement once that Agreement sunsets. The attached minor amendment language implements the necessary code to codify that intent.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Recommended that the City Council approve the proposed amendment(s)

ATTACHMENTS:

1. ORD--EMMC 16.10.080 & 17.90.090 MDA Termination Rezones
2. EMMC 16.10.080 & 17.90.090 MDA Termination Rezones - Redlines

ORDINANCE NO. O-____-2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 16.10.080 CRITERIA FOR APPROVAL OF MDAS, AND
ENACTING SECTION 17.90.090 REZONE UPON MDA TERMINATION**

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 16.10.080 Criteria for Approval of MDAs and enact Section 17.90.090 Rezone Upon MDA Termination, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 16.10.080 Criteria for Approval of MDAs and to enact Section 17.90.090 Rezone Upon MDA Termination, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of January, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of January, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 16.10

MASTER DEVELOPMENTS

Sections:

- 16.10.010 Purpose.
- 16.10.020 Master development approval required.
- 16.10.030 General considerations.
- 16.10.040 Application.
- 16.10.050 Waivers.
- 16.10.060 Review and approval process.
- 16.10.070 Criteria for approval of MDPs.
- 16.10.080 Criteria for approval of MDAs.
- 16.10.090 Master development amendments.
- 16.10.100 Expirations and extensions of approvals.

16.10.080 Criteria for approval of MDAs.

The MDA shall include the following elements to ensure the method, timing, and requirements of construction throughout all phases of the master development. The MDA shall be a standard template originated by the city and modified as needed through the review process.

A. Development Rights and Responsibilities. The MDA shall include the approved development rights of the project and responsible parties for completion of project elements including but not limited to:

1. Vesting granted to the property;
2. Phasing of the development;
3. Construction and maintenance of public improvements;
4. Special conditions relating to lot design, necessary off-site conditions or improvements, open space and parks, location of utilities, physical characteristics of the property; and
5. Any other conditions or methodologies necessary for the master development's buildout.

B. Benchmarks. The applicant shall be required to take measurable action, upon the execution of the MDA, through performance benchmarks including but not limited to:

1. A set time limit to apply for the first site plan and/or preliminary plat;
2. A set time limit from the approval of the first site plan and/or preliminary plat to begin site work;
3. A set time limit from the approval of the first site plan and/or preliminary plat for all phases of curb, gutter, and road completion; and
4. A set time limit from the approval of the first site plan and/or preliminary plat for all phases of open space, park, and/or trail completion.

C. Expiration of the Master Development. Master development approvals shall expire six months from the date of approval by the city council if an MDA has not yet been approved and signed by all applicable parties. MDAs shall:

1. Include an expiration of terms of the agreement with a set time limit determined at the approval of the MDA; and
2. Not extend longer than six years from the signing of the agreement.

D. General Plan Compliance. A compatibility statement that confirms compliance with the city's future land use map, master transportation plan, and general plan documents.

E. Amendments and Extensions of Time. The MDA shall include sections for amendments and extensions of time to the MDA based on the requirements and allowances in this chapter at the time of the MDA approval. [Ord. [O-32-2020](#) § 2 (Exh. A)].

F. Expired or Otherwise Terminated Agreements: Upon expiration or termination of a master development agreement, or a development agreement that zoned property, the Planning Director shall initiate proceedings to rezone the land once made a part of that agreement to one or more current, appropriate zones.

Chapter 17.90

REZONING OF PROPERTY

Sections:

- 17.90.010 What this chapter does.
- 17.90.020 Purpose of rezoning of property.
- 17.90.030 Property eligibility for rezoning.
- 17.90.040 Application.
- 17.90.050 Approval process.
- 17.90.060 Criteria for approval.
- 17.90.070 Conditions of approval.
- 17.90.080 Disapproval/denial of rezoning applications.
- 17.90.090 Rezone initiation post development agreement expiration or termination

17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination.

Expired or Otherwise Terminated Agreements: Upon expiration or termination of a master development agreement, or a development agreement that zoned property, the Planning Director shall initiate proceedings to rezone the land once made a part of that agreement to one or more current, appropriate zones.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2025**

TITLE:	Amending the Eagle Mountain Municipal Code 17.100.050.C.1 Site Plan Development Standards.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.100.050 Site Plan Development Standards.

BACKGROUND:

EMMC requires a driveway from commercial development that exits onto a public right-of-way to have a separation of at least 100 feet to an intersection. The text change makes clarification as to the location of where the measurements take place.

ITEMS FOR CONSIDERATION:

The City Council shall consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends the City Council approve the proposed amendment.

ATTACHMENTS:

1. ORD--EMMC 17.100.050 Site Plan Development Standards
2. EMMC 17.100.050 Site Plan Development Standards - Redlines

ORDINANCE NO. O-____-2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 17.100.050 SITE PLAN DEVELOPMENT STANDARDS**

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.100.050 Site Plan Development Standards, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 17.100.050 Site Plan Development Standards, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of January, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of January, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____.

Exhibit A

17.100.050 Site plan development standards.

The following are standards required for all site plans in any zoning district:

A. Use of Property. The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards.

B. Screening Requirements. Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the city council. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have the minimum number of trees as required by Chapter [17.60](#) EMMC, Landscaping, Buffering, Fencing and Transitioning, to provide for shade and visual relief.

C. Access Requirements.

1. Access Onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from a public right-of-way intersection or another driveway intersection on the same side of the street. This shall be measured from the curbline of the driveway at the point of intersection with the public right-of-way to the curbline or nearest point of the public right-of-way, whichever is greater. In the instance of driveway to driveway separation, the measurement shall be from closest curbline to closest curbline at the point of intersection with the public right-of-way. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.

2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer.

Legislative Priorities List																						
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement			
2023.001	11	City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.	High Priority	Schedule	Long Horizon	<2035	8/14/2024	Related to the Facilities Master Plan project. Council would like to move the city hall project forward with more funding, concept plan, etc. Strategy discussion held with Council on 6/18/24. Surveying a preferred property is next.	5/16/2023		City Manager			X		X					
2023.035	14	MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	Secondary Priority	Do	In Progress	1/1/2025	12/19/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP in 2023, the CC adopted policy, procedures, and appropriated funding in October 2024. A webpage has been set up, an RFP for a broker has closed and a contract for the broker awaits approval. Applications will be received beginning beginning January 1, 2025.	1/3/2023		Strachan										
2024.003	14	Status Report on Master Plans	Per EMMC 2.19.030.J, provide periodic city council review of the priorities and implementation strategies of the city's master plans. A discussion at the annual strategic planning meeting is also recommended.	Secondary Priority	Schedule	In Progress	6/30/2025	11/26/2024	Staff reported on the status of master plan reviews on 7/2/2024; staff is reviewing draft West Service Area Impact Fee Facilities plans and Engineering has initiated master planning processes for water, wastewater, and stormwater systems; Parks is working on a parks master plan.	7/16/2024		Strachan		X		X						
2023.038	16	MIHP re Planned uses for RDA housing allocation funds	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	Secondary Priority	Schedule	In Progress	5/1/2024	10/2/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC heard a presentation based on LRB's report on 9/17/24. A resolution to adopt a housing plan was tabled on 10/01/24.	8/15/2023		Berrett					X					
2024.007	16	Study public transit innovation grants and other opportunities.	Investigate and apply for transit innovation grant monies to improve transit opportunities.	Secondary Priority	Do	New	3/31/2025	11/19/2024	The Council requested that a trial transit project be created.	11/19/2024		Winterton					X		X			
2023.013	21	City-wide Trail Network Plan	Do a trail network plan separate from the bike and pedestrian plan; address power	Secondary Priority	Schedule	In Progress	7/30/2024	8/14/2024	Staff have obtained feedback from stakeholders. Next is an RFP for a consultant to update the plan.	5/16/2023		Mumford		X					X			

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2023.039	21	MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	Secondary Priority	Schedule	In Progress	12/31/2024	9/25/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC heard a presentation on 9/17/2024.	1/3/2023		Mumford					X	
2024.001 (was 2023.003)	22	General Plan Update	A general plan update has commenced. The project is expected to continue through August 2025.	High Priority	Do	In Progress	8/31/2025	12/18/2024	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Our next step for the GP is prepping the Future Land Use Map (FLUM) update. We have hired GSBS and they are working through the middle stages of the FLUM. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. Staff is currently working on gathering data through focus group interviews. We are meeting with experts in transportation, development, emergency management, agriculture, etc.	5/16/2023		Larsen		X		X		
2024.001a	22	General Plan Update	Survey Data and Outline to the City Council	High Priority	Do	In Progress	6/30/2024	10/30/2024	The survey is complete and staff will be incorporating the data into the GP throughout the drafting process.	3/6/2024		Larsen						
2024.001b	22	General Plan Update	Future Land Use Map: Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	High Priority	Do	In Progress	9/30/2024	12/18/2024	Staff and GSBS continue to work on gathering data for the Future Land Use Map. Staff and GSBS have obtained excellent feedback from the public, experts, land owners, etc., through focus groups and public events like Christmas Village. This data gathering has resulted in the preparation of an Existing Conditions Report. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. Target completion for the FLUM is the end of February/first part of March.	3/6/2024		Larsen						
2024.001c	22	General Plan Update	Annexation Policy Declaration: Review and preparation (to be included as an Appendix).	Secondary Priority	Schedule	Not Started	6/30/2025	11/25/2024	Start in January.	4/2/2024		Larsen						
2024.001d	22	General Plan Update	Part 1 (Planning context, community context, framework for the future, decision-making framework)	Secondary Priority	Schedule	Not Started	10/31/2024	12/18/2024	Staff will soon begin working on some early drafting on this section and will be coming to the PC and Council for feedback in January/February.	3/6/2024		Larsen						
2024.001e	22	General Plan Update	Part 2 (Land use, Transportation, Open Space, Environment)	Secondary Priority	Schedule	Not Started	1/31/2025	3/21/2024	Future	3/6/2024		Larsen						

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2024.001f	22	General Plan Update	Part 3 (Housing, Moderate Income Housing, Water)	Secondary Priority	Schedule	Not Started	4/30/2025	12/18/2024	Some initial work has begun on this section to prepare an outline. Staff has begun some early drafting of this section.	3/6/2024		Larsen						
2024.001g	22	General Plan Update	Part 4 (Plan Administration, Best Practices, Appendices)	Secondary Priority	Schedule	Not Started	6/30/2025		Future	3/6/2024		Larsen						
2024.001h	22	General Plan Update	Review and approve General Plan: Schedule targets draft to PC in July 2025; to Council for discussion in July 2025; with goal to adopt in August 2025.	Secondary Priority	Schedule	Not Started	7/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001i (was 2023.028)	22	GP Full Build Out Scenarios	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	Secondary Priority	Schedule	Not Started	4/29/2025	12/18/2024	We have hired consultants to create master plans for transportation, water, sewer, and stormwater. These master plans will include design of the full buildout scenarios for each of these. We plan to have the master plans completed by April 2025.	4/2/2024		Larsen Hogge		X				
2024.001j (was 2023.023 & 2023.049)	22	GP Water Study	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	High Priority	Do	In Progress	12/31/2024	12/18/2024	Staff is meeting with the consultant on 12.19.24 to begin discussing the preparation of this document.	4/2/2024		Larsen		X		X	X	
2024.004	22	Housing Audit	Gather data and produce a report on the number, types, sizes, status (entitled, built, own, rent), etc. of housing in the community. Strategize on how to use and communicate the information to legislators, the market, etc.	High Priority	Schedule	Not Started	TBD	11/25/2024	Staff has begun early preparations for completing this work. Staff presented some preliminary data to Council on 11.14.24. Staff will continue preparing housing data that will help the City as it interacts with the State Legislature during the 2025 legislative session. This data preparation and collection will also help with the GP process.	10/15/2024		Larsen				X		

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2023.004	22	MDP/MDA Amendment Proposals	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	Secondary Priority	Schedule	On Hold	4/30/2024	5/14/2024	Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code. Staff will resume exploring this issue now that the 2024 regular legislative session has concluded.	5/16/2023		Larsen					X	
2023.015	22	Zone Transition Code	Review Zone Transition Code (17.60.160).	Secondary Priority	Schedule	Not Started	6/30/2024	8/1/2024	This has been assigned to a planner and the research/drafting process will resume.	5/16/2023		Larsen					X	
2023.025	22	Powerline Corridor Development	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	Secondary Priority	Schedule	In Progress	6/30/2024	11/25/2024	Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd is reviewing encroachments with Admin and making a game plan to present to the Council. It is anticipated that Todd will be making recommendations to the Council on a partial list of properties in January 2025.	8/15/2023		Larsen					X	
2023.048	22	Parking and storage	Consider a code to enable parking garages based on counting as two parking spaces.	Secondary Priority	Schedule	Not Started		4/30/2024	Staff believed that the Legislature would address this issue, but did not. Staff will review.	10/3/2023		Larsen					X	
2024.006	22	Residential Zones Driveway and Minimum Home Sizes	Review EMMC 17.25 residential and agricultural zones to ensure compliance with state requirements.	Secondary Priority	Schedule	Not Started	1/31/2024	11/6/2024	Bring back recommendations regarding minimum dwelling SF and driveway widths in the AG Zone.	11/6/2024		Larsen					X	
2023.009	23	Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	High Priority	Do	In Progress	12/30/2024	11/6/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21. A report was presented to the Council on 11/6/2024 and tabled for further discussion at the Strategic Planning Conference. Council has asked Finance to present some information they need to guide the timeline/phasing of the projects. Staff is planning to bring it back again and incorporate feedback from Strategic Plan Conference and input from our financial advisor.	5/16/2023		Weber		X	X		X	

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2023.018	24	Transportation Funding	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	High Priority	Do	Long Horizon	<2030	11/13/2024	Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved \$553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North (2029); \$459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor (2029); and projects making it easier to cross Lehi and Saratoga Springs (2025 & 2026). Work is already happening on MVC at 2100 N but the timing of other projects is to be determined.	5/16/2023		Hogge		X		X		
2023.032	24	Irrigation pipe requirements	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >\$70M.	High Priority	Do	In Progress	6/30/2024	12/18/2024	A report will include proposed upgrades to the system and where it can be implemented. Report was expected in July. This project has been delayed due to the City's reuse application to the state being rejected. The report has been resubmitted and although we do not have an approved reuse permit, we are moving forward with the reuse plan. Currently Parkway Fields is installing purple pipe for use in their subdivision. A water right hearing on water reuse was held on December 12 to get more info on options with our rejected reuse application.	5/16/2023		Hogge		X			X	
2023.011a	24	Airport Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	Do	In Progress	10/1/2025	12/18/2024	Phase 1 is complete. Contractor is almost complete with Phase 2. Completion is expected in the spring of 2025 when weather allows paving. Phase 3 will complete the connection to SR73 and extension to the north of SR73. Construction on Phase 3 will start in the spring of 2025.	5/16/2023		Hogge		X		X		
2023.011b	24	Mid Valley Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	Do	In Progress	12/31/2025	12/18/2024	Civil Science has been awarded the design contract for this project. Completion is expected by fall 2025. Property acquisition is underway and 70% design is complete.	5/16/2023		Hogge		X		X		

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Legislative Priorities List																							
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement				
2023.008	41	Rodeo Feasibility Study	Coordinate a feasibility study to consider relocating the rodeo.	Secondary Priority	Schedule	Not Started		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023		Hickman					X		X				
Proposed																							
2024.002		Matching Grant Program for Neighborhood/Parks Improvements	Create a grants program to support residents/groups who wish to install make parks or other neighborhood improvements.	Proposed	-	-		4/16/2024	A program was established in 2016, funded with \$1M. The program fell into disuse by 2020. Council discussed this item and determined to not adopt move forward at this time.			Strachan Hickman							X				
2023.019	31	Advise and Consent	Coordinate with city boards, committees, and commissions.	Proposed	-	-		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.														
2023.012	41	City Food Orchard	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit...use city resources to beautify and create a commodity for community use.	Proposed	-	-						Hickman						X					
2023.029	21	Master Plan Process	Council members want to know how they can be involved in the city infrastructure	Proposed	-	-		7/2/2024	Write a memo; also relates to EMMC 2.19.030.J.			Mumford					X						
2023.031	21	Dashboard of city data and demographics	Provide a dashboard showing data and demographics, for example, permits, population, etc.	Proposed	-	-		2/13/2024	Dashboard for Economic Development is live, but going through some updates. Dashboard that includes more data from OpenGov is pending final rollout to Building Department 7/18/2024.			Mumford Berrett					X						
2023.045	21	Review business licensing with a view to approving or denying licenses based on parking or other code constraints.	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	Proposed	-	-		1/31/2024	Staff will review the code to determine any necessary or suggested updates.			Mumford							X				
2023.050	21	City-sponsored Waterwise Landscaping Grants Program	Create a grants program to support residents who wish to install waterwise landscaping instead of grass.	Proposed	-	-		1/31/2024	This is currently on hold until it is approved to be added to the priorities list and to allow us to work on other higher priority items.			Mumford					X						

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2023.016	22	Staff Report for Development Projects	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before	Proposed	-	-		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.			Larsen							
2023.026	22	Visitor Parking in Code	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	Proposed	-	-		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.			Larsen						X	
Completed																			
2023.037	12	MIHP re Transfer of Development Rights	Create a program to transfer development rights for moderate income housing.	Secondary Priority	-	Completed	7/16/2024	12/3/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. The Council adopted the policy on 12/3/2024 as EMMC CHAPTER 17.46 TRANSFER OF DEVELOPMENT RIGHTS OVERLAY ZONE.	8/15/2023		Draper							
2023.005	22	Establish discontinued zoning ordinances	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	Secondary Priority	Do	Completed	5/31/2024	10/16/2024	An Historic Zones Code Amendment has received a recommendation from the PC for adoption. The CC adopted it with amendments on October 15.	5/16/2023		Larsen						X	
2023.044	22	A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	High Priority	Do	Completed	4/30/2024	9/17/2024	Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in September. We have an update ready to go. This is going to the Council on 9.3.24. This was approved by the Council on 9.3.24.	9/19/2023		Larsen						X	

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2023.036	21	MIHP re Impact fees for ADUs	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	Secondary Priority	Delete	Completed	12/31/2024	8/20/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Last report provided December 2023. An update on MIHP strategies was presented on 6/4/2024. The city does not assess impact or other fees for ADUs. The city's Consolidated Fee Schedule was updated to reflect this policy.	8/15/2023		Mumford						
2023.003c	22	Development Code: Mobile Business Regulations	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	High Priority	-	Completed	5/16/2024	5/7/2024	If a local mobile business owner needs a license, we will issue it as a normal business license; but state law requires us to honor other instate business licenses. There is no action required.	5/16/2023		Larsen				X		
2023.003b	22	Development Code: Military Compatibility Amendment	In 2023, HB265 Sentinel Landscape Amendments, required municipalities and counties to develop a compatible use plan to ensure	High Priority	-	Completed	4/30/2024	4/16/2024	The Council adopted code amendments based on 2023's HB265 and 2024's HB 256 Military Compatible Land Use Amendment.	5/16/2023		Larsen				X		
2023.006	22	Wildlife Overlay Zone	Facilitate bringing forward a presentation soon.	Secondary Priority	-	Completed	3/31/2024	4/2/2024	Adopted with amendments.	5/16/2023		Larsen					X	
2023.003a	22	Development Code	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referable but no changes are needed to the code.	High Priority	-	Completed	3/19/2024	3/7/2024	Most required ordinance changes have been completed. Some unfinished items are split into new priority items. The final EMMC code changes due to SB174 and HB406 regarding lot line adjustment item was presented and adopted on 3/6/2024.	5/16/2023		Larsen				X		
2023.002	22	Zoning Map Update	Update the city's zoning map(s).	High Priority	-	Completed	2/20/2024	2/20/2024	Staff presented and the CC adopted the new zoning map which was demonstrated electronically. Staff is expected to maintain the map going forward.	5/16/2023		Larsen	X		X			
2023.048	12	Residential Development Standards	17.25.040 Residential Development Standards: Footnote #7 requires the average lot size be calculated across the preliminary plat.	High Priority	-	Completed	2/28/2024	2/6/2024	Approved by the CC on 2/6/2024.	11/7/2023		Draper				X		
2023.047	13	Standard background for online meetings	Create a standard background for use in public, teams, and zoom meetings.	Secondary Priority	-	Completed	1/31/2024	1/31/2024	A new, post-branding, background has been created and sent via email along with instructions for uploading to online meeting programs.	10/3/2023		Maffitt				X		

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2023.007	14	Annual Council Training	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	Secondary Priority	-	Completed	1/2/2024	1/30/2024	State code requires annual training for OPMA - on January 2 agenda; an orientation manual for council members was presented and new council orientation on December 6.	5/16/2023		Strachan							
2023.004	22	Fencing Code	Council has made a lot of exceptions and wants to be very clear about fencing	Secondary Priority	-	Completed	3/31/2024	2/6/2024	The CC adopted new fencing and buffer code on 2/6/2024.	8/15/2023		Larsen						X	
2023.001	21	Title 16 Subdivisions	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174.	High Priority	-	Completed	2/1/2024	10/3/2023	Ordinance changes were approved on 9/19/2023. On 10/3/2023 added an effective date.	5/16/2023		Mumford						X	
2023.034	24	Water Conservation Issues	Adjust water rates to save for infrastructure needs.	High Priority	-	Completed	1/31/2024	10/3/2023	Rate changes to cover operations and maintenance were approved 9/19/2023.	5/16/2023		Trusty		X					
2023.027	14	Second Class City Requirements	What needs to be done? When?	Secondary Priority	-	Completed		10/3/2023	Provided a memo listing requirements and trigger for changes.			Strachan						X	

Summary of Changes Since Last Report						
Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comments/Update
MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	Secondary Priority	In Progress	1/1/2025	12/19/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP in 2023, the CC adopted policy, procedures, and appropriated funding in October 2024. A webpage has been set up, an RFP for a broker has closed and a contract for the broker awaits approval. Applications will be received beginning beginning January 1, 2025.
General Plan Update	A general plan update has commenced. The project is expected to continue through August 2025.	High Priority	In Progress	8/31/2025	12/18/2024	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Our next step for the GP is prepping the Future Land Use Map (FLUM) update. We have hired GSBS and they are working through the middle stages of the FLUM. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. Staff is currently working on gathering data through focus group interviews. We are meeting with experts in transportation, development, emergency management, agriculture, etc.
General Plan Update	Future Land Use Map: Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	High Priority	In Progress	9/30/2024	12/18/2024	Staff and GSBS continue to work on gathering data for the Future Land Use Map. Staff and GSBS have obtained excellent feedback from the public, experts, land owners, etc., through focus groups and public events like Christmas Village. This data gathering has resulted in the preparation of an Existing Conditions Report. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. Target completion for the FLUM is the end of February/first part of March.
General Plan Update	Part 1 (Planning context, community context, framework for the future, decision-making framework)	Secondary Priority	Not Started	10/31/2024	12/18/2024	Staff will soon begin working on some early drafting on this section and will be coming to the PC and Council for feedback in January/February.
General Plan Update	Part 3 (Housing, Moderate Income Housing, Water)	Secondary Priority	Not Started	4/30/2025	12/18/2024	Some initial work has begun on this section to prepare an outline. Staff has begun some early drafting of this section.
GP Full Build Out Scenarios	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	Secondary Priority	Not Started	4/29/2025	12/18/2024	We have hired consultants to create master plans for transportation, water, sewer, and stormwater. These master plans will include design of the full buildout scenarios for each of these. We plan to have the master plans completed by April 2025.

Summary of Changes Since Last Report						
Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comments/Update
GP Water Study	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	High Priority	In Progress	12/31/2024	12/18/2024	Staff is meeting with the consultant on 12.19.24 to begin discussing the preparation of this document.
Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	High Priority	In Progress	12/30/2024	11/6/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21. A report was presented to the Council on 11/6/2024 and tabled for further discussion at the Strategic Planning Conference. Council has asked Finance to present some information they need to guide the timeline/phasing of the projects. Staff is planning to bring it back again and incorporate feedback from Strategic Plan Conference and input from our financial advisor.
Irrigation pipe requirements	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >\$70M.	High Priority	In Progress	6/30/2024	12/18/2024	A report will include proposed upgrades to the system and where it can be implemented. Report was expected in July. This project has been delayed due to the City's reuse application to the state being rejected. The report has been resubmitted and although we do not have an approved reuse permit, we are moving forward with the reuse plan. Currently Parkway Fields is installing purple pipe for use in their subdivision. A water right hearing on water reuse was held on December 12 to get more info on options with our rejected reuse application.
Airport Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	In Progress	10/1/2025	12/18/2024	Phase 1 is complete. Contractor is almost complete with Phase 2. Completion is expected in the spring of 2025 when weather allows paving. Phase 3 will complete the connection to SR73 and extension to the north of SR73. Construction on Phase 3 will start in the spring of 2025.
Mid Valley Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	In Progress	12/31/2025	12/18/2024	Civil Science has been awarded the design contract for this project. Completion is expected by fall 2025. Property acquisition is underway and 70% design is complete.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2025**

TITLE:	A proposal to provide lobbying services
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	TBD
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

PREPARED BY
Clifford Strachan, Director of
Legislative Affairs

PRESENTED BY
Clifford Strachan

RECOMMENDATION:

BACKGROUND:

The City has received a proposal from a governmental lobbyist to provide lobbying services for the City. The City currently has a lobbyist under contract and the current proposal is intended to give the City additional support with regard to the State Legislature, particularly for transportation issues, but could provide for any issues affecting the City.

ITEMS FOR CONSIDERATION:

It is proposed to discuss the merits and determine the will of the Council concerning this proposal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Eagle Mountain Lobbying Proposal - Think Utah

Mayor & City Council Updates as of Jan 2, 2025



Department	Topic	Update
Community Development		
Planning	Current Staff Development Projects	Rose Ranch, Eagle Crest Storage, Firefly, Cedar Glen, Eagle Mountain Retail (The District), Parkway Fields, etc.
	Annual moderate-income report	Resubmitted to State in December 2024
	Architectural Standards Review	Process underway. Staff currently in early stages of gathering feedback from Planning Commission.
	General Plan Update	Progress: Staff has held focus groups with many community stakeholders from various key sectors. Next Steps: Staff is forming a working group to meet with staff throughout the drafting process.
	10% MIH Zoning	Council passed the code amendment. Staff will continue to work with Council on this issue.
General / Admin		
Human Resources	Positions Filled	City Manager, IT Manager, Policy Analyst, Jr Jazz seasonal hires
	Open FT Positions	Water Manager
	New Training Software	All department heads will be trained on the software, Traliant. It is provided through the Trust.
	January Employee Meeting	All employees finished the sexual harassment and drivers' safety training (usually held in January) in December. This year, the January employee meeting can be focused on this year's goals and celebrating last year's wins.



Tentative Upcoming Agenda Items for City Council Information

Development Projects

- Allgood Plat Amendment
- AT&T Tower Gateway Site Plan
- Eagle Mountain Blvd Bungalows Concept Plan
- Firefly NPA 8 A-4.1 Plat Amendment
- Garner Farms Master Development Plan
- Harmony A-13, A-14, and A-16 Site Plans
- Les Schwab Rezone
- Overland Village 2B Preliminary Plat
- Parkway Fields Phase H Preliminary Plat
- Sage Park Central Stake Site Plan
- UTA Park and Ride Site Plan
- Verizon Pro Rough Legged Site Plan

Code Amendments

- Alternative Energy
- Disposal of City Property
- Drive-Thru Regulations
- Fence Code
- Off-Street Shared Parking Agreements for Non-Single Family
- Recreational Vehicle Storage
- Residential Zone Land Use Table
- Rezones after Development Agreement Expirations
- Right-of-Way Illustrations
- Solar Power/Alternative Energy Code

Other Items

- Commercial Water Rights Requirements
- Firefly IFFP/IFA - Water, Sewer, Transportation, and Storm Drain
- Open Space Plan and Goat Grazing Proposal

Please note all items are tentative and are subject to change.