



EAGLE MOUNTAIN CITY COUNCIL MEETING

FEBRUARY 18, 2025, 3:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

3:30 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. EMPLOYEE RECOGNITION

1.A. Marty Bahr - APWA Outstanding Public Works Inspector of the Year

2. 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.

2.A. DISCUSSION - Attainable Housing Partnership Opportunity

2.B. DISCUSSION - Utah Valley HOME Consortium

2.C. DISCUSSION/CONCEPT PLAN - Future Land Use Map (FLUM)

2.D. TRAINING - Open & Public Meetings Act (OPMA)

3. AGENDA REVIEW

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

4. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. RECOGNITION

8.A. Brady Thompson - Recognition of Student Patriotism Project

9. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit your comments to three minutes each.)

10. CITY COUNCIL/MAYOR ITEMS

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

11. APPOINTMENTS

11.A. Library Advisory Board

1. Emily Buss - Three-year Term through 2027

CONSENT AGENDA

12. CHANGE ORDERS

12.A. Firefly 4MG Tank Change Order #2

13. MINUTES

13.A. January 7, 2025 Minutes - Regular City Council Meeting

13.B. January 21, 2025 Minutes - Regular City Council Meeting

13.C. January 30, 2025 Minutes - City Council Lehi Power Plant Tour

13.D. February 11, 2025 Minutes - City Council Budget Work Session

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Z D Cattle Company, Inc. for Goat Grazing Services in Open Space Areas for Vegetation Management

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Katherine Smith for Right-of-Way Acquisition for Old Airport Road and Harmony Way, a Water Booster Station, Utility Easement, and an Option for a Future 10-Acre City Facilities Site

14.C. RESOLUTION - A Resolution Consenting to the Annexation of 178 Acres of Land into the Pole Canyon Basic Local District

15. ORDINANCES

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power

SCHEDULED ITEMS

16. RESOLUTIONS

16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,

Rezoning Certain Lands Known as Meadow Ranch Plat 4, Lot 433.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposal to rezone 4.072 acres of real property (Parcel ID: 46:536:0433) located at 9720 N. Shiloh Way in Eagle Mountain City, from "Parks and Open Space" to "RD1" to facilitate the subdivision of the property into three (3) residential building lots, each 1.2+ acres in size; known as Meadow Ranch Plat 9; for, and in behalf of, Eagle Mountain City.

- 17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Amended Plat for Saddle Junction Plat 1 (Allgood Plat Amendment)

BACKGROUND: *(Presented by Planner I, Ashley Swensen)* A proposed Plat Amendment for Saddle Junction, Plat 1, (The Allgood Plat Amendment) located at the southwest corner of the SR-73 and Ranches Pkwy intersection. (Parcel ID: 66:403:0103).

- 17.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan and Rezone for Spring Run Plaza.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* A proposed Master Development Plan for the Spring Run Plaza project, located at the northeast corner of SR-73 and Spring Run Parkway (Parcel ID: 58:033:0628).

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

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposal to enact an ordinance amending Title 17, Chapter 60 Section 120.C.1.c by clarifying when barbed wire, electrified wire, full wire, or chain link fencing is allowed; to Section 120.D to allow for City installed fencing along certain sensitive lands, to Section 120. H.4 to specify that full electric fences may be used to secure power plants; and, adding a new section R regarding temporary fencing.

- 17.E. ORDINANCE/PUBLIC HEARING - An Ordinance Partially Suspending the Collection of the Transportation Impact Fee for Nonresidential Developments.

BACKGROUND: Last summer, the Transportation Impact Fee was updated following a study performed by LRB. The outcome was a significant increase in the Transportation Impact Fee that is now being felt by businesses attempting to locate stores in Eagle Mountain. The increase was so high that businesses are now rescinding plans to locate in the City. Staff has proposed a partial suspension of the Transportation Impact Fee, towards commercial development only, which would put the City more in line with other cities, until such time that a new analysis can be completed, which would ideally return a more reasonable fee structure.

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

BACKGROUND: *(Presented by Director of Administrative Services Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the fifth amendment to the 2024-2025 Fiscal

Year Annual Budget.

18. RESOLUTIONS/PUBLIC HEARINGS

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

BACKGROUND: *(Presented by Finance/Management Analyst Terrence Dela Peña)*
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 Council adopted this plan last December 3, 2024. However, Jones and De Mille Engineering notified staff that when responding to a question from another staff, they identified some errors in the water source data, which is corrected in this revised Water Conservation Plan. There were no other major or significant changes except for the corrected water source data.

19. LEGISLATIVE ITEMS

19.A. UPDATE - Legislative Lowdown - 2025 Session

19.B. UPDATE - Legislative Priorities List

20. 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.

21. COMMUNICATION ITEMS

21.A. Upcoming Agenda Items

22. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 14th day of February, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Gina L. Olsen, CMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	DISCUSSION - Attainable Housing Partnership Opportunity
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Fieldstone Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

No

PREPARED BY

Elizabeth Fewkes

PRESENTED BY

Elizabeth Fewkes

RECOMMENDATION:

BACKGROUND:

The applicant desires feedback on a detached housing product and a potential partnership with the City to increase the product's attainability.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	Utah Valley HOME Consortium - Loan to Own Program
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	None
APPLICANT:	N/A

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 that the City Council discuss the item to determine if they would like approval on a future agenda.

BACKGROUND:

Now that Eagle Mountain City qualifies for Community Development Block Grants (CDBG), the City is eligible to participate in the United States Department of Housing and Urban Development's (HUD) HOME Program beginning in 2026.

The HOME program provides grants to help with down payment assistance for low to moderate-income housing not to exceed 80% of area median income levels. The program is through HUD and monies are allocated every year by Congress. Jurisdictions that participate are awarded grants based on 10 criteria that are weighted. These are:

1. Income limits based on 80% AMI,
2. Liquid asset limits (not to exceed \$15,000),
3. Cap on the value of the residence (currently \$551,000),
4. Minimum credit score (650),
5. Type of residence,
6. First-time homeowner (per HUD definition),
7. Limits on debt ratios (43% to 45% based on credit score),
8. Limits on the mortgage to income ratio (33% to 35% based on credit score),

9. Pre-home ownership counseling class, and
10. A minimum of \$1000 as a down payment.

Currently, Provo, Lehi, Orem, and Utah County have signed an Interlocal Agreement to form a consortium to participate in the program, with Provo as the Lead Entity of the HOME program. As such Provo City is responsible for administering the program and for ensuring compliance with all Federal Laws and regulations. Provo has their own HOME program, and the other cities and Utah County have a combined program under the Consortium. In 2024, the Consortium received \$1,293,715.31 from HUD for the HOME program. Funds are allocated to the partners in the Consortium based on percentages, or if there are not enough applicants, there is a possibility the funds will be pooled between all the signatories.

The HOME Program offers qualified buyers a 0% interest loan for down payment and closing costs. The loan amount is 5% or 3.5% based on loan type (Conventional or FHA), plus closing costs, for a maximum amount of \$40,000. The loan becomes due when the home is either sold or the applicant moves their primary residence to another address.

The HOME program described above would not require any financial contributions from Eagle Mountain.

The program includes an element where, if a developer were to collaborate with the City to establish a HOME-funded affordable housing project—such as an apartment complex—the City could have a financial component to cover. However, this obligation would apply only if the City agrees to participate in the project, allowing the developer to access HUD funding under the consortium.

ITEMS FOR CONSIDERATION:

To participate, the City Council would need to approve the Interlocal Cooperation Agreement and have the Mayor execute the document by May 2025. A resolution will be prepared for adoption of the agreement if the Council is interested in proceeding.

Eagle Mountain would need to appoint a member of the Advisory Review Committee and the Board of Directors (can be the same person and can be a staff member)

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	TRAINING - Open & Public Meetings Act
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Gina Olsen

PRESENTED BY

Marcus Draper

RECOMMENDATION:

BACKGROUND:

Utah State Law (UCA 52-4-104) requires that the presiding officer of a government entity provide training for all public officials on the Open Meetings Act each year. Training this year will be provided by Marcus Draper, City Attorney.

The Utah Open and Public Meetings Act (OPMA) requires public bodies to conduct their business in public. The OPMA applies to state agencies, political subdivisions, and administrative, executive, and legislative bodies.

Notice requirements

- Public bodies must provide notice of meetings at least 24 hours in advance.
- Notice must include the meeting's date, time, place, and agenda.
- Notice must be posted on the Utah Public Notice Website and at the meeting location.
- Notice must also be provided to a local media correspondent or newspaper.

Agenda requirements

- The agenda must be included in the notice.
- The agenda must include all action items and be stated with reasonable specificity.

Recording and minutes requirements

- Public bodies must keep written minutes and a recording of all meetings.
- Recordings of open meetings must be posted on the Utah Public Notice Website within three

business days.

- Draft minutes must be made available to the public within 30 days.

Emergency meetings

- Public bodies can hold emergency meetings to consider urgent matters if they give the best notice possible.
- A majority of the public body's members must approve of the emergency meeting.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	CHANGE ORDER - Firefly 4MG Tank Change Order #2
ITEM TYPE:	Change Order
FISCAL IMPACT:	\$189,985.67
APPLICANT:	White Hills Water Company

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Vince Hogge, City Engineer

PRESENTED BY

Vince Hogge

RECOMMENDATION:

Staff recommends that reimbursement payment be made to White Hills Water Company after minor negotiation of some of the unit costs and hourly quantities.

BACKGROUND:

During excavation for the Firefly 4MG Tank, the Contractor excavated to the designed foundation depth. The Geotechnical Engineer was on site to review the subsurface materials, and it was found that approximately 1/4 of the front portion of the tank was still on native soil and not bedrock. After direction from the Geotechnical Engineer, the contractor provided test pits. It was then determined and directed by the Geotechnical Engineer that the non-bedrock material would need to be removed and replaced. Additional costs were incurred for further blasting & over-excavation of the front portion of the tank. Backup documentation includes an email justification from Tavis Timothy at Jackson Engineering where he states this item was approved by the previous City Engineer in July of 2024.

This item was tabled from the February 4, 2025, City Council meeting so negotiations could take place on items in the cost breakdown. **Representatives with the project will be at the February 18 Work Session** to discuss line items in the change order and answer any questions from the City Council.

ITEMS FOR CONSIDERATION:

Bid Item 4 - From the available data an estimate for bedrock excavation quantity was used for bidding, specifically that the depth of overburden soil to bedrock was 7 feet across the entire tank footprint. As clearing and excavation of soil proceeded it was observed that for some areas of the tank footprint, the depth of overburden to bedrock was less than 12 inches.

After removal of the overburden soil, blasting and excavation of bedrock to the needed tank foundation depth, it was identified through pre and post-survey that the actual quantity of bedrock excavation was more than the original bid schedule estimate.

Additional Bid Item - Once the Contractor had excavated to the designed foundation depth, the Geotechnical Engineer was on site to review the subsurface materials. It was found that approximately 1/4 of the front portion of the tank was still on native soil and not bedrock. After direction from the Geotechnical Engineer, the contractor provided test pits. It was then determined and directed by the Geotechnical Engineer that the non-bedrock material would need to be removed and replaced with structural fill.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. EM Change Order Form-Firefly 4MG Tank CO#2

Eagle Mountain Project Change Order Form

Change Order # 2

Date:	1/27/2025	Change Order Amount:	\$189,985.67
GL #	11-51-51000-6310	PO #	83771
Project Manager:	Jackson Engineering		
Project Title:	4MG Water Tank; Firefly	Project #	
Contractor:	White Hills Water Company/FX Construcion		

Description / Summary of changes:

Bid Item 4 - From the available data an estimate for bedrock excavation quantity was used for bidding, specifically that depth of overburden soil to bedrock was 7 feet across the entire tank footprint. As clearing and excavation of soil proceeded it was observed that for some areas of the tank footprint the depth of overburden soil to bedrock was less than 12 inches. After removal of overburden soil, blasting and excavation of bedrock to needed tank foundation depth it was identified through pre and post survey that the actual quantity of bedrock excavation was more than the original bid schedule estimate.

Additional Bid Item - Once the Contractor had excavated to the designed foundation depth, the Geotechnical Engineer was onsite to review the subsurface materials. It was found that the approximate 1/4 front portion of the tank was still on native soil and not bedrock. After direction from the Geotechnical Engineer, the contractor provided test pits. It was then determined and directed by the Geotechnical Engineer that the non-bedrock material would need to be removed and replaced with structural fill.

Attachments (List documents supporting this change order, attach to this form, upload to Springbrook):

1. Change Order between FX Construction and White Hills Water Company - Approved by Jackson Engineering
2. Geostrata Geotech Report
3. Email Documentation/Justification from Jackson Engineering (Tavis Timothy)
- 4.
- 5.

Contract Pricing:		Contract Time:	
Original Contract Amount:	\$2,633,930.13	Original Completion Date:	June 15, 2024
Previously Approved CO's:	\$0	Previously approved days:	0
Present Contract Price:	\$2,633,930.13	Increased by:	May 15, 2025
Change Order Amount:	\$189,985.67	Decreased by:	
New Contract Amount:	\$2,823,915.80	New Completion Date:	May 15, 2025

Signatures (approval):

Finance (Approved Budget)

Date:

Department Head:

Vince Hogge

Date: 1/27/2025

City Administrator:

Date:

City Council:

Date:

(City council approval required if funds are not budgeted or combined change orders exceed 10% / \$75,000.00 or for purchases over \$15,000.00 for auditing, attorneys, architectural services for city facilities, branding, government relations, and consulting for master plan & general plan.)



Change Order Request #2

Date

6/13/2024

Project

Eagle Mountain Lower 4MGT

Number/Name

WCD #2

Description

Overex and backfill. Geotech determined native material was insufficient for subgrade and directed FX to excavate down to bedrock on the front ~1/4 of the tank. This was then backfilled with 3"- crushed material processed on site from blasting and excavation of the tank.

Cost Breakdown

Item	QTY	Unit	Unit Lbr	Total Lbr	Unit Mat	Total Mat	Unit EQ	Total EQ	Unit Sub	Total Sub	Total
Labor	720.00	hr	60.00	43,200.00		0.00		0.00		0.00	43,200.00
210 Excavator	80.00	hr		0.00		0.00	110.00	8,800.00		0.00	8,800.00
Loader	80.00	hr		0.00		0.00	65.00	5,200.00		0.00	5,200.00
Loader	80.00	hr		0.00		0.00	65.00	5,200.00		0.00	5,200.00
300 Excavator	80.00	hr		0.00		0.00	150.00	12,000.00		0.00	12,000.00
Haul Truck	80.00	hr		0.00		0.00	165.00	13,200.00		0.00	13,200.00
Dump Truck	80.00	hr		0.00		0.00	78.00	6,240.00		0.00	6,240.00
Grader	80.00	hr		0.00		0.00	92.00	7,360.00		0.00	7,360.00
Compactor	80.00	hr		0.00		0.00	45.00	3,600.00		0.00	3,600.00
Water Truck	80.00	hr		0.00		0.00	60.00	4,800.00		0.00	4,800.00
Fuel	2000.00	Gal		0.00	5.00	10,000.00		0.00		0.00	10,000.00
3" Material	5950.00	TNS		0.00	14.00	83,300.00		0.00		0.00	83,300.00
				\$ 43,200.00		\$ 93,300.00		\$ 66,400.00		\$ -	\$ 202,900.00
				5%		5%					10%
Markup				\$ 2,160.00		\$ 4,665.00					\$ 20,290.00
											Total Markup
											12%
											\$ 27,115.00
											Total Change Order
											\$ 230,015.00

Unit Cost is high.

These look like estimated quantities. Was all of the equipment being used all of the time? All labor working only on this? We should be charged for actual use on hourly basis.

Screened native material was used. Was this cost for processing and screening?

Let me know if you have any questions.

Thank you,

Tyler Stoker
Project Manager

Approved By:

Owner's Representative

Date: _____

EXHIBIT A
Cost Share Analysis

EAGLE MOUNTAIN - 4 MG LOWER TANK
FX CONSTRUCTION - Contract Schedule
EAGLE MOUNTAIN 2MG COST SHARE ANALYSIS
UPDATED: September 11, 2023

UNIT PRICE SCHEDULE • BASE BID							
Item #	Description	Unit	Quantity	Unit Price	Amount	EM % Share	Dollar Amount
1	Mobilization	LS	1	\$220,500.00	\$220,500.00	40%	\$88,200.00
2	SWPPP - Owner Provided	LS	1	\$0.00	\$0.00	0%	\$0.00
3	Tank Site Excavation	LS	1	\$88,200.00	\$88,200.00	45%	\$39,690.00
4	Bedrock Excavation for Tank	CY	15,000	\$36.27	\$544,000.00	47%	\$255,680.00
5	4MG Tank	LS	1	\$3,539,938.68	\$3,539,938.68	50%	\$1,769,969.34
6	Tank Backfill and Site Grading	LS	1	\$296,293.40	\$296,293.40	45%	\$133,332.03
7	Revegetation	LS	1	\$4,000.00	\$4,000.00	45%	\$1,800.00
8	Erosion Control Blanket	SY	5,400	\$8.50	\$45,900.00	45%	\$20,655.00
9	Vault Building and Retaining Wall	LS	1	\$281,271.60	\$281,271.60	10%	\$28,127.16
10	Valve Vault Internal Piping	LS	1	\$255,300.00	\$255,300.00	25%	\$63,825.00
11	Electrical/HVAC/SCADA	LS	1	\$231,200.00	\$231,200.00	0%	\$0.00
12	Retention Pond	LS	1	\$129,643.20	\$129,643.20	50%	\$64,821.60
13	Access Roads and Parking Areas	LS	1	\$49,617.35	\$49,617.35	0%	\$0.00
14	12" PVC Tank Drain Line	LF	45	\$230.00	\$10,350.00	0%	\$0.00
15	18" PVC Upper Transmission Line	LF	420	\$265.00	\$111,300.00	0%	\$0.00
16	18" PVC Tank Supply and Overflow Lines	LF	90	\$290.00	\$26,100.00	\$60	\$5,400.00
17	24" PVC Tank Transmission Line	LF	473	\$385.00	\$182,105.00	\$120.00	\$56,760.00
18	18" DIP 45-Deg Fitting	Each	1	\$4,300.00	\$4,300.00	0%	\$0.00
19	24" DIP 45-Deg Fitting	Each	1	\$6,500.00	\$6,500.00	\$2,200.00	\$2,200.00
20	20" HDPE Pump Discharge Line	LF	228	\$300.00	\$68,400.00	0%	\$0.00
21	15"ADS Drain Line	LF	267	\$120.00	\$32,040.00	0%	\$0.00
22	Black Vinyl Chain Link Fence and Gates	LF	859	\$69.00	\$59,271.00	130	\$8,970.00
23	Cost to Construct & Maintain Access Road	LS	1	\$140,000.00	\$140,000.00	0%	\$0.00
Addt 4	Additional Rock Excavation	CY	5073	\$36.27	\$183,997.71	47%	\$86,478.92
Addt Item	Additional Excavation to Bedrock	LS	1	\$230,015.00	\$230,015.00	45%	\$103,506.75
							\$0.00
	Construction Services				\$85,000.00	50%	\$42,500.00
	Property	Acre	2.0	\$65,000.00	\$130,000.00	40%	\$52,000.00
				TOTAL	\$6,955,242.94	TOTAL EM	\$2,823,915.80
						Total OWR	\$4,131,327.14

CO#2 Total
\$189,985.67

DOCUMENT 00 53 00
Change Order

No. 2

Date of Issuance: 6-28-2024

Effective Date: 6-28-2024

Project: Eagle Mountain City – 4MG Lower Tank	Owner: White Hills Water Company	Owner's Contract No.:
Contract: Eagle Mountain City – 4MG Lower Tank		Date of Contract: 12-13-2023
Contractor: FX Construction		Engineer's Project No.:

The Contract Documents are modified as follows upon execution of this Change Order:

Additional quantity of bedrock encountered during blasting and additional costs of over excavating native material import and placement per Geotechnical Engineer.

Attachments (list documents supporting change):

Attachment CO2, Geotechnical Engineer Letter

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$6,098,666.00

[Increase] from previously approved Change
Orders No. 0 to No. 1:

\$227,564.23

Contract Price prior to this Change Order:

\$6,326,230.23

Increase of this Change Order:

\$414,012.71

Contract Price with this Change Order:

\$6,740,242.94

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): May 15, 2024

Ready for final payment (days or date): June 15, 2024

Increase from previously approved Change Orders
No. 0 to No. 0:

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date): May 15, 2024

Ready for final payment (days or date): June 15, 2024

Increase of this Change Order:

Substantial completion (days or date): April 15, 2025

Ready for final payment (days or date): May 15, 2025

Contract Times with all approved Change Orders:

Substantial completion (days or date): April 15, 2025

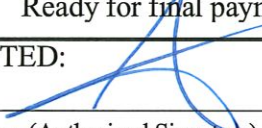
Ready for final payment (days or date): May 15, 2025

RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 6/28/2024

ACCEPTED:

By: 
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: 
Contractor (Authorized Signature)

Date: 7/23/2024

EAGLE MOUNTAIN CITY – 4MG LOWER TANK
CHANGE ORDER NO. 2
ATTACHMENT

DESCRIPTION: Additional costs were incurred for further blasting & over excavation of the front portion of the tank. The following is backup for the change order.

BID ITEM 4 – Bedrock Excavation Increased quantity from 15,000 CY to 20,073 CY.

During the preparation of the bid documents the Geotechnical Investigation, including (3) test pits, was utilized to estimate depth of overburden soil to bedrock. From the available data an estimate for bedrock excavation quantity was used for bidding purposes, specifically that depth of overburden soil to bedrock was 7 feet across the entire tank footprint. As clearing and excavation of soil proceeded it was observed that for some areas of the tank footprint the depth of overburden soil to bedrock was less than 12 inches. After removal of overburden soil, blasting and excavation of bedrock to needed tank foundation depth it was identified through pre and post survey that the actual quantity of bedrock excavation was more than the original bid schedule estimate. This increase in quantity was caused by:

- (1) The bedrock depth on the west cut of the tank had less overburden than other areas of the tank site. The photo below depicts where the rock extends to the top of the excavation whereas on the right side of the picture the rock only extends a portion of the way.
- (2) Due to the type of rock formation the vertical angle of repose was not as steep as assumed in the bid estimate quantity for rock excavation. The safe angle of repose was increased to accommodate area where rock was found to ravel off the cut face.



Based on these in-field factors the actual quantity of Bedrock Excavation for Tank was 20,073 cubic yards.

Bid Schedule Item #4 Bedrock Excavation for Tank used the estimated 15,000 cubic yards. FX Construction's bid unit price is \$36.27 per cubic yard. The FX Construction bid amount for bedrock excavation was \$550,500.00. The actual bedrock excavation increased the amount by 5,073 cubic yards. The additional cost for bedrock excavation is then ***\$183,997.71***.

ADDITIONAL ITEM – Additional costs to over excavate the front 1/4 portion of the tank down to bedrock.

Once the Contractor had excavated to the designed foundation depth, the Geotechnical Engineer was onsite to review the subsurface materials. It was found that the approximate 1/4 front portion of the tank was still on native soil and not bedrock. After direction from the Geotechnical Engineer, the contractor provided test pits. It was then determined and directed by the Geotechnical Engineer that the non-bedrock material would need to be removed and replaced with structural fill. The over excavation and replacement with structural fill were overseen by the Geotechnical Engineer and compaction testing provided by the firm. The attached report was provided by GeoStrata explaining the reasoning, backup and placement of the structural fill. The photo below depicts beginning efforts to place structural fill.

The contractor provided acceptable time and materials rates for the additional work, see FX Construction WCD #2 attached. Hours were verified through construction observation reports.

The additional cost for over excavation and placement of structural fill excavation is ***\$230,015.00.***





Change Order Request #2

Date

6/13/2024

Project

Eagle Mountain Lower 4MGT

Number/Name

WCD #2

Description

Overex and backfill. Geotech determined native material was insufficient for subgrade and directed FX to excavate down to bedrock on the front ~1/4 of the tank. This was then backfilled with 3"- crushed material processed on site from blasting and excavation of the tank.

Cost Breakdown

Item	QTY	Unit	Unit Lbr	Total Lbr	Unit Mat	Total Mat	Unit EQ	Total EQ	Unit Sub	Total Sub	Total
Labor	720.00	hr	60.00	43,200.00		0.00		0.00		0.00	43,200.00
210 Excavator	80.00	hr		0.00		0.00	110.00	8,800.00		0.00	8,800.00
Loader	80.00	hr		0.00		0.00	65.00	5,200.00		0.00	5,200.00
Loader	80.00	hr		0.00		0.00	65.00	5,200.00		0.00	5,200.00
300 Excavator	80.00	hr		0.00		0.00	150.00	12,000.00		0.00	12,000.00
Haul Truck	80.00	hr		0.00		0.00	165.00	13,200.00		0.00	13,200.00
Dump Truck	80.00	hr		0.00		0.00	78.00	6,240.00		0.00	6,240.00
Grader	80.00	hr		0.00		0.00	92.00	7,360.00		0.00	7,360.00
Compactor	80.00	hr		0.00		0.00	45.00	3,600.00		0.00	3,600.00
Water Truck	80.00	hr		0.00		0.00	60.00	4,800.00		0.00	4,800.00
Fuel	2000.00	Gal		0.00	5.00	10,000.00		0.00		0.00	10,000.00
3" Material	5950.00	TNS		0.00	14.00	83,300.00		0.00		0.00	83,300.00
				\$ 43,200.00	\$ 93,300.00		\$ 66,400.00		\$ -		\$ 202,900.00
				5%	5%						10%
Markup				\$ 2,160.00	\$ 4,665.00						\$ 20,290.00
Total Markup										12%	
										\$	27,115.00
Total Change Order										\$	230,015.00

Let me know if you have any questions.

Thank you,

Tyler Stoker
Project Manager

Approved By:

Date: _____

Owner's Representative

May 15, 2024

Development Associates, Inc.
Attention Tavis Timothy
14034 South 145 East, Suite 204
Draper, Utah 84020

GeoStrata Project No. 385-081

**RE: Foundation Soils Observation for Eagle Mountain Tank
1½ miles southwest of SR-73 and 4000 North, Eagle Mountain, Utah**

Mr. Timothy:

As requested and in accordance with our Utah Independent Subcontractor Agreement dated December 16, 2016, on April 23, 2024 and April 29, 2024, GeoStrata performed an observation of the foundation excavation of the water tank located approximately 1½ miles south west of SR-73 and 4000 North, Eagle Mountain, Utah. A geotechnical report prepared by GeoStrata titled “Geotechnical investigation, Eagle Mountain Water Tank, 1½ miles Southwest of SR-73 and 4000 North, Eagle Mountain, Utah”, dated January 10, 2022 was reviewed as part of our foundation observation of the water tank. During our foundation excavation observation we were looking for compliance with the recommendations contained in the geotechnical report which are summarized as follows:

- *Section 6.2.1 General Site Preparation and Grading* of the 2022 GeoStratageotechnical study states that “*Although not expected, any underground obstructions or existing utilities under the proposed tank footprint should be removed and/or rerouted. Any resulting removal cavities should be properly backfilled with compacted structural fill.*”

Within areas to be graded (below proposed structures, fill sections, concrete flatwork), any existing vegetation, debris, or otherwise unsuitable soils should be removed. Any soft, loose, frozen, disturbed, or undocumented fill (if encountered) soils should also be removed. Following the removal of vegetation, unsuitable soils, and loose or disturbed soils, as described above, site grading may be conducted to bring the site to design elevations.

Based on our observations in the test pits advanced for the site investigation, there are approximately 12 inches of topsoil overlying the site. This topsoil and any encountered undocumented fill material should be removed prior to placement of structural fill, structures, and concrete flatwork.

A GeoStrata representative should observe the site preparation and grading operations to assess that the recommendations presented in this report are complied with and to provide an assessment of the exposed soils.”

- *Section 6.2.4 Structural Fill* of the 2022 GeoStrata geotechnical study states that “*All fill placed for the support of the proposed water tank, appurtenant structures, or concrete flatwork should consist of structural fill. We anticipate that the majority of the on-site fine-grained soils*

will not be suitable for use as structural fill, and the structural fill for the site should consist of the granular soils or imported fill meeting the specifications below may be used. The native granular soils could be used as tank backfill, provided it is free and clear of debris and organics. Imported structural fill should have a fines content of no less than 30%. Imported structural fill should have a liquid limit less than 40 and a plasticity index less than 25 based on Atterberg Limit testing (ASTM D4318). We recommend that all structural fill have a relatively high fines content (30% or greater) to decrease permeability. Soil not meeting the aforementioned criteria may be suitable for use as structural fill. These soils should be evaluated on a case-by-case basis and should be approved by the Geotechnical Engineer prior to use.

We recommend that the tank backfill should consist of structural fill material. All structural fill should be placed in maximum 12-inch loose lifts and compacted by equipment capable of compacting a 12-inch lift on a horizontal plane, unless otherwise approved by the Geotechnical Engineer. Structural fill beneath the tank base should be compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557. Tank backfill should be compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557. The moisture content should be slightly above optimum at the time of compaction. Also, prior to placing fill, the excavations should be observed by GeoStrata to confirm that unsuitable materials have been removed. In addition, proper grading should precede placement of structural fill, as described in the General Site Preparation and Grading subsection (6.2.1) of this report.”

- *Section 6.3 Foundations of the 2022 GeoStrata geotechnical study states that “It is anticipated that footing grade for the proposed tank will extend through surface overburden material encountered in the upper 7 to 9½ feet of site and extend into the competent bedrock. Conventional ring-wall or mat foundation bearing entirely on a minimum of 12 inches of structural fill extending to the bedrock and native, undisturbed soil (if applicable) may be used to support the proposed tank.”*

Observations

At the time of our site visit on April 23, 2024, the excavation for the water tank had nearly been completed. The excavation for the water tank ranged from 0 to approximately 30 feet in depth below existing site grade. The soils exposed in the top of the excavation sidewall were observed to range from 0 to 1 foot of topsoil comprised of silt and sand. Underlying the topsoil, we observed that the native soil consists of the Clayey SAND (SC) with varying amounts of gravel and cobble to Sandy SILT (ML) with varying amounts of gravel and cobble extending between 7 and 9½ feet. Below the topsoil and Clayey SAND to Sandy SILT overburden, we encountered a bedrock unit. The soil conditions exposed in the excavation sidewalls appear to be similar to those observed in the test pits at the site excavated as part of our 2022 geotechnical investigation. The bottom of the excavation consisted of approximately 60 to 70 percent bedrock material, and 30 to 40 percent native overburden materials. We recommended that the entire excavation be extended to the competent bedrock material. A test pit was excavated on the outer edge of the tank excavation, and it was observed that approximately 6 feet of over-excavation was needed. We also understand that the excavation through the bedrock was completed through blasting, and we recommended the loose rocks be removed prior to the placement of the grading fill.

At the time of our site visit on April 29, 2024, the excavation for the water tank had had been completed, and included the over-excavation recommended based on our observations made during our April 23, 2024 site visit. The excavation for the water tank ranged from 0 to approximately 30 feet in depth below existing site grade. The soils exposed in the top of the excavation sidewall was observed to range from 0 to 1 foot of topsoil comprised of silt and sand. Underlying the topsoil, we observed that the native soil consists of the Clayey SAND (SC) with varying amounts of gravel and cobble to Sandy SILT (ML) with varying amounts of gravel and cobble extending between 7 and 9½ feet. Below the topsoil and Clayey SAND to Sandy SILT overburden was encountered a bedrock unit. The soil conditions exposed in the excavation sidewalls appear to be similar to those observed in the test pits at the site as part of our 2022 geotechnical investigation. The bottom of the excavation extended to the bedrock, but to reach the bedrock the excavation required approximately a 5-to-10-foot over-excavations of approximately 30 percent of the tank footprint. Due to the amount of material to be placed under the tank we recommend all E-fill material is placed in lifts and completed to 98 percent of the maximum dry density as determined by ASTM, and the final lift can be compacted to 96 percent of the maximum dry density as determined by ASTM. We also observed that all the loose bedrock material from the blasting had been removed.

GeoStrata completed density testing on the E-fill and the road base materials used a structural backfill under the water tank. The compaction testing was completed April 29, 2024, and May 10, 2024. The results of the compaction testing at attached at the end of the letter. The compaction testing result indicates that material used to backfill has been properly placed and compacted to 98 or 96 percent of the maximum dry density as determined by ASTM D 1557 as recommended.

Conclusions and Recommendations

Based on our observations, the recommendations in the soils report pertaining to foundation excavation, over excavation, excavation bottom soil suitability, and backfilling have been complied with and the site is suitable for the construction of the foundation. Exposed foundation soils should be protected against freezing prior to and during footing and foundation construction. Freezing of foundation soils could result in excessive total and differential settlements causing structural damage. If soils in the foundation excavation are allowed to freeze, the soil which were frozen should be over-excavated and removed. The over-excavation should be backfilled with properly placed, compacted and tested suitable structural fill. Soils loosened during preparation of the foundation should be re-compacted prior to footing placement. The footings should not be placed on soft or pumping soil, or in areas of ponded water.

Over-wetting of the fill soils beneath the footings of the tank by natural or man-made means prior to, during or after construction may result in soil stability problems and potential excessive settlement of the soils. Minimum embedment of the footings for frost protection should be 30-inches below ground surface. As an added precaution the following moisture protection mitigation recommendations should be implemented to help reduce the risk of potential settlement from occurring. These items are summarized as follows:

- Moisture should not be allowed to infiltrate into the soils in the vicinity of the foundations. As such, design strategies to minimize ponding and infiltration near the tank should be implemented, such as slopes and drainage directed away from the tank.
- Any additional precautions which may become evident during construction.

- All recommendations in the geotechnical report should be complied with during construction of these improvements.

Failure to comply with these recommendations could result in excessive total and differential settlements causing structural damage.

Limitations

The observations for the above referenced water tank are limited to the issues specifically identified in this letter. This letter addresses the soils observed in the foundation excavation for the foundation of the proposed residence only. Soils underlying other flatwork were not observed and are outside our scope of services. The 2022 GeoStrata geotechnical report should be read in its entirety and all recommendations followed. This letter only contains portions of the 2022 GeoStrata geotechnical recommendations relevant to foundation footings. GeoStrata has relied on the referenced geotechnical report in performing its services. All services were completed in accordance with the current standard of care, no other warranty expressed or implied is provided. No laboratory testing or engineering analysis was performed as a part of this observation. All services were performed for the exclusive use and benefit of the above addressee. No other person is entitled to rely on GeoStrata's services or use the information contained in this letter without the express written consent of GeoStrata.

Ω

We appreciate the opportunity to provide these services. If you would like to discuss any of the issues contained in this letter in more detail or have additional questions, please contact us at your convenience (801) 501-0583.

Respectfully,
GeoStrata

Caleb R. Allred, P.E.
Project Geotechnical Engineer



REFERENCES

GeoStrata, January 10, 2020, Geotechnical Investigation Eagle Mountain Water Tank, 1½ miles Southwest of SR-73 and 4000 North, Eagle Mountain, Utah.



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Waterline

Date: 04-29-2024
GeoStrata Job #: 385-081
Operator: Joel Waters

KEY:

WTL=WATER LINE
SWL=SEWER LINE
SD=STORM DRAIN
CG=CURB&GUTTER

SW=SIDEWALK
RD=ROADWAY
FTG=FOOTINGS
BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	CP	144.7	132.6	9.1	137.7	6.5	96%	96%	No
2	DT	8	CP	141.6	133.3	6.2	137.7	6.5	97%	96%	No
3	DT	8	CP	142.6	134.9	5.7	137.7	6.5	98%	96%	No
4	DT	8	CP	144.5	134.4	7.5	137.7	6.5	98%	96%	No
5											
6											
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	BP, SE Corner	1st	PG Gravel w Silty Clay & Sand
2	BP, SW Corner	1st	PG Gravel w Silty Clay & Sand
3	BP, NE Corner	1st	PG Gravel w Silty Clay & Sand
4	BP, NW Corner	1st	PG Gravel w Silty Clay & Sand
5			
6			
7			
8			
9			
10			

NOTE: All locations and elevations are approximate.

Remarks: After this appointment they require a 97-99.9% compaction.

GAUGE:

MAKE: Troxler

MODEL #: 3430

SERIAL #: 37511

LAST CALIBRATION DATE: 13/7/2023

STANDARD COUNTS: 1782-686

Results Reported To: Crew & Brandon - FX

Reviewed By: Nyle Sampson

Date: 5/7/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Water Tank

Date: 04-30-2024
GeoStrata Job #: 385-081
Operator: Jared Turley

KEY:

WTL=WATER LINE SW=SIDEWALK
SWL=SEWER LINE RD=ROADWAY
SD=STORM DRAIN FTG=FOOTINGS
CG=CURB&GUTTER BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	*	142.4	134.6	5.8	137.7	6.5	98%	98%	No
2	DT	8	*	143.7	134.9	6.5	137.7	6.5	98%	98%	No
3	DT	8	*	143.8	134.3	7.2	137.7	6.5	98%	98%	No
4	DT	8	*	146.1	136.3	7.2	137.7	6.5	99%	98%	No
5											
6											
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	S. side of water tank	2nd lift	PG Gravel w silty clay and sand
2	W. side of water tank	2nd lift	PG Gravel w silty clay and sand
3	N. side of water tank	2nd lift	PG Gravel w silty clay and sand
4	E. side of water tank	2nd lift	PG Gravel w silty clay and sand
5			
6			
7			
8			
9			
10			

NOTE: All locations and elevations are approximate.

Remarks: _____

GAUGE:

MAKE: Troxler
MODEL #: 3430
SERIAL #: 31739
LAST CALIBRATION DATE: 6/6/2023
STANDARD COUNTS: 1671/688

Results Reported To: FX

Reviewed By: Nathaniel Flores

Date: 5/6/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Building Pad

Date: 05-01-2024
GeoStrata Job #: 385-081
Operator: Joel Waters

KEY:

WTL=WATER LINE SW=SIDEWALK
SWL=SEWER LINE RD=ROADWAY
SD=STORM DRAIN FTG=FOOTINGS
CG=CURB&GUTTER BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	CP	141.5	135.8	4.2	137.7	6.5	99%	98%	No
2	DT	8	CP	146.1	136.0	7.4	137.7	6.5	99%	98%	No
3	DT	8	CP	143.0	134.8	6.1	137.7	6.5	98%	98%	No
4	DT	8	CP	141.9	136.7	3.8	137.7	6.5	99%	98%	No
5											
6											
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	Building Pad - NW Corner	3rd lift	PG Gravel w Silty Clay and Sand
2	Building Pad - NE Corner	3rd lift	PG Gravel w Silty Clay and Sand
3	Building Pad - SE Corner	3rd lift	PG Gravel w Silty Clay and Sand
4	Building Pad - SW Corner	3rd lift	PG Gravel w Silty Clay and Sand
5			
6			
7			
8			
9			
10			

NOTE: All locations and elevations are approximate.

Remarks: Approximately 100 x 100 pad

GAUGE:

MAKE: Troxler
MODEL #: 3430
SERIAL #: 37511
LAST CALIBRATION DATE: 13/7/2023
STANDARD COUNTS: 1761-692

Results Reported To: Rick & Brandon - FX

Reviewed By: Nyle Sampson

Date: 5/7/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Building Pad

Date: 05-01-2024
GeoStrata Job #: 385-081
Operator: Joel Waters

KEY:

WTL=WATER LINE SW=SIDEWALK
SWL=SEWER LINE RD=ROADWAY
SD=STORM DRAIN FTG=FOOTINGS
CG=CURB&GUTTER BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	CP	144.4	136.9	5.5	137.7	6.5	99%	98%	No
2	DT	8	CP	142.8	135.5	5.4	137.7	6.5	98%	98%	No
3	DT	8	CP	146.2	137.0	6.7	137.7	6.5	99%	98%	No
4	DT	8	CP	145.0	137.6	5.4	137.7	6.5	100%	98%	No
5											
6											
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	Building Pad - SW Corner	4th lift	PG Gravel w Silty Clay and Sand
2	Building Pad - NW Corner	4th lift	PG Gravel w Silty Clay and Sand
3	Building Pad - NE Corner	4th lift	PG Gravel w Silty Clay and Sand
4	Building Pad - SE Corner	4th lift	PG Gravel w Silty Clay and Sand
5			
6			
7			
8			
9			
10			

NOTE: All locations and elevations are approximate.

Remarks: _____

GAUGE:

MAKE: Troxler
MODEL #: 3430
SERIAL #: 37511
LAST CALIBRATION DATE: 13/7/2023
STANDARD COUNTS: 1761-692

Results Reported To: Rick

Reviewed By: Nyle Sampson

Date: 5/7/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Building Pad

Date: 05-02-2024
GeoStrata Job #: 385-081
Operator: Joel Waters

KEY:

WTL=WATER LINE SW=SIDEWALK
SWL=SEWER LINE RD=ROADWAY
SD=STORM DRAIN FTG=FOOTINGS
CG=CURB&GUTTER BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	CP	143.5	136.4	5.2	137.7	6.5	99%	98%	No
2	DT	8	CP	143.2	134.6	6.4	137.7	6.5	98%	98%	No
3	DT	8	CP	143.9	136.7	5.3	137.7	6.5	99%	98%	No
4	DT	8	CP	144.3	137.4	5.0	137.7	6.5	100%	98%	No
5											
6											
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	Building Pad - SW Corner	5th lift	PG Gravel w Silty Clay and Sand
2	Building Pad - NW Corner	5th lift	PG Gravel w Silty Clay and Sand
3	Building Pad - NE Corner	5th lift	PG Gravel w Silty Clay and Sand
4	Building Pad - SE Corner	5th lift	PG Gravel w Silty Clay and Sand
5			
6			
7			
8			
9			
10			

NOTE: All locations and elevations are approximate.

Remarks: On stand by while rerolling to meet compaction.

GAUGE:

MAKE: Troxler
MODEL #: 3430
SERIAL #: 37511
LAST CALIBRATION DATE: 13/7/2023
STANDARD COUNTS: 1761-692

Results Reported To: FX crew

Reviewed By: Nyle Sampson

Date: 5/7/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Water Tank

Date: 05-06-2024
GeoStrata Job #: 385-081
Operator: Gavin Zdunich

KEY:

WTL=WATER LINE
SWL=SEWER LINE
SD=STORM DRAIN
CG=CURB&GUTTER

SW=SIDEWALK
RD=ROADWAY
FTG=FOOTINGS
BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	Client provided	142.9	134.7	6.1	137.7	6.5	98%	98%	No
2	DT	8	Client provided	143.3	135.4	5.8	137.7	6.5	98%	98%	No
3	DT	8	Client provided	143.1	135.0	6.0	137.7	6.5	98%	98%	No
4	DT	8	Client provided	143.1	134.7	6.2	137.7	6.5	98%	98%	No
5	DT	8	Client provided	144.1	136.2	5.8	137.7	6.5	99%	98%	No
6											
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	Northeast corner of water tank	4' BFG	Client provided
2	Northwest corner of water tank	4' BFG	Client provided
3	Center of water tank	4' BFG	Client provided
4	Southwest corner of water tank	4' BFG	Client provided
5	Southeast corner of water tank	4' BFG	Client provided
6			
7			
8			
9			
10			

NOTE: All locations and elevations are approximate.

Remarks: _____

GAUGE:

MAKE: Troxler
MODEL #: 3430
SERIAL #: 39463
LAST CALIBRATION DATE: 12/4/2024
STANDARD COUNTS: 1974-710

Results Reported To: Rick

Reviewed By: Nyle Sampson

Date: 5/7/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Water Tank

Date: 05-06-2024
GeoStrata Job #: 385-081
Operator: Gavin Zdunich

KEY:

WTL=WATER LINE SW=SIDEWALK
SWL=SEWER LINE RD=ROADWAY
SD=STORM DRAIN FTG=FOOTINGS
CG=CURB&GUTTER BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	Client provided	141.5	134.2	5.8	137.7	6.5	98%	98%	No
2	DT	8	Client provided	144.9	136.6	6.1	137.7	6.5	99%	98%	No
3	DT	8	Client provided	142.4	134.7	5.7	137.7	6.5	98%	98%	No
4	DT	8	Client provided	144.6	136.7	5.8	137.7	6.5	99%	98%	No
5	DT	8	Client provided	142.6	134.7	5.9	137.7	6.5	98%	98%	No
6											
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	Northeast corner of water tank	3' BFG	Client provided
2	Northwest corner of water tank	3' BFG	Client provided
3	Center of water tank	3' BFG	Client provided
4	Southeast corner of water tank	3' BFG	Client provided
5	Southwest corner of water tank	3' BFG	Client provided
6			
7			
8			
9			
10			

NOTE: All locations and elevations are approximate.

Remarks: _____

GAUGE:

MAKE: Troxler
MODEL #: 3430
SERIAL #: 39463
LAST CALIBRATION DATE: 12/4/2024
STANDARD COUNTS: 1974-710

Results Reported To: Rick

Reviewed By: Nyle Sampson

Date: 5/7/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: Fox Construction

Project: Eagle Mountain Water Tank

General Location: Backfill - Water Tank

Date: 05-07-2024

GeoStrata Job #: 385-081

Operator: Dallin Rollins

KEY:

WTL=WATER LINE

SWL=SEWER LINE

SD=STORM DRAIN

CG=CURB&GUTTER

SW=SIDEWALK

RD=ROADWAY

FTG=FOOTINGS

BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE

BFG=BELOW FINISH-GRADE

SG=SUB-GRADE

FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER

DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	CP	144.3	134.7	7.1	137.7	6.5	98%	98%	No
2	DT	8	CP	147.4	137.0	7.6	137.7	6.5	99%	98%	No
3	DT	8	CP	143.6	135.5	6.0	137.7	6.5	98%	98%	No
4	DT	8	CP	144.5	135.3	6.8	137.7	6.5	98%	98%	No
5											
6											
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	50' southwest of center	1' BFG	Road base
2	50' south of center	1' BFG	Road base
3	30' west of center	1' BFG	Road base
4	50' west of center	1' BFG	Road base
5			
6			
7			
8			
9			
10			

NOTE: All locations and elevations are approximate.

Remarks: _____

GAUGE:

MAKE: Troxler

MODEL #: 3440

SERIAL #: 24386

LAST CALIBRATION DATE: 5/10/2023

STANDARD COUNTS: 585-1649

Results Reported To: Rick

Reviewed By: Nathaniel Flores

Date: 5/9/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Backfill - Water Tank

Date: 05-09-2024
GeoStrata Job #: 385-081
Operator: Dallin Rollins

KEY:

WTL=WATER LINE SW=SIDEWALK
SWL=SEWER LINE RD=ROADWAY
SD=STORM DRAIN FTG=FOOTINGS
CG=CURB&GUTTER BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	CP	140.0	133.3	5.0	137.7	6.5	97%	96%	No
2	DT	8	CP	140.6	132.6	6.0	137.7	6.5	96%	96%	No
3	DT	8	CP	137.9	132.5	4.1	137.7	6.5	96%	96%	No
4	DT	8	CP	141.8	134.5	5.4	137.7	6.5	98%	96%	No
5	DT	8	CP	139.0	133.1	4.4	137.7	6.5	97%	96%	No
6	DT	8	CP	139.2	132.2	5.3	137.7	6.5	96%	96%	No
7											
8											
9											
10											

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	30 feet south of center	SG	Road base
2	20 feet southwest of center	SG	Road base
3	30 feet west of center	SG	Road base
4	60 feet north of center	SG	Road base
5	40 feet west of center	SG	Road base
6	70 feet southwest of center	SG	Road base
7			
8			
9			
10			

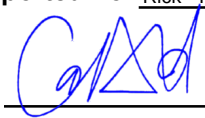
NOTE: All locations and elevations are approximate.

Remarks: _____

GAUGE:

MAKE: Troxler
MODEL #: 3440
SERIAL #: 24386
LAST CALIBRATION DATE: 5/10/2023
STANDARD COUNTS: 648-1653

Results Reported To: Rick - FX

Reviewed By: 

Date: 5/14/2024



14425 S. Center Point Way Bluffdale, Utah 84065

Phone (801) 501-0583 Fax: (801) 501-0584

DENSITY OF SOILS/AGGREGATES - NUCLEAR METHOD

(ASTM D2922-01 AASHTO T310-02)

Client: DAI
Project: Eagle Mountain Water Tank
General Location: Water Tank

Date: 05-10-2024
GeoStrata Job #: 385-081
Operator: Gavin Zdunich

KEY:

WTL=WATER LINE SW=SIDEWALK
SWL=SEWER LINE RD=ROADWAY
SD=STORM DRAIN FTG=FOOTINGS
CG=CURB&GUTTER BP=BUILDING PAD

ELEV. KEY:

BSG=BELOW SUB-GRADE
BFG=BELOW FINISH-GRADE
SG=SUB-GRADE
FG=FINISH GRADE

TEST MODE:

B=BACKSCATTER
DT=DIRECT TRANSMISSION

TEST#	TEST MODE	TEST DEPTH (inches)	PROCTOR CURVE #	WET DENSITY	DRY DENSITY	WATER CONTENT	MAXIMUM DENSITY	OPTIMUM MOISTURE	% COMP.	% REQUIRED	RETEST NEEDED?
1	DT	8	CP	141.1	133.2	5.9	137.7	6.5	97%	96%	No
2	DT	8	CP	142.0	134.0	6.0	137.7	6.5	97%	96%	No
3	DT	8	CP	148.6	135.8	9.4	137.7	6.5	99%	96%	No
4	DT	8	CP	143.2	135.2	5.9	137.7	6.5	98%	96%	No
5	DT	8	CP	144.8	136.7	5.9	137.7	6.5	99%	96%	No
6	DT	8	CP	141.0	132.6	6.3	137.7	6.5	96%	96%	No
7	DT	8	CP	142.3	133.7	6.4	137.7	6.5	97%	96%	No
8	DT	8	CP	142.2	134.0	6.1	137.7	6.5	97%	96%	No
9	DT	8	CP	145.4	137.0	6.1	137.7	6.5	99%	96%	No
10	DT	8	CP	143.4	135.7	5.7	137.7	6.5	99%	96%	No

TEST #	WHAT WAS TESTED AND LOCATION	LIFT/ELEV.	SOIL DESCRIPTION
1	East end of ring footing, 90' from center	FG	CP
2	North end of ring footing	FG	CP
3	Northwest end of ring footing	FG	CP
4	West end of ring footing	FG	CP
5	South end of ring footing	FG	CP
6	South end of floor	FG	CP
7	East end of floor	FG	CP
8	North end of floor	FG	CP
9	West end of floor	FG	CP
10	Southwest end of floor	FG	CP

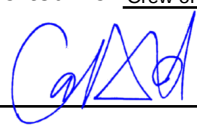
NOTE: All locations and elevations are approximate.

Remarks: _____

GAUGE:

MAKE: Troxler
MODEL #: 3430
SERIAL #: 39463
LAST CALIBRATION DATE: 12/4/2024
STANDARD COUNTS: 1974-710

Results Reported To: Crew on site

Reviewed By: 

Date: 5/14/2024

From: tavis@b-t-eng.com
To: [Julie Bencomo](#)
Cc: [Mack Straw](#); [Vince Hogge](#); [Bryce Mcrae](#); [Chris Cozens](#); [Steve Jackson](#)
Subject: Tank Reimbursement CO Backup
Date: Monday, December 23, 2024 11:09:56 AM
Attachments: [image001.png](#)
[4MG Tank CO#2 - Blasting Signed.pdf](#)
[Water Tank Reimbursement Agreement \(WHWC Signed\).pdf](#)

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Hi Julie,

I have been pulling the backup information since your email. I thought to provide additional clarification for each CO as follows:

CO #1 – This CO#1 was included already in the costs with the City agreement (see attached Agreement, last page). As it took a year from the time of bidding to when the City and White Hills could come to agreement there were additional costs. These costs were included in the line items of the bid schedule. In the previous approved and processed pay applications #1-#4 the contract amount was correct as \$6,326,230.23. To assist with backup I have attached the Agreement with the City, which provides the total construction cost as \$6,326,230.23, Item #'s 1-23 (Total of \$6,541,230.23 less Property and Construction Services of \$85,000 & \$130,000).

CO #2 – CO#2 had been approved by Chris Trusty on July 11, 2024 in a meeting. On July 5th, I had forwarded the attached CO along with information (see below) via email.

1. In Summary the CO provided for additional blasting (paid by the Cubic Yard at the bid price) needed for construction. The City's portion of the additional rock excavation is 47% per the agreement. This portion was handled as an increase to the bid item quantity.
2. The CO also provided for additional excavation/backfill beneath the tank that was not anticipated. Chris, and Mack were involved with the decision to over excavate and then backfill with competent material. Chris, Mack and Bryce were provided updates with progress. The CO#2 document provides the backup from the Geotechnical Engineer as to the necessity of the work. The City's portion of the additional excavation was allocated as 45% of the cost per the agreement.

The updated costs for the construction contract are as follows:

	Construction Costs w/ CO1	CO2/Rock	CO2/Ex	Total to Date
City	\$ 2,539,430.13	\$ 86,478.92	\$ 103,506.75	\$ 2,729,415.80
White Hills Water	\$ 3,786,800.10	\$ 97,518.79	\$ 126,508.25	\$ 4,010,827.14
Total	\$ 6,326,230.23	\$ 183,997.71	\$ 230,015.00	\$ 6,740,242.94

Hoping this information assists and the reimbursement can proceed. If you or someone in AP has

questions please feel free to call or reply back to this email.

Tavis B. Timothy, P.E.

801-319-1288

From: tavis@b-t-eng.com <tavis@b-t-eng.com>

Sent: Friday, July 5, 2024 12:28 PM

To: 'Chris Trusty' <ctrusty@Emcity.org>

Cc: 'Bryce Mcrae' <bmcrae@emcity.org>; mstraw@Emcity.org; Steve Jackson <steve@jackson-engineering.com>; Chris Cozens <chris@daiutah.com>

Subject: 4MG Tank Update & CO

Hi Chris,

We wanted to provide information and the final cost of the change order from FX for the tank excavation and blasting. If you recall the last time we met onsite Caleb, the Geotechnical Engineer for the project, had determined that the native material on a portion of the tank was not suitable. While onsite we had excavated in the non-bedrock area and found unsuitable foundation subsurface soils. FX construction excavated the material to bedrock and then used the crushed onsite material as structural fill. Also for safety reasons and due to the nature of the rock there was additional rock removed.

The attached Change Order and Attachment provides more detailed information along with the Geotechnical Report for review. I will try reaching out over the phone this next week to discuss with you. We can also discuss as a group on Thursday of next week if there are questions.

As an update, the 2nd of 6 wall pours were performed this last Tuesday. We also received concrete strength information for the floor and it was found to meet specifications. Other concrete testing data has been all found to be very good for the column footings and the 1st wall pour. FX is planning to pour towards the end of next week. We will make sure to coordinate with Bryce when we have been informed of pour dates.

Hope your 4th weekend went well.

Tavis

Tavis B. Timothy, P.E.

801-319-1288



EAGLE MOUNTAIN CITY COUNCIL QUORUM TOUR OF LEHI POWER PLANT

JANUARY 30, 2025, 4:00 PM
LEHI NATURAL GAS POWER PLANT
560 WEST GLEN CARTER DRIVE, LEHI, UTAH 84043

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Jared Gray, Rich Wood, and Brett Wright. *Councilmember Melissa Clark was not present.*

CITY STAFF PRESENT: Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; and Gina Olsen, City Recorder.

OTHERS PRESENT: Jason Walker, Lehi City Administrator, and Brent Thomas, Lehi Power Assistant Director.

4:00 PM TOUR – LEHI CITY POWER PLANT

Members of the City Council met at the Lehi City Small Natural Gas Power Plant in Lehi, Utah (560 W. Glen Carter Drive) for a tour of the plant. Questions were answered by staff from the power plant.

NO PUBLIC COMMENT WAS RECEIVED AND NO OFFICIAL ACTION WAS TAKEN

The tour concluded at 5:07 PM.

Approved by the City Council on February 18, 2025.

Gina L. Olsen, CMC
City Recorder



EAGLE MOUNTAIN CITY COUNCIL BUDGET WORK SESSION MINUTES

FEBRUARY 11, 2025, 3:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Brandon Larson, Planning Director; Gina Olsen, City Recorder; Mack Straw, Public Utilities Manager; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Public Services Manager; Brad Hickman, Public Works Director; Kristin Allred, Library Assistant Director; Terrence Dela Pena, Finance/Management Analyst; Carson Stapley, IT Manager; and John Magness, Management and Policy Analyst/Legislative Affairs.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director; and Clifford Strachan, Director of Legislative Affairs.

3:00 PM BUDGET WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 3:02 PM.

1. WELCOME AND INTRODUCTIONS

[The recording of the introductions can be found online here at 00:01:34.](#)

2. DISCUSSION OF PROPOSED BUDGET

Director of Administrative Service Kimberly Ruesch reviewed budget items including:

- YTD Budget Amendments through the 4th amendment
- Revenues collected vs monies spent by fund
- General Fund Revenue by Major Type
- Revenue Assumptions for FY2026
- Additional Funding Opportunities including:
 - Recreation, Arts, and Parks Cultural FundingTax (RAP)
 - Library Tax
 - Transportation Utility Fund (TUF)
 - Municipal Energy Tax (MET)

Discussion took place among the City Council and staff.

[The recording of the discussion can be found online here at 00:04:29.](#)

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Gray 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 adjournment can be found online here at 02:05.46.](#)

The meeting was adjourned at 5:04 PM.

Mayor Westmoreland reconvened the regular meeting at 6:25 PM.

4. ADJOURNMENT

MOTION: *Councilmember Gray 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 meeting was adjourned at 6:26 PM.

Approved by the City Council on February 18, 2025.

Gina Olsen, CMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	A Resolution of Eagle Mountain City, Utah, approving a Professional Services Agreement with Z D Cattle Company, Inc. for Goat Grazing Services in Open Space Areas for Vegetation Management.
ITEM TYPE:	Resolution
FISCAL IMPACT:	\$5,000 annually
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	About 60 acres of selected natural open spaces within the city.

PUBLIC HEARING

No

PREPARED BY

Gina Olsen

PRESENTED BY

Todd Black

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, approving a Professional Services Agreement with Z D Cattle Company, Inc. for Goat Grazing Services in Open Space Areas for Vegetation Management for the remainder of 2025 through November 30, 2027, with an option to renew.

BACKGROUND:

Eagle Mountain City is currently evaluating the best vegetation management practices for many of its open spaces, including detention ponds, native areas, public utility rights-of-way, and city-owned properties that are unsuitable for development but serve as recreational spaces, such as hiking and biking trails.

One potential low-cost, environmentally friendly, and sustainable solution is the use of goat grazing for land management and ecological health. Goat grazing offers a unique opportunity to utilize natural processes for vegetation control, landscape maintenance, carbon and nutrient recycling, and community engagement.

This proposal outlines the benefits, implementation strategies, and key considerations for integrating a goat grazing program into Eagle Mountain City's open spaces.

Goat grazing is an effective and sustainable method for weed and vegetation management.

ITEMS FOR CONSIDERATION:

Below are key points to consider as outlined in the contract:

Benefits and Key Considerations for Goat Grazing in Eagle Mountain City

1. **Natural Weed Control:** Goats are natural browsers and consume a wide variety of weeds, including resilient species that often resist other control methods.
2. **Soil Health:** Grazing goats help aerate the soil through hoof action while spreading manure, which enhances soil fertility and promotes healthier ecosystems.
3. **Cost-Effective:** Compared to chemical treatments or mechanical mowing, goat grazing can provide a more economical long-term solution for vegetation management.
4. **Reduced Chemical Use:** Utilizing goats minimizes the need for herbicides, supporting the City's commitment to environmental sustainability.
5. **Targeted Grazing:** Goats can be managed to graze specific areas, making it easier to control invasive species and maintain desired vegetation.

Implementation Considerations

1. **Select the Right Breeds:** Breeds like Boer goats and Nubians are particularly effective for browsing and are well-suited for vegetation control.
2. **Grazing Management:** Implement a rotational grazing system to prevent overgrazing and allow vegetation recovery.
3. **Monitor Goat Health:** Regular health checks are essential to ensure goats remain healthy and are not consuming harmful plants.
4. **Create Secure Fencing:** Installing secure fencing is critical to keep goats within designated areas and protect sensitive vegetation.
5. **Supplemental Feeding:** During drought conditions or periods of low forage availability, provide supplemental feed to maintain goat health.
6. **Observe Impact:** Regularly monitor the effectiveness of goat grazing by tracking which weeds are being consumed and assessing overall landscape improvements.

PLANNING COMMISSION ACTION/RECOMMENDATION:

This item was discussed with the Planning Commission in November 2024. A proposal and maps were emailed to the City Council in December 2024.

ATTACHMENTS:

1. Resolution
2. Contract

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH Z D CATTLE COMPANY, INC. FOR GOAT GRAZING SERVICES IN OPEN SPACE AREAS FOR VEGETATION MANAGEMENT

PREAMBLE

WHEREAS, Eagle Mountain City recognizes the need for effective and environmentally friendly vegetation management in open space areas to reduce fire risk, maintain ecological balance, and manage overgrown brush;

WHEREAS, the City has identified goat grazing as a sustainable and efficient method for vegetation control in open brush areas;

WHEREAS, Z D Cattle Company, Inc. has the expertise and resources to provide managed goat grazing services for vegetation management within designated areas of the City;

WHEREAS, the City and Z D Cattle Company, Inc. have negotiated a contract outlining the scope of work, responsibilities, and terms for implementing the goat grazing project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH, AS FOLLOWS:

1. **Approval of Contract:** The City Council hereby approves the contract between Eagle Mountain City and Z D Cattle Company, Inc. for goat grazing services in designated open space areas for vegetation management, more specifically outlined in Exhibit A, attached hereto and incorporated by this reference.
2. **Authorization:** The Mayor, City Manager, or other authorized representative is hereby authorized to execute the contract as outlined in Exhibit A, and take any necessary actions to implement the agreement.
3. **Effective Date:** This resolution shall take effect immediately upon passage.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18TH day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah
on the 18TH day of February, 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

Gina L. Olsen, CMC
City Recorder

Exhibit A

EAGLE MOUNTAIN CITY
CONTRACT FOR GOODS & SERVICES
This contract and all attachments are public record.

1. **CONTRACTING PARTIES:** This contract is between Eagle Mountain City and the following

Contractor:

Z D Cattle Company, Inc

LEGAL STATUS OF CONTRACTOR

Name

☐ Sole Proprietor

610 E 100 N

☐ Non-profit Corporation

Address

☒ For-profit Corporation

Cedar Fort Utah 84013

☐ Partnership

City, State ZIP

☐ Government Agency

Contact Name: Whittney Wiberg

Phone Number: 801-857-3659

Email: Dansie.whittney@gmail.com

Vendor Number: 6022895

2. **GENERAL PURPOSE OF CONTRACT OR PROJECT NAME:**

EMC Goat Grazing Project 2025 - for open space vegetation management

3. **CONTRACT PERIOD:**

Effective Date: 03-01-2025

Project Completion Deadline: 11-30-2027

Termination Date (Completion of Scope of Work, unless terminated early or extended in accordance with the terms of conditions of this contract): 11-30-2027

Renewal Options (if applicable): Renewable for two years up to 11-30-2029

Eagle Mountain City Project Manager Signature: _____



Digitally signed by ToddBlack
Date: 2025.02.03 06:59:35 -07'00'

4. **CONTRACT COSTS:** See Cost Schedule (Attachment B).

a. Total Contract Cost: \$5,000.00 per year GL Account No: 10-41-45200-5002

b. Is this project a budgeted project: ☐ Yes ☒ No Is this a fixed-price contract: ☒ Yes ☐ No

c. Does the contract need City Council approval: ☒ Yes ☐ No Date of CC approval: _____

Eagle Mountain City Purchasing Agent Signature: Melissa Yates

Digitally signed by Melissa Yates
Date: 2025.02.03 11:58:32 -07'00'

5. **ATTACHMENT A:** Standard Terms and Conditions for Services

ATTACHMENT B: Scope of Work/Cost Schedule

ATTACHMENT C: Insurance

**ANY CONFLICTS BETWEEN ATTACHMENT A AND THE OTHER ATTACHMENTS WILL BE
RESOLVED IN FAVOR OF ATTACHMENT A.**

6. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:

- a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.

7. Each signatory below represents that he or she has the requisite authority to enter into this contract.

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

Dated this _____ day of _____, 20____.

EAGLE MOUNTAIN CITY

Signature

Print Name: _____

Title: _____

ATTEST:

APPROVED AS TO FORM

Gina L Olsen, CMC
City Recorder

Marcus Draper
City Attorney

Dated this _____ day of _____, 20____.

CONTRACTOR

Signature

Print Name: _____

Title: _____

ATTACHMENT A:

STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract for services (including professional services) meaning the furnishing of labor, time, or effort by a Consultant.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
 - a) “**Confidential Information**” means information that is deemed as confidential under applicable state and federal laws, including personal information. Eagle Mountain reserves the right to identify, during and after this Contract, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
 - b) “**Contract**” means the Contract including all referenced attachments and documents incorporated by reference. The term “Contract” may include any purchase orders that result from this Contract.
 - c) “**Consultant**” means the individual or entity delivering the Services identified in this Contract. The term “Consultant” shall include Consultant’s agents, officers, employees, and partners.
 - d) “**Services**” means the furnishing of labor, time, or effort by Consultant pursuant to this Contract. Services include, but are not limited to, all of the deliverable(s) (including supplies, equipment, or commodities) that result from Consultant performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.
 - e) “**Proposal**” means Consultant’s response to Eagle Mountain’s Solicitation.
 - f) “**Solicitation**” means the documents used by Eagle Mountain to obtain Consultant’s Proposal.
2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in the Fourth Judicial District Court for Utah County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Consultant will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Consultant shall maintain or supervise the maintenance of all records necessary to properly account for Consultant’s performance and the payments made by Eagle Mountain to Consultant under this Contract. These records shall be retained by Consultant for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Consultant agrees to allow, at no additional cost, Eagle Mountain access to all such records.
5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM":**
 1. Consultant certifies as to its own entity, under penalty of perjury, that Consultant has registered and is participating in the Status Verification System to verify the work eligibility status of Consultant’s new employees that are employed in the State of Utah in accordance with applicable immigration laws.
 2. Consultant shall require that each of its sub-consultants certify by affidavit, as to their own entity, under penalty of perjury, that each sub-consultant has registered and is participating in the Status Verification System to verify the work eligibility status of sub-consultant’s new employees that are employed in the State of Utah in accordance with applicable immigration laws.
 3. Consultant’s failure to comply with this section will be considered a material breach of this Contract.
6. **CONFLICT OF INTEREST:** Consultant represents that none of its officers or employees are officers or employees of Eagle Mountain, unless disclosure has been made to Eagle Mountain. Consultant further warrants that it has no financial or other interest in the outcome of the work performed under the contract. Examples of this situation would be a Consultant who owns land, options to buy land, or some business enterprise that would be financially enhanced or diminished by any project alternatives.
7. **INDEPENDENT CONTRACTOR:** Consultant shall be an independent contractor, and as such, shall have no authority, express or implied to bind Eagle Mountain to any agreement, settlement, liability or understanding whatsoever; and agrees not to perform any acts as agent for Eagle Mountain, except as specifically authorized and set forth herein. Persons employed by Eagle Mountain and acting under the direction of Eagle Mountain shall not be deemed to be employees or agents of the Consultant. Compensation provided to the Consultant

herein shall be the total compensation payable hereunder by Eagle Mountain.

8. **LIABILITY INSURANCE:** Services to be provided by Consultant under this Contract are required to be covered by insurance. Consultant shall furnish Eagle Mountain a Certificate of Insurance applying to this Contract for each type of insurance required, to be approved by the Eagle Mountain, before Consultant begins work under this Contract. The Consultant's insurer must be authorized to do business in Utah and must meet the specified A.M. Best rating or better at the time this contract is executed. The following insurance shall be maintained in force until all activities which are required by this Contract or as changed by contract modification are completed and accepted by Eagle Mountain:
- (a) General Liability insurance with a limit of not less than \$1,000,000 per occurrence and not less than \$3,000,000 aggregate and having an A.M. Best rating of A-class VIII or better. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered.
 - (b) Commercial Automobile insurance with a minimum combined single limit of \$1,000,000 per occurrence OR \$500,000 liability per person, \$1,000,000 per occurrence, \$250,000 Property Damage, and having an A.M. Best rate of A-class VIII or better.
 - (c) Architect and/or Engineers Professional Liability (errors and omissions) insurance having an A.M. Best rating of A-class VIII or better, is required at the coverage amount of \$1,000,000 per claim and \$3,000,000 aggregate. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered (on construction contracts or modifications for construction management the insurance, shall remain in effect for one (1) year after completion of the project).
 - (d) Valuable Papers & Records Coverage and/or Electronic Data Processing (Data and Media) Coverage for the physical loss or destruction of the work product including drawings, plans, specifications and electronic data and media. Such insurance shall be of a sufficient limit to protect Consultant, its sub-consultants and Eagle Mountain from the loss of said information.
 - (e) Consultant shall provide evidence that his employees and sub-consultant employees are covered by Workers Compensation. If they are covered by Workers Compensation Fund of Utah, then the A.M. Best rating is not required in this area.
 - (f) Consultant shall require the insurance company that issues the Certificates of Insurance for the evidence of the required insurance coverage to endeavor to provide Eagle Mountain with 30-days written notice in the event that coverage is canceled before the policy expiration date stated in the Certificate. Consultant further agrees to provide Eagle Mountain with 30 days written notice prior to making an alternation or material change to the required insurance coverage.

Policies referred to in 9(a) and 9(b) above are required to be endorsed naming Eagle Mountain as Additional Insured and, on General Liability, indicate they are primary and not contributing coverage. All required policies, endorsements, insurance companies issuing same, and self-insured programs are subject to review and approval by Eagle Mountain.

9. **EMPLOYMENT PRACTICES:** Consultant agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Consultant further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Consultant's employees.

If applicable, Consultant shall comply with the following: (1) Sections 49 CFR 21 through Appendix C (2016) and 23 CFR 710.405(b) (2016) in all contracts and subcontracts financed in whole or in part with Federal-aid highway funds; (2) all applicable requirements of 49 CFR Part 26 (2016) in the award and administration of

federal-aid contracts; and (3) all regulations relative to nondiscrimination in federally-assisted programs of 49 CFR Part 21, and 23 CFR Part 200 as they may be amended from time to time.

10. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract, even if listed elsewhere in this Contract.
11. **OWNERSHIP OF WORK PRODUCTS PROCURED OR DEVELOPED UNDER THIS CONTRACT:** Unless specifically designated hereinafter or preexisting information and know-how of Consultant, Eagle Mountain retains ownership of all materials, products, devices, equipment, facilities, data, test, results, reports, graphics, presentations, visual aids, computer elements, software (including source code), software license agreements, testing apparatus, services, etc., that are developed, procured, constructed, installed or performed under this Contract and that become an integral part of or that are intended to facilitate or enhance the use, operation, maintenance, documentation or understanding of the deliverables of this Contract. Notwithstanding the foregoing, ownership of any and all Consultant work product shall remain with Consultant unless and until the payment by Eagle Mountain to Consultant of all undisputed invoiced amounts.
12. **DEBARMENT:** Consultant certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Consultant must notify Eagle Mountain within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.
13. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. Eagle Mountain and the Consultant may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

Consultant shall be compensated for the Services properly performed under this Contract up to the effective date of the notice of termination. Consultant agrees that in the event of such termination for cause or without cause, Consultant's sole remedy and monetary recovery from Eagle Mountain is limited to full payment for all Services properly performed as authorized under this Contract up to the date of termination as well as any reasonable monies owed as a result of Consultant having to terminate other contracts necessarily and appropriately entered into by Consultant pursuant to this Contract. In no event shall Eagle Mountain be liable to the Consultant for compensation for any services neither requested by Eagle Mountain nor satisfactorily performed by the Consultant. In no event shall Eagle Mountain's exercise of its right to terminate this Contract for convenience relieve the Consultant of any liability to Eagle Mountain for any damages or claims arising under this Contract.
14. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Consultant, this Contract may be terminated in whole or in part at the sole discretion of Eagle Mountain, if Eagle Mountain reasonably determines that a change in available funds affects Eagle Mountain's ability to pay under this Contract.

If a written notice is delivered under this section, Eagle Mountain will reimburse Consultant for the Services properly ordered until the effective date of said notice. Eagle Mountain will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.
15. **SUSPENSION OF WORK:** Should circumstances arise which would cause Eagle Mountain to suspend Consultant's responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Consultant's responsibilities may be reinstated upon advance formal written notice from Eagle Mountain.
16. **SALES TAX EXEMPTION:** The Services under this Contract will be paid for from Eagle Mountain's funds and used in the exercise of Eagle Mountain's essential functions as a municipal entity. Upon request, Eagle

Mountain will provide Consultant with its sales tax exemption number. It is Consultant's responsibility to request Eagle Mountain's sales tax exemption number. It also is Consultant's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.

17. **PUBLIC INFORMATION:** Consultant agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Consultant gives Eagle Mountain express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Consultant also agrees that the Consultant's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. Eagle Mountain is not obligated to inform Consultant of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.
18. **ACCEPTANCE AND REJECTION:** Eagle Mountain shall have thirty (30) days after the performance of the Services to perform an inspection of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by Eagle Mountain. If Consultant delivers nonconforming Services, Eagle Mountain may, at its option and at Consultant's expense: (i) return the Services for a full refund; (ii) require Consultant to promptly correct or reperform the nonconforming Services subject to the terms of this Contract; or (iii) obtain replacement Services from another source, subject to Consultant being responsible for any cover costs. Acceptance of Services by Eagle Mountain shall not limit Eagle Mountain's recourse or remedies in the event Eagle Mountain later determines the Services were defective or failed to meet the standard of professional skill and care ordinarily provided by other design professionals.
19. **INVOICING:** Unless otherwise set forth in the Contract, Consultant will submit invoices within thirty (30) days of Consultant's performance of the Services to Eagle Mountain. Consultant will prepare monthly progress reports in sufficient detail to document the progress of the work and support the monthly claim for payment. Eagle Mountain has the right to adjust or return any invoice reflecting incorrect pricing.
20. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Consultant will be remitted by mail or electronic funds transfer. If payment has not been made after sixty (60) days from the date a correct invoice is received by Eagle Mountain, then interest may be added by Consultant as prescribed in the Utah Prompt Payment Act. The acceptance by Consultant of final payment, without a written protest filed with Eagle Mountain within ten (10) business days of receipt of final payment, shall release Eagle Mountain from all claims and all liability to the Consultant. Eagle Mountain's payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that Eagle Mountain may have against Consultant. Eagle Mountain will not allow the Consultant to charge end users electronic payment fees of any kind.
21. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. If no deadline is stated, Consultant shall prosecute the work diligently. For all Services, time is of the essence. Consultant shall be liable for all reasonable damages to Eagle Mountain, and anyone for whom Eagle Mountain may be liable as a result of Consultant's failure to timely perform the Services required under this Contract.
22. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.
23. **PERFORMANCE EVALUATION:** Eagle Mountain may conduct a performance evaluation of Consultant's Services, including Consultant's sub-consultants. Results of any evaluation may be made available to Consultant upon request.
24. **STANDARD OF CARE:** The Services of Consultant and its sub-consultants shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Consultant shall be liable to Eagle Mountain for claims, liabilities, additional burdens, penalties, damages, or third-party claims (e.g., another Consultant's claim against

Eagle Mountain), to the extent caused by wrongful acts, errors, or omissions that do not meet this standard of care.

25. **ASSIGNMENT:** Consultant may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of Eagle Mountain.
26. **CONSTRUCTION RETENTION:** If this Contract is for design services, the Consultant will be retained to answer and clarify any questions on the design during construction. Consultants will be required to include this task in their cost proposal. The Construction Project Engineer will call on Consultant as needed. If the work required from Consultant is due to errors in the design, Consultant will not be reimbursed. To enhance the communication between Eagle Mountain and Consultant, Eagle Mountain may require Consultant to attend the following meetings: kickoff meeting, preconstruction meeting, and the final inspection meeting.
27. **REMEDIES:** Any of the following events will constitute cause for Eagle Mountain to declare Consultant in default of this Contract: (i) Consultant's non-performance of its contractual requirements and obligations under this Contract; or (ii) Consultant's material breach of any term or condition of this Contract. Eagle Mountain may issue a written notice of default providing a ten (10) day period in which Consultant will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Consultant's liability for damages. If the default remains after Consultant has been provided the opportunity to cure, Eagle Mountain may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Consultant from receiving future contracts from Eagle Mountain; or (v) demand a full refund of any payment that Eagle Mountain has made to Consultant under this Contract for Services that do not conform to this Contract.
28. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, act of God, and/or war which is beyond that party's reasonable control. Eagle Mountain may terminate this Contract after determining such delay will prevent successful performance of this Contract.
29. **CONFIDENTIALITY:** If Confidential Information is disclosed to Consultant, Consultant shall: (i) advise its agents, officers, employees, partners, and Subconsultants of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Consultant will promptly notify Eagle Mountain of any potential or actual misuse or misappropriation of Confidential Information.

Consultant shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Consultant shall indemnify, hold harmless, and defend Eagle Mountain, including anyone for whom Eagle Mountain is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Consultant or anyone for whom the Consultant is liable.

Upon termination or expiration of this Contract, Consultant will return all copies of Confidential Information to Eagle Mountain or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.
30. **PUBLICITY:** Consultant shall submit to Eagle Mountain for written approval all advertising and publicity matters relating to this Contract. It is within Eagle Mountain's sole discretion whether to provide approval, which must be done in writing.
31. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY:** Consultant will indemnify and hold Eagle Mountain harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against Eagle Mountain for infringement of a third party's copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Consultant's liability, such limitations or liability will not apply to this section.
32. **OWNERSHIP IN INTELLECTUAL PROPERTY:** Eagle Mountain and Consultant agree that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing. All deliverables, documents, records, programs, data, articles, memoranda, and other materials not developed or licensed by Consultant prior to the execution of this Contract, but specifically created or manufactured under this Contract shall be considered work made for hire, and Consultant shall transfer any ownership claim to Eagle Mountain.

33. **CONSULTANT'S ENDORSEMENT ON PLANS, ETC.:** Consultant (if a firm, the responsible principal) is required to endorse and affix its seal to plans, reports, and engineering data furnished to Eagle Mountain under this Contract.
34. **DESIGN/CONSTRUCTION:** Consultant will utilize all current Eagle Mountain standards and be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by Consultant under this Contract. Consultant will, without additional compensation, correct or revise any errors or omissions in its design, drawings, specifications and other services.
35. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
36. **ATTORNEY'S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.
37. **PROCUREMENT ETHICS:** Consultant understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to Eagle Mountain is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of Eagle Mountain, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.
38. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. Eagle Mountain, after consultation with the Consultant, may appoint an expert or panel of experts to assist in the resolution of a dispute. If Eagle Mountain appoints such an expert or panel, Consultant agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
39. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) the Contract; (iii) additional terms and conditions, if any; (iv) any other attachment listed on the Contract; and (v) Consultant's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Consultant or limit the rights of Eagle Mountain must be in writing, attached to this Contract, and initialed by Eagle Mountain, or it is rendered null and void.
40. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice Eagle Mountain's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
41. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
42. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

ATTACHMENT B:

SCOPE OF WORK/COST SCHEDULE

Eagle Mountain City Goat Grazing Experimental Project 2025

Introduction

Eagle Mountain City is currently struggling with what best vegetative management practices to implement on many of the cities open spaces including detention ponds, native areas, public utility row areas and many of the city's properties that are undevelopable and exist as sites suitable for recreation such as hiking and biking trails. One possible low cost, "green" and sustainable solution for land management and ecological health is grazing goats in these areas. Goat grazing presents a unique opportunity to utilize natural processes for vegetation control, landscape maintenance, carbon and nutrient recycling as well as community engagement. This proposal outlines the benefits, implementation strategy, and considerations for integrating a goat grazing program into Eagle Mountain City's open spaces. Goat grazing is an effective and sustainable method for weed management, below are some key points to consider:

Benefits of Goat Grazing

1. **Natural Weed Control:** Goats are browsers and will eat a wide variety of weeds, including tough ones that might resist other control methods.
2. **Soil Health:** Their grazing can improve soil structure and promote healthier ecosystems by aerating the soil and spreading manure.
3. **Cost-Effective:** Compared to chemical treatments or mechanical mowing, goats can be a more economical option over time.
4. **Reduced Chemical Use:** Utilizing goats helps minimize reliance on herbicides, promoting environmental sustainability.
5. **Targeted Grazing:** Goats can be managed to target specific areas, making it easier to control invasive species.
6. **Select the Right Breeds:** Certain breeds, like Boer goats or Nubians, are particularly good at browsing.
7. **Grazing Management:** Implement rotational grazing to prevent overgrazing and allow for recovery of vegetation.
8. **Monitor Health:** Regularly check goats for health and well-being, ensuring they're not overgrazing or consuming harmful plants.
9. **Create Fencing:** Secure fencing is essential to keep goats in designated areas and away from desired plants.
10. **Supplemental Feeding:** In times of drought or low forage, consider providing supplemental feed to keep goats healthy.
11. **Observe Impact:** Keep track of which weeds are being consumed and the overall effectiveness of the grazing strategy.

Study area

Multiple open space sites within the City of Eagle Mountain were selected by Todd Black and Larry Diamond and were reviewed by potential contractors. See figures 1-5. A total of five subunits and 21 sites were selected within these subunits, comprising nearly 60 acres in 3 categories: detention ponds (N=8, light blue in maps), native open space (N=10 yellow/orange in map), Utility/ROW (N=3, orange in map). Table one below shows more details and potential grazing plan including stocking rates, time on and time off.



Figure 1. Arrival, Sage Park, and Meadow ranches grazing subunit.



Figure 2. The Ranches and utility ROW subunit.



Figure 3. Tickville, Silverlake subunit.



Figure 4. City Center subunit.



Figure 5. Public works subunit.

Table 1. Goat grazing sites/areas, number of acres per site, stocking rate and approximate dates on and dates off per site for the 2025 grazing trails.

Site#	Area	acres	stocking rate	~date on	~date off
1	North sewer ponds	14	60+	3/15/2025	TBD
2	Eagle Point ROW	2.55	60+	4/1/2025	4/7/2025
3	Wood Haven-Tickville	4.32	60+	4/8/2025	4/31/25
4	Sr. Center East	0.52	60+	5/1/2025	5/3/2025
5	Sage Valley Retention pond	2.56	60+	5/4/2025	5/11/2025
6	Tickville-Porters Xing	1.78	60+	5/12/2025	5/18/2025
7	ROW-Pond @Parkway Xroads	2.85	60+	5/19/2025	5/31/2025
8	Park @Lakeview estates	0.61	60+	6/1/2025	6/4/2025
9	Sage Valley-SR73	3.04	60+	6/5/2025	6/20/2025
10	Bike park north	1.94	60+	6/21/2025	6/31/25
11	Circle 5 hill east	1.08	60+	7/1/2025	7/7/2025
12	Frizbee Disk Park west	1.37	60+	7/8/2025	7/21/2025
13	Sweet water DP	4.09	60+	7/22/2025	8/15/2025
14	Sage Park 3 DP	0.5	60+	8/16/2025	8/21/2025
15	Valley View DP	1.64	60+	8/22/2025	9/5/2025
16	Arrival (one or both of them)	2	60+	9/6/2025	9/20/2025
17	Dougway DP	1.62	60+	TBD	TBD
18	Tickville east porters	0.35	60+	ALT	
19	Tickville-Pony express culvert	0.31	60+	ALT	
20	Oakhollow Tickville	0.59	60+	ALT	
21	RIB ponds	10.6	60+	9/21/2025	TBD

Methods

1-Site assessment and pre-treatment monitoring

- a) **Ecological Survey:** Open space manager and technician to conduct pre-treatment monitoring to include photo points. 20 Daubenmire points will be placed at random within the treatment site to determine species diversity and abundance, and evaluate plant species, invasive species presence, and overall ecosystem/site health.
- b) **Land Use Analysis:** Identify the purpose of the open space, how the area is used by the public, and determine the potential benefits/impacts of grazing.

2-Grazing plan

- c) **Grazing Rotation:** Sites may be grazed more than one time during the grazing season (March—September). A rotational grazing system will be utilized to allow vegetation recovery. The areas to be grazed are divided into 5 subunits (see figures 1-5).
- d) **Grazing Intensity:** Appropriate stocking rates (intensity) will be determined in year one. 50-75 adult goats will be utilized to achieve the desired outcomes in the shortest amount of time. Time and duration will be influenced by vegetation type and density.

3. Infrastructure Setup

- e) **Fencing:** Four feet tall webbed electrical fencing will be used as the primary tool to keep goats in grazing sites. This will be temporary fencing and will be moved throughout the grazing season to protect sensitive areas, keep the public out, and manage goat movements. Grazed areas will be appropriately signed. See figures 6 and 7.
- f) **Water Access:** To ensure goats have access to fresh water and shade, especially in hot climates, a portable water tank will be placed at each site.



Figure 6 (above) shows example if wire mesh electrical netting used with goats. Figure 7 the (right) shows signage that will be posted around grazed site.



4. Community Engagement

- g) **Public Education:** Inform the community about the benefits of goat grazing and how it fits into local environmental management through official press release, Living with Wildlife, and City newsletter article.
- h) **Volunteer Programs:** Involve community members in monitoring and data collection.

5. Post-Grazing Evaluation

- i) **Ecosystem Impact Assessment:** Evaluate the ecological outcomes, including changes in plant diversity and health and invasive weed reduction.
- j) **Feedback Loops:** Use data collected to refine and improve grazing methodologies for future years.
- k) **Herbicide use.** Selected herbicides may need to be used to chemically treat certain species that the goats didn't graze or didn't graze at desired levels.

6. Partnerships

- l) **Collaborate with Local Organizations:** Work with environmental and conservation groups, Utah Department of Agriculture and Food, and USU extensions for expertise and resources and possible research.

By implementing these methodologies, municipalities can effectively utilize goats for open space management while promoting sustainability and community involvement.

Management Applications

Goat grazing can be a valuable tool for integrated weed management. By using goats thoughtfully, you can reduce weed populations while supporting biodiversity and improving soil health. Consideration should be given to the following:

1. **Seasonal Availability:** Goats may be less effective during certain seasons when preferred forage is abundant.
2. **Nutritional Needs:** Ensure that goats receive a balanced diet, especially if their primary food source is weeds.
3. **Invasive Species:** Some weeds may not be palatable to goats, necessitating additional management strategies.

Deliverables

Both parties Will:

1. Both parties will do a walk through and visual inspection of the sites/pastures to be grazed prior to introducing goats to the site. Inspections will check for and identify any hazards (trash, debris, undesirable or toxic plants) to ensure threats will be identified and mitigated prior to grazing. Eagle mountain city is not liable for health conditions or mortalities of any goats while working on this project.

Contractor Will:

1. Supply appropriate number of goats at grazing sites to accomplish the desired results in the shortest amount of time.
2. Work with EMC on a grazing plan prior to implementation; to include approximate dates on and dates off as well as stocking rates.
3. Ensure goat water needs are met Friday—Sunday.
4. Work with EMC BUT oversee moving logistics and fence set up and take down at grazing sites.
5. Provide any water tanks and shelter devices at grazing sites.
6. Oversee setting up fences, water needs, wellness checks and taking down fences.

Eagle Mountain City Will:

1. Collect pre and post grazing vegetation measurements and photos at selected grazing sites.
2. Assist under the direction of the contractor with grazing area fence set up, water needs and wellness checks on goats, moving logistics, and taking down fencing.
3. Ensure goat water needs are met Monday—Thursdays and ensure water supply tank is full weekly.
4. Provide project management and give guidance on grazing duration.
5. Provide outreach education needs with the public.
6. Provide water supply tanks at grazing sites.
7. Provide and place signage at grazing sites.

Conclusions

Goat grazing can be an effective and sustainable land management strategy when implemented thoughtfully and adaptable to local conditions and management needs. While there are clear benefits, such as natural weed control and soil enrichment, careful management is crucial to avoid overgrazing and ecosystem imbalance. With proper monitoring and maintenance, goats can be an asset in agricultural, urban/municipal settings, and environmental contexts.

ATTACHMENT C:

INSURANCE



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Katherine Smith for Right-of-Way Acquisition for Old Airport Road and Harmony Way, a Water Booster Station, Utility Easement, and an Option for a Future 10-Acre City Facilities Site
ITEM TYPE:	Resolution
FISCAL IMPACT:	Apx \$900,000+
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	14+ acres

PUBLIC HEARING

No

PREPARED BY

Fionnuala Kofoed, Assistant City Manager/City Recorder

PRESENTED BY

Fionnuala Kofoed

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Katherine Smith for Right-of-Way Acquisition for Old Airport Road and Harmony Way, a Water Booster Station, Utility Easement, and an Option for a Future 10-Acre City Facilities Site

BACKGROUND:

This is the final remaining property needed to complete Old Airport Road and Harmony Way, providing access to the new middle school located east of Belle Street and north of Cory Wride Highway, which is scheduled to open this fall.

The purchase agreement also includes the acquisition of property extending west along a portion of the existing dirt road (referred to on County maps as both 8000 North and 9000 North). Additionally, the purchase includes a 4,000-square-foot parcel designated for a water booster station, which is necessary for increasing water pressure and volume to the higher-pressure zone in this area.

The agreement also involves acquiring a 30-foot-wide easement along the Belle Street alignment for the installation of a sewer line and water line.

The property owner is also interested in selling a yet-to-be-identified 10-acre parcel for a future satellite site for City facilities. The agreement includes an option to purchase this parcel within a specified timeframe.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution

RESOLUTION NO. R- -2025

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A
PURCHASE AGREEMENT WITH KATHERINE SMITH FOR RIGHT-OF-WAY
ACQUISITION FOR OLD AIRPORT ROAD AND HARMONY WAY,
A WATER BOOSTER STATION, UTILITY EASEMENT, AND AN OPTION FOR A
FUTURE 10-ACRE CITY FACILITIES SITE**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a purchase agreement with Katherine Smith to purchase right-of-way for Old Airport Road and Harmony Way near the new middle school, as well as a water booster station, a utility easement, and an option on a possible 10-acre satellite site for future City facilities, 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 Purchase Agreement with Katherine Smith 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 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah
on the 18th day of February, 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

Gina L. Olsen, CMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	A Resolution Consenting to the Annexation of 178 Acres of Land into the Pole Canyon Basic Local District
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Oquirrh Wood Ranch

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
	178 Acres

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution Consenting to the Annexation of 178 Acres of Land into the Pole Canyon Basic Local District.

BACKGROUND:

Oquirrh Wood Ranch (OWR) is seeking to annex 178 acres into the Pole Canyon Basic Local District (PCBLD) to facilitate the sale of the 178 acres to a prospective buyer. OWR petitioned to have the land annexed into the PCBLD at the request of its buyer. The PCBLD adopted a resolution certifying the petition on February 11, 2025. Pursuant to State statute, the PCBLD must offer the City the opportunity to provide the governmental services the City desires to provide.

Adopting the resolution will facilitate the sale of the property and allow PCBLD to provide better parks, trails, and recreation services to the residents of Firefly.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Exhibit A
3. Exhibit B
4. Exhibit C

RESOLUTION NO. R- -2025

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
CONSENTING TO THE ANNEXATION OF 178 ACRES INTO POLE
CANYON BASIC LOCAL DISTRICT**

PREAMBLE

WHEREAS, the Oquirrh Wood Ranch, LLC (“OWR”) is the owner of approximately 178 acres of land (“Land”) located within the municipal limits of Eagle Mountain City (“City”) and more particularly described and depicted in Exhibit A attached hereto and incorporated herein; and

WHEREAS, Pole Canyon Basic Local District (“PCBLD”) is a basic special district operating within the City; and

WHEREAS, OWR has petitioned the PCBLD to provide public services to the Property in the form of public parks, trails, and recreational facilities attached hereto and incorporated herein as Exhibit B (“Petition”); and

WHEREAS, the PCBLD, as a basic special district, is authorized to provide public parks, trail, and recreational facilities services to those located within its boundaries; and

WHEREAS, the PCBLD has adopted a resolution certifying the Petition has provided notice to the City pursuant to Utah Code Section 17B-1-406 attached hereto and incorporated as Exhibit C; and

WHEREAS, the City does not intend to provide public parks, trails, and recreational facilities to the Land.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah, that the City Council hereby declines to provide public parks, trails, and recreational facilities to the Land, consents to its annexation into the PCBLD, and authorizes the Mayor to execute any documents necessary to facilitate the annexation of the Land into the PCBLD.

This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of February 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of February, 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

Gina L. Olsen, CMC
City Recorder

EXHIBIT A

EXHIBIT B

EXHIBIT C

**PETITION TO ANNEX PROPERTY INTO
POLE CANYON BASIC LOCAL DISTRICT**

(Annexation No. 2)

TO: **POLE CANYON BASIC LOCAL DISTRICT**, a Utah basic local district

FROM: **Oquirrh Wood Ranch, LLC**, a Utah limited liability company; and **PC Industrial, LLC**, a Utah limited liability company (hereafter together, “Petitioner”)

DATE: February 11, 2025

This Petition to Annex Property into Pole Canyon Basic Local District is submitted in accordance with Title 17B, Chapter 1, Sections 403 *et seq.*, Utah Code Annotated 1953.

The Petitioner hereby petitions and consents to the annexation by Pole Canyon Basic Local District (the “**District**”) of approximately 178 acres of property located in Utah County as particularly described in EXHIBIT A (hereafter the “**Property**”). The Petitioner seeks for the District to provide public service in the form of public parks, trails, and recreational amenities to the Property. The Petitioners acknowledge that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The Petitioners are hereby designated sponsors, and Petitioner Oquirrh Wood Ranch, LLC, is hereby designated the contact sponsor, of this Petition.

In support of this Petition, each signing Petitioner affirmatively represents, acknowledges, and certifies the following matters:

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for each Petitioner is provided on the signature pages below;
4. The Petitioner is the title owner of the Property as of the date of this Petition, and no Petitioner will convey any interest in any part of the Property within 90 days of the date of this Petition (other than to another Petitioner, or following the recording of the annexation, in which case the conveyance is permitted);
5. Each Petitioner petitions and consents to the District’s annexation of the area that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;

6. The Petitioner authorizes the recording of a final local entity plat and notice of district annexation on the Property to confirm the new District boundaries.

Each individual who signs on behalf of a trust or business entity represents that he or she has authority to do so and to petition for the annexation on behalf of the trust or business entity, and further represents that there is no legal impediment to the trust or business entity's signing this Petition.

The Petitioners, for themselves and for their successors in title and assigns, hereby waive any and all rights for contesting, protesting, or challenging the legality or validity of the creation and establishment of the District and the adoption of any resolutions or ordinances by Utah County or any municipality in connection therewith. The Petitioners further acknowledge and understand that the District is governed by a board of trustees that is currently constituted with the following members:

Nathan D. Shipp
Jared Westhoff
Carey G. Smith

Nathan D. Shipp has been appointed by the board to serve as Chair, Josh Wagstaff is employed as Clerk/Chief Administrative Officer, and Brad Marsh is employed as Treasurer and Chief Financial Officer. The Petitioners represent and certify that they do not challenge the right of any board member or officer to hold his or her position or office.

This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

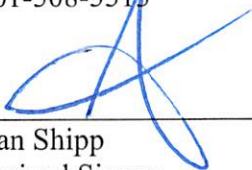
IN WITNESS WHEREOF, the Petitioners have each executed this Petition effective as of the date indicated above.

(signature pages follow)

Made effective as of the date first set forth above.

PETITIONER:

Oquirrh Wood Ranch, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

PETITIONER:

PC Industrial, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Parcel 'A' Description *(being annexed into the Pole Canyon Basic Local District)*

A parcel is land situate within the East-half (E-1/2) and the Southwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at the quarter corner common to Sections 15 & 16, Township 6 South Range 2 West, Salt Lake Base and Meridian; and running thence South 0°22'24" West, along the quarter section line common to said sections, a distance of 2001.34 feet, to the SS-1/64th corner common to said Sections and the Pole Canyon Basic Local District Boundary, per Map No.: 13124; thence along said Pole Canyon Basic Local District the following fifteen (15) courses: (1) North 89°35'35" West, along the East-West 1/64th line, a distance of 1376.90 feet, to the C-S-SE 1/64th; (2) North 0°54'13" East, a distance of 669.14 feet, to the SE-1/16th; (3) North 89°30'34" West, along the East-West 1/16th line, a distance of 1370.71 feet, to the C-S 1/16th; (4) North 89°21'42" West, along the East-West 1/16th line of the Southwest Quarter, a distance of 648.49 feet, to the C-E-SW 1/64th corner; (5) North 1°09'47" East, a distance of 671.30 feet, to the NE-SW 1/64th; (6) South 89°21'03" East, a distance of 651.62 feet, to the C-N-S 1/64th; (7) South 89°25'31" East, a distance of 682.25 feet, to the NW-SE 1/64th; (8) North 1°09'59" East, a distance of 670.17 feet, to the C-W-E 1/64th; (9) North 1°09'59" East, along the North-South 1/64th line, a distance of 1336.28 feet, to the C-W-NE 1/64th; (10) North 89°22'24" West, a distance of 673.00 feet, to the C-N 1/16th; (11) North 1°25'50" East, along the North-South center quarter line, a distance of 667.98 feet, to the C-N-N 1/64th; (12) South 89°23'25" East, a distance of 1339.82 feet, to the C-N-NE 1/64th; (13) South 0°54'02" West, a distance of 2004.94 feet, to the C-E 1/16th corner; (14) South 89°20'55" East, along the East-West center quarter line, a distance of 679.17 feet, to the C-E-E 1/64th; (15) North 0°38'09" East, a distance of 2005.41 feet, to the NE-NE 1/64th; thence South 89°23'15" East, a distance of 669.91 feet, to the N-N 1/64th common to aforesaid sections 15 & 16; thence South 0°22'17" West, along the quarter section line common to said sections, a distance of 2006.09 feet, to the point of beginning.

Contains: 176.9 acres.

Parcel 'B' Description *(being annexed into the Pole Canyon Basic Local District)*

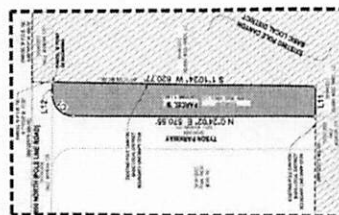
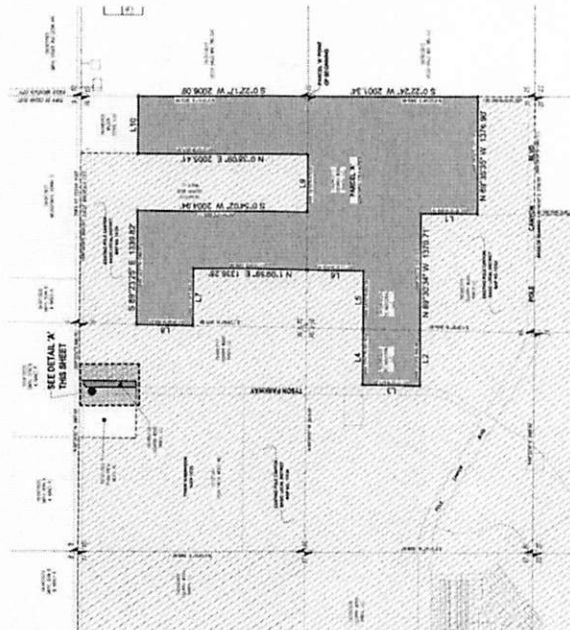
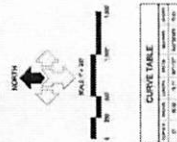
A parcel is land situate within the Northwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at a point in the South Right-of-Way line of 400 North Street (aka Pole Line Road), said point being North 89°24'00" West, along the section line and the Pole Canyon Basic Local District boundary, per Map No.: 13124, a distance of 666.76 feet, to the E-W 1/64th; and South 1°10'24" West, continuing along said Pole Canyon Basic Local District boundary line, a distance of 47.00 feet, from the Quarter Corner common to Sections 9 & 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and

running thence along said Pole Canyon Basic Local District boundary the following two (2) course: (1) South 1°10'24" West, a distance of 620.77 feet; (2) North 89°23'06" West, a distance of 71.26 feet, to the East Right-of-Way line of Tyson Parkway, per the Tyson Subdivision Plat, recorded as Map No.: 16725, of official Utah County records; thence along said Right-of-Way the following two (2) courses: (1) North 0°24'02" East, a distance of 570.55 feet, to a point of curvature; (2) Northeasterly along the arc of a 50.00-foot radius curve to the right, through a central angle of 90°11'51", a distance of 78.71 feet, subtended by a long chord bearing North 45°29'58" East, a distance of 70.83 feet, to a point of tangency said point being in the aforesaid South Right-of-Way line of 4000 North street; thence South 89°23'59" East, along said South Right-of-Way, a distance of 29.45 feet, to the point of beginning.

Contains: 1.1 Acres

ADDITION TO THE BOUNDARY OF THE MOLE CANYON BASIN LOCAL DISTRICT
RECORDED AS MAP NO. 19-24 & MAP NO. 19-25 ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE
LOCATED IN SECTION 18, TOWNSHIP 18, RANGE 7 WEST, SALT LAKE BASIN & MERRIAN
UTAH COUNTY, UTAH
FEBRUARY 2023



UNIVERSITY OF




EXISTING 10" x 10" CEMENT BASE
 LOCAL DISTRICT HIGHWAY NO. 1334
 10' x 10' CEMENT BASE
 LOCAL DISTRICT HIGHWAY NO. 1334
 10' x 10' CEMENT BASE
 LOCAL DISTRICT HIGHWAY NO. 1334

[illegible]

SURVEYOR'S CERTIFICATE

[illegible]

APPREXIMATION DE DESCRIPTIONS

Figure 1. Schematic diagram of the experimental setup. The subject was seated in front of a video camera and a computer monitor. The subject was instructed to maintain a constant distance from the video camera and the computer monitor. The subject was instructed to maintain a constant distance from the video camera and the computer monitor. The subject was instructed to maintain a constant distance from the video camera and the computer monitor.

Figure 1. Distribution of the number of cases of *Salmonella* by age group and sex in the United States, 1990-1999. The number of cases is shown for each age group and sex. The number of cases is shown for each age group and sex. The number of cases is shown for each age group and sex.

UTAH COUNTY SUPERVISOR

THIS AD WAS SPONSORED BY THE COUNTY SURVEYOR AND GEORGE DUNNILL'S FARM, 10000 E. 100TH ST., WILSON, NE 68095. (402) 833-2222.

100

ACCEPTANCE CERTIFICATE

[illegible]

600 JOURNAL OF CLIMATE

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. : 2)

February 11, 2025

The Board of Trustees (the "Board") of the Pole Canyon Basic Local District No. 1, held a special meeting on February 11, 2025, at the hour of 3:00 p.m., with the following members of the Board being present:

Nathan D. Shipp	Trustee/Chair
Carey G. Smith	Trustee
Jared Westhoff	Trustee

Also present:

Josh Wagstaff	Clerk/CAO
Brad Marsh	Treasurer/CFO
Matt Ence	General Counsel
Michael Jensen	Special District Specialist

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this February 11, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Jared Westhoff and seconded by Carey Smith was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF POLE CANYON BASIC LOCAL DISTRICT (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 178 ACRES INTO THE DISTRICT; AUTHORIZING THE DELIVERY OF NOTICE OF CERTIFICATION TO THE APPROPRIATE LEGISLATIVE BODIES; INVITING CONSIDERATION OF PROVISION OF SERVICES BY SUCH LEGISLATIVE BODIES; AND RELATED MATTERS

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the annexation of approximately 178 acres pursuant to Utah Code §17B-1-403 *et seq.* of the Special District Act, Title 17B of the Utah Code (the "Special District Act"); and

WHEREAS, the Petition contains the consenting signatures of 100% of the surface property owners (hereafter the "Property Owners") within the area proposed to be annexed; and

WHEREAS, there are no registered voters within the area to be annexed;

WHEREAS, the area to be annexed under this resolution is particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the "Property"; and

WHEREAS, with the receipt of the Petition, the Act provides that the District may certify the Petition and, within ten (10) days of certifying the Petition, mail or deliver a written notice of the proposed annexation, with a copy of the certification and a copy of the petition, to the legislative body of each county in whose unincorporated area and each municipality in which any part of the area proposed to be annexed is located (§17B-1-406); and

WHEREAS, the area proposed to be annexed is located in the municipality of Eagle Mountain City; and

WHEREAS, the district is authorized to provide, and intends to provide, public services to the Property in the form of public parks, trails and recreational facilities; and

WHEREAS, the legislative body of such municipality is invited to consider whether that municipality intends to provide the services which the District is authorized to provide, and to mail or deliver within 30 days a written notice to the Board of Trustees of the District indicating that intent, and if not delivering such notice, the municipality shall be considered to have declined to provide the services (§17B-1-407); and

WHEREAS, if any such municipalities decline to provide the services, or otherwise fail to give notice of intent as required, then the District intends to conduct the

required public hearing (§17B-1-409) and to further deliberate and ultimately take such actions as is required for the District to determine whether it shall provide the requested services to the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the certification of the petition for annexation of the Property, are hereby ratified, approved and confirmed.

2. The Petition, having been reviewed by the District, is hereby certified.

3. The Chair (or Vice-chair) is authorized to sign the required notice of certification and proposed annexation to the legislative body of each municipality and/or unincorporated county in whose boundaries the area proposed to be annexed, or portions thereof, is located.

4. The legislative body receiving such notice is hereby invited to consider whether it intends to provide to the relevant portion of the Property the services which the District is authorized to provide, and to mail or deliver within 30 days a written notice to the Board of Trustees of the District indicating intent to provide such services, and if not delivering such notice, the municipality shall be considered to have declined to provide the services (§17B-1-407); and

5. If any such municipality declines to provide the services, or otherwise fails to give notice of intent as required, then the District will conduct the required public hearing and will further deliberate and take such actions as is required for the District to determine whether it shall provide the requested services to the Property.

6. If any municipality does not timely deliver such notice, then pursuant to applicable law, the municipality shall be considered to have declined to provide the requested services which the District is authorized to provide.

7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

8. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

9. The effective date of this Resolution shall be as of the date of adoption.

PASSED AND ADOPTED by the Board of Trustees of Pole Canyon Basic Local District on February 11, 2025.

POLE CANYON BASIC LOCAL
DISTRICT

By: 
Chair

ATTEST:

By: 
Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Josh Wagstaff, the undersigned clerk of Pole Canyon Basic Local District (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on February 11, 2024, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this February 11, 2025.

By:  _____
Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

EXHIBIT B

PETITION FOR ANNEXATION



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	Rocky Mountain Power

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power.

BACKGROUND:

Rocky Mountain Power's Franchise Agreement is set to expire on March 1. This is a renewal agreement that is nearly identical to the existing agreement. The major change is that it expands Rocky Mountain Power's ability to remove trees in the right-of-way that pose a risk to public safety or service reliability. Except in cases of emergency, they would need the City's permission to remove a tree. Additionally, the agreement's term has been extended from 5 years to 15 years.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Ordinance/Franchise Agreement

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, GRANTING
AN ELECTRIC UTILITY FRANCHISE AND GENERAL UTILITY
EASEMENT TO ROCKY MOUNTAIN POWER**

WHEREAS, Rocky Mountain Power, is a regulated public utility that provides electric power and energy to the citizens of Eagle Mountain City (the “City”) and other surrounding areas;

WHEREAS, providing electrical power and energy requires the installation, operation and maintenance of power poles and other related facilities to be located within the public ways of the City;

WHEREAS, the City, pursuant to the provisions of Utah Code Ann. § 10-8-21 has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for the use thereof;

WHEREAS, the City desires to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the City;

NOW, THEREFORE, be it ordained by the City:

SECTION 1. Grant of Franchise and General Utility Easement. The City hereby grants to Rocky Mountain Power the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, and rights-of-way, not including City parks, buildings or other spaces not associated with City-owned rights-of-way (collectively referred to herein as “Public Ways”) within the City, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the City and persons and corporations beyond the limits thereof.

SECTION 2. Term. The term of this Franchise and General Utility Easement is for fifteen (15) years commencing on the date of acceptance by the Company as set forth in Section 3 below.

SECTION 3. Acceptance by Company. Within sixty (60) days after the passage of this ordinance by the City, Rocky Mountain Power shall file an unqualified written acceptance thereof, with the City Recorder otherwise the ordinance and the rights granted herein shall be null and void.

SECTION 4. Non-Exclusive Franchise. The right to use and occupy the Public Ways of the City shall be nonexclusive and the City reserves the right to use the Public Ways for itself or any other entity that provides service to City residences; provided, however, that such use shall not

unreasonably interfere with Rocky Mountain Power's Electric Facilities or Rocky Mountain Power's rights as granted herein.

SECTION 5. City Regulatory Authority. In addition to the provision herein contained, the City reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or City Ordinance.

SECTION 6. Indemnification. The City shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of any person that may occur in the construction, operation or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend and hold the City harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the City, and shall pay the costs of defense plus reasonable attorneys' fees for any claim, demand or lien brought thereunder. The City shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand or lien with respect to which the City seeks indemnification hereunder; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend or hold the City harmless to the extent any claim, demand or lien arises out of or in connection with any negligent or willful act or failure to act of the City or any of its officers or employees.

SECTION 7. Annexation.

7.1 Extension of City Limits. Upon the annexation of any territory to the City, the rights granted herein shall extend to the annexed territory to the extent the City has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall thereafter be subject to all of the terms hereof.

7.2 Notice of Annexation. When any territory is approved for annexation to the City, the City shall, not later than ten (10) working days after passage of an ordinance approving the proposed annexation, provide by certified mail to Rocky Mountain Power: (a) each site address to be annexed as recorded on county assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the City's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center
Attn: Annexations
P.O. Box 400
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power
Attn: Office of the General Counsel
1407 West North Temple, Room 320
Salt Lake City, UT 84116

SECTION 8. Plan, Design, Construction and Installation of Company Facilities.

8.1 All Electrical Facilities installed or used under authority of this Franchise shall be used, constructed and maintained in accordance with applicable federal, state and city laws, codes and regulations.

8.2 Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the Public Ways, apply for any permit from the City as may be required by the City's ordinances, which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations and requirements of the City, and the City may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs.

8.3 All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the City and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the City.

8.4 If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the City) replace and restore it in as good a condition as existed before the work commenced.

8.5 In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by City ordinance.

8.6 The City shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for City wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the City for a public purpose and shall not include the provision of CATV, internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the City shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing herein shall be construed to require Rocky Mountain Power to increase pole size, or alter the manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. City attachments shall be installed and maintained in

accordance with the reasonable requirements of Rocky Mountain Power and the current edition of the National Electrical Safety Code pertaining to such construction. Further, City attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the City's expense, such attachments to ensure compliance with this Section 8.6 and to require the City to remedy any defective attachments.

8.7 Rocky Mountain Power shall have the right to excavate the Public Rights of Ways subject to reasonable conditions and requirements of the City. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the City of such work by written notice and shall allow the City, at its own expense, (to include a pro rata share of the trenching costs), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the City will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

8.8 Before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the City shall give written notice to Rocky Mountain Power.

SECTION 9. Relocations of Electric Facilities.

9.1 The City reserves the right to require Rocky Mountain Power to relocate its Electric Facilities within the Public Ways in the interest of public convenience, necessity, health, safety or welfare at no cost to the City. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring a relocation of Electric Facilities, the City shall, with the assistance and consent of Rocky Mountain Power, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the City.

The City shall assign or otherwise transfer to Company all right it may have to recover the cost for the relocation work and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

9.2 Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

SECTION 10. Subdivision Plat Notification. Before the City approves any new subdivision and before recordation of the plat, the City shall obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and associated rights of way depicted on the plat. A copy of the plat shall be mailed for approval to Rocky Mountain Power:

Rocky Mountain Power
Attn: Estimating Department
70 North 200 East
American Fork, UT 84003

Section 11. Vegetation Management. Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways, to prevent the branches, limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power's Distribution or Transmission Electrical Facilities. Such work shall comply with the American National Standard for Tree Care Operation (ANSI A300) and be conducted under the direction of an arborist certified with the International Society of Arboriculture. Rocky Mountain Power may also cut down and remove any tree located in the Public Ways which poses a risk to public safety or service reliability. Except in cases of emergency, Rocky Mountain Power shall first receive permission from the City, which shall not be unreasonably withheld, conditioned, or delayed, prior to cutting down or removing any tree. A growth inhibitor treatment may be used for trees and vegetation species that are fast-growing. Trees planted in the Public Ways under or near existing Rocky Mountain Power's Distribution or Transmission Electrical Facilities should not interfere with such Electrical Facilities at the tree's full maturity height. For guidance on tree species selection, see Rocky Mountain Power's planting guidelines www.Rockymountainpower.net/trees.

SECTION 12. Renewal. At least 120 days prior to the expiration of this Franchise, Rocky Mountain Power and the City either shall agree to extend the term of this Franchise for a mutually acceptable period of time or the parties shall use best faith efforts to renegotiate a replacement Franchise. Rocky Mountain Power shall have the continued right to use the Public Ways of the City as set forth herein in the event an extension or replacement Franchise is not entered into upon expiration of this Franchise.

SECTION 13. No Waiver. Neither the City nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this Franchise by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

SECTION 14. Transfer of Franchise. Rocky Mountain Power shall not transfer or assign any rights under this Franchise to another entity, except transfers and assignments by operation of law, or to affiliates, parents or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power's obligations hereunder, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Franchise to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

SECTION 15. Amendment. At any time during the term of this Franchise, the City through its City Council, or Rocky Mountain Power may propose amendments to this Franchise by giving thirty (30) days written notice to the other party of the proposed amendment(s) desired, and both parties thereafter, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this Franchise shall be effective until mutually agreed upon by the City and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

SECTION 16. Notices. Unless otherwise specified herein, all notices from Rocky Mountain Power to the City pursuant to or concerning this Franchise shall be delivered to the City Recorder's Office. Unless otherwise specified herein, all notices from the City to Rocky Mountain Power pursuant to or concerning this Franchise shall be delivered to the Regional Business Management Director, Rocky Mountain Power, 70 North 200 East, Room 122, American Fork, Utah, 84003, and such other office as Rocky Mountain Power may advise the City of by written notice.

SECTION 17. Severability. If any section, sentence, paragraph, term or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction thereof or unconstitutional, illegal or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

SECTION 18. Waiver of Jury Trial. To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

PASSED by the City Council of the City of _____, Utah this ____ day of _____, 2025.

MAYOR

ATTEST:

CITY RECORDER



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City.
ITEM TYPE:	Resolution
FISCAL IMPACT:	There is no fiscal impact by approving this resolution. Should an Inland Port Authority Area be created following the analysis that would be initiated by this resolution, fiscal impacts to the City would be entirely voluntary and dependent upon the City's desired use of the Port Authority area(s)
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Evan Berrett, Economic
Development Director

PRESENTED BY

Utah Inland Port Authority

RECOMMENDATION:

Staff recommends that the City Council adopt the Resolution supporting the creation of a Utah Inland Port Authority Project Area in Eagle Mountain City, to initiate further analysis into all of the possible uses of this port authority area toward enhancing economic development opportunities in the City.

BACKGROUND:

In Late 2024, the Utah Inland Port Authority (UIPA) provided a presentation to the City Council about the UIPA and its possible use cases for the City. Since that time, Fairfield and Cedar Fort have completed resolutions supporting the creation of an inland port area and staff has engaged with UIPA staff on multiple occasions to explore the opportunities and/or challenges that could come from an inland port authority area. Staff has found that a relationship with the UIPA and establishing inland port authority areas would be very positive for the community with little to no risk.

ITEMS FOR CONSIDERATION:

This resolution does not create an inland port authority area. The resolution allows the UIPA to begin a deeper analysis and coordinate with staff and elected officials on the areas to be included in 1 or more inland port areas and establish the goals, guardrails, and so forth of these areas. Furthermore, it allows for Eagle Mountain to participate with Fairfield and Cedar Fort in a larger inland port area "umbrella" should there be advantages in cooperating on projects and so forth.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Resolution

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA WITHIN EAGLE MOUNTAIN CITY TO INITIATE FURTHER ANALYSIS OF ECONOMIC DEVELOPMENT OPPORTUNITIES

PREAMBLE

WHEREAS, Eagle Mountain City is committed to fostering economic development and exploring opportunities that enhance infrastructure, investment, and job creation; and

WHEREAS, the Utah Inland Port Authority (UIPA) facilitates economic growth through the development of strategic logistics and trade hubs; and

WHEREAS, this Resolution does not create a UIPA Project Area but expresses the City's support for initiating further analysis into potential locations, uses, and economic benefits of such an area within Eagle Mountain City; and

WHEREAS, this Resolution enables UIPA to conduct a deeper analysis and coordinate with City staff and elected officials to assess areas that may be included in one or more project areas, as well as establish goals, parameters, and potential benefits; and

WHEREAS, this Resolution also allows Eagle Mountain City to collaborate with Fairfield and Cedar Fort on a larger regional inland port framework should cooperative opportunities arise;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah, as follows:

1. The City Council supports the exploration of a Utah Inland Port Authority Project Area within Eagle Mountain City.
2. This Resolution does not create a UIPA Project Area but authorizes UIPA to conduct further analysis and coordinate with City staff and elected officials on potential locations, objectives, and feasibility.
3. The City Council supports regional collaboration with Fairfield and Cedar Fort on a broader inland port framework should mutual benefits be identified.
4. City staff are directed to engage with UIPA and other relevant entities in this assessment and planning process.

5. This Resolution shall take effect immediately upon passage.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of February, 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

Gina L. Olsen
City Recorder

EXHIBIT A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Meadow Ranch Plat 4, Lot 433.
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	City initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Parks and Open Space/"Residential" (Base Density Residential)	4.072

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Staff considers the application to have merit for consideration and approval, and recommends the City Council hold a public hearing and adopt the Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Meadow Ranch Plat 4, Lot 433.

BACKGROUND:

The City has decided to subdivide Meadow Ranch Plat 4, Lot 433 -- land that it has in its possession as incorporated property. If approved, the property will be platted into three building lots to be known, collectively, as Meadow Ranch Plat 9. The rezone is required to entitle the property to be divided.

Meadow Ranch Lot 433 was once idealized as park space but is currently vacant. The Planning Commission voted to recommend denial of the rezone request which, if sustained, would nullify the plat request. A copy of the Staff report pertaining to the preliminary plat designed to subdivide the property into three single-family residential lots may be found in the Planning Commission's January 28, 2025, packet (see agenda item 7.b). As the plat was tabled, if the City Council approves the Rezone, then Staff will put the Plat on one of their forthcoming agendas for their review and approval.

ITEMS FOR CONSIDERATION:

EMMC 17.90.060 STANDARDS

Rezone applications are based upon compliance with City Code requirements and requirements of any applicable Development Agreements. The approval criteria for a Rezone application are found in EMMC 17.90.060. Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community. Rezone criteria, stated in EMMC 17.90.060, include the considerations hereafter. Abbreviated Staff findings accompany the criteria:

COMPLIANCE WITH GENERAL PLAN

Currently identified by the Future Land Use Map as being in a "Parks and Open Space" setting. The

P&OS category facilitates a RD1 zone assignment as per Table 17.60.160(1). Accordingly, an amendment to the Future Land Use Map is not required to allow the RD1 Zone to be assigned to the property.

COMPATIBILITY DETERMINATION

EMMC 17.60.160 establishes appropriate zone transitions and compatible adjacencies for property within the City. The RD1 zone is deemed compatible with the Parks & Open Space category as afore-noted. The RD1 Zone requires all subdivision lots therein, in order to be "buildable", to be at least 1-acre in size and to have at least 125' of frontage on any linear, abutting street. The lots proposed to be platted, if the Rezone is approved, will be 1.229, 1.309 & 1.314 acres in size with adequate frontage.

The anticipated building lots to come from 433 will be harmonious with neighboring properties. As the proposed new plat to be made from Lot 433 is found within an existing subdivision, and the same zone is sought for it as its neighbors, no buffering or transition issues are perceived (see EMMC 17.60.150 & 160). To the east of the land are considerably smaller residential properties (circa 1/4 acre lots) than 433 or the proposed lots to be created from it (see plat report, Item 7.b). Eight adjoining (i.e., on the sides and across the street) lots in Meadow Ranch are sized at [working counterclockwise around Lot 433]: 1.07, 1.031, 1.047, 1.047, 1.02, 1.145, 1.076, 1.148, and 1.71 acres).

Once rezoned and platted, it is intended [and only permitted] that single-family detached residential houses will be built upon the land.

CITY SERVICES

City utility, emergency service, and street access services are already provided to the area around the property, or may be provided, as needful. Issues regarding site drainage, street improvements if any, etc. will be addressed by Engineering during the plat review process if the proposed Meadow Ranches 9 comes to fruition.

Regarding the theoretical question of adequate open space per code being provided to Meadow Ranch if Lot 433 were platted now, consider: There are ~233 lots in the 10 plats that comprise the Meadow Ranch development in Cedar Meadows. Properties in all plats save numbers 5.1, 5.2 & 5.3 could be zoned RD1 given their existing minimum 1-acre lots sizes. Plats 5.1, 5.2 & 5.3 could be zoned RD2.

Zone RD1 has no open space amount required per building lot. The RD2 Zone mandates 500 sq. ft. per lot. The total open space made a part of the entirety of Meadow Ranches development calculates to approximately 36.64 acres [or 37.01 if an open detention area is included]. The theoretical open space that would be required if Meadow Ranches were platted per current code (and assuming use of the afore-noted zones) amounts to .76 acres -- well below what is already provided in the project. Staff does not find compelling the argument that Lot 433 is needed for open space, but its labeling did convey the potentiality/expectation that such could become a park -- which note is subject to possible change.

Quick note: the lots Meadow Ranch 4 that adjoin Lot 433 on its north, across the street on its west and on its southern side all are within 1/4 mile of open space in the development -- particularly the 15.392-acre area in Phase/Plat 4.

TRAFFIC GENERATION/TRANSPORTATION/ROW DEDICATION

The property fronts N. Shiloh Way a "local" street by classification. Shiloh provides access to various other single-family residential building lots in the subdivision within which the property lies. No known

extraordinary circumstances pertain to the road. Any right-of-way dedication, as may be required, will be part of the plat review/approval process. To the south side of Lot 3 is a trail (.220 acres or 9,571 sq. ft.) to be owned and maintained by the City.

PROPERTY VALUES

Presuming that the property's value will ascend as build-out occurs and given that the proposed use is housing commensurate with that found on adjoining properties, no reduction in values is anticipated.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled public hearing of January 28, 2025, voted to recommend denial of the rezone request and, consequently, tabled action on an associated preliminary plat approval request.

The Planning Commission cited concern over use of the property for home lots vs. retaining it for use as a park as suggested on the existing plat wherein the lot lies.

ATTACHMENTS:

1. Ordinance
2. Exhibit A - Lot 433 Rezone (Vicinity)
3. Lot 433 Legal
4. EMC Zoning Map
5. City's Future Land Use Map Copy
6. Meadow Ranch 9 Imagery.Jan./Feb. 2025
7. Rezone Explanation & Justification Statement
8. EM Meadow Ranch Plat 9 (preliminary plat)

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
REZONING CERTAIN LANDS KNOWN AS THE
MEADOW RANCH PLAT 4, LOT 433 REZONE**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as the Meadow Ranch Plat 4, Lot 433 rezone, 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 of certain lands known as the Meadow Ranch Plat 4, Lot 433 Rezone, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses 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 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of February, 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

Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A



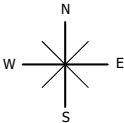
Utah County Parcel Map

Lot 433, Meadow Ranch 4

1 inch equals 752.3 feet

Date: 11/25/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.



**PROPERTY INFORMATION**[mobile view](#)**Serial Number:** 46:536:0433 **Serial Life:** 2000...**Property Address:** EAGLE MOUNTAIN**Mailing Address:** 1650 E STAGECOACH RUN EAGLE MOUNTAIN, UT 84005**Acreage:** 4.072**Last Document:** [109334-1999](#)[Subdivision Map Filing](#)**Taxing Description:** LOT 433, PLAT 4, MEADOW RANCH SUBDV. AREA 4.072 AC.***Taxing description NOT FOR LEGAL DOCUMENTS**

Owner Names	Value History	Tax History	Location	Photos	Documents	Aerial Image
2002... EAGLE MOUNTAIN CITY 2000-2001 MEADOW RANCH LC						

Additional Information ▼

[Main Menu](#)[Comments or Concerns on Value/Appraisal - Assessor's Office](#)[Documents/Owner/Parcel information - Recorder's Office](#)[Address Change for Tax Notice](#)

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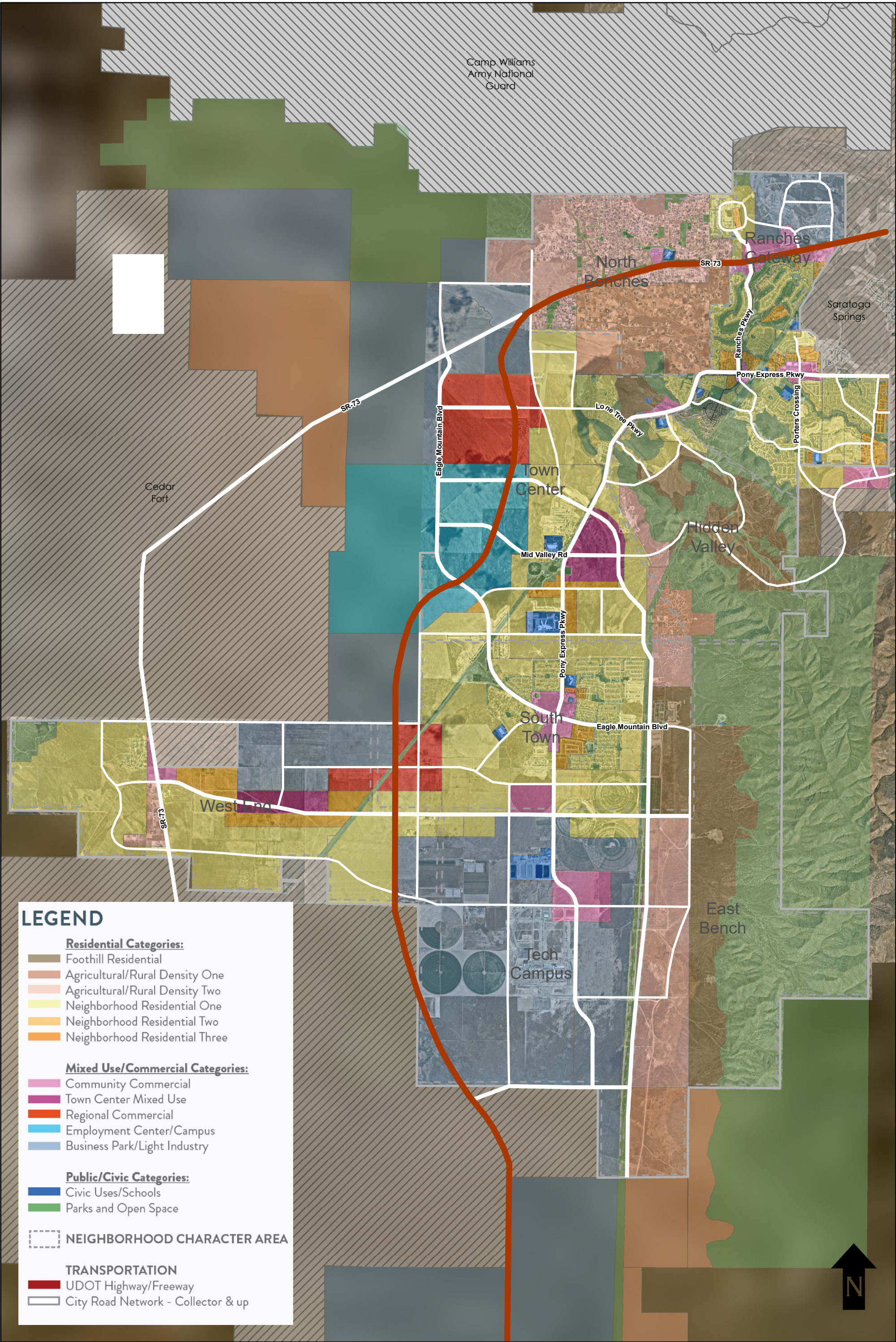


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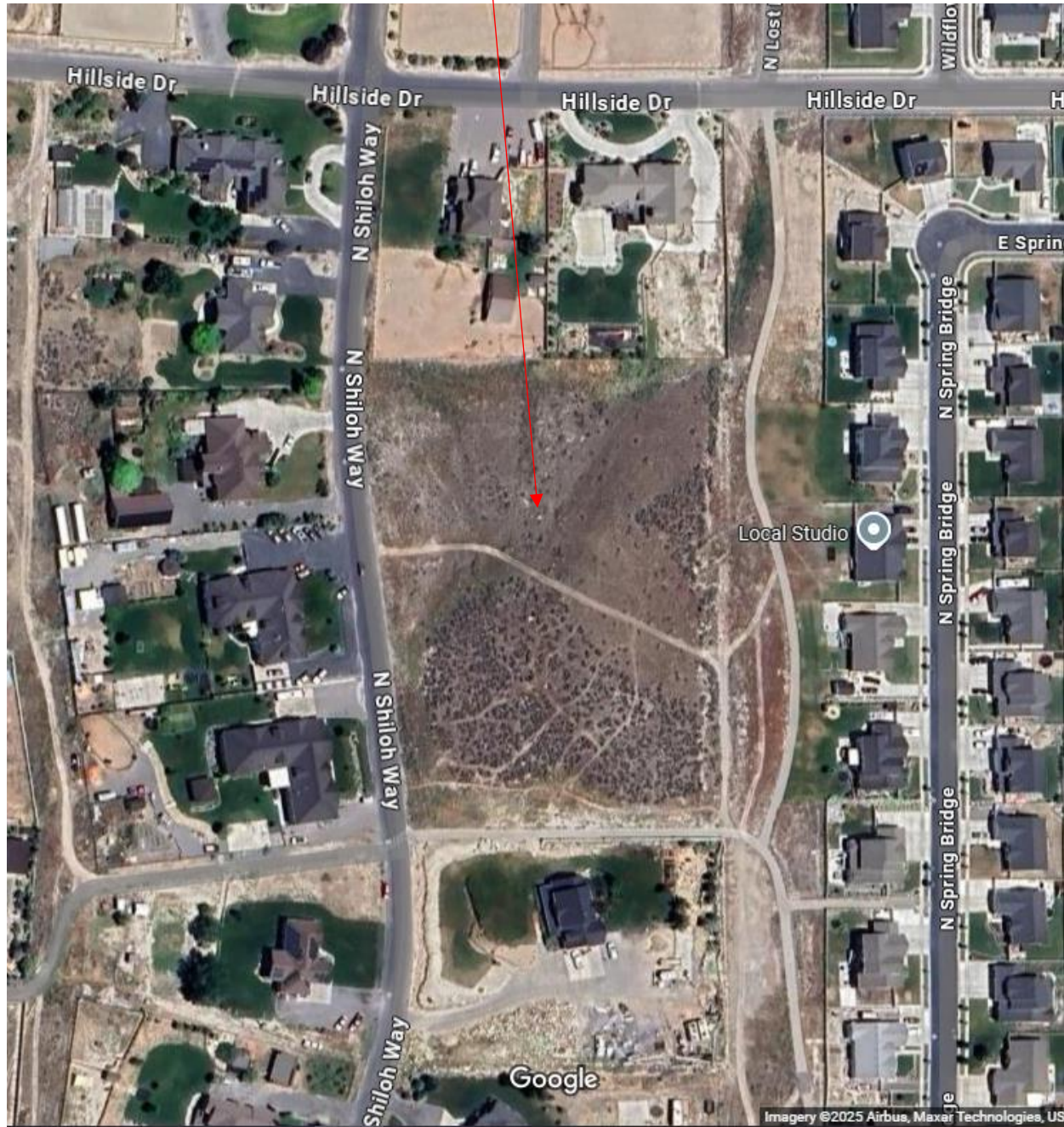
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ANNEXATION AREAS, FUTURE LAND USE & TRANSPORTATION MAP



Property Aerial View



Property View From N. Shiloh Way Looking East Towards Lot



View Looking South (Property is on the left) From Intersection of N. Shiloh Way and Hillside Drive

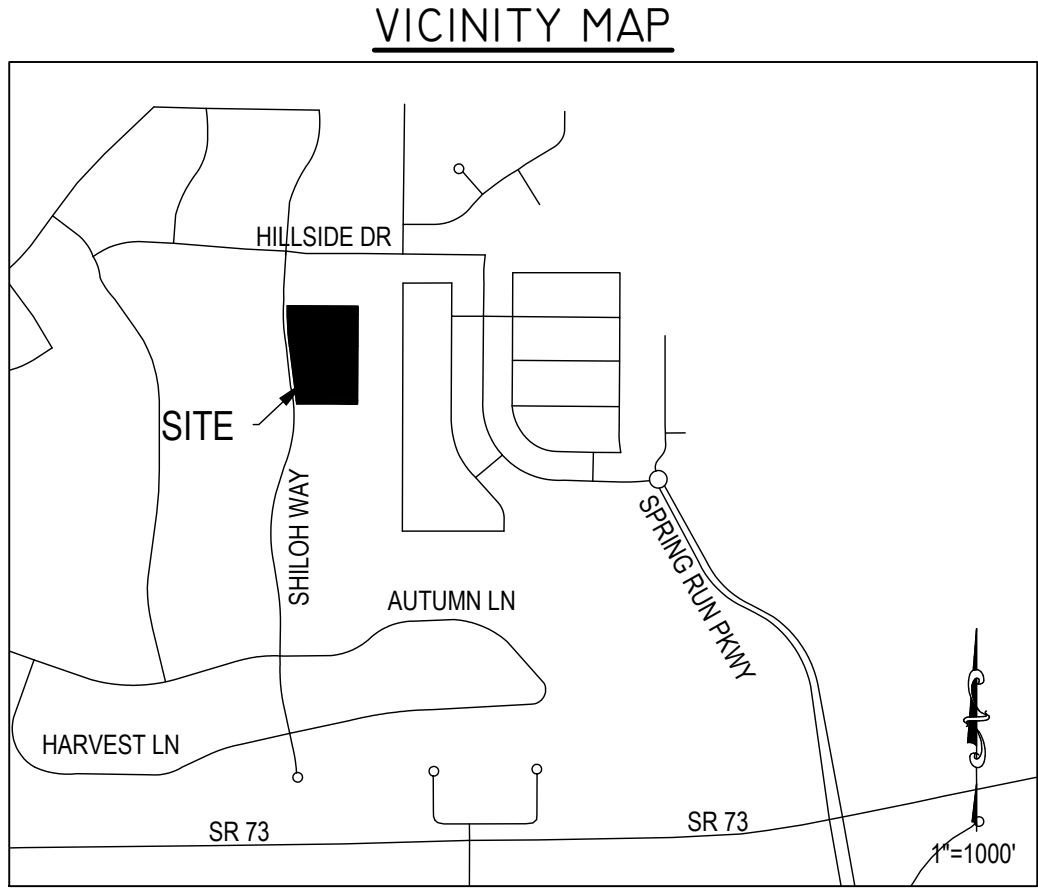
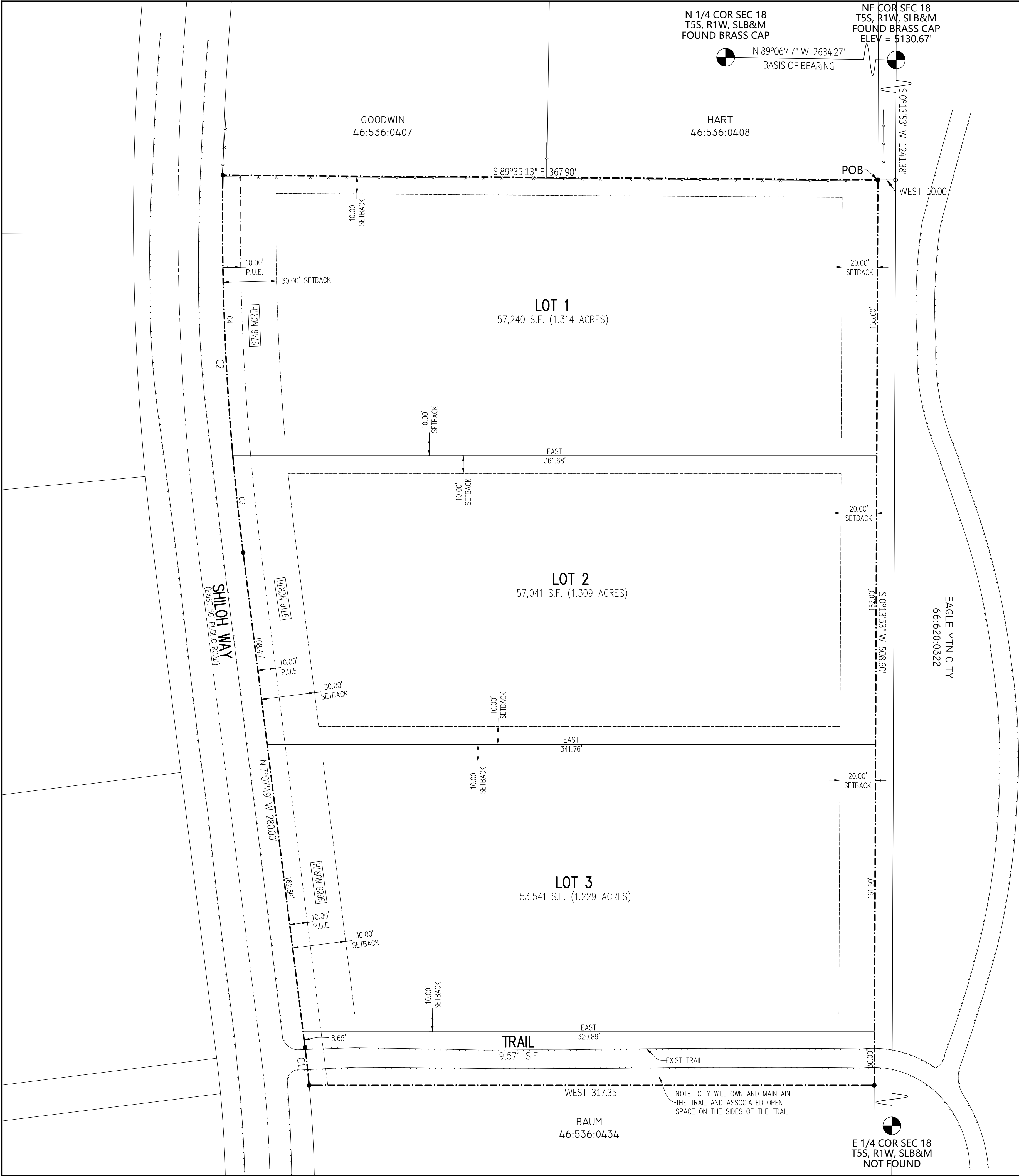


Zoning Districts Statement for Proposed Rezone of Lot 433, Meadow Ranch 4

This proposal is to rezone Lot 433, Meadow Ranch, Plat 4, from Parks and Open Space to the RD1 Zone (AG/Rural Density Two). EMMC 17.25.020(B)(1) describes the RD1 Zone as follows: “The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is one acre (43,560 square feet).” The subject property has a Rural Density Two land use designation on the City Future Land Use Map.

Lot 433 is proposed to be divided into three (3) approximately 1.25 acre lots in the Meadow Ranch area on Shiloah Way. The uses in the vicinity are generally residential with a semi-rural feel. The lots in this area are generally 1 acre or greater. Some properties have larger animals. The Spring Run development—with its 0.25 acre lots—lies to the east of the subject property. There is an approximately 100-foot open space strip related to the Spring Run development.

The proposed zoning of RD1 for the subject property appears to match the codified character of said zone, as well as the current land use designation for the property.



BOUNDARY DESCRIPTION

All of Lot 433, Meadow Ranch Plat 4, also described as follows:
Beginning at a point located South 0°13'53" West along section line 1241.38 feet and West 10.00 feet from the Northeast Corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°13'53" West 508.60 feet; thence West 317.35 feet; thence along the arc of a 700.00 foot radius non-tangent curve to the left 21.54 feet through a central angle of 1°45'48" (chord bears North 6°14'55" West 21.54 feet); thence North 7°07'49" West 280.00 feet; thence along the arc of a 1500.00 foot radius curve to the right 212.48 feet through a central angle of 8°06'59" (chord bears North 3°04'20" West 212.31 feet); thence South 89°35'13" East 367.90 feet to the point of beginning.
Area = 4.072 Acres

PRELIM PLAT LAND CALCULATIONS

TOTAL ACREAGE:	4.072 ACRES
BUILDABLE ACREAGE:	4.072 ACRES
TOTAL ACREAGE IN LOTS:	3.853 ACRES
TOTAL ROADWAY AREA:	0.00 ACRES
TOTAL OPEN SPACE (EXIST TRAIL):	9,571 SF/0.220 ACRES
TOTAL DEVELOPED OPEN SPACE REQUIRED:	0.00 ACRES
TOTAL DEVELOPED OPEN SPACE PROVIDED:	9,571 SF/0.220 ACRES
AVERAGE LOT SIZE:	55,940 SF/1.284 ACRES
LARGEST LOT SIZE:	57,240 SF/1.314 ACRES
SMALLEST LOT SIZE:	53,541 SF/1.229 ACRES
OVERALL DENSITY:	0.74 LOTS/ACRE
TOTAL # OF LOTS:	3 LOTS

CURVE TABLE

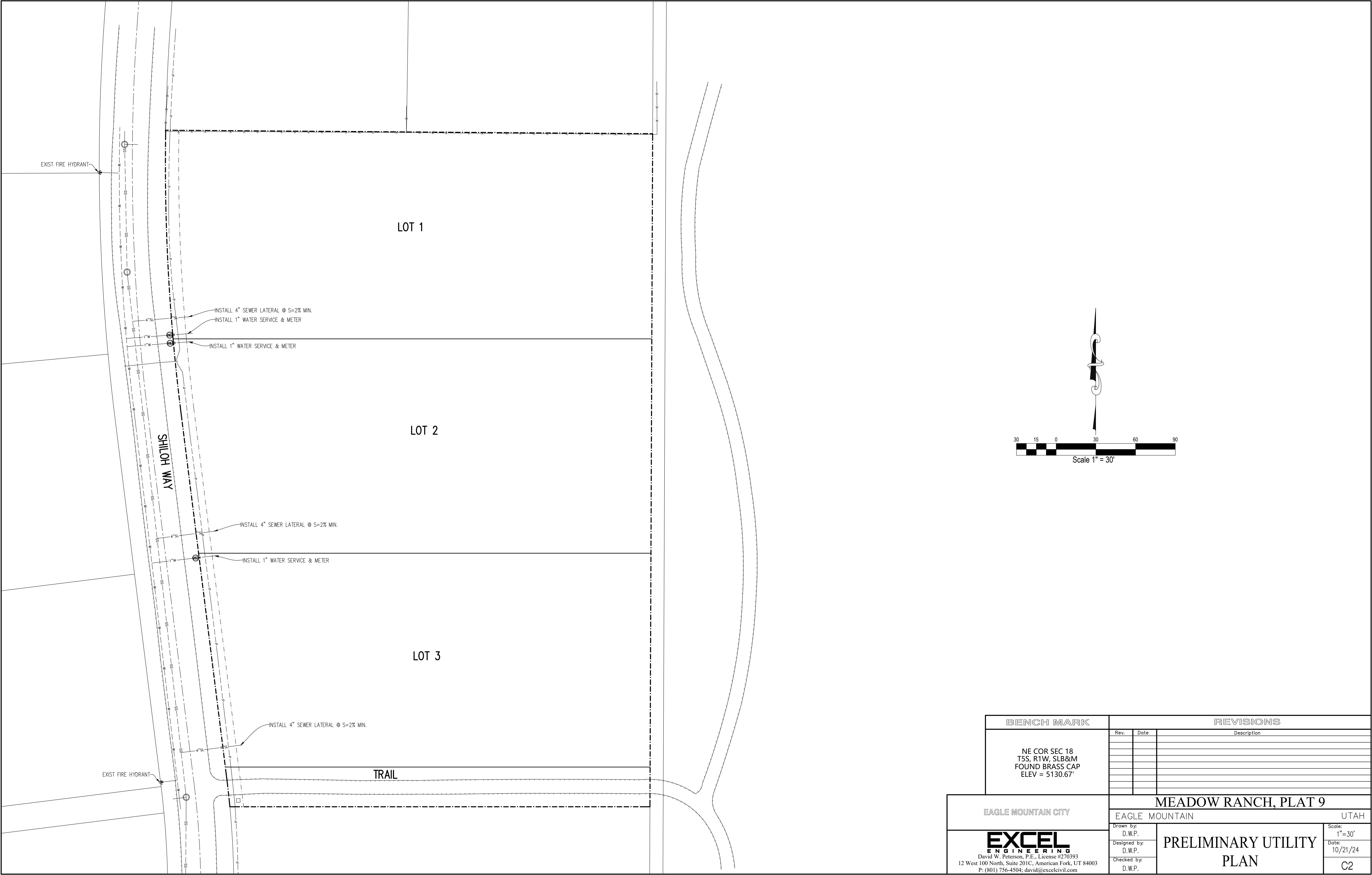
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	700.00	21.54	1°45'48"	21.54	N 6°14'55" W
C2	1500.00	212.48	8°6'59"	212.31	N 3°4'20" W
C3	1500.00	54.66	2°5'16"	54.65	N 6°5'11" W
C4	1500.00	157.82	6°1'42"	157.75	N 2°1'42" W

SHEET INDEX

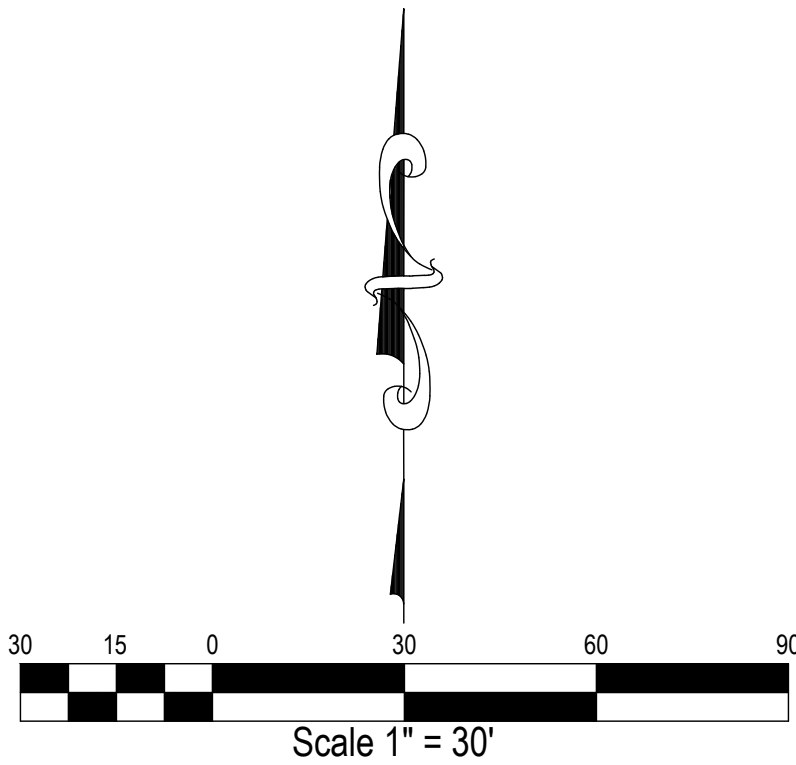
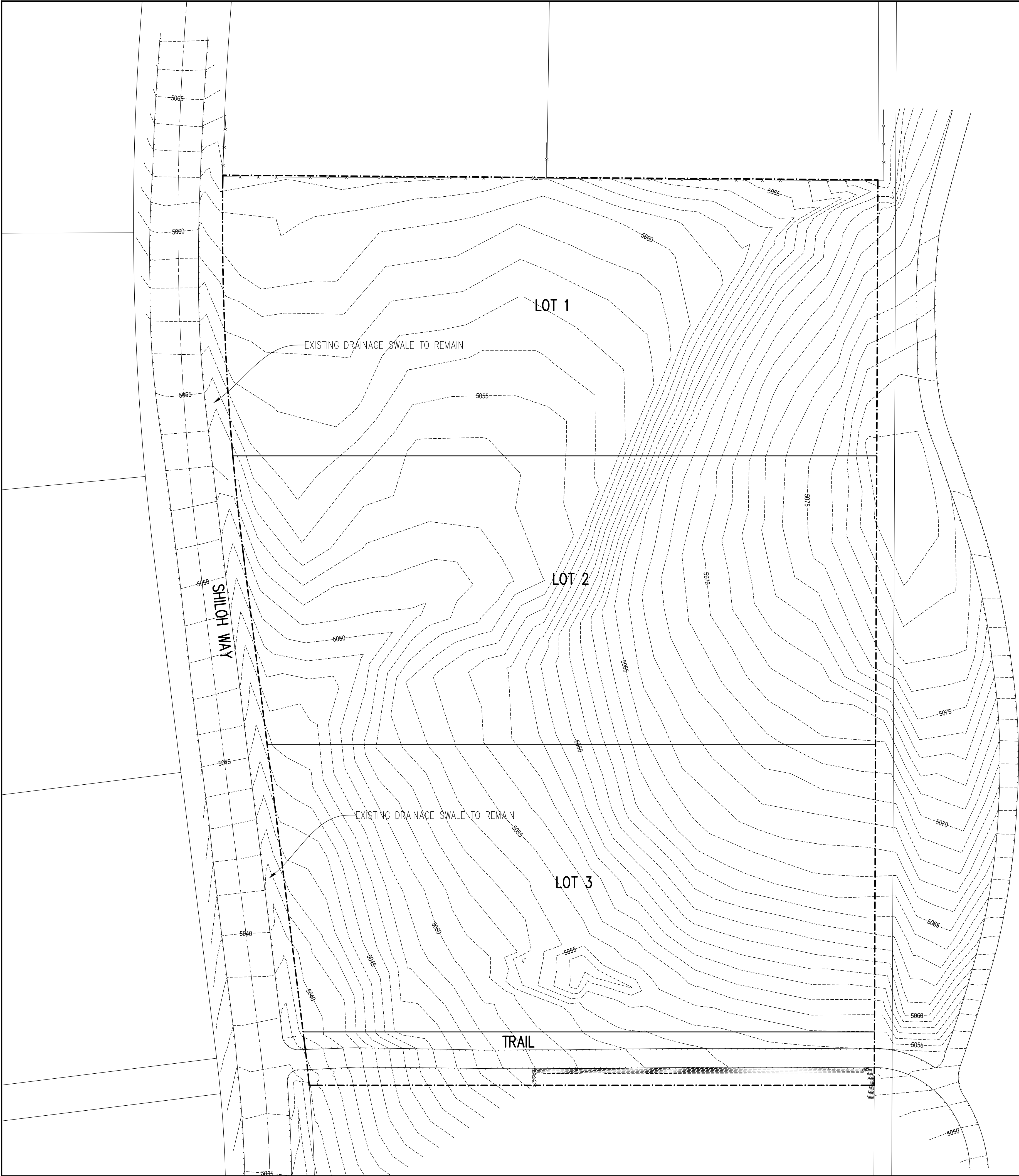
- C1 PRELIMINARY PLAT
- C2 UTILITY PLAN
- C3 GRADING, DRAINAGE & EROSION PLAN

BENCH MARK		REVISIONS		
NE COR SEC 18 T5S, R1W, SLB&M FOUND BRASS CAP ELEV = 5130.67'	Rev.	Date	Description	
EAGLE MOUNTAIN CITY		MEADOW RANCH, PLAT 9		
EAGLE MOUNTAIN		UTAH		
Drawn by: D.W.P.		PRELIMINARY PLAT		Scale: 1"=30'
Designed by: D.W.P.				Date: 10/21/24
Checked by: D.W.P.				C1

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com



BENCH MARK	REVISIONS		
	Rev.	Date	Description
NE COR SEC 18 T5S, R1W, SLB&M FOUND BRASS CAP ELEV = 5130.67'			
EAGLE MOUNTAIN CITY	MEADOW RANCH, PLAT 9		
	EAGLE MOUNTAIN		UTAH
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	Drawn by:	PRELIMINARY UTILITY PLAN	
	Designed by:		
	Checked by:		
	D.W.P.	Scale: 1"=30'	
			Date: 10/21/24
			C2



AVERAGE SLOPE OF LOTS:
THE AVERAGE SLOPE ACROSS THE LOTS GOING FROM EAST TO WEST IS ~7%.

EROSION CONTROL NOTES:
1. ALL CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES.
2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF THE SUBDIVISION.
3. IMPLEMENT DUST CONTROL MEASURES DURING CONSTRUCTION.

GRADING NOTES:
1. EACH LOT IS TO BE GRADED UP AT 2% FROM THE STREET TO THE PROPOSED HOUSE. WATER FROM THE REAR OF THE HOME SHALL BE GRADED AROUND THE HOUSE AND OUT TO THE STREET TO PREVENT PONDING AND FLOODING. ALL ROOF AND YARD AREA SHALL DRAIN TO THE STREET.

BENCH MARK		REVISIONS		
NE COR SEC 18 T5S, R1W, SLB&M FOUND BRASS CAP ELEV = 5130.67'		Rev.	Date	Description
EAGLE MOUNTAIN CITY		MEADOW RANCH, PLAT 9		
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		EAGLE MOUNTAIN		UTAH
		Drawn by: D.W.P.	PRELIMINARY GRADING, DRAINAGE & EROSION PLAN	
		Designed by: D.W.P.		
		Checked by: D.W.P.		
				Scale: 1"=30' Date: 10/21/24 C3



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Approving the Amended Plat for Saddle Junction Plat 1 (Allgood Plat Amendment)
ITEM TYPE:	Recorded Plat Amendment
FISCAL IMPACT:	N/A
APPLICANT:	Thomas Hunt

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community, Commercial Neighborhood, 'Satellite Commercial'	6.69 acres

PUBLIC HEARING

Yes

PREPARED BY

Ashley Swensen, Planner

PRESENTED BY

Ashley Swensen

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Approving the Amended Plat for Saddle Junction Plat 1 (Allgood Plat Amendment).

BACKGROUND:

The applicant submitted the proposed amendment to subdivide new lots for the upcoming Granite Credit Union and other future businesses. However, the lot with the Tagg n' Go had been subdivided through the County rather than properly platted through the City.

According to our records, the Tagg n' Go property was still considered part of the original plat -- therefore it is included in the proposed amendment to clean up the land division issue.

Also, as requested by the City Recorder's Office, additional lots south of the plat are included in the amendment to facilitate the creation of right-of-way dedications in favor of the City.

The applicant has made corrections and additions to the proposed plat in accordance with City requested revisions.

ITEMS FOR CONSIDERATION:

The proposed plat amendment complies with the requirements listed in EMMC 16.55.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation to the City Council of the Allgood Plat Amendment.

ATTACHMENTS:

1. Ordinance
2. Exhibit A - Proposed Amended Plat
3. Saddle Junction Vicinity Map
4. Saddle Junction General Plan Map
5. Saddle Junction Zoning Map
6. Saddle Junction Current Recorded Plat
7. Saddle Junction Existing Utilities

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE AMENDED PLAT FOR SADDLE JUNCTION PLAT 1
(ALLGOOD PLAT AMENDMENT)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to approve the Amended Plat for Saddle Junction Plat 1, 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 the Amended Plat for Saddle Junction Plat 1, as set forth in Exhibit A.
2. The Amended Plat for Saddle Junction Plat 1 is approved 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 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of February, 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

Gina L. Olsen, CMC
City Recorder

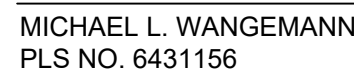
Posted on _____ by _____.

Exhibit A

A COMMERCIAL SUBDIVISION
VACATING AND AMENDING LOTS 101 AND 102, SADDLE JUNCTION, PLAT 1,
PART OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SHEET 1 OF 1

Easement Line Table		
Line #	Direction	Length
L1	S17° 06' 45"W	22.72'
L2	S17° 10' 59"E	52.31'
L3	N82° 49' 01"E	43.18'
L4	S17° 06' 43"W	26.07'
L5	S11° 32' 16"E	68.34'
L6	N17° 06' 43"E	27.53'
L7	N11° 32' 16"E	70.05'
L8	S80° 52' 28"W	5.37'
L9	S2° 57' 51"W	0.09'
L10	N74° 32' 39"W	10.02'
L11	S15° 27' 21"W	39.00'
L12	N74° 32' 39"W	9.72'
L13	S9° 09' 44"E	40.95'
L14	N66° 50' 41"E	35.71'

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156, 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 HEREON BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SADDLE JUNCTION PLAT 1A AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

WE, THE UNDERSIGNING OWNER(S) OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND ON THIS PLAT TO BE DESIGNATED AS OPEN SPACE AND 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 RIGHTS OF WAY, AND ALL OTHER RIGHTS AND INTERESTS IN THE LAND, AND ALL RIGHTS AND INTERESTS IN ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF EAGLE MOUNTAIN CITY AND THE CITY OF CANYONVILLE, OREGON, AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 2024.

ALLGOOD ATKIN ACQUISITION, LLC CKQ EAGLE MOUNTAIN 1 LLC

CONNER ATKIN - PRESIDENT AND CEO

MAVERIK INC.

- PRESIDENT AND CEO

STATE OF UTAH)
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, IN THE YEAR 2024, PERSONALLY APPEARED BEFORE ME
_____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE
BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DO SAY THAT HE/SHE IS THE
_____, OF _____, 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 ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

A COMMERCIAL SUBDIVISION
VACATING AND AMENDING LOTS 101 AND 102, SADDLE JUNCTION, PLAT 1
PART OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

Recorder Seal County Recorder Seal

City Engineer's Seal

Clerk Recorder Seal

County Recorder Seal

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 _____ DAY OF _____, 2024.

CITY ENGINEER (SEE SEAL BELOW)

CITY RECORDER (SEE SEAL BELOW)

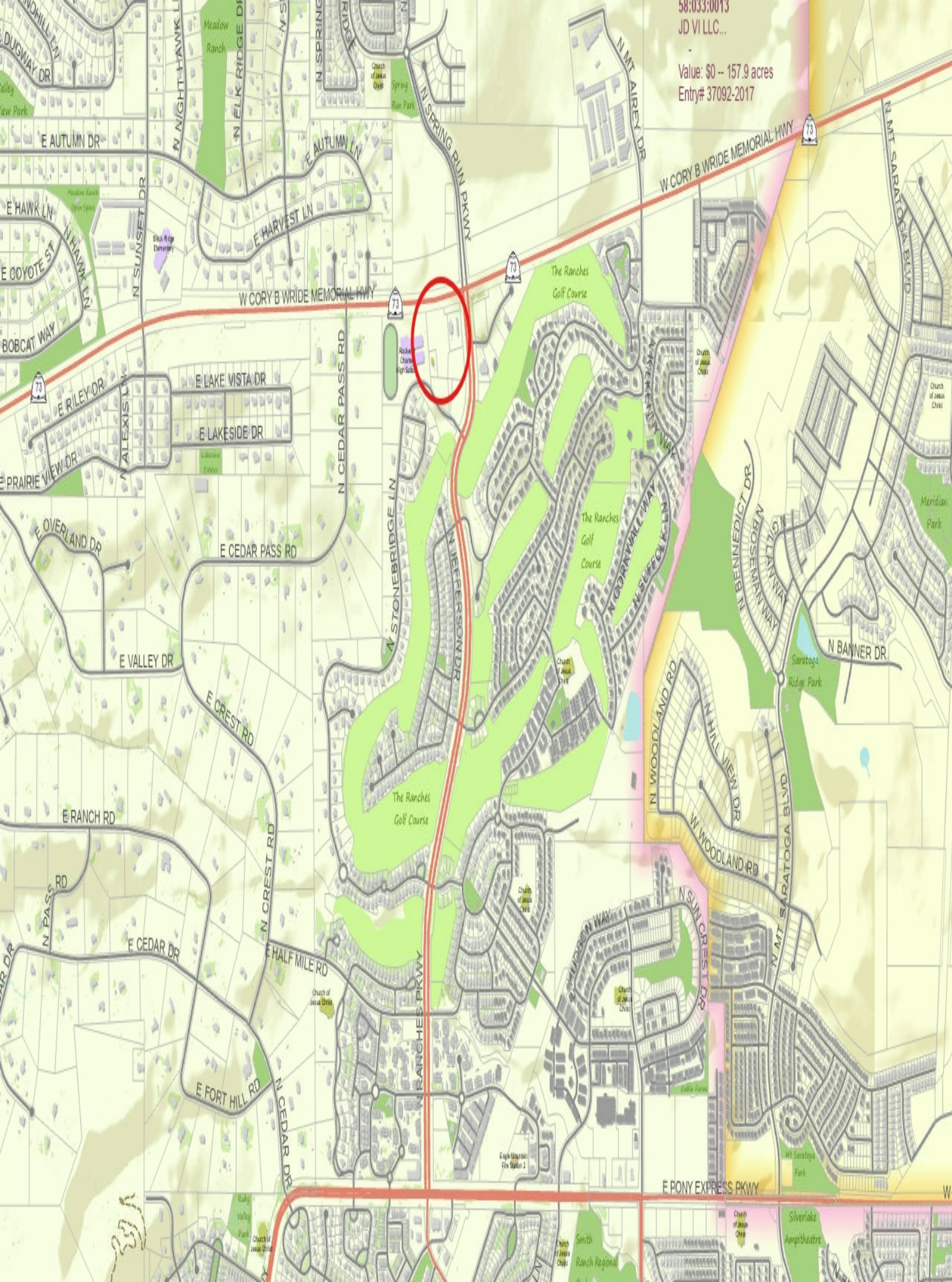
CITY ATTORNEY

CITY MAYOR



58:033:0013
JD V LLC...

Value: \$0 - 157.9 acres
Entry# 37092-2017





Ranches
Gateway

SR-73

Ranches Pkwy

General Plan Map

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry



Legend

 Outer

Commercial and Industrial

 Commercial

 Commercial Community

 Industrial

 LMD

 Neighborhood Commercial

 Business Park / Industrial

 Village Core - Commercial

 Commercial Neighborhood

 Commercial C-1

 Commercial C-2

 Business Park

 Regional Technology

 Commercial Regional

 Commercial/Industrial

 Satellite Commercial

 Satellite/Commercial

Saddle Junction, Plat 1

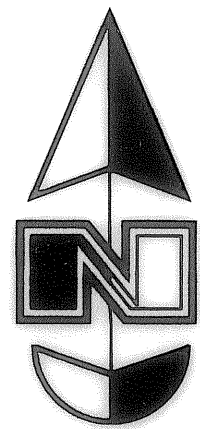
A Commercial Subdivision

A part of the Southwest Quarter of Section 17,
Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey,
Eagle Mountain City, Utah County, Utah

Legend

- Lot Line
- Boundary Line
- Right of Way Line
- Easement Line
- Centerline
- Highway Right-of-way Marker
- Section Corner (As Noted)
- Property Corner to be set or found as noted on this survey

Scale: 1" = 60'



Δ = 2°53'41"
R = 5804.70'
L = 293.23'
LC = 293.23'
N 83°55'05" E

Tabulation Table

Total Acreage	=	5.874 acres
Total Acreage in Lots	=	5.874 acres
Total Open Space	=	N/A
Total Improved Open Space	=	N/A
Average Lot Size	=	2.937 acres
Largest Lot Size	=	4.513 acres
Smallest Lot Size	=	1.361 acres
Overall Density	=	N/A
Total Number of Lots	=	2

Notes

Cross Access, Drainage, and Parking easements will be recorded by separate document simultaneous with this plat.

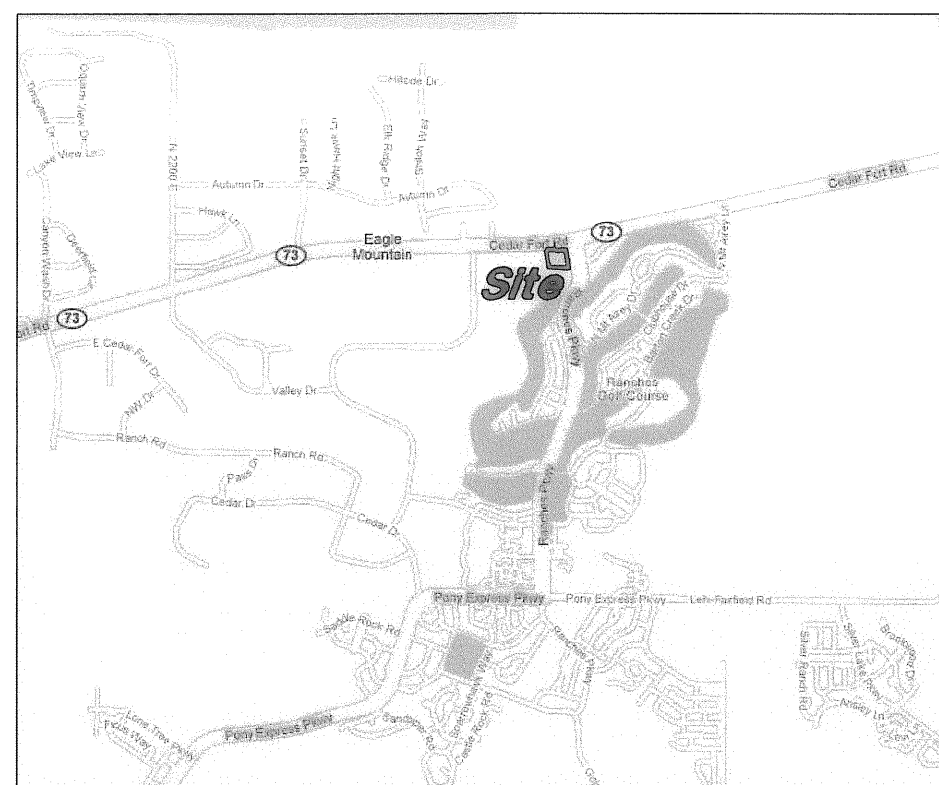
Site Plan approval by Eagle Mountain City is required prior to any building permits being issued for Lot 102.

Properly owner must provide required water rights to Eagle Mountain City prior to issuance of any building permits for Lot 102.

Southwest Corner of Section 17,
T5S, R1W, SLB&M, U.S. Survey
(Found monument)

N 89°03'59" W Utah County Surveyor
(Basis of Bearings)

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551



Vicinity Map

Narrative

This Survey and subdivision were requested by Mr. Nate Shipp of Development Associates prerequisite to development of this property.

A line between monuments found for South Quarter Corner and the Southwest Corner of Section 17 was assigned the Utah Corner bearing of North 89°03'59" West as the Basis of Bearings.

No highway right-of-way markers were recovered. The official state highway plans were acquired and reviewed, but ambiguities could not be resolved. Deed lines were honored for highway right-of-way. A previous 2005 survey by Ludlow Engineering North of the state highway was retraced, but the geometry of the highway shown on said survey does not match the state highway plans and was not honored for highway alignment.

No subdivision markers were recovered for the Eagle Mountain Business Campus which lies East of the Ranches Parkway. (The subdivision is tied from section corners over a mile Westerly of this site) No right-of-way markers for the Ranches Parkway were recovered. (The roadway alignment is tied from section corners over a mile South of this site)

Property Corners have been placed as noted on this Survey.

Rockwell School Development L.L.C.
560330257

Ranches Parkway
(Public Highway)
Eagle Mountain Business Campus Subdivision
(Public Street)

Palisade Holdings
560330297

Wagstaff
560330298

South Quarter Corner of Section 17,
T5S, R1W, SLB&M, U.S. Survey
(Found monument)

14014

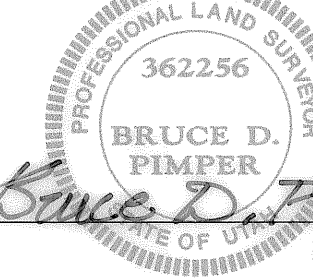
Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 362256 as prescribed under 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 2 lots, and easements and that the same is shown on this plat. I further certify that the lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

A part of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the Westerly Right-of-Way of Ranches Parkway located 737.14 feet North and 180.60 feet West from the South Quarter Corner of said Section 17; and running thence North 87°02'05" West 442.50 feet; thence North 9°09'44" West 211.87 feet; thence South 80°50'16" West 116.58 feet; thence North 8°43'19" West 301.49 feet to the Southerly Right-of-Way Line of State Road 73; thence along the arc of a 5804.70 foot radius curve to the left 293.26 feet (Center bears North 4°38'05" West, Central Angle equals 2°53'41" and Long Chord bears North 83°55'05" East 293.23 feet) along said Right-of-Way; thence South 7°10'59" East 52.31 feet; thence North 82°49'01" East 256.04 feet to the Westerly Right-of-Way Line of Ranches Parkway; thence South 9°09'44" East 529.43 feet along said Right-of-Way Line to the point of beginning.



Contains 255,858 sq. ft.
or 5.874 acres

5 Sept, 2013
Date

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 hereby dedicate under the provisions of 10-9a-607, 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.

Ranches S.C., LLC
By: *M. H. Shipp*
Its: Manager

Maverik Inc.
By: *Spencer Hewlett*
Its: President

Acknowledgment

State of Utah } ss
County of Salt Lake

On the 5th day of September, 2013, personally appeared before me, the undersigned Notary Public, *M. H. Shipp*, who being by me duly sworn did say that he/she/they is/are the Manager of Ranches S.C., LLC, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Residing at: Salt Lake County
Commission Expires: 11-19-2016
Commission Number: 60553
Mindy Danisic
Print Name



A Notary Public

Acknowledgment

State of Utah } ss
County of Davis

On the 5th day of September, 2013, personally appeared before me, the undersigned Notary Public, *Spencer Hewlett*, who being by me duly sworn did say that he/she is the Executive Vice President of Maverik Inc. and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Residing at: Davis County Utah
Commission Expires: 1-4-15
Commission Number: 60553
Donald F. Litzquist
Print Name



A Notary Public

Acceptance by Eagle Mountain City

EAGLE MOUNTAIN CITY, COUNTY OF UTAH, ACCEPTS THIS RECORD OF SURVEY MAP OF SADDLE JUNCTION PLAT 1, A Commercial Subdivision

THIS 9 DAY OF September, A.D. 2013

APPROVED *Shawn Packer*
MAYOR

APPROVED *Christopher T. Lutz*
CITY ENGINEER
(See Seal Below)

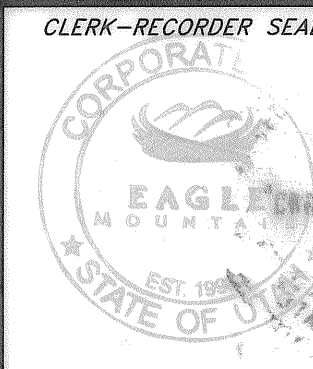
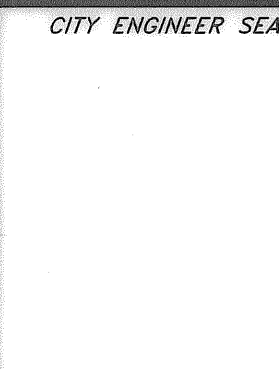
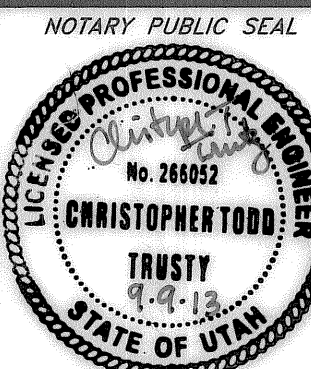
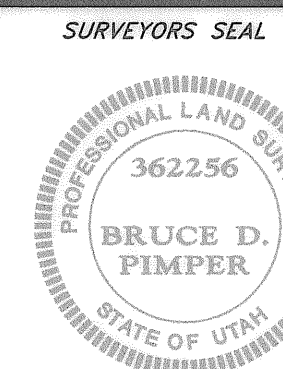
ATTEST *Jeffrey Smith*
CITY RECORDER
(See Seal Below)

Approved by the EAGLE MOUNTAIN CITY Attorney
this 5th day of September, 2013
Jeffrey Smith
EAGLE MOUNTAIN CITY ATTORNEY

ENT 85874-12013 (Rev 8 14014)
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Sep 09 12:09 PM FEE 32.00 BY SS
RECORDED FOR EAGLE MOUNTAIN CITY

Saddle Junction Plat 1

A Commercial Subdivision
A Part of the Southwest Quarter of Section 17,
Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey,
Eagle Mountain City, Utah County, Utah



EAGLE MOUNTAIN, UT

SADDLE JUNCTION

SUBDIVISION

CIVIL CONSTRUCTION SET - JULY 2024

SHEET INDEX

C0.00	COVER SHEET
C0.10	GENERAL NOTES, LEGEND & ABBREV.
C1.00	PROPOSED SITE PLAN & PROFILE

PROJECT TEAM

DEVELOPER:
TAGG-N-GO EXPRESS CAR WASH
ATTN: CONNER ATKINS
RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005
PH: (435) 669-0708

SURVEYOR:
UTAH LAND SURVEYING
ATTN: MIKE WANGEMANN, PLS
1359 FIARWAY CIR
FARMINGTON, UT 84025
PH: (801) 725-8395

CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

SITE DATA

AFFECTED PARCEL NO.:
66:403:0103, 66:403:0101, 66:403:0104

FLOOD INFORMATION:
FLOOD ZONE DESIGN ZONE "X", AREA OF WHICH FLOOD HAZARDS ARE LESS THAN 0.2% ANNUAL CHANCE. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 490449C0150F, DATED 06/19/2020.

BENCHMARK INFORMATION:
UTAH COUNTY SURVEYOR BRASS CAP MONUMENT, SOUTH QUARTER CORNER, SEC 17, T5S, R1W, SLB&M
ELEV = 4888.025'
HORIZONTAL DATUM: AZ83-EF
VERTICAL DATUM: NAVD88

AGENCY / UTILITY CONTACTS

COMMUNITY DEVELOPMENT:
3726 E CAMPUS DR, SUITE H
EAGLE MOUNTAIN, UT 84005
PHONE: (801) 789-6681

PUBLIC UTILITIES:
1650 E STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
PHONE: (801) 489-2656

ENGINEERING & GIS:
1650 E STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
PHONE: (801) 789-6671

STORM WATER:
1650 E STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
PHONE: (801) 789-6674

STORM WATER:
1650 E STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
PHONE: (801) 789-6684

FIRE DEPARTMENT:
UNIFIED FIRE AUTHORITY
3380 S 900 W
SALT LAKE CITY, UT 84119
PHONE: (801) 743-7200

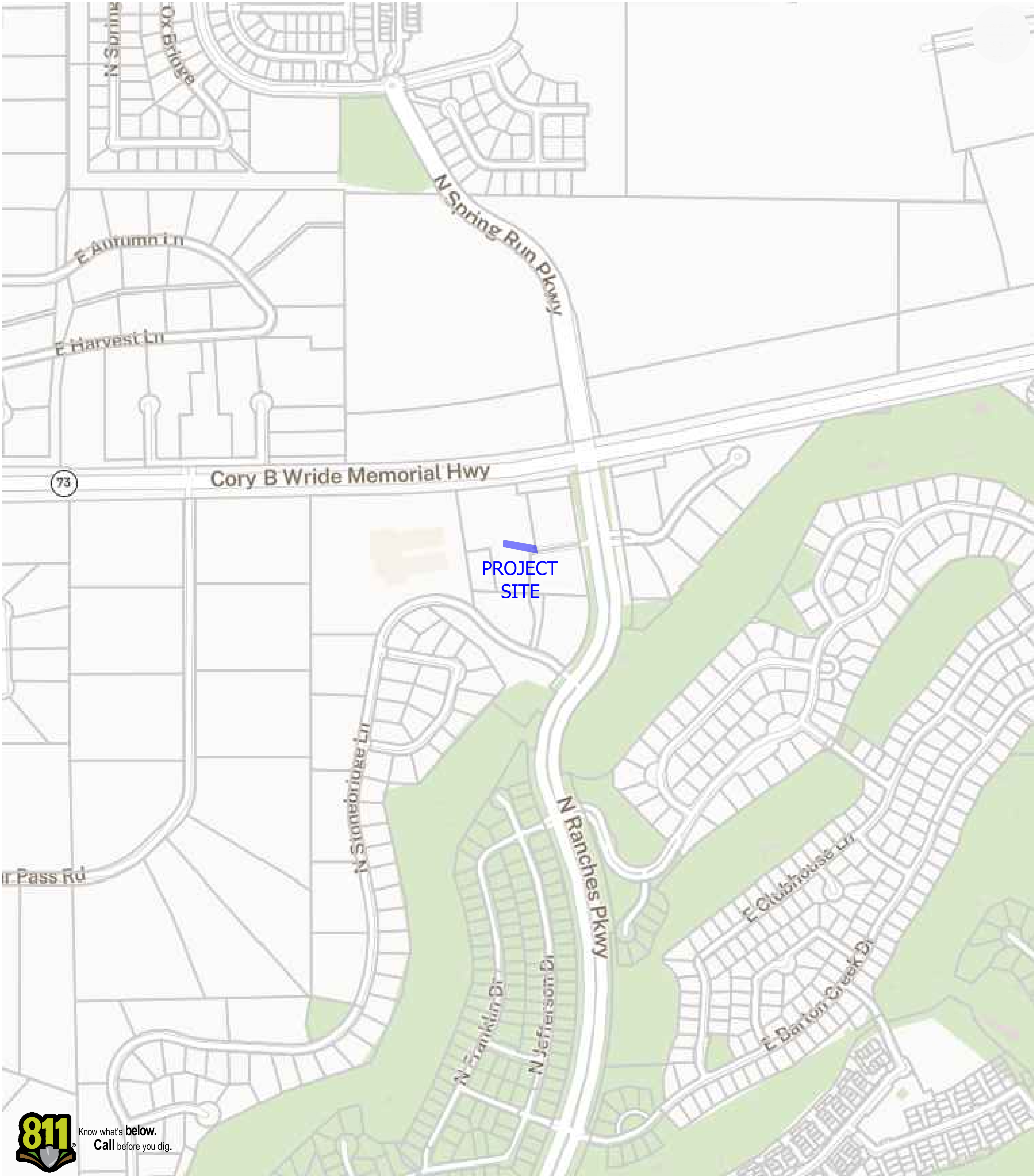
GAS COMPANY:
DOMINION ENERGY
PHONE: (800) 323-5517

POWER COMPANY:
ROCKY MOUNTAIN POWER
PHONE: (888) 225-2611

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

VICINITY MAP



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

SADDLE JUNCTION SUBD
RANCHES PKWY & CORY B WRIDE
MEMORIAL HWY, EAGLE MOUNTAIN, UT
LOCATED IN THE SW QUARTER OF SECTION 17,
TOWNSHIP 5S, RANGE 1W, S.L. BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.	
Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	07 / 11 / 2024
Proj. No.	110 - 12

COVER SHEET

SHEET NO.
C0.00

THOMA C:\Users\thoma\Hunt Day Dropbox\Projects\110-12_Eagle Mountain\00-CAD\01-AutoCAD\110-12_2024\0711\04_recover 1218\2024 4:42 PM

General Notes

1.0 COMPLIANCE

- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALTY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING:
 - INTERNATIONAL BUILDING CODES (IBC)
 - INTERNATIONAL PLUMBING CODES
 - STATE DRINKING WATER REGULATIONS
 - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
 - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
 - LANDSCAPE PLANS
 - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
 - FIRE PROTECTION
 - ARCHITECTURAL SITE PLANS
 - ACCESSIBLE ROUTES
 - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
 - SLABS ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURB/WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
 - ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
 - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- 11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKING ONTO PAVED ROADWAYS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Linetypes

	PROPERTY LINE
	PROPERTY LINE ABUTTING ROW
	PROPERTY LINE
	BASIS OF BEARING
	CENTERLINE
	ADJACENT LOT LINE
	EASEMENT
	SETBACK
	CHAINLINK FENCE
	WOODEN FENCE
	VINYL FENCE
	RAILROAD
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	UTILITY FLOW DIRECTION
	EX UNKNOWN UTILITY
	EX OVERHEAD POWER
	EX UNDERGROUND POWER
	OVERHEAD POWER
	POWER
	EX NATURAL GAS
	NATURAL GAS
	EX CABLE TV
	CABLE TV
	EX COMMUNICATIONS
	COMMUNICATIONS
	EX FIBER OPTIC
	FIBER OPTIC
	EX TRAFFIC SIGNAL
	TRAFFIC SIGNAL
	EX TELEPHONE
	TELEPHONE
	EX CULINARY WATER
	EX x CULINARY WATER
	CULINARY WATER
	x CULINARY WATER
	EX FIRE SERVICE
	FIRE SERVICE
	x FIRE SERVICE
	EX SANITARY SEWER
	EX FORCE MAIN
	EX x SANITARY SEWER
	SANITARY SEWER
	FORCE MAIN
	x SANITARY SEWER
	EX STORM DRAIN
	EX x STORM DRAIN
	STORM DRAIN
	ROOF DRAIN
	x STORM DRAIN
	x ROOF DRAIN
	EX IRRIGATION
	EX LAND DRAIN
	EX SECONDARY WATER
	EX x IRRIGATION
	IRRIGATION
	LAND DRAIN
	SECONDARY WATER
	x IRRIGATION

Eagle Mountain City General Notes

- SEWER:
 - PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
 - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
 - SEWER Y.S.: 3' MINIMUM SEPARATION BETWEEN SEWER Y.S. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y.S. AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
 - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
- WATER:
 - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
 - BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
 - DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
 - SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
 - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
 - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
 - WATER CAN: THE WATER CAN FOR ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
 - HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
 - LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.

Abbreviations

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Hatching

	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT

Symbols

	SIGN
	STREET LIGHT
	LIGHT
	SO MH, INLET, AND COMBO BOX
	SEWER MANHOLE
	CLEAN-OUT
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	WATER METER
	FIRE HYDRANT
	POWER POLE
	ELECTRICAL BOX
	TRAFFIC BOX
	TELEPHONE MANHOLE
	IRRIGATION VALVE
	PROP STREET MONUMENT
	EX STREET MONUMENT
	SECTION CORNER
	SURVEYOR MONUMENT
	SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.

Detail Identification

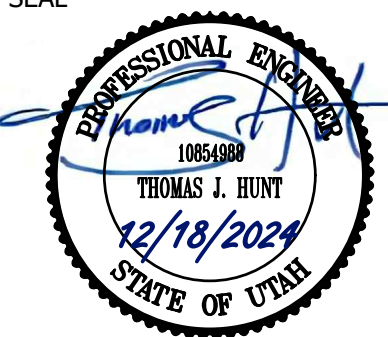
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	Scale: NTS
	SECTION LETTER
	SHEET NUMBER



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
SADDLE JUNCTION SUBD
RANCHES PKWY & CORY B WRIDE
MEMORIAL HWY, EAGLE MOUNTAIN, UT
LOCATED IN THE SW QUARTER OF SECTION 17,
TOWNSHIP 5S, RANGE 1W, S.L. BASE AND MERIDIAN

REVISIONS	DESCRIPTION	REV.	DATE	BY



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
Drawn: R. Hatfield
Date: 07 / 11 / 2024
Proj. No. 110 - 12

SHEET TITLE

GENERAL NOTES, LEGEND, & ABBREV.

SHEET NO.

C002



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
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SADDLE JUNCTION SUBD
RANCHES PKWY & CORY B WRIDE
MEMORIAL HWY, EAGLE MOUNTAIN, UT
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PROJECT TITLE

REVISIONS

BY

DESCRIPTION

REV. DATE

SEAL



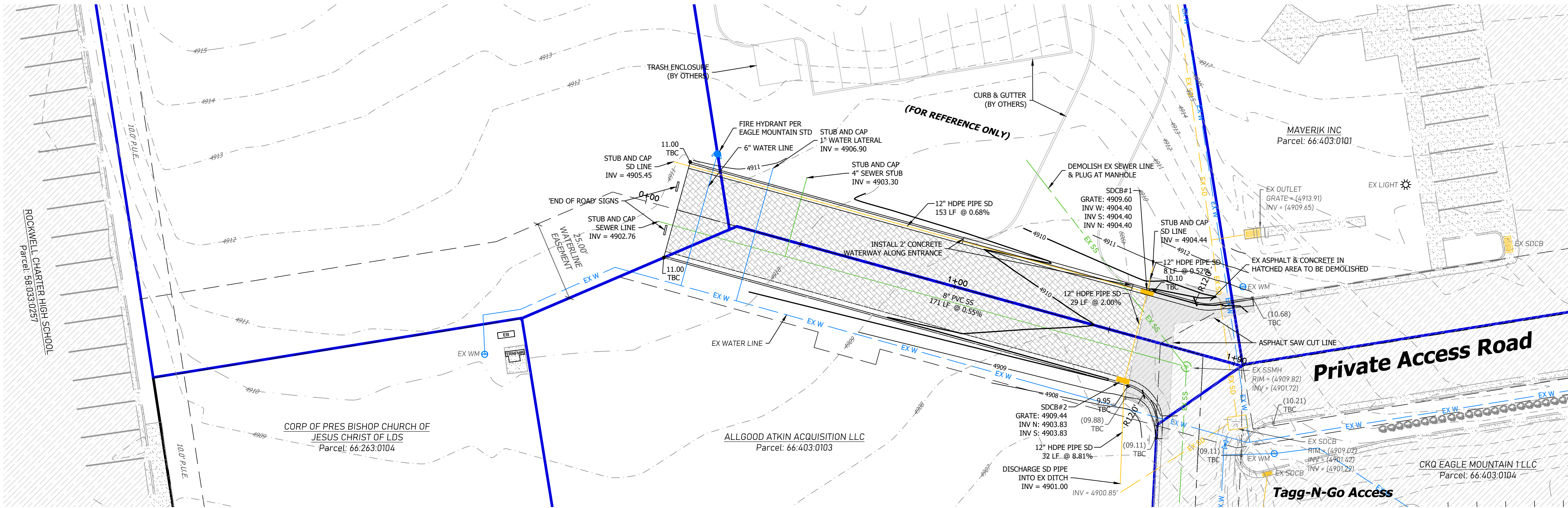
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1' IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.
Engineer: T. Hunt
Drawn: R. Hatfield
Date: 07 / 11 / 2024
Proj. No. 110 - 12
SHEET TITLE

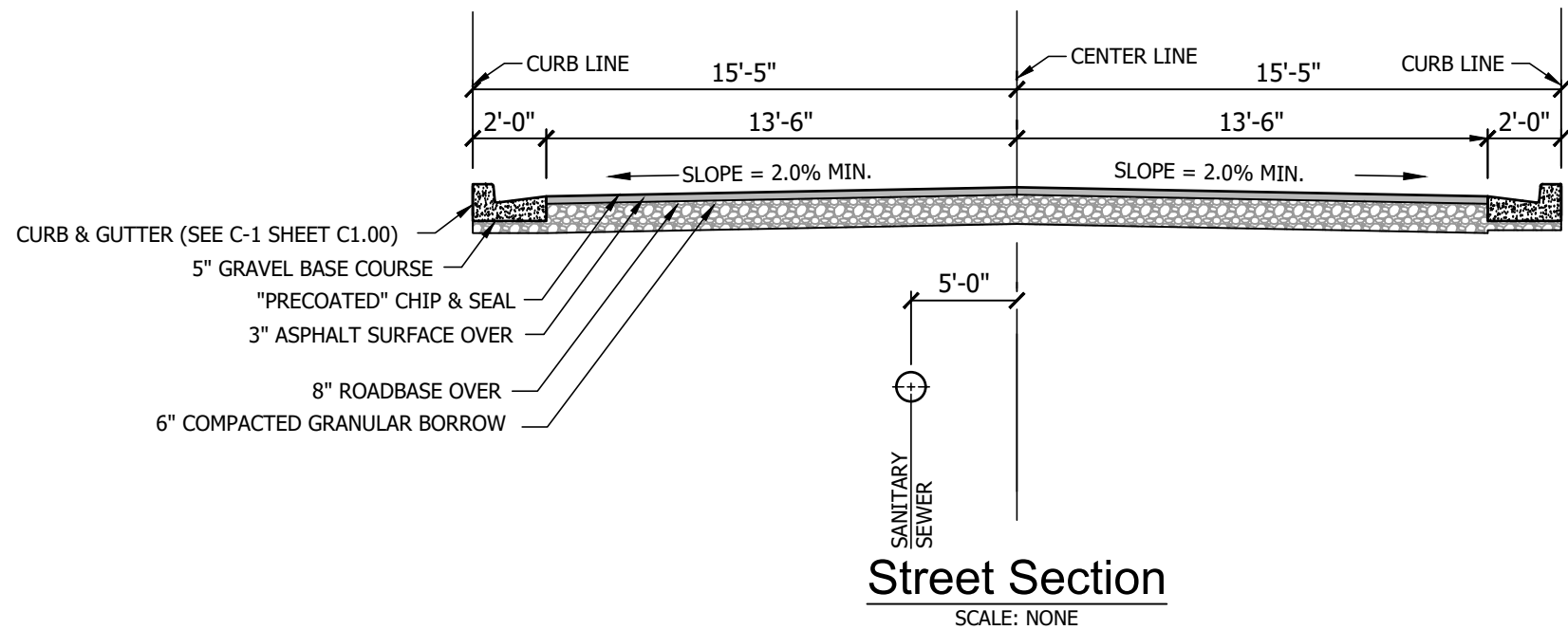
**PROPOSED
SITE
PLAN &
PROFILE**

SHEET NO.

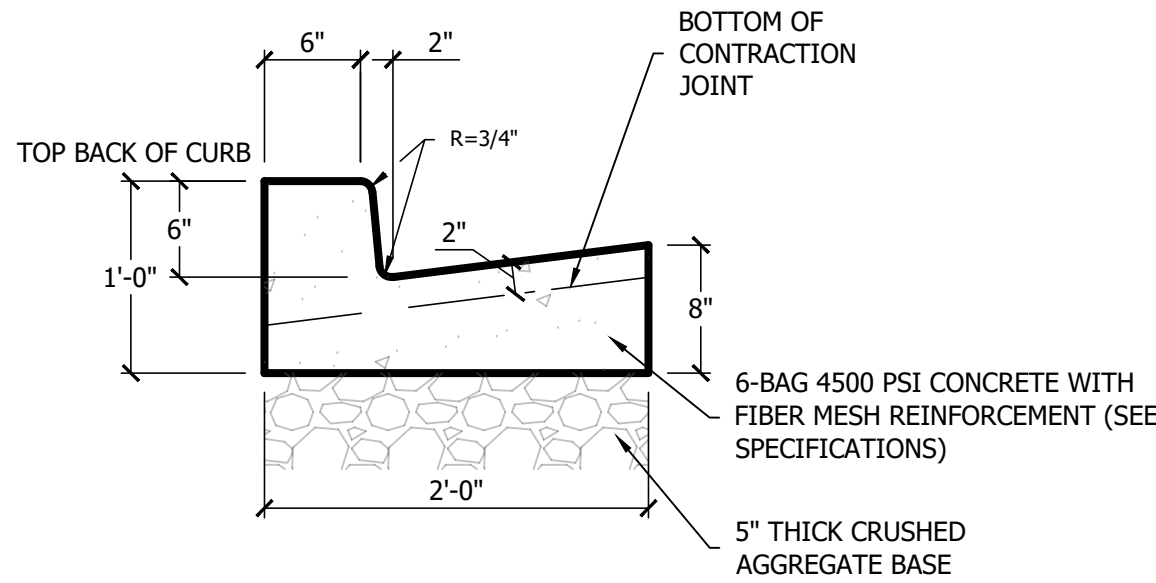
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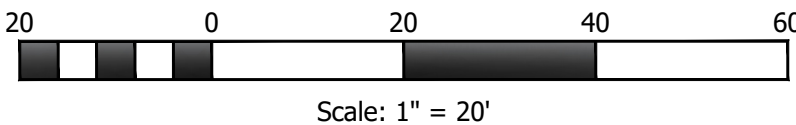
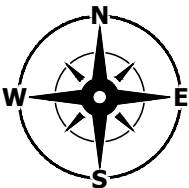
Plan View
Private Access Road



Street Section
SCALE: NONE



C1 Curb & Gutter
Scale: NTS



General Notes

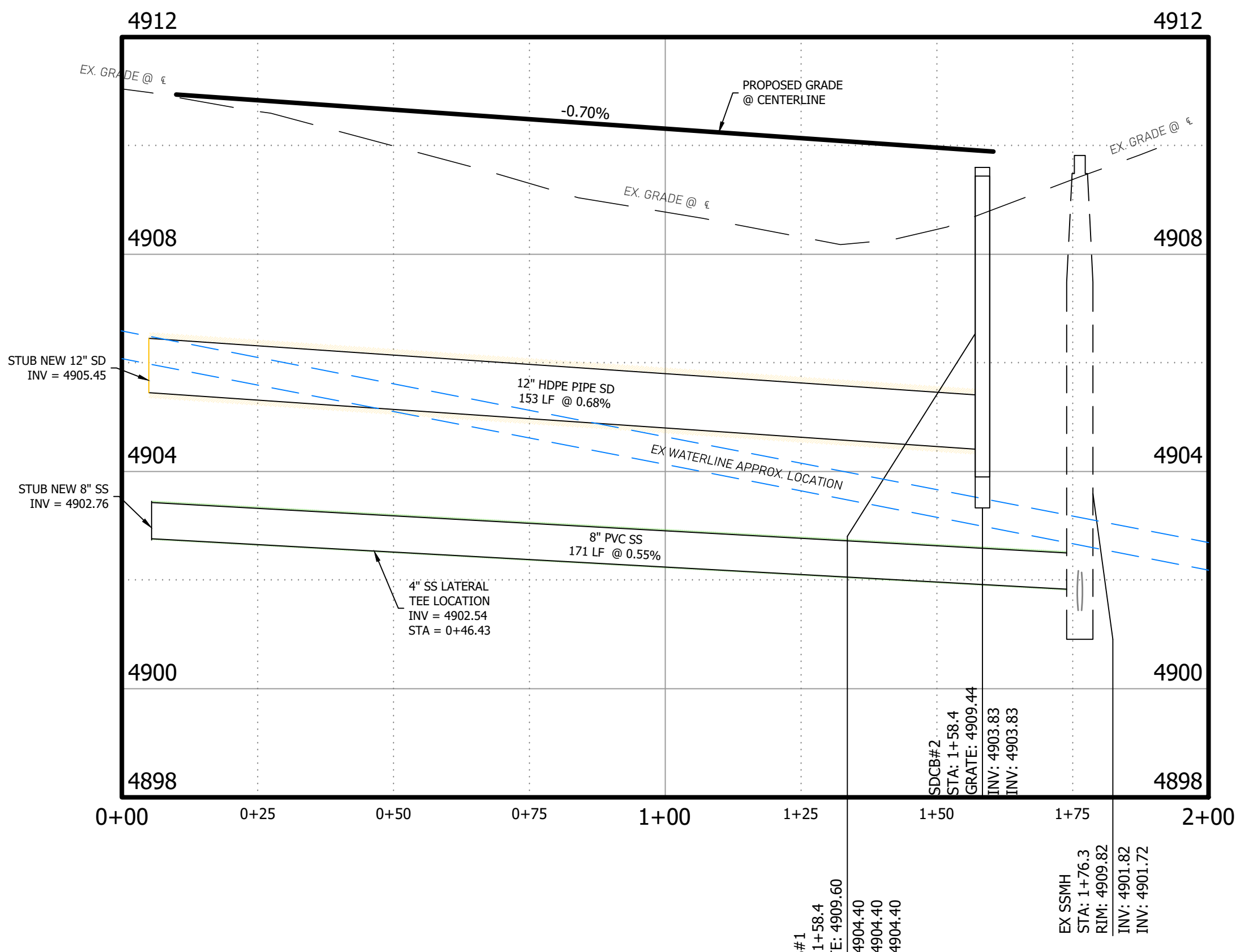
ALL CONSTRUCTION TO BE COMPLETED ACCORDING TO EAGLE MOUNTAIN CITY CONSTRUCTION AND DESIGN STANDARDS

Legend

- X = EXISTING FEATURE TO BE DEMOLISHED. LEGALLY DISPOSE OF DEMOLITION WASTE.
- [Hatched Box] = AREA OF DEMOLITION. LEGALLY DISPOSE OF DEMOLITION WASTE.

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



Profile View
HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 2'-0"



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan and Rezone for Spring Run Plaza
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	N/A
APPLICANT:	Steven Allred, Owner Daniel Goodwin, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial	27.35 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council adopt n Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan and Rezone for Spring Run Plaza.

BACKGROUND:

The applicants for Spring Run Plaza are proposing a Master Development Plan for a 27.35-acre parcel located on the northeast corner of Spring Run Parkway and SR-73. The first phase of the project (7.59 acres) would be rezoned to Commercial Community and likely subdivided into seven lots. The current proposal would leave the zoning as Commercial on the rest of the parcel with the understanding that when it is ready for development, this MDP and the associated MDA would be amended.

ITEMS FOR CONSIDERATION:

EMMC 16.10.070 Criteria for approvals of MDPs

A Master Development Plan application shall be evaluated using the following criteria. The Planning Commission and City Council will determine compliance with the criteria:

A. General Criteria

1. Slope. Is the slope of each area designated for development suitable for the intended development? Does the application restrict development from areas with a slope greater than 25 percent?

The parcel, though sloped, is not greater than 25%. There are areas within the parcel that exceed 25% and any building occurring within 200 feet of those areas will require slope stability reports (EMMC 15.80.020).

2. Natural Hazards. Can the proposed development reasonably be established without hazard of slope failure (rockfall, landslides, debris flows, and similar earth movements)?

See response for A.1.

3. Storm Water Runoff. Does the application include development methods that will not accelerate runoff and erosion in a way that would have adverse downslope or downstream impacts?

The proposed MDP shows some retaining walls and multiple retention ponds that will aid in erosion control and capturing on-site water.

4. Protection of Natural Channels and Ridgelines. Will the proposed development be reasonably compatible with the protection of natural channels and comply with the ridgeline protections as provided in Chapter [17.62](#) EMMC, where applicable?

The proposed development is not located along a prominent ridgeline.

5. Flooding. Will the proposed development be reasonably safe from flooding, including alluvial fan flooding?

See response for A.3.

6. Soil Characteristics. Is the soil in each area designated for development generally suitable for that development? Soil characteristics that shall be considered in answering this question include depth to rock, depth to water table, texture, permeability, expansiveness, corrosivity, and runoff potential. The suitability tables found in the Soil Survey of the Fairfield-Nephi Area, Utah, parts of Juab, Sanpete, and Utah Counties issued by the USDA Soil Conservation Service may be used in answering this question.

A soil report has not yet been submitted, but is required with final plat applications.

B. Criteria Related to Infrastructure

1. Utilities. Can the proposed development be adequately served by existing and proposed utilities for the project area?

Yes

2. Streets. Does the street plan comply with the transportation master plan? Can the proposed development be adequately served by the city's transportation master plan and the project's proposed local streets?

Yes

3. Water Rights. Is there legally enforceable documentation to the satisfaction of the city attorney that substantiates the ability of the applicant to convey water rights to the city based on the development need, including both the building lots and common improved open space?

Yes. The owner of the property has already informed Staff that water rights have been obtained.

C. Criteria Related to Compatibility

1. Compatible Development – Adjacent Parcels. Will the proposed development be reasonably compatible with existing or vested uses on adjoining lands? Is the proposed plan consistent with the city's future land use map or requested amendment? The answer to these questions may be based on the standards established in EMMC [17.60.150](#) and [17.60.160](#).

The north side of the parcel is planned as open space to buffer the proposed multi-family use from adjacent single-family and industrial zoning. Commercial and multi-family zoning/development is consistent with the future land use designation of Community Commercial.

2. Compatible Zones and Transitions – Internal Parcels. Will the proposed zones and residential lot size transitions be reasonably compatible with each other in accordance with EMMC [17.60.150](#)

and [17.60.160](#)? Does the placement of proposed uses help buffer potentially incompatible uses from one another?

Transitions and buffers are in accordance with EMMC 17.60.150 and 17.60.160.

D. Criteria Related to Design

1. Open Space.

a. Does the proposed development include the improved open space required by this title?

Open space, both improved and natural, is proposed with the development. At this time, it is not possible to know how much improved open space will be required.

b. Does the proposed pattern of development attempt to make effective use of the open space?

Yes

c. Does the development incorporate trails, parks, and other open spaces included in the city's parks, trails, and open space master plan?

Yes

d. Does the plan attempt to combine open spaces into larger, more usable parks and open spaces?

Yes

2. Public Facilities. Does the proposed development include land designated for public uses, including churches, schools, community centers, etc.?

No, though it likely isn't applicable to this development.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (4-0) of the proposal to the City Council.

ATTACHMENTS:

1. Ordinance
2. Proposed MDP - Spring Run Plaza
3. Maps - Spring Run Plaza
4. Slope Map - Spring Run Plaza

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE MASTER DEVELOPMENT PLAN AND REZONING
CERTAIN LANDS KNOWN AS SPRING RUN PLAZA**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to approve the Master Development Plan and rezone certain lands known as Spring Run Plaza, 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 and approve the Master Development Plan and Rezone of certain lands known as Spring Run Plaza.
2. The Master Development Plan and rezone of certain lands known as Spring Run Plaza is hereby approved, as set forth 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 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of February, 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

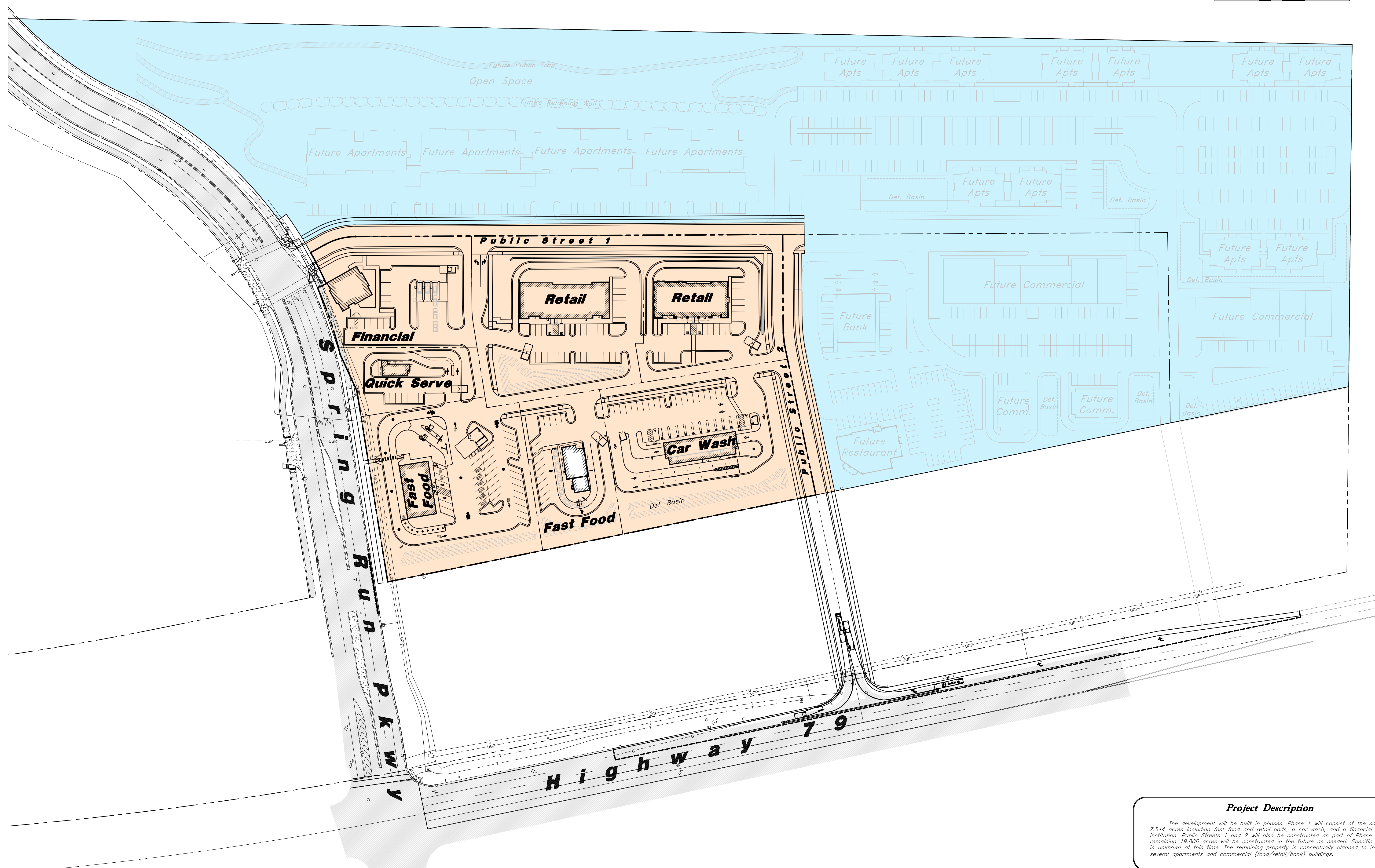
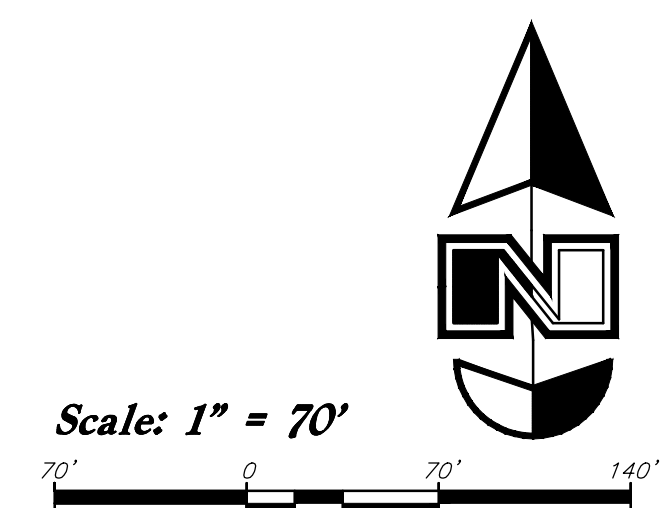
Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

Zoning Legend

	<i>Commercial Community Zone (CC)</i>
	<i>Commercial [Current Zone to Remain]</i>



The development will be built in phases. Phase 1 will consist of the southwest 7.544 acres including fast food and retail pads, a car wash, and a financial institution. Public Streets 1 and 2 will also be constructed as part of Phase 1. The remaining 19.806 acres will be constructed in the future as needed. Specific phasing is unknown at this time. The remaining property is conceptually planned to include several apartments and commercial (food/retail/bank) buildings.

[illegible]

Designed by: DG
Drafted by: CC
Client Name: ACD
24-120 Land Use Map



Proposed Land Use & Zoning Map

Spring Run Plaza
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

19 Dec, 2024

SHEET NO.
C2.0

General Plan Categories/Future Land Use Map

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

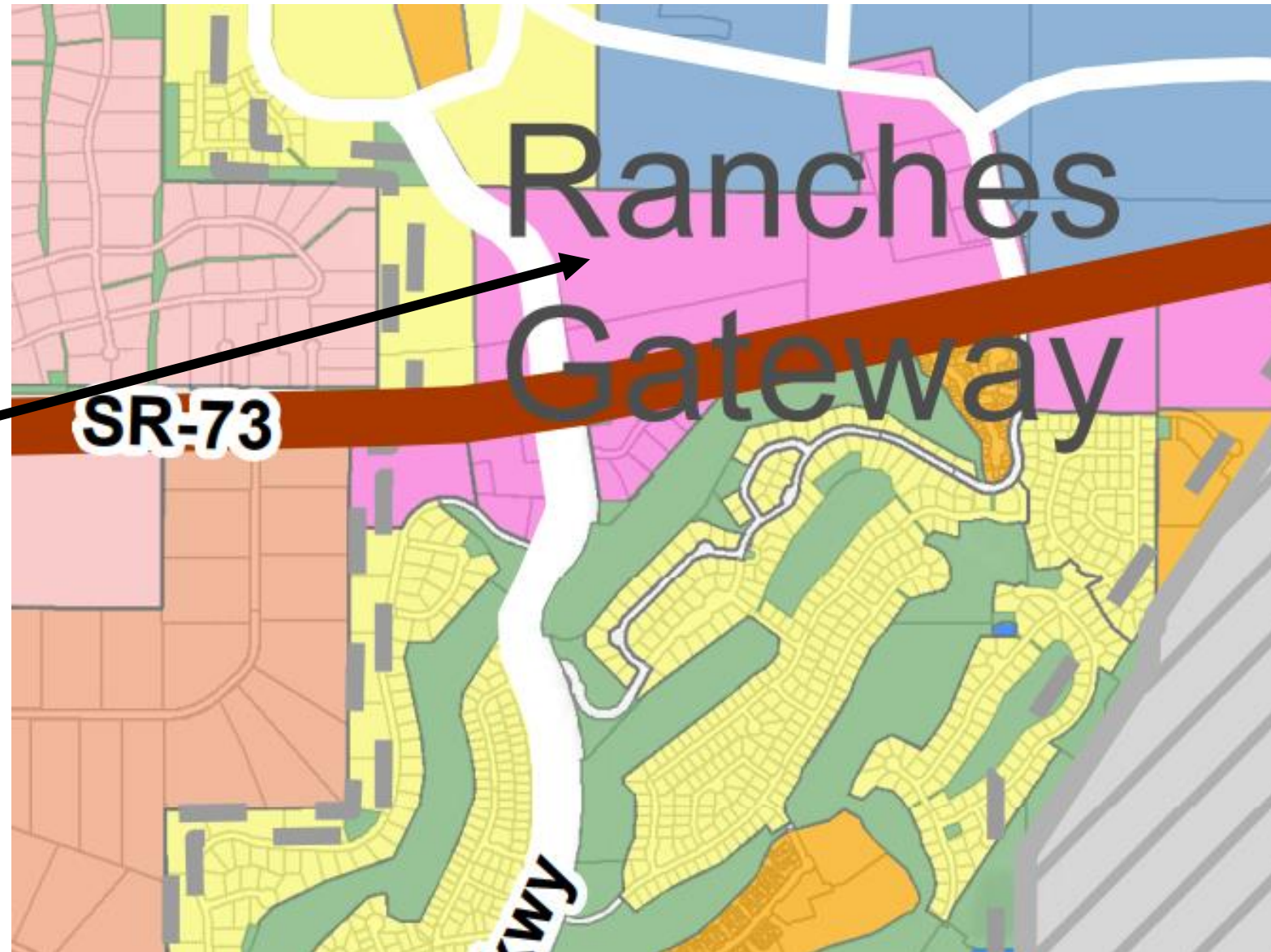
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

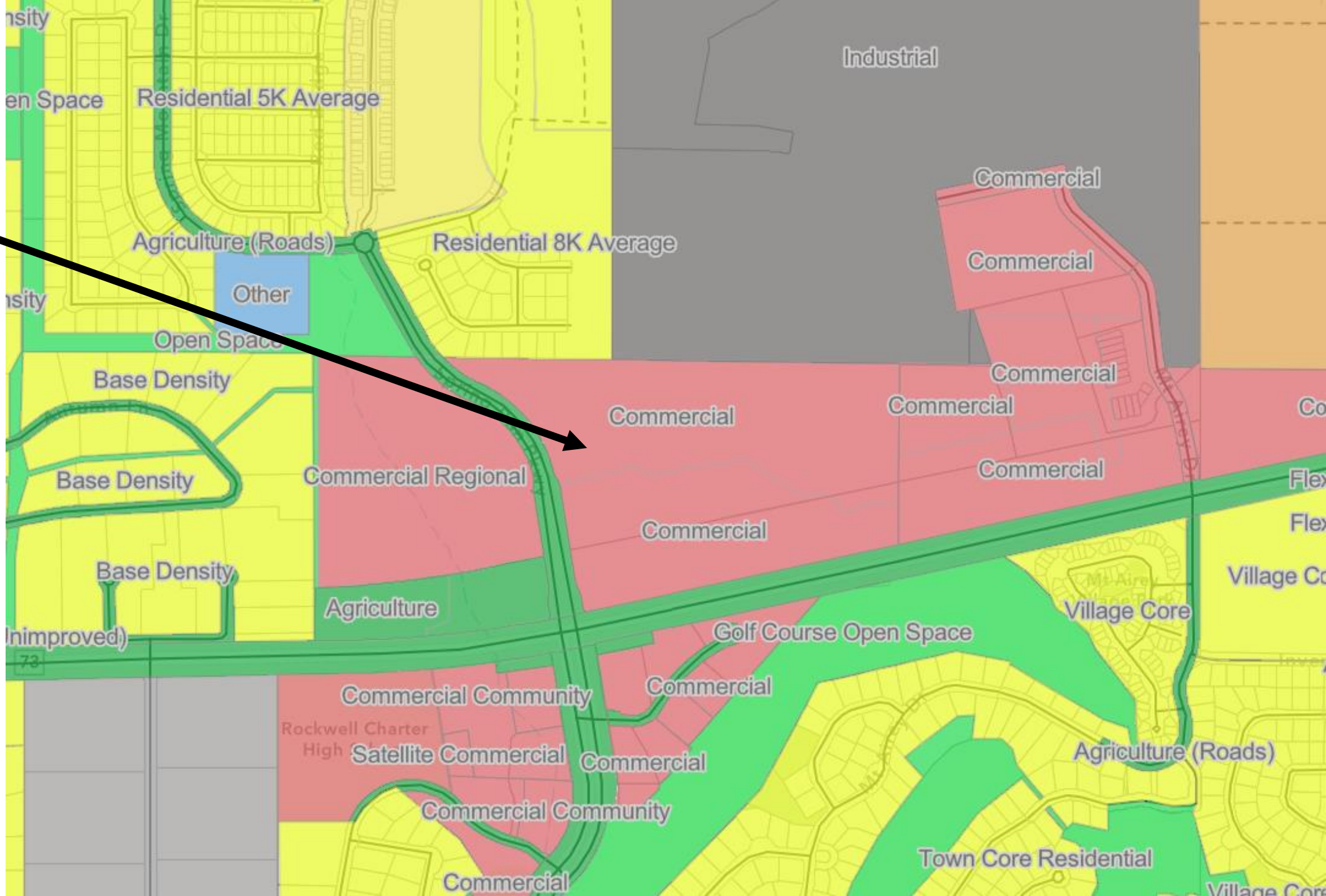
 NEIGHBORHOOD CHARACTER AREA

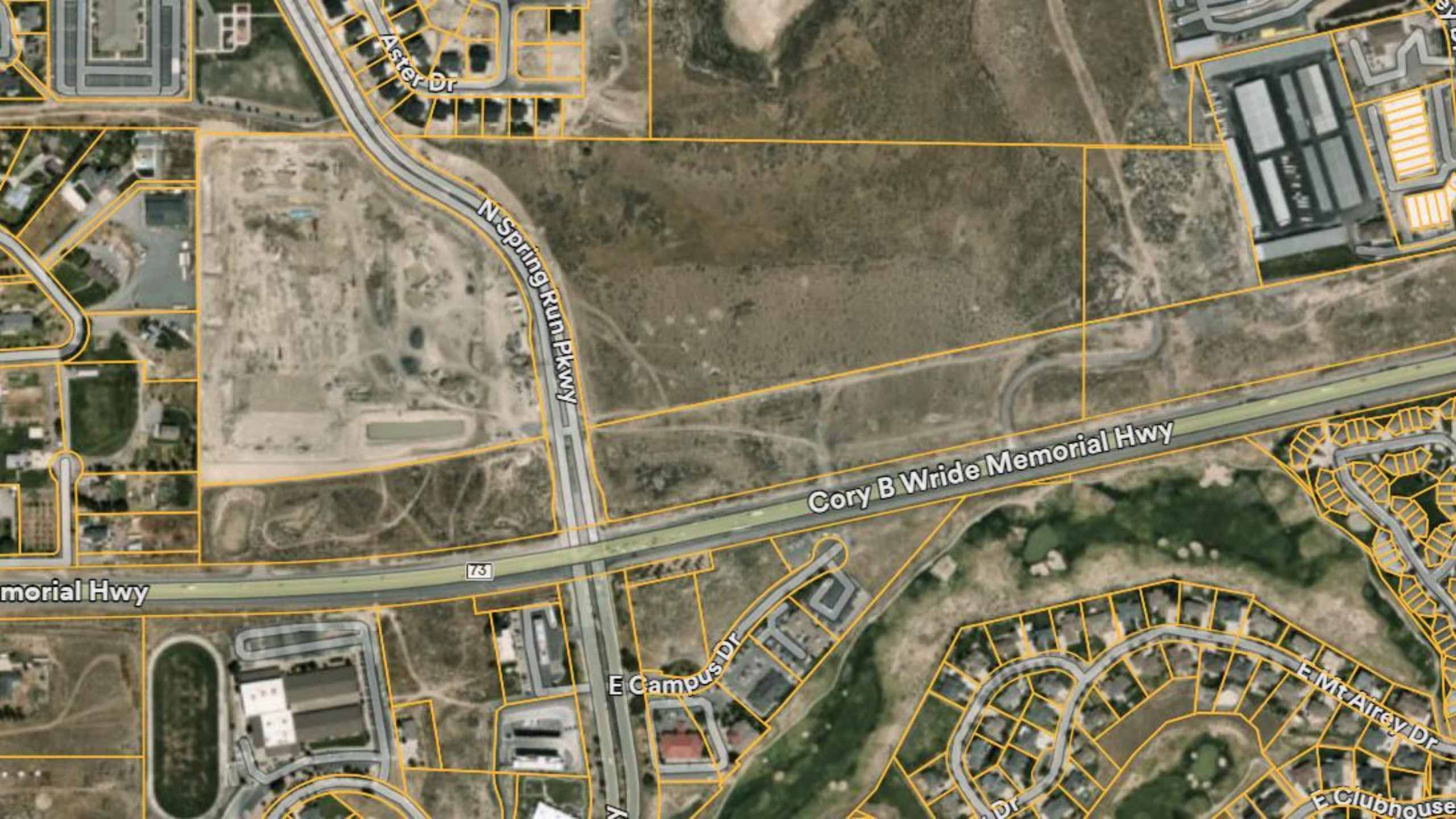
TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up



Zoning





Aster Dr

N Spring Run Pkwy

Cory B Wride Memorial Hwy

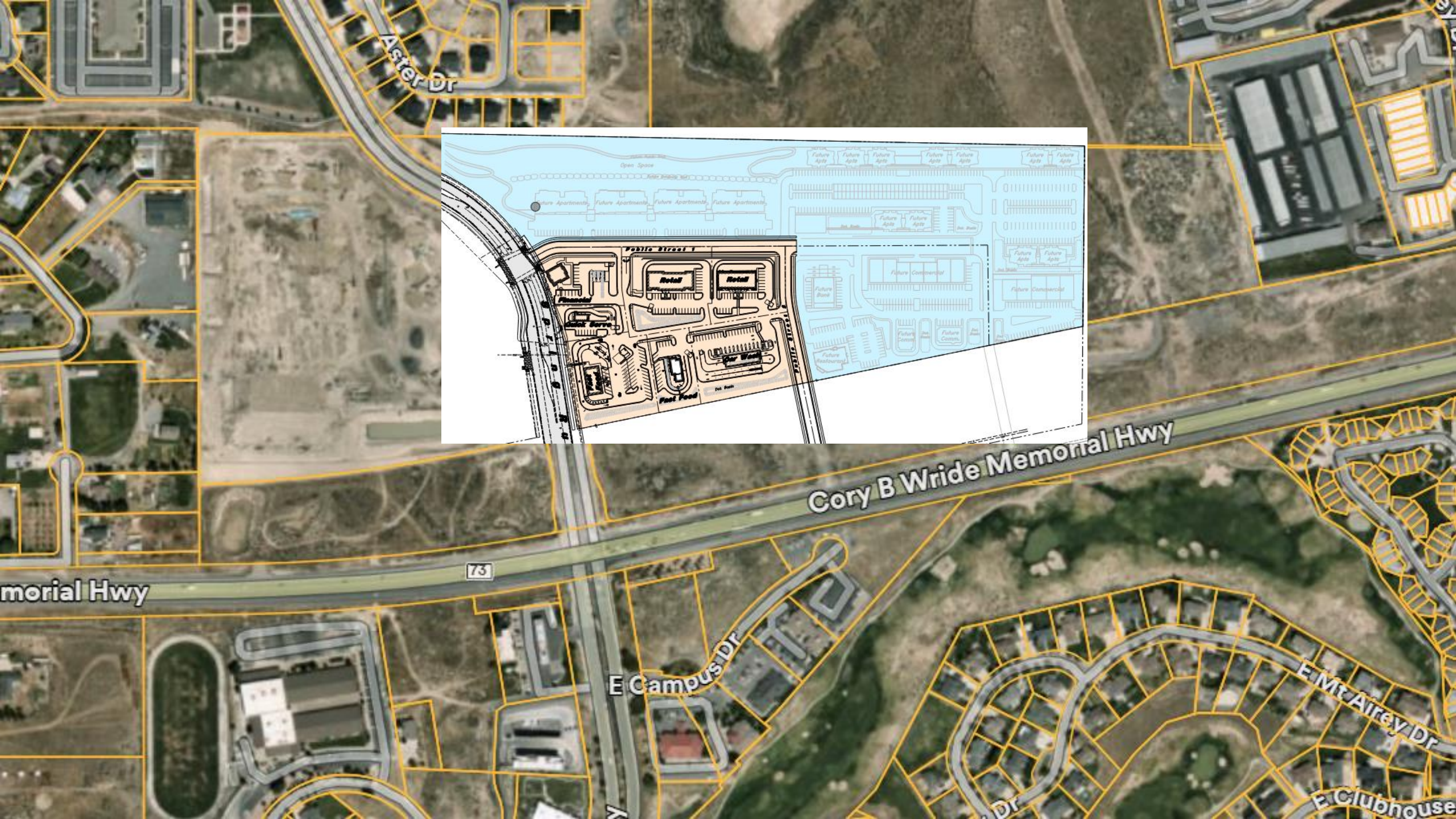
Memorial Hwy

173

E Campus Dr

E Mt Airey Dr

E Clubhouse Dr



Aster Dr

Cory B Wride Memorial Hwy

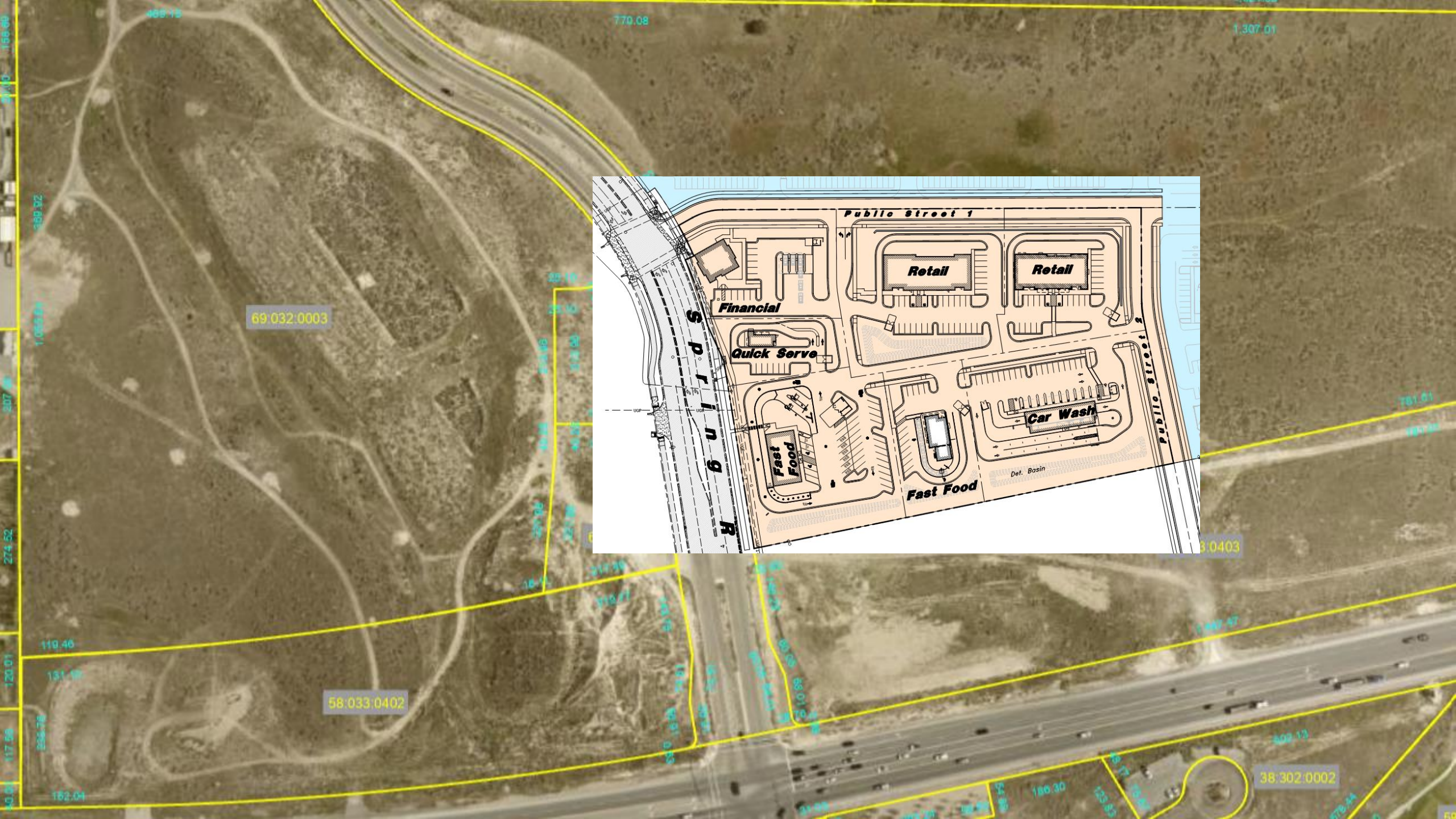
Memorial Hwy

173

E Campus Dr

E Mt Airey Dr

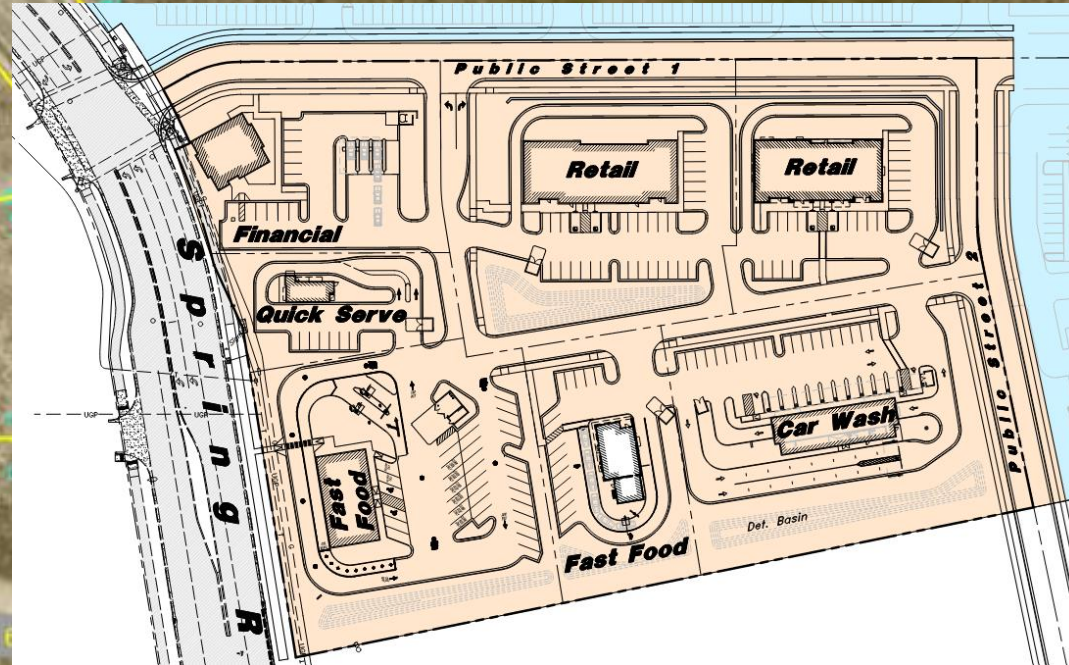
E Clubhouse Dr

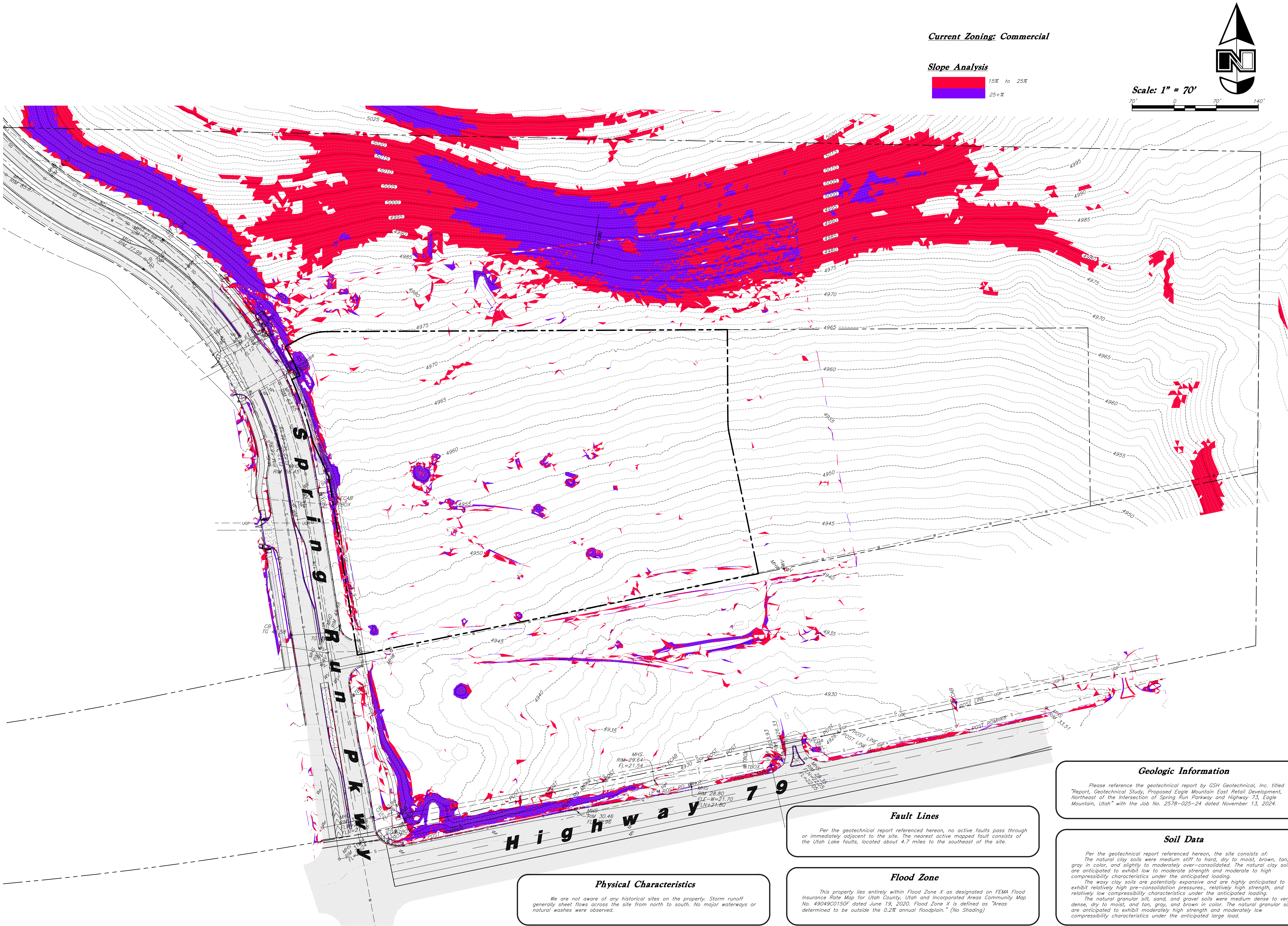


69.032.0003

58.033.0402

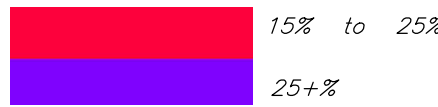
38.302.0002



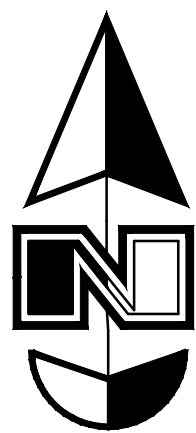


Current Zoning: Commercial

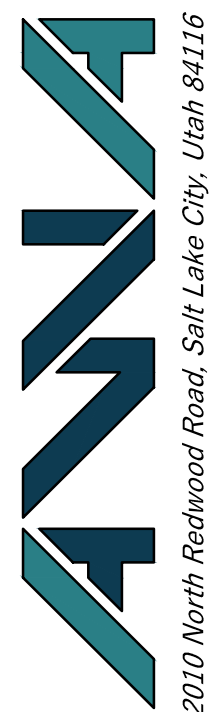
Slope Analysis



Scale: 1" = 70'



Designed by: DC
Drafted by: CC
Client Name:
ACD



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

24-120 Existing Conditions Plan

Existing Conditions Plan

Spring Run Plaza

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Geologic Information

Please reference the geotechnical report by GSH Geotechnical, Inc. titled "Report, Geotechnical Study, Proposed Eagle Mountain East Retail Development, Northeast of the Intersection of Spring Run Parkway and Highway 73, Eagle Mountain, Utah" with the Job No. 2578-025-24 dated November 13, 2024.

Soil Data

Per the geotechnical report referenced herein, the site consists of:
The natural clay soils were medium stiff to hard, dry to moist, brown, tan, and gray in color, and slightly to moderately over-consolidated. The natural clay soils are anticipated to exhibit low to moderate strength and moderate to high compressibility characteristics under the anticipated loading.
The way clay soils are potentially expansive and are highly anticipated to exhibit relatively high pre-consolidation pressures, relatively high strength, and relatively low compressibility characteristics under the anticipated loading.
The natural granular silt, sand, and gravel soils were medium dense to very dense, dry to moist, and tan, gray, and brown in color. The natural granular soils are anticipated to exhibit moderate high strength and moderately low compressibility characteristics under the anticipated large load.

Fault Lines

Per the geotechnical report referenced herein, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Utah Lake faults, located about 4.7 miles to the southeast of the site.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Physical Characteristics

We are not aware of any historical sites on the property. Storm runoff generally sheet flows across the site from north to south. No major waterways or natural washes were observed.

19 Dec, 2024

SHEET NO.

C1.0



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.60.120 General Fencing and Screening Provisions
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 Section 17.60.120 General Fencing and Screening Provisions, with any additional revisions as desired.

BACKGROUND:

The attached code amendment "patch" was crafted to more clearly:

1. Assert the City's right to install wire fencing along the edges of the wildlife corridor;
2. To allow for full electric fencing around power plants;
3. To clarify when varying types of wire fencing are permissible; and,
4. To permit temporary fencing as part of site plan review for causes related to:
 - o Construction area protection
 - o Interim open air yard use prior to construction of a structure on that land area (in commercial or industrial zones)
 - o To secure a property or area thereon prior to installation of a permanent fence

The code change draft, in part, reacts to discussions by the Planning Commission and City Council while acting on land use applications or other proposed code amendments plus a request by the City's wildlife planner, Todd Black, for fence code edits.

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:

The Planning Commission, during their regularly scheduled public hearing of January 28, 2025, voted to recommend that the City Council approve and adopt the proposed code changes. The vote was unanimous with no revisions or conditions suggested.

ATTACHMENTS:

1. Ordinance
2. Section 17.60.120 -- REDLINES

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 17.60.120 GENERAL FENCING AND SCREENING PROVISIONS**

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 17.60.120 General Fencing and Screening Provisions, 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 17.60.120 General Fencing and Screening Provisions, 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 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of February, 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

Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 17.60

LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

Sections:

- 17.60.010 What this chapter does.
- 17.60.020 Purpose.
- 17.60.030 Improvements required.
- 17.60.040 General landscape provisions.
- 17.60.050 Landscape plan.
- 17.60.060 Completion of landscape improvements.
- 17.60.070 Planting standards.
- 17.60.080 Design applications.
- 17.60.090 Required landscaping.
- 17.60.100 Residential landscape requirements.
- 17.60.110 Required buffer widths and improvements.
- 17.60.120 General fencing/screening provisions.
- 17.60.130 Retaining wall construction standards.
- 17.60.140 Clear vision triangle.
- 17.60.150 Lot size transitioning.
- 17.60.160 Zone transitions.
- 17.60.170 Tables.
- 17.60.180 Diagrams.

17.60.120 General fencing/screening provisions.

C. Nonresidential (i.e., Agricultural, Commercial, Industrial, etc.) Perimeter Fence/Wall Materials, Appearance and Maintenance Standards.

1. Material Type(s).

a. Allowed: board (e.g., cedar), vinyl, and/or decorative concrete or masonry (including brick), wrought iron or simulated/imitation version thereof, composite material and limited amounts of painted hog wire provided all such have top and bottom rails and substantial posts/columns.

b. Composition. Fences shall be constructed such that no more than two materials (i.e., wood or vinyl, etc.) are used throughout and its color(s),

pattern, and composition are consistent save for posts or support columns which may be of different composition or style.

c. Not allowed: full wire, razor, chained fencing, gabion basket fencing, chain-link fencing, and/or electric screen fencing (~~save as the latter is allowed per standards hereafter~~).

~~Exception: Barbed wire or full wire fences shall only be allowed in conjunction with the care and keeping of livestock where such is allowed.~~

Exception(s): Barbed wire, electrified wire [not fully electrified fences – see paragraph H below] or full wire fences (e.g., hog-wire or similar) shall be allowed:

- i. In conjunction with the care and keeping of livestock on property or on property.
- ii. On property that has either greenbelt tax status or legal nonconforming status.
- iii. For City fencing of conservation easements or other sensitive public or municipal lands, and/or perimeter screening of the City's wildlife corridor.
- iv. For City fencing of land for vegetative management purposes (i.e., livestock grazing of open spaces, utility rights-of-way and other areas).
- v. Chain-link fencing as specified in this Title around industrially zoned properties or monopole cell towers (see subsection d below).

d. Where chain-link is allowed in industrial zones or in conjunction with monopole cell towers, said fencing:

- i. Shall have top rails.
- ii. Shall be vinyl coated.
- iii. Shall be obscured by a vegetative screen between it and any parking lot or adjoining public street.

~~Exception(s): Wire fencing. Wire (including barbed, hog wire, etc.) shall only be allowed in conjunction with the care and keeping of livestock on a property that has either greenbelt tax status or legal nonconforming status allowing the care and keeping of livestock thereon. Razor fences, however, are not and shall not be allowed.~~

iv. ~~Chain-link fencing~~ Sshall not have slats embedded therein.

v. Chain-link mesh shall be flush to the ground. ~~Fencing must be constructed with the open cut of fence mesh down to the ground.~~

2. Height(s).

a. Agricultural Zone. Fencing in industrial zones shall not exceed eight feet in height.

b. Commercial Zones. Fencing in commercial zones shall not exceed eight feet in height in any property area.

c. Industrial Zones. Fencing in industrial zones shall not exceed eight feet in height.

D. ~~Public City~~ Facilities Fencing Standards. Security fencing type/materials and height for public municipal facilities shall be no less than six feet nor higher than eight feet tall, and shall be simulated wrought iron. Exception: City fencing installed to preserve conservation easement areas, or the wildlife corridor may be of material type and height as determined appropriate by the City.

H. Electric Perimeter/Screen Fences (Fully Electrified Fence). Electric perimeter security fences shall only be allowed in the city as provided in this section, subject to the following standards:

1. IEC Standard 60335-2-76. Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard 60335-2-76.

2. Energizer. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.

3. Charge Limit. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of IEC Standard 60335-2-76.

4. ~~Where permitted: Outdoor Storage Areas.~~ Electric fences shall be permitted on any non-residential outdoor storage area or to secure power plant property.

5. Signage. Electric fences shall be clearly identified with warning signs that read “Warning – Electric Fence” placed at intervals not less than 60 feet apart.

6. Governing Regulations. Electric fences shall otherwise be governed and regulated under burglar alarm regulations and permitted as such.

7. Violation. It shall be unlawful for any person to install, maintain or operate an electric fence in violation of this section save those fences designed and operated to contain livestock. Those fences shall comply with traditional practice and industry standards applicable to livestock enclosure.

8. Where allowed by

R. Temporary Fencing: Temporary fencing may be approved by the City (e.g., during site plan review) for causes related to construction area protection, interim open air yard use prior to construction of a structure on that land area in commercial or industrial zones, or for security prior to installation of a permanent fence.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	An Ordinance Partially Suspending the Collection of the Transportation Impact Fee for Nonresidential Developments
ITEM TYPE:	Ordinance
FISCAL IMPACT:	Unknown - Staff will recommend a figure at the meeting
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Evan Berrett

RECOMMENDATION:

Staff recommends that the City Council Adopt an Ordinance Partially Suspending the Collection of the Transportation Impact Fee for Nonresidential Developments.

BACKGROUND:

Last summer, the Transportation Impact Fee was updated following a study performed by LRB. The outcome was a significant increase in the Transportation Impact Fee that is now being felt by businesses attempting to locate stores in Eagle Mountain. The increase was so high that businesses are now rescinding plans to locate in our city.

Staff has proposed a partial suspension of the Transportation Impact Fee, towards commercial development only, which would put the City more in line with other cities, until such time that a new analysis can be completed, which would ideally return a more reasonable fee structure.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Ordinance

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
PARTIALLY SUSPENDING THE COLLECTION OF
A TRANSPORTATION IMPACT FEE FOR NON-RESIDENTIAL USE**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to partially suspend the collection of Transportation Impact Fees for non-residential uses.

NOW, THEREFORE, 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 as required by law to consider and approve the Partial Suspension of Transportation Impact Fees.

2. The City Council hereby suspends the collection of the transportation impact fee for non-residential uses by 55% for buildings with 10,000 square feet or less. The remaining 45% of the transportation impact fee shall not be suspended and shall continue to be collected.

3. The City Council hereby suspends the collection of the transportation impact fee for non-residential uses by 75% for buildings greater than 10,000 square feet. The remaining 25% of the transportation impact fee shall not be suspended and shall continue to be collected.

4. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of February, 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

Gina L. Olsen, CMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Approving the Fifth Amendment to the 2024-2025 Fiscal Year Annual Budget
ITEM TYPE:	Ordinance
FISCAL IMPACT:	\$910,644
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Kimberly Ruesch, Administrative
Services Director

PRESENTED BY

Kimberly Ruesch

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Approving the Fifth Amendment to the 2024-2025 Fiscal Year Annual Budget.

BACKGROUND:

Fund Type	Original	1st Amendment	2nd Amendment	3rd Amendment	4th Amendment	5th Amendment	Proposed Change %
General Fund	\$33,790,608	\$33,899,511	\$34,891,988	\$34,965,880	\$35,062,059	\$35,442,461	1.08%
Special Revenue	\$16,990,554	\$16,990,554	\$39,128,477	\$41,595,334	\$42,395,334	\$42,395,334	0.00%
Enterprise	\$37,933,756	\$37,933,756	\$39,324,393	\$39,670,548	\$39,884,048	\$40,209,290	0.82%
Internal Service	\$2,730,615	\$2,730,615	\$3,291,566	\$3,291,566	\$4,786,566	\$4,791,566	0.10%
Capital Project	\$8,131,650	\$8,131,650	\$20,346,485	\$20,671,272	\$20,671,272	\$20,871,272	0.97%
Debt	\$2,091,298	\$2,091,298	\$2,091,298	\$2,091,298	\$2,091,298	\$2,091,298	0.00%
RDA	\$10,562,763	\$10,562,763	\$10,562,763	\$13,812,763	\$13,812,763	\$13,812,763	0.00%
Total Budget	\$112,231,244	\$112,340,147	\$149,636,970	\$156,098,661	\$159,703,340	\$159,613,984	0.57%
Increase/(Decrease)		\$108,903	\$37,296,823	\$6,461,691	\$2,604,679	\$910,644	

ITEMS FOR CONSIDERATION:

Function	Amount	Description	Funding Source
Legislative	\$45,000	Professional Services	General Fund Reserves
Engineering	\$78,444	Inspection Services	Private Grant
Planning	\$(64,802)	Transfer Open Space Funds	N/A
Open Space	\$64,802	Transfer Open Space Funds	N/A
Building Inspections	\$150,000	3rd Party Plan Reviews	Building Fees
City Recorder	\$33,014	Part-time position converting to Full-time Deputy Recorder	General Fund Reserves
Economic Development	\$51,000	Triple Tail CRA Creation & Population Analysis Software	General Fund Reserves

Finance	\$22,944	CDBG - MAG Administration	Federal Grant
Water Utility	\$180,242	Transfer META operation assistance due to Engineering. Posted to Water fund FY 2024	Water Fund Reserves
Storm Water Utility	\$145,000	Transfer to Fleet for vehicle purchase F-150 & F-550 Approved in 4th Amendment	Storm Water Fund Reserves
Capital Projects	\$200,000	Grant - Wildlife Corridor Fencing	State Grant
Utility Billing	\$5,000	CDBG - Utility Assistance Program	Federal Grant

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Ordinance

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE FISCAL YEAR 2024-2025 ANNUAL BUDGET (FIFTH AMENDMENT)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2024-2025; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered, and that the City Council may consider and amend the budget of Eagle Mountain City as follows:

2. “FISCAL YEAR” means that year which began on the first day of July, 2024, and ends on the last day of June, 2025.

3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.

4. This Ordinance shall be effective for fiscal year 2024-2025.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of February, 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

Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 18, 2025**

TITLE:	A Resolution of Eagle Mountain City, Utah, Adopting an Amended Water Conservation and Management Plan for Eagle Mountain City
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Terrence Dela Peña, Finance
Analyst

PRESENTED BY

Terrence Dela Peña

RECOMMENDATION:

Staff recommends that the City Council approve Eagle Mountain City's Amended Water Conservation Plan to ensure correct information is included in our Water Conservation Plan. Once approved, the revised copy will be submitted to the Utah Division of Water Resources.

BACKGROUND:

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 plan includes water conservation goals and strategies to help reduce water consumption. Jones & DeMille Engineering was contracted to do the update.

The City Council adopted this plan last December 3, 2024. However, Jones and De Mille Engineering notified staff that when responding to a question from another staff member, they identified some errors in the water source data, which is corrected in this revised Water Conservation Plan. There were no other major or significant changes except for the corrected water source data.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Revised 2025 Eagle Mountain City Water Conservation and Management Plan
3. Email from Jones and De Mille Engineering

2025RESOLUTION NO. R- -2025

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING
AN AMENDED WATER CONSERVATION AND MANAGEMENT PLAN
FOR EAGLE MOUNTAIN CITY**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to adopt an amended Water Conservation and Management Plan for Eagle Mountain City, as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The Amended Water Conservation and Management Plan is hereby adopted, 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 18th day of February, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah
on the 18th day of February, 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

Gina L. Olsen, CMC
City Recorder

Exhibit A

EAGLE MOUNTAIN CITY



WATER CONSERVATION AND MANAGEMENT PLAN

November 26, 2024

Project #: 2409-056

Prepared by:



**Jones & DeMille
Engineering**

www.jonesanddemille.com
1.800.748.5275

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1. INTRODUCTION

Water conservation in the state of Utah is an issue of utmost importance to both citizens and leaders. In recent years, the intense drought throughout the state and the dropping water levels of the Great Salt Lake have brought much larger awareness to all Utahns on the need for water conservation. The state continues to experience rapid growth, which results in increased water needs. Concern over these issues has also been demonstrated by the state legislature session and the Utah Water Conservation Plan Act (Section 73-10-32 Utah Code Annotated). The act requires water conservancy districts and water systems with over 500 culinary connections to file a water conservation plan with the Utah Board of Water Resources and update it every five years. This plan is equally beneficial to the Central Utah Water Conservancy District which wholesales water to Eagle Mountain City. The plan demonstrates the measures being taken to allow them to continue to provide water to supplement the Eagle Mountains system demands.

The following water conservation plan has been prepared to comply with the Utah Water Conservation Act mentioned above and addresses the challenges associated with the continual rapid growth and the increased water requirements for Eagle Mountain City. The plan also identifies current conservation measures and outlines new measures designed to reduce per capita water use, better educate water users, and reuse water.

2. DEFINITIONS

CUWCD Central Utah Water Conservancy District

DDW Division of Drinking Water

psi pounds per square inch

gpm gallons per minute

SSA South Service Area

WHSA White Hills Service Area

ERC Equivalent Residential Connection

IFFP Impact Fee Facilities Plan

MG Million Gallons

PRV Pressure Reducing Valve

NSA North Service Area

IFC International Fire Code

AMI Advanced Metering Infrastructure

LOS Level of Service

3. DESCRIPTION

3.1. LOCATION

Eagle Mountain City is located in the Cedar Valley near the northern end of Utah County. Eagle Mountain city is west of Saratoga Springs, east of Cedar Fort, and South of Camp Williams. The city is at an elevation of 5,050 feet and has a total area of 53 square miles.

The city currently provides water to customers in Eagle Mountain and the White Hills area. For discussion purposes, the City's current service area has been broken into 3 areas: White Hills (WHS), North (NSA), and South (SSA) (Figure 1).

3.2. CLIMATE

As with many surrounding Utah County communities, Eagle Mountain City has a semi-arid or steppe climate due to its location between the deserts to the west and the higher mountains to the east. The average annual temperature in the area ranges from a low of 11°F in January to a high of 90°F in July. The region averages 13.49 inches of precipitation, with 35.4 inches of snow each year (Western Regional Climate Center 2024).

4. SYSTEM PROFILE

4.1. EXISTING SYSTEM

Eagle Mountain City provides water to customers of all three service areas within the city, namely: North, South, and White Hills (see Figure 1 for the location of each service area).

The current information reported to the Division of Water Rights shows there are currently a total of 14,962 connections with the City's system, a majority of which are residential. Of these connections there are:

- 78 commercial units,
- 38 industrial units,
- 45 churches and schools, and
- several open space connections.

The city is divided into eight pressure zones, including three in the White Hills service area. The water for the pressure zones is supplied by nine tanks, which total 13.3 MG of storage. The system is supplied by five City owned wells, one of which is not operational due to poor water quality, and wholesale water from the CWP pump station (owned the CUWCD). The locations of the tanks and wells are shown in Figure 1.

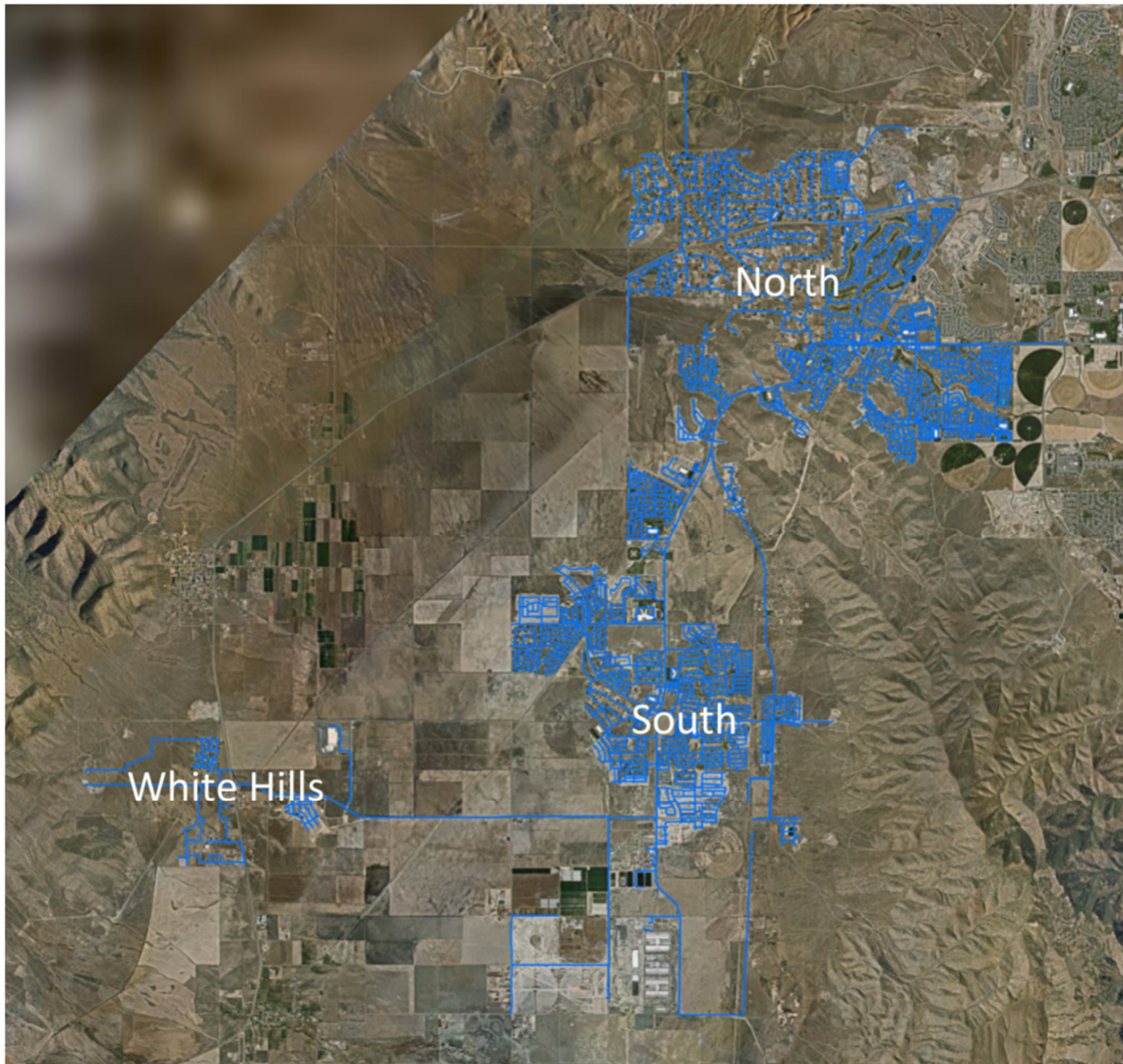


Figure 1. Existing System (IFFP, Psomas 2024)

4.2. STORAGE

Eagle Mountain currently has 8 culinary water storage tanks with a total storage volume of 13,279,465 gallons. Each tank and its respective storage volume is shown in Table 1. Eagle Mountain has plans to construct a new Upper White Hills storage tank with a volume of 4,000,000 gallons and abandon the existing White Hills tank. The tank should be finished in 2025 and increase the City's storage volume (Table 1).

Table 1. Eagle Mountain Storage Tanks

Storage ID	Storage Name	Effective Volume (MG)	Future Volume (MG)
ST-001	Tank 1	1	1
ST-002	Tank 2	1	1
ST-003	Tank 3	2	2
ST-004	Tank 4	0.6	0.6
ST-005	Tank 5	2	2
ST-006	Tank 6	2.5	2.5
ST-007	Tank 7	3.5	3.5
White Hills	White Hills	0.68	0
New White Hills	New White Hills	0	4
Total		13.28	16.6

4.3. SOURCE

Eagle Mountain City sources most of its water from seven wells, one of which is not in operation due to water quality issues (Well 4). Additionally, the city has a Purchase Agreement with Central Utah Water Conservancy District (CUWCD) for 15,000 acre-feet per year of water (see Table 2). The city also has two wells under construction and upgrades to two existing wells. It is anticipated Well 8 will be operational in 2025 and Well 7 in 2026. All the sources are in the same pressure zone and are pumped to existing tanks or through pipes to the lower portions of the system.

The City had a System-Specific Minimum Sizing Standard study conducted in 2022 which is due to be updated in 2025. Using usage data from the last three years, the maximum peak day source demand per ERC is approximately 1,440 gallons per day or 1 gpm. The city currently has 14,962 ERCs requiring a peak day source demand of 17,475 gpm. Because the ERC capacity is based on the maximum peak day source demand of 1 gpm, the ERC capacity is equal to the safe yield. The City's total ERC Capacity of 15,733 gpm is barely sufficient of the required 14,962 gpm which is deficient by 1,742 gpm. Plans for two new wells (Eagle Mountain Wells #7 and 8) and upgrades to existing wells (Well #5 and White Hills Wells) will help alleviate this source capacity deficiency.

Table 2. Eagle Mountain Wells

Source Name	Current Source Safe Yield (gpm)	ERC Capacity	Future Source Safe Yield(gpm)	ERC Capacity
Well #1 Walden	2,133.33	2,133.00	2,133.33	2,133
Well #2	1,466.67	1,467.00	1,466.67	1,467
Well #3 Pony Express	1,133.33	1,133.00	1,133.33	1,133
Well #5	2,133.33	2,133.00	3,000.00	3,000
White Hills Well #1	933.33	933	1466.67	1466
White Hills Well #2	933.33	933	2,000.00	2,000
Well #7	0	0	3,000.00	3,000
Well #8	0	0	2,133.33	2,133
CUWCD	7,000	7,000	7,000	7,000
Total	15,733.33	15,733	23,333.33	23,333

With continued growth the system is currently ~~barely meeting~~ **deficient to meet** the required source capacity, but several projects are in the design or construction phase to reduce and eliminate the shortages by 2028 (see IFFP, Psomas 2024).

5. DEMOGRAPHICS

5.1. CURRENT POPULATION

Eagle Mountain City has a current population of 61,266 and is growing rapidly. The City's current number of ERCs is 17,475.

5.2. PROJECTED POPULATION

The population projections for this plan update are based on the projections included in Eagle Mountain City's 2023 Economic Development Master Plan and 2024 IFFP that has yet to be adopted. The population and ERCs from those plans were estimated to be a linear growth, using growth rates of 5,200 additional people and 1,410 new ERCs per year (Table 3).

Table 3. Eagle Mountain Population and ERC Projections

Year	Population	ERCs
2023	61,266	17,475
2024	66,466	18,885
2026	76,866	21,705
2028	87,266	24,525
2030	97,666	27,345
2032	108,066	30,165
2034	118,466	32,985
2036	128,866	35,805
2038	139,266	38,625
2040	149,666	41,445
2045	175,666	48,495
2050	201,666	55,545
2055	227,666	62,595
2060	253,666	69,645

6. WATER USE

Utah's statewide conservation goal is to reduce water use per capita by 16% by 2030. To accomplish this goal, regional goals have been set considering a variety of different factors and public input. Eagle Mountain is part of the Provo River region which has a goal to reduce water usage by 19%, which equates to 179 gallons per capita per day (gpcd). For Eagle Mountain to successfully meet the growing water demand within the city, they will need to efficiently use the water they have. Eagle Mountain City has made wise decisions to meet this goal (see Figure 2) but continues to actively seek additional ways to conserve water. Below are charts and graphs that show the current water usage and GPCD in Eagle Mountain City, which includes both culinary and secondary water usage.

The city's per capita consumption of water has decreased over the last few years, despite steady growth, staying under the Provo River Region goal of 179 gallons per capita per day (Table 4). This yearly reduction in usage per capita can be attributed to the City's conservation efforts and the installation of a separate secondary system in the south part of the City. The reuse system currently only serves parks; all residential and commercial irrigation is still served by the culinary system.

Table 4. Eagle Mountain City Usage in gallons per capita per day

Year	Population	Total Use Ac-ft/yr	Usage gpcd
2023	61,266	8,618.00	125.59
2022	51,980	8,812.79	151.36
2021	51,600	8,343.23	144.35
2020	45,000	9,095.58	180.44
2019	38,215	6,360.94	148.60
2018	38,170	6,343.39	148.36
2017	34,000	5,566.00	146.15
2016	33,200	5,228.53	140.59
2015	27,160	4,976.28	163.57
2014	24,000	5,005.07	186.18

6.1. CURRENT

Water usage within Eagle Mountain varies from year to year. In past decades, water usage has trended upwards with the population. However, in recent years usage has remained mostly stable despite the increasing population (Table 4). Because of this, the City has maintained its water usage per capita below the Provo River Region's goal of 179 gpcd (Figure 2). The projected number of ERCs by type is shown in Figure 3.

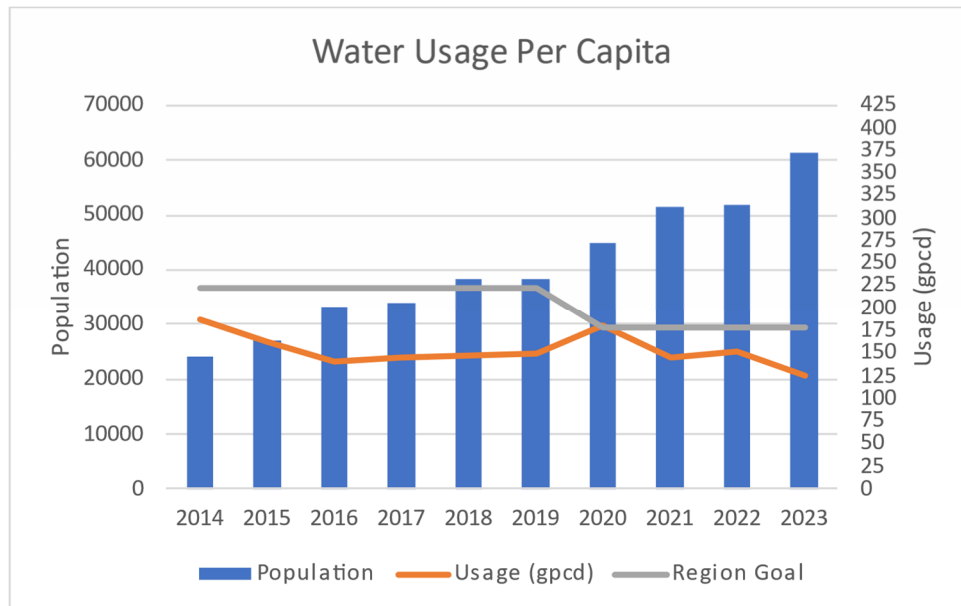


Figure 2. Historic Water Usage

6.2. FUTURE

The following is a graphical representation of the expected growth and ERC projections as described in section 5.2

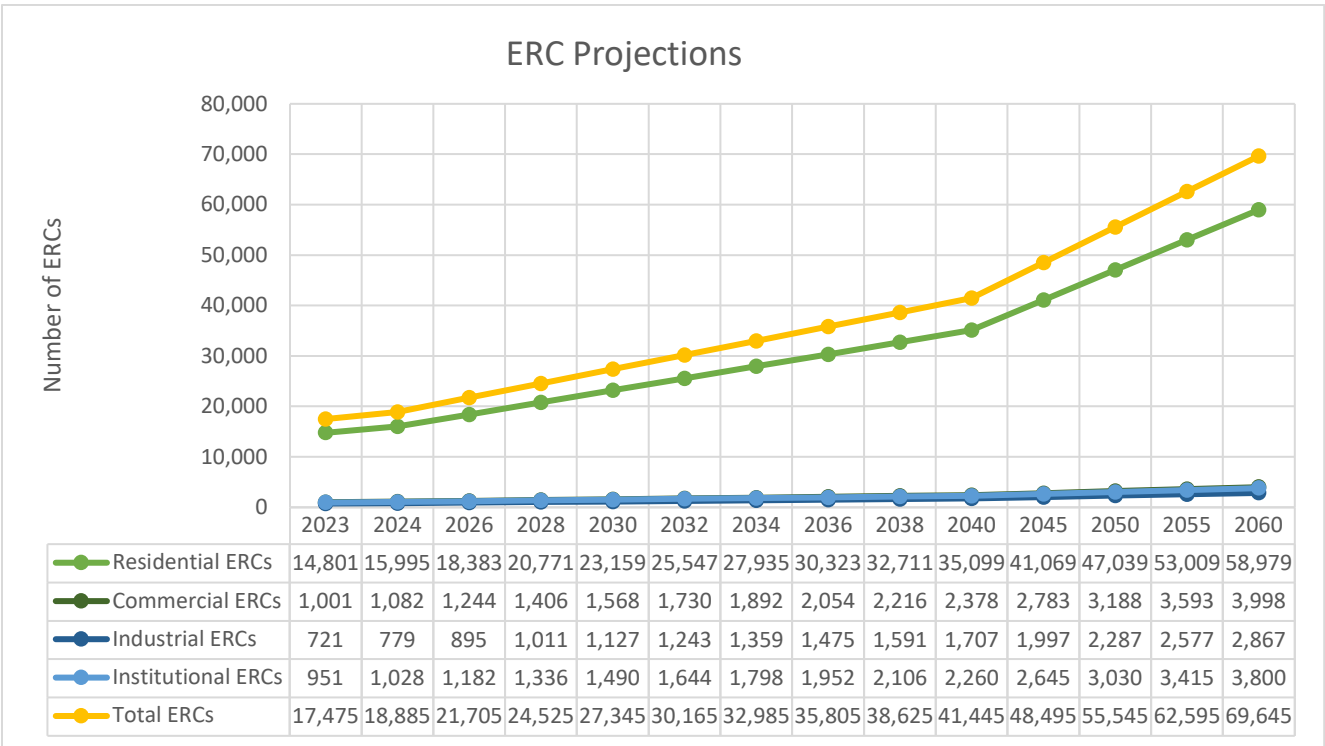


Figure 3. Eagle Mountain ERC Projections

7. IDENTIFIED CHALLENGES

7.1. PHYSICAL CHALLENGES

The rapid growth of Eagle Mountain has led to a rapid demand of potable water. Even though Eagle Mountain has high yield wells and an agreement with Central Utah Water Conservancy District to wholesale water to the City, the City is still below its source requirement. Projections through 2040 identified in the IFFP shows a required 34,637 gpm of safe yield. New sources in combination with water conservation will be important to ensure Eagle Mountain's success.

Due to Eagle Mountains geographical location, there are limited water resources to pull from; there are no rivers, streams or springs that can be used for drinking or irrigation water. The only water resources to the City are deep wells and wholesale water piped in from Central Utah Water Conservancy District.

7.2. SOCIAL CHALLENGES

Though Eagle Mountain City has done great things in the recent years to educate the public, citizens of Eagle Mountain City still lack education on efficient water use practices and landscaping water requirements. Current watering habits tend to place greater importance on convenience than on water conservation.

8. EXISTING CONSERVATION PRACTICES

Eagle Mountain City has implemented several conservation measures to help encourage the population to conserve water. The city is also in the process of implementing several new conservation measures which will continue to encourage water conservation.

The City Hall, built in 2004, uses xeriscaping for approximately 60% of the total landscaped footprint of the site. In 2005, Eagle Mountain City began replacing grass in the street medians along Ranches Parkway with xeriscape. In 2024, the Meta Site construction was completed so that process water from the site can be reused to irrigate the Cory Wride Park in the city. The current city conservation measures and practices are as follows:

8.1. EAGLE MOUNTAIN CITY COORDINATOR AND STAFF

Eagle Mountain City does not have an official Water Conservation Coordinator, but the City Code Enforcement Officer enforces the water ordinance for conservation purposes.

Name	Position	Phone Number	Email Address
Mack Straw	Public Utilities Manager	801-789-6678	mstraw@eaglemountain.gov
Jordan Nielson	Water Resources Supervisor	801-789-6600	jordannielsen@eaglemountain.gov
Jim Barney	City Code Enforcement Officer	801-789-6670	jbarney@eaglemountain.gov

8.2. EAGLE MOUNTAIN CITY WATER ORDINANCES

8.2.1. WATER USE REGULATIONS

The current water use ordinance prohibits outside watering between the hours of 10:00 am and 6:00 pm. First Offense Violators will be issued a letter warning them to comply with the ordinance. Second Offense Violators will have their water service terminated and will be subject to a \$100.00 reconnection charge.

City ordinance 15-2004 regulates alternate day outdoor watering based on the (odd/even) addresses of water users. Violations of this ordinance will be handled as stated above.

Results from 2019 plan: In 2023, Eagle Mountain approved measures to limit irrigation of front yards. Requirements were put in place to limit the lawn areas in the front or side yards to not exceed the

greater of 250 square feet, or 50% of the total landscape area for new developments. This saves the City an average of approximately 0.04 gpm on the peak flow rate or 0.01 ac-ft/year per lot.

8.3. UNIVERSAL METERING

The city is currently metering the source water that serves the population of Eagle Mountain. Source metering is essential for water accounting purposes and water use determination. These metering devices on both the storage and source systems monitor daily and total flows.

The city also requires all existing and future developments to install individual water metering devices for each connection to help the city determine the amount of water each connection is using. The metering process has also allowed the city to implement a tiered water rate system based on usage (see Section 8.2.4 below). The meters help inform customers of their usage and potentially encourage water conservation. The individual meters operate on regular monthly readings of usage.

Results from 2019 plan: Approximately 2/3 of the system meters now operate on the metering system. This usage is compared with the source meters to verify water usage and helps identify potential problems and losses within the system (see Section 8.2.3).

8.4. WATER ACCOUNTING AND LOSS CONTROL

Unaccounted water is the discrepancy of the water from the individual meters to the source metered water usages. An analysis of this unaccounted water can be used to determine recoverable losses and leaks within the system. This also identifies potential revenue-producing opportunities for the city.

Periodic system audits are conducted by the city to determine the accuracy of the unaccounted waters.

Every year the City Water Resources Manager tracks unaccounted water to determine the cost of the lost water when calculating financial numbers at the end of each year. A table showing unaccounted water tracking for 2023 is shown in Table 5 below.

Table 5. Unaccounted Water 2023 (Eagle Mountain Water Use Report)

Total from All Source Water	3,092,521,642.00 gal
Water Total from All Diversions	1,504,539,642.00 gal
Purchased Water	1,587,982,000.00 gal
Total of All Water Use	2,846,277,592.80 gal
Sum of Retail Culinary Use	2,808,490,651.80 gal
Sum of All Wholesale Deliveries	37,786,941.00 gal
Sum of All Returns	0.00 gal
Estimated Water Loss	246,244,049.20 gal
Estimated Water Loss Percentage	7.96 %

Properties with large landscapes are also audited for irrigation usage, application efficiency, and scheduling. Some of these properties include parks, churches, high water use residents, and municipal

properties. The audits are used in conjunction with dedicated irrigation meters and other landscape efficiency practices. The City Water Department staff reach out to known high water users to advise them that their usage is high. Any resident with high consumption or concerns about usage are encouraged to reach out to the water department for support.

Routine maintenance is performed on the system to ensure it is functioning at the highest capacity with minimal loss. Identified leaks are dealt with quickly and repaired to reduce the amount of lost water in the system.

8.5. WATER RATE STRUCTURE

Eagle Mountain City has developed a water rate structure that incentivizes water users to conserve water by making water wise choices to keep their water bill down. The rate structure also maintains an adequate amount of revenue to cover operational expenses. Table 6 provides the current prices for culinary water use. The rates are on top of a \$40 deposit and a monthly base rate of \$25.50. Industrial properties are subject to a uniform rate of \$1.58 per thousand gallons.

Table 6. Eagle Mountain Water Rates (2024)

Tier	Residential (<0.5 acres)	Large Residential (>0.5 acres)	Commercial	Institutional	Rate (per 1,000 gallons)
1	0-65 kgal	0-120 kgal	0-170 kgal	0-500 kgal	\$1.38
2	65-115 kgal	120-170 kgal	170-220 kgal	500-750 kgal	\$1.46
3	115-165 kgal	170-230 kgal	Over 230 kgal	Over 750 kgal	\$1.52
4	Over 165 kgal	Over 230 kgal	N/A	N/A	\$1.58

8.6. PRESSURE MANAGEMENT

Pressure reducing valves within the city’s water system helps manage water pressures within the system and protect equipment. The city also requires the installation of pressure reducing valves on higher pressure homes within the system. Technical assistance is given to customers to help address the higher pressures experienced in their home.

8.7. PUBLIC INFORMATION AND EDUCATION

Eagle Mountain City has been very proactive in seeking to better educate the public on water conservation issues. The recent drought in Utah and the crisis for the Great Salt Lake has brought a much larger awareness to the public of the need to conserve water. The city has produced and continues to develop an assortment of informational pamphlets for its customers. The education program helps explain what water users can do to help conserve water and fulfill city conservation goals. The information supplied also informs water users of the cost of supplying drinking water and demonstrates how water conservation practices will provide water users with long term savings.

The city has created a website with a comprehensive list of landscape watering conservation tips, along with many helpful links to resources provided by the State of Utah and Utah State University (<https://eaglemountain.gov/priorities-plans/water-conservation/>). The website is reviewed weekly for needed updates. The City is active on social media platforms such as Facebook, X, Instagram, and YouTube, and often use these platforms to promote and educate the public on water conservation. Eagle Mountain City provides more information in the water conservation section of the monthly newsletter to all residents. Below is a list (not comprehensive) of effective conservation practices included on the website, in social media posts, and in the newsletter:

- Visually inspect sprinkler systems once every month during daylight hours. Check and fix any tilted, clogged, or broken heads.
- Avoid watering during the hottest hours of the day to minimize evaporation.
- Water in cycle by reducing the number of minutes on the timer and using multiple start times spaced one hour apart. This allows water to soak into the soil and avoids runoff.
- Water lawn only when it needs it. If walking on dry lawn leaves footprints it is probably time to water.
- Turn the sprinkler system off during or after a rainstorm and leave it off until the plants need to be watered again.
- Consider installing an automatic rain shutoff device on sprinkler system.
- Install a drip irrigation system for trees, shrubs and flowers.
- Check sprinkler valves for leaks when checking all your heads.
- Avoid watering the lawn during windy periods.
- Increase days between watering lawns. Allowing the lawn to dry out between watering creates deeper roots and makes it possible for water to infiltrate deeper so you can water less often.
- Place a rain gauge in your backyard to monitor rainfall and irrigation.
- Test soil moisture with a soil probe or screwdriver before watering. If the soil is moist, don't water.
- Watch out for broke sprinklers, open hydrants, broken pipes and any other significant water losses in your community. Be sure to notify the property owner or the water district of the problem.
- Make sure the water coming out of your sprinklers is not misting and drifting away in the wind. This is usually caused by pressures that are too high. If necessary, install a pressure reducer on the sprinkler line.
- Follow the state irrigation guidelines for how many times you should water each week.

8.7.1. SLOW THE FLOW

The public is being encouraged to participate in a sprinkling system efficiency study sponsored by the state "Slow the Flow" program.

Results from 2019 plan: To aid in the success of the residents to make water wise decisions, the Eagle Mountain Library has two water check kits complete with catch cups, guides, and more to help residents conduct their own water check on their property.

8.8. WATER REUSE AND RECYCLING PLAN

Reuse of effluent wastewater is controlled by the Utah Administrative Code and is classified as Type I and Type II reuse. Type I reuse is designated as “safe for human contact” but not potable. Type II is designated as “not for human contact and can be used for irrigation.

Results from 2019 plan: The State Division of Water Quality has permitted reuse of the Facebook cooling water as construction water with its own testing and sampling criteria. Eagle Mountain City requested permitting for the reuse of the industrial wastewater obtained from Facebook as Type I reuse water. The Wastewater Treatment plant has been expanded to treat this industrial water for reuse.

The first phase of this project has been constructed and the reuse line to Cory Wride Park and booster pump station is now operational as of the 2024 irrigation season. The new system saved 77,715,648 gallons of potable water in the 2024 irrigation season by using the reuse water rather than what has traditionally been done which was to use potable water. The subsequent phase will be to connect additional parks and churches that will be built in the South and White Hills Service Areas with reuse lines off the main reuse line as outlined in the Reuse IFFP.

8.9. LANDSCAPE EFFICIENCY

The city promotes the development of new water conservation principles in the planning, development, and management of new landscape projects such as the golf course, existing parks, open space areas, and other municipal properties. The city also encourages and supports future developments to participate in the low water usage landscape and xeriscape of properties.

The city currently encourages irrigation metering, timing, and water sensing devices that promote low water usage for both the large volume customers and residential users.

8.10. REPLACEMENT AND PROMOTIONS

Eagle Mountain City falls within the Central Utah Water Conservancy District’s (CUWCD) service area, meaning CUWCD runs all the conservation programs in the area. There are also rebates offered through the State.

There are residential smart controller rebates offered state-wide. Residents can apply for this rebate at <https://www.utahwatersavers.com/>.

Eagle Mountain businesses and commercial property owners are also eligible to get a similar rebate through CUWCD for commercial toilets and commercial smart controllers. These rebates are for schools, cities, businesses, multi-family housing, institutions, and industrial areas. Those rebates can be applied for at <https://www.cuwcd.gov/commercial-rebates#gsc.tab=0>.

The residential and commercial Landscape Incentive Programs are not currently available in Eagle Mountain because there is a state mandate that cities must adopt specific water-wise landscaping

ordinances for new development to qualify. Eagle Mountain does not currently have qualifying language in their ordinance.

8.11. SYSTEM UPGRADES

Results from 2019 plan: Eagle Mountain City recently upgraded all irrigation systems so that the sprinkler heads work off smart controllers which automatically adjust the water when it rains or the outdoor temperature drops.

The city is also in the process of changing all residential meters to smart meters with the ability to read down to the gallon. This will come with a resident portal that will give leak alerts, high usage warnings, and help the city know who is violating the outdoor watering timing ordinance. This is an ongoing effort and will be discussed in the following Proposed Conservation Measures section.

9. CONSERVATION GOALS

Eagle Mountain City has varied methods for promoting and maintaining water conservation throughout the city. These methods will allow the City to continue to deliver safe drinking water to all of its customers and help ensure long-term, low cost sustainability of the water system. Due to the City's conservation efforts their current usage of 125.59 gallons per capita per day (gpcd) is below the region's water conservation goal of 179 gpcd, but the City knows they can still do better. The City has several goals to drive current and future conservation practices. The goals are as follows:

1. Reduce the previous 5-year average usage (150.07 gpcd) by 19% to 121.5 gpcd by 2030.
 - a. This will be 2/3 the Provo River Region goal of 179 pgcd.
2. Increase public awareness of water conservation practices.
3. Continue emergency planning for drought and system failures.
4. Look for opportunities to increase the reuse system.
5. Complete installation of Advanced Metering Infrastructure (AMI).

10. PROPOSED CONSERVATION MEASURES

Eagle Mountain City is aggressively pursuing the development of more effective conservation plan for future water use practices. The city's plan is to implement the new program within the next 5-10 years and maintain the current low water usage. The city has plans to implement the following item of control.

10.1. EAGLE MOUNTAIN CITY COORDINATOR AND STAFF

Eagle Mountain will review the feasibility of creating a full-time conservation coordinator position. The role would include scheduling appointments, managing all program documents and rebates, and any other tasks needed for water conservation within the City. The coordinator would also have a focus on public outreach while coordinating and assisting with rebates, audits, consultations, and assisting customers with leak checks.

10.2. UNIVERSAL METERING

Eagle Mountain City intends to install Advanced Metering Infrastructure (AMI) on all residential connections. The new meter system will give real time water measurement rather than the once-a-month readings that have been the standard. Currently, the city has about 15,800 connections; 10,000 Sensus meters are in place and 5,800 meters that still need to be replaced. The meters will be set up to send measurements to relay towers in 1-gallons units instead of 1000-gallon units. After the meters read in 1-gallon units, the city will be able to receive accurate alarms on accounts that have high usage or continuous flow, which might indicate a leak. Working with residents to fix leaks early will result in conservation of water.

In addition to the City receiving alerts, the City plans to give residents access to a public portal to monitor their own usage, set goals and receive alerts about potential leaks.

The City also plans to offer a one-time utility bill credit of \$20 to those who sign up for the portal and create a water usage goal.

The City anticipates this process will take approximately five years. A detailed implementation timeline is found in Section 11.

10.3. WATER ACCOUNTING AND LOSS CONTROL

Water audits can be widened to include selective audits by customer classes. These classes can focus on typical water use practices within each class. An audit program can be selective in terms of targeting customer groups that have particular needs for which water conservation would be particularly beneficial.

10.4. WATER RATE STRUCTURE

Eagle Mountain has changed its approach to setting utility rates and now gradually increases rates annually based on what is needed to cover costs and preserve an adequate emergency reserve. Annual rate increases will typically be about 4% but may increase or decrease depending on the health of the water utility.

10.5. PRESSURE MANAGEMENT

Pressure reducing valves within the city's water system helps manage water pressures within the system and will continue to monitor they pressures in the system This help protect existing equipment that could fail due to high water pressure and cause minor or major leaks throughout the system. The city also requires the installation of pressure reducing valves on higher pressure homes within the system. Technical assistance is given to customers to help address the higher pressures experienced in their home.

10.6. PUBLIC EDUCATION AND OUTREACH

The installation of the new meters will send readings to towers the city has installed multiple times a day. These reads are connected to Sensus software where the city can view each account to get a better understanding of each customer's usage. Once the meters have been updated to read in 1-gallon units instead of 1000-gallon units, accurate alarms can be sent to residents on accounts that have high usage or continuous flow, which might indicate a leak. If residents are made aware of their usage, there is potential for water conservation and fixing the leaks in the system. Eventually, a resident portal will be implemented so that individual customers can log into the Sensus system and view their usage data themselves. Leak and continuous usage alerts can be setup for each meter.

Outreach methods for the public education program include the use of operating booths at public events, dispersion of pamphlets, videos, and other media to help educate the users through a civic organization. The following are some specific items that can be used to extend further.

10.6.1. WATER BILLS

An informative water invoice gives customers a significant amount of information to keep them informed about their water use. A typical water invoice gives information used to calculate the bill based on water usage and rates. An informative bill compares previous bills and gives tips on how to conserve water usage. Along with an informative bill, the city plans to include inserts in their customers' water bills that can provide information on water use and costs. Inserts can also be used to distribute tips on water conservation.

Eagle Mountain is working to develop a new water bill format that is focused on conservation efforts by educating residents with water consumption data and how they compare to neighbors or and efficient use. The goal is to provide a visual graph during the outdoor watering season (April-October) to show residents if they are efficiently using their water or if improvements could be made. The feasibility of providing visual graphs will be evaluated with their billing department.

10.6.2. RESIDENTIAL WATER AUDIT PROGRAM

If the City is able to create a full-time water conservation coordinator position, a program will be established to allow residents to schedule an hour-long appointment with the certified staff to go over their outdoor water usage and assist them with water savings during the summer months. Using catch cans, sprinkler system information and weather history would help residents determine effective watering times and frequency.

10.6.3. EAGLE MOUNTAIN WATER CONSERVATION WEBSITE

Eagle Mountain has developed a specific water conservation website, <https://eaglemountain.gov/priorities-plans/water-conservation/>, to educate the public on conservation practices, landscape designs, soil improvements, and irrigation scheduling guidelines. It also has helpful

links to other resources such as Localscapes, Slow the Flow, and more. The website can also be used to educate the public on what measures the City is taking during drought conditions. The website is reviewed weekly for needed updates. The City is also active on social media platforms such as Facebook, X, Instagram, and YouTube, and often use these platforms to promote and educate the public on water conservation.

10.7. WATER REUSE AND RECYCLING PLAN

Eagle Mountain City is projected to build 6,710 new homes in the South and White Hills Service Areas. It has been recommended that the City implement a policy of installing reuse lines in all new subdivisions. This will equal approximately 400 acres of irrigable lawn for Type I reuse water.

The city will continue to have opportunities to grow their reuse capabilities as the city's service area expands. Eagle Mountain City will prepare a Secondary Water Master Plan to aid in this growth.

10.8. LANDSCAPE EFFICIENCY

Existing landscape within the city can be renovated with water-conserving plans and practices. If the City was to require new developments and the large water users to adopt a drought tolerant planting requirement it would decrease the typical outdoor water use by 50%.

Water-wise or drought resistant plants adjust and survive with little to no irrigation. There are several benefits for including this type of vegetation in the design of landscapes, some of which include low water use for irrigation, less use of fertilizer, and low maintenance. Contrary to what most people think there is a variety of water-wise plants from ground cover to perennials which are great for both residential and commercial use. This conservation measure will be coordinated and implemented by the parks department.

10.9. OTHER CITY LED INITIATIVE IDEAS

Eagle Mountain City is currently working on an Asset Management Plan and a Reuse Water Plan to aid in planning for future water conservation.

11. IMPLEMENTATION TIMELINE

Eagle Mountain City's Council and staff are committed to ensuring the outcomes and goals of this document are reached and that appropriate action will be taken. It is understood that the Public Utilities Manager and the Water Resources Supervisor will manage the water conservation efforts until a Water Conservation Coordinator position has been created. It will be their responsibility to place a reasonable timeline for each project to ensure the goals are met within the time presented. Funding will be provided for the measures provided in this plan based on authorization of the City Council and under guidance of the City Manager.

A five-year implementation timeline for Section 10.2 – Universal Metering is shown below:

- 2025
 - Swap existing meters to Sensus smart meters at the rate of 1160 annually.
 - Evaluate progress quarterly to ensure City is on track to meet goal.
 - Begin process of acquiring resident portal service.
 - Utilize metering data to identify possible leaks in system and notify residents who may have leaks.
- 2026
 - Continue swapping meters to Sensus smart meters at the rate of 1160 annually.
 - Evaluate progress quarterly to ensure City is on track to meet goal.
 - Implement resident portal for residents who have Sensus meters.
 - Utilize public outreach to let residents know about resident portals and benefits from using it.
 - Utilize metering data to identify possible leaks in system and notify residents who may have leaks.
- 2027
 - Continue swapping meters to Sensus smart meters at the rate of 1160 annually.
 - Evaluate progress quarterly to ensure City is on track to meet goal.
 - Utilize metering data to identify possible leaks in system and notify residents who may have leaks.
- 2028
 - Continue swapping meters to Sensus smart meters at the rate of 1160 annually.
 - Evaluate progress quarterly to ensure City is on track to meet goal.
 - Utilize metering data to identify possible leaks in system and notify residents who may have leaks.
- 2029
 - Swap out all remaining meters for Sensus smart meters.
 - Utilize metering data to identify possible leaks in system and notify residents who may have leaks.
 - Conduct public outreach about resident portal and try to get as many residents as possible to sign up and utilize resident portal.
 - Evaluate water savings resulting from smart meter leak alerts as well as alerts residents received from resident portal.

It is recommended that the Public Utilities Manager and Water Resources Supervisor make annual reports on the progress of the water conservation plan and goals outlined within a report to the City Council. They should also continue to update the plan to ensure that it meets changing conditions and needs within Eagle Mountain City. This plan will be updated and resubmitted to the Utah Division of Water Resources in 2029.

Water Conservation Plan

From Matt Laurendeau <Matt.l@jonesanddemille.com>

Date Tue 1/28/2025 3:26 PM

To Terrence Dela Pena <tdelapena@eaglemountain.gov>

Cc Mack Straw <mstraw@eaglemountain.gov>; Vince Hogge <vhogge@eaglemountain.gov>; Shelby Koldewyn <shelby.k@jonesanddemille.com>

 1 attachment (6 MB)

Water Conservation and Management Plan_Final_revised280125.pdf;

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Terrance,

Mack asked us a question about the City's current water sources (unrelated to the Conservation Plan). This made me double check the water conservation plan and came to the realization that we had some numbers incorrect in the Source section. You can see the track changes below. I am so sorry for this and not catching it sooner. I have included the correction in the attached pdf. Sorry about that.

The City had a System-Specific Minimum Sizing Standard study conducted in 2022 which is due to be updated in 2025. Using usage data from the last three years, the maximum peak day source demand per ERC is approximately 1,440 gallons per day or 1 gpm. The city currently has ~~14,962~~17,475 ERCs requiring a peak day source demand of ~~14,962~~17,475 gpm. Because the ERC capacity is based on the maximum peak day source demand of 1 gpm, the ERC capacity is equal to the safe yield. The City's total ERC Capacity of 15,733 gpm ~~is barely sufficient of the required 14,962 gpm~~ is deficient by 1,742 gpm. Plans for two new wells (Eagle Mountain Wells #7 and 8) and upgrades to existing wells (Well #5 and White Hills Wells) will help alleviate this source capacity deficiency.

Table 2. Eagle Mountain Wells

Source Name	Current Source Safe Yield (gpm)	ERC Capacity	Future Source Safe Yield(gpm)	ERC Capacity
Well #1 Walden	2,133.33	2,133.00	2,133.33	2,133
<u>Well #2</u>	1,466.67	1,467.00	1,466.67	1,467
Well #3 Pony Express	1,133.33	1,133.00	1,133.33	1,133
<u>Well #5</u>	2,133.33	2,133.00	3,000.00	3,000
White Hills Well #1	933.33	933	1466.67	1466
White Hills Well #2	933.33	933	2,000.00	2,000
<u>Well #7</u>	0	0	3,000.00	3,000
<u>Well #8</u>	0	0	2,133.33	2,133
CUWCD	7,000	7,000	7,000	7,000
Total	15,733.33	15,733	23,333.33	23,333

With continued growth the system is currently ~~barely meeting~~ **deficient to meet** the required source capacity, but several projects are in the design or construction phase to reduce and eliminate the shortages by 2028 (see IFFP, Psomas 2024).



Matt Laurendeau, PE

Project Manager

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Shaping the Quality of Life.

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							
2023.001	11	City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.	High Priority	Do	In Progress	2025	1/28/2025	Council is considering purchase agreement; on the agenda for 2/4/2025.	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	2/12/2025	Per MIHP 9.4, Strategy 2. Nine applications were received; seven notices of conditional approval sent out.	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
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			

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							
2024.001 (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	2/12/2025	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. We had are first meeting with the Working Group on February 5th. They will be reviewing the first few draft chapters of the GP by the end of Feb. We are planning on bringing those chapters to the PC and Council in March.	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. Survey was completed in Aug 2025 and staff elicited feedback from the Council in Fall 2024	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	2/12/2025	Staff and GSBS continue to work on gathering data for the Future Land Use Map. Land use designations are being prepared for the Future Land Use Map and Land Use Element. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. Master Plans preparations are having an impact on the timeframe for completion of the Future Land Use Map. We will give Council an update on February 18th. We plan to get feedback from the Council on land use designations for the FLUM on the 18th. at	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	1/15/2025	Staff has begun early preparations for the annexation plan. The utility master plan preparation will likely have a bearing on the timing of completion of the Annexation plan.	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	We have drafts for the first couple of chapter. We plan to bring them to PC and Council in Mar 2025 for feedback.	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							
2024.001f	22	General Plan Update	Part 3 (Housing, Moderate Income Housing, Water)	Secondary Priority	Schedule	In Progress	4/30/2025	2/12/2025	Some initial work has begun on this section to prepare an outline. Staff has begun some early drafting of this section. We have had a couple of meetings with Bowen Collins to get work	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							

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			
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	2/3/2025	Master plans updates will impact the completion of the General Plan, as will any changes to these Strategic Priorities.	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	In Progress	4/29/2025	2/12/2025	Engineering has 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. Consultants were hired in December and master plans should be 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	1/15/2025	Staff had a kickoff meeting with the water consultant, Bowen Collins on 1.14.25. Completion of the water study will inform land use decisons like never before. Staff is humbled by the process we will go through to get the data, but excited for the help the data will be in making land use decisions. We will have another meeting with Bowen Collins on 2.12.25.	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						
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					

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							
2023.025	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	In Progress	1/31/2024	2/12/2025	Bring back recommendations regarding minimum dwelling SF and driveway widths in the AG Zone. We are going to provide an update to Council Member Gray on Feb 18th. Staff believes our current requirements are in harmony with state code, which may not necessitate this project.	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	12/30/2024	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	
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			

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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	2/12/2025	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. We have final design drawings and are preparing to get it out to bid by the end of February. Construction of Phase 3 should be complete before school starts in the fall 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	2/12/2025	The design of Mid Valley Road between the fire station and Eagle Mountain Blvd is almost complete. We plan to have this project out to bid by the end of February. Construction will take place over the summer of 2025 with the road opening in the fall of 2025.	5/16/2023	Hogge		X		X			
2023.043	24	Adjust Transportation Master Plan to designate MidValley as an expressway	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	Secondary Priority	Do	In Progress	5/1/2025	2/12/2025	Avenue Consultants has been hired to complete the feasibility study for the connection to Saratoga Springs through Hidden Hollow. They have completed initial analysis on several alignments and they are now working on refining cost estimates for each of the options. Engineering has also hired a consultant to complete a full master plan update and the expressway will be included in that update.	8/15/2023	Hogge		X		X			
2023.041	24	Shared Parking	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.	Secondary Priority	Schedule	In Progress	6/30/2024	5/30/2024	The council wants clarity to the parking code and become the land use authority. Engineering is collaborating with Planning to move this forward.	8/15/2023	Hogge		X					

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2024.005	24	Transportation	Contemplate the transportation network on the south end of the city; how to extend the future Cedar Valley Freeway south past the mountains, and a future belt route linking to Tooele.	Secondary Priority	Schedule	Not Started	TBD	2/15/2025	Engineering is working on hiring a consultant to complete a full master plan update and the these connections will be included in that update. Engineering has met with MAG and Wasatch Choice Vision to refine our population estimates and to discuss future connections to the surrounding communities including connections to Tooele and Santaquin	10/15/2024	Hogge		X		X			
2023.033	32	Capital Asset Management Plan	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	Secondary Priority	Schedule	In Progress	12/31/2024	8/13/2024	Public Works selected OpenGov - Cartegraph software for asset management. PW staff are currently adding their assets to the program. Preliminary work has begun on a draft capital asset policy.	5/16/2023	Ruesch Hickman		X		X			
2023.042	41	Safe Routes for Schools as a Calendar Item	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	Secondary Priority	Schedule	In Progress	5/31/2024	8/14/2024	All school zones have been freshly painted. Possible new locations will warrant crossing guards; city staff will be monitoring as school starts. Silverlake, Blackridge, Mountain Trails, and Eagle Valley Elementary Schools will be a focus for evaluation (UDOT formula).	8/15/2023	Hickman Kofoed Hilton							
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	

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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	
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 such meetings. Its hard to	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	

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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							
2023.044	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	
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 Sentinal 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 referrable 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

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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			
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	2/12/2025	Per MIHP 9.4, Strategy 2. Nine applications were received; seven notices of conditional approval sent out.
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	2/12/2025	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. We had are first meeting with the Working Group on February 5th. They will be reviewing the first few draft chapters of the GP by the end of Feb. We are planning on bringing those chapters to the PC and Council in March.
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	2/12/2025	Staff and GSBS continue to work on gathering data for the Future Land Use Map. Land use designations are being prepared for the Future Land Use Map and Land Use Element. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. Master Plans preparations are having an impact on the timeframe for completion of the Future Land Use Map. We will give Council an update on February 18th. We plan to get feedback from the Council on land use designations for the FLUM on the 18th, at well.
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	We have drafts for the first couple of chapter. We plan to bring them to PC and Council in Mar 2025 for feedback.
General Plan Update	Part 3 (Housing, Moderate Income Housing, Water)	Secondary Priority	In Progress	4/30/2025	2/12/2025	Some initial work has begun on this section to prepare an outline. Staff has begun some early drafting of this section. We have had a couple of meetings with Bowen Collins to get work started on the Water Use and Preservation Element.
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	In Progress	4/29/2025	2/12/2025	Engineering has 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. Consultants were hired in December and master plans should be completed by April 2025.

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Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comments/Update
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Residential Zones Driveway and Minimum Home Sizes	Review EMMC 17.25 residential and agricultural zones to ensure compliance with state requirements.	Secondary Priority	In Progress	1/31/2024	2/12/2025	Bring back recommendations regarding minimum dwelling SF and driveway widths in the AG Zone. We are going to provide an update to Council Member Gray on Feb 18th. Staff believes our current requirements are in harmony with state code, which may not necesitate this project.
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	2/12/2025	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. We have final design drawings and are preparing to get it out to bid by the end of February. Construction of Phase 3 should be complete before school starts in the fall 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	2/12/2025	The design of Mid Valley Road between the fire station and Eagle Mountain Blvd is almost complete. We plan to have this project out to bid by the end of February. Construction will take place over the summer of 2025 with the road opening in the fall of 2025.
Adjust Transportation Master Plan to designate MidValley as an expressway	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	Secondary Priority	In Progress	5/1/2025	2/12/2025	Avenue Consultants has been hired to complete the feasibility study for the connection to Saratoga Springs through Hidden Hollow. They have completed initial analysis on several alignments and they are now working on refining cost estimates for each of the options. Engineering has also hired a consultant to complete a full master plan update and the expressway will be included in that update.
Transportation	Contemplate the transportation network on the south end of the city; how to extend the future Cedar Valley Freeway south past the mountains, and a future belt route linking to Tooele.	Secondary Priority	Not Started	TBD	2/15/2025	Engineering is working on hiring a consultant to complete a full master plan update and the these connections will be included in that update. Engineering has met with MAG and Wasatch Choice Vision to refine our population estimates and to discuss future connections to the surrounding communities including connections to Tooele and Santaquin



*Tentative Upcoming Agenda Items for
City Council Information
February 18, 2025*

Development Projects

- Garner Farms Master Development Plan
- Harmony A-13, A-14, and A-16 Site Plans
- Les Schwab Rezone
- Overland Village 2B Preliminary Plat
- UTA Park and Ride Site Plan

Code Amendments

- Disposal of City Property
- Drive-Thru Regulations
- Off-Street Shared Parking Agreements for Non-Single Family
- Residential Zone Land Use Table
- Right-of-Way Illustrations

Other Items

- Firefly IFFP/IFA - Water, Sewer, Transportation, and Storm Drain
- Report on Overlay Zone

Please note all items are tentative and are subject to change.