EAGLE MOUNTAIN
CITY COUNCIL MEETING

JUNE 17, 2025, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

1. **DISCUSSION AND INFORMATION ITEMS**
   This is an opportunity to provide information to the City Council. These items are for information only and do not require action by the City Council.

   1.A. DISCUSSION - Utah County Freeway Options
   (anticipated time 20 minutes)

   1.B. PRESENTATION - Future Land Use Map (FLUM)
   (anticipated time 60 minutes)

   1.C. DISCUSSION - National Park City Designation
   (anticipated time 10 minutes)

2. **AGENDA REVIEW**
   The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. **CITY MANAGER INFORMATION ITEMS**
   The City Manager will provide information to the Council. These items are for information only and do not require action by the City Council.

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

9. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

10. BOND RELEASES

10.A. Brylee North Plat A - Into Warranty

10.B. Harmony Phase A, Plat MF-1 - Into Warranty

10.C. Harmony Phase A, Plat MF-2 - Into Warranty

10.D. Sweetwater Industrial Phase A, Plat 1 - Out of Warranty

11. CHANGE ORDERS

11.A. CHANGE ORDER - CO#1 with Advanced Engineering and Environmental Services, LLC for the Wastewater Treatment Plant Upgrade

12. MINUTES

12.A. May 20, 2025 Minutes - Regular City Council Meeting

12.B. June 3, 2025 Minutes - Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

13.A. TEMPORARY SITE PLAN - Sweetwater Stake Center

13.B. PRELIMINARY PLAT - Harmony A13

13.C. PRELIMINARY PLAT - Harmony A14

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing a Board Member Representative to the Central Utah 911 Agency

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water Rates, Sewer Rates, and Utility Billing Rates and Fees.

14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement with Utah County Sheriff's Office for Law Enforcement Services

14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing an Addendum to the Well #7 Unity Pass Drilling Agreement with Grimshaw Drilling to Allow Assignment to Lang Equipment, LLC

SCHEDULED ITEMS

15. PORTER'S CROSSING MASTER DEVELOPMENT

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the Fourth Amendment to the Porter's Crossing Master Development Agreement

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed amendment would apply to an unimproved parcel located between two existing homes. Due to previous amendments to the Porter's Crossing Master Development Plan, this parcel is no longer required to meet the development's open space obligations. If approved, the amendment would allow for the rezone and development of a single-family home on the lot.

15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to Porter's Crossing Master Development Plan and Rezoning of 1 lot from Open Space to R1

BACKGROUND - *(Presented by Planner Steven Lehmitz)* This application coincides with the Master Development Agreement amendment and seeks to rezone Parcel No. 58:034:0584 from Open Space to R1. The property is located between 4011 E. St. Andrews Drive and 4002 E. Gazelle Run.

16. PUBLIC HEARINGS ONLY

16.A. PUBLIC HEARING - Pursuant to Utah Code 10-3-818(2)(b)(i), Consideration of Public Comment on Proposed Compensation Increases for Executive Officers in the Fiscal Year 2025-2026 Budget

BACKGROUND: *(Presented by Director of Finance Kimberly Ruesch)* Cities are required to hold a public hearing separate from any other public hearing prior to adopting a final budget or a final amended budget that includes proposed compensation increases for executive municipal officers. Action on this item will be included with adoption of the FY2025-2026 Budget.

17. ORDINANCES/PUBLIC HEARINGS

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

BACKGROUND: *(Presented by Director of Finance Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The

proposed ordinance is the seventh and final amendment to the 2024-2025 Fiscal Year Annual Budget.

17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2025-2026 Budget and the Certified Tax Rate

BACKGROUND: *(Presented by Director of Finance Kimberly Ruesch)* State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 30. The tentative budget was accepted by the City Council on May 6, 2025, and a public hearing was held on June 3, 2025. The final budget and certified tax rate will be the documents that govern the expenditures for Fiscal Year 2025-2026.

18. LEGISLATIVE ITEMS

18.A. UPDATE – Legislative Priorities List

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

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

20. COMMUNICATION ITEMS

20.A. COMMUNICATION ITEM - Fiscal Year 2025 Fraud Risk Assessment

21. ADJOURNMENT

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

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on June 13, 2025, on the Eagle Mountain City bulletin boards and 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** **JUNE 17, 2025**
TITLE:	DISCUSSION - Utah County Freeway Options
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	NA

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	David Salazar, Assistant City Engineer	David Salazar

RECOMMENDATION:
Staff recommends that the City Council support all potential freeway options with a preference for the North Lake Freeway via Mid Valley Highway.

BACKGROUND:
UDOT is currently reviewing options for a future east-west freeway in Utah County. Staff and City Councils from other Utah County cities have also been discussing these options. Staff wanted to give City Council the opportunity to discuss these options before the upcoming Regional City Council Meeting on July 29th.

ITEMS FOR CONSIDERATION:
While all freeway options would be an improvement for traffic flow, Staff favors the addition of a new roadway rather than reworking existing roadways so there are multiple travel options.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

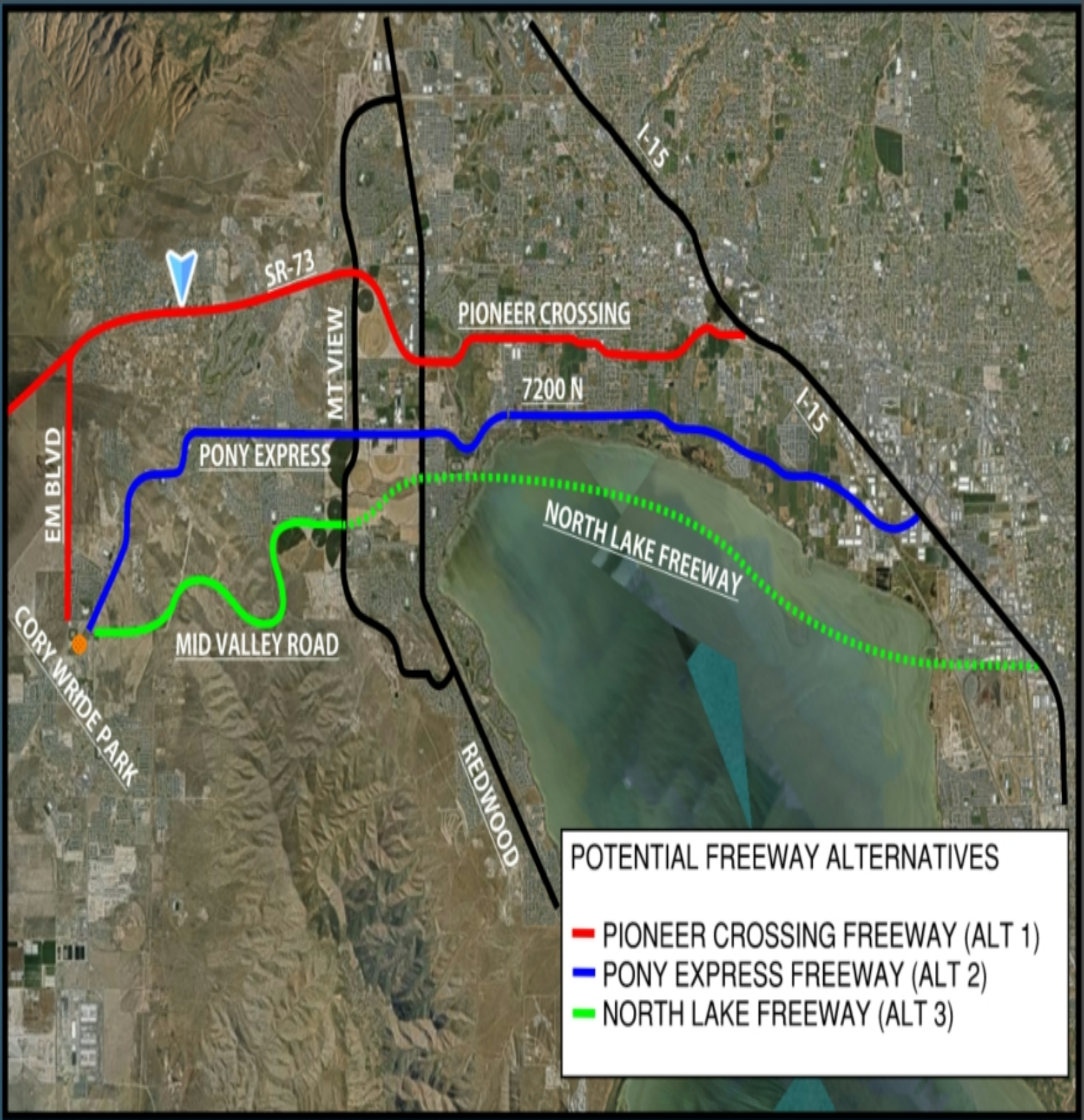
ATTACHMENTS:
1. Freeway Alignment Scenarios
2. Freeway Options
3. Utah County City Staffs' Positions

Freeway Alignment Scenarios

Scenario 1: Pioneer Crossing

Scenario 2: Pony Express Parkway

Scenario 3: North Lake Shore


SR-73
PIONEER CROSSING
MT VIEW
7200 N
I-15
I-15
EM BLVD
PONY EXPRESS
NORTH LAKE FREEWAY
MID VALLEY ROAD
CORY WRIDE PARK
REDWOOD
POTENTIAL FREEWAY ALTERNATIVES
PIONEER CROSSING FREEWAY (ALT 1)
PONY EXPRESS FREEWAY (ALT 2)
NORTH LAKE FREEWAY (ALT 3)

Potential Freeway Options Summary

	Point of the Mountain Connector Freeway	Pioneer Crossing Freeway	Pony Express / Vineyard Freeway	North Utah Lake Freeway
American Fork	Support	Oppose	Oppose	Support
Lehi	Support	Oppose (4)	Oppose (3)	Support
Saratoga Springs	Neutral	Support	Oppose	Oppose
Eagle Mountain	Support (4)	Support (3)	Support (2)	Support (1)
Bluffdale	Support	Neutral	Neutral	Neutral

Options: Support, Oppose, Neutral Priority/Ranking: (1-4)

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	DISCUSSION - Future Land Use Map (FLUM)
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Brandon Larsen, Planning Director	Brandon Larsen

RECOMMENDATION:
N/A

BACKGROUND:
The Future Land Use Map (FLUM) is a key component of the City's General Plan. It visually represents the community's long-term vision for land use patterns, illustrating how different areas of the city are intended to develop over time. While the FLUM is not regulatory in nature, it serves as a guiding framework for decision-making related to growth, zoning amendments, and infrastructure investment.

GSBS and Planning staff have been working to prepare a draft Future Land Use Map (FLUM) update as part of the City's overall General Plan update. The draft FLUM is being brought to the meeting to get feedback from the Council to facilitate further refining of the document.

The FLUM is one of the most dynamic elements of the General Plan. Unlike narrative components that may remain static for several years, the FLUM is often reviewed and updated more frequently to reflect changing conditions, development trends, and evolving community goals. It provides critical context for evaluating proposed land use changes and ensuring consistency with the City's broader planning objectives.

It's important to distinguish the FLUM from the zoning map:

- Zoning maps regulate what can happen now under current law.
- The FLUM guides what could happen in the future, subject to policy decisions and zoning updates.

Together with the Land Use Element and other components of the General Plan, the FLUM plays a foundational role in shaping the City's growth and development strategy.

ITEMS FOR CONSIDERATION:
This is the first of three (3) meetings at which Planning would like to discuss the FLUM with Council. The Planning Department anticipates bringing the document back to the City Council at the July 1st and 15th meetings for further discussion, with adoption of the plan taking place on July 15, 2025. The schedule is subject to change.

The proposed FLUM is scheduled for the Planning Commission meeting on June 24, 2025.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Presentation
2. Future Land Use Map

DRAFT Future Land Use Map

EAGLE MOUNTAIN
19 96
UTAH

GSBS CONSULTING

Our Process

- City Council Meeting #1
  - This map shows what is on the ground, as well as inferences from what we heard preferred City Council Direction is.
  - Discuss options and changes
- City Council Meeting #2
  - Look how decisions in Meeting #1 are reflected on the map
  - Additional Changes
- City Council Meeting #3
  - Consensus Building

Emerging Themes-City Council

1. Variety and balance of Land Uses
2. Creating destination areas
3. Housing and access to services
4. Parks, Trails, and Open Space identity
5. Establishing a cohesive framework

FLUM Key Takeaways:

- A greater focus on parks and open space and business development rather than housing
- Creating a variety of destination areas
- Improved Traffic Flow

DISCLAIMER:

- This is not your final map.
- Map intent is to show scenarios and bring discussion of options.
- Discussion of ideas is encouraged.

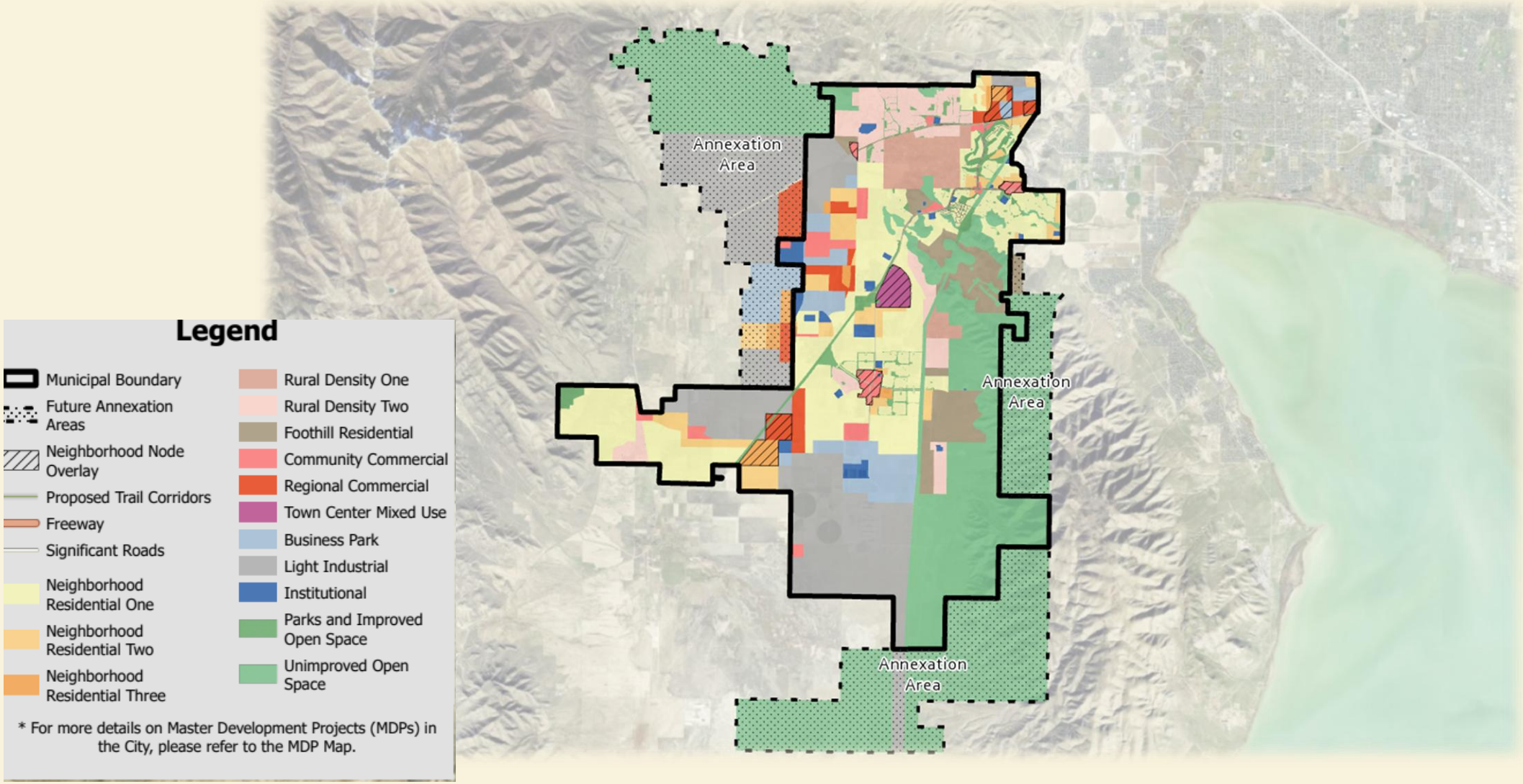
DISCLAIMER:

- Colors are not final and can be changed.
- Background and level-of detail is not final and can be changed.

DISCLAIMER:

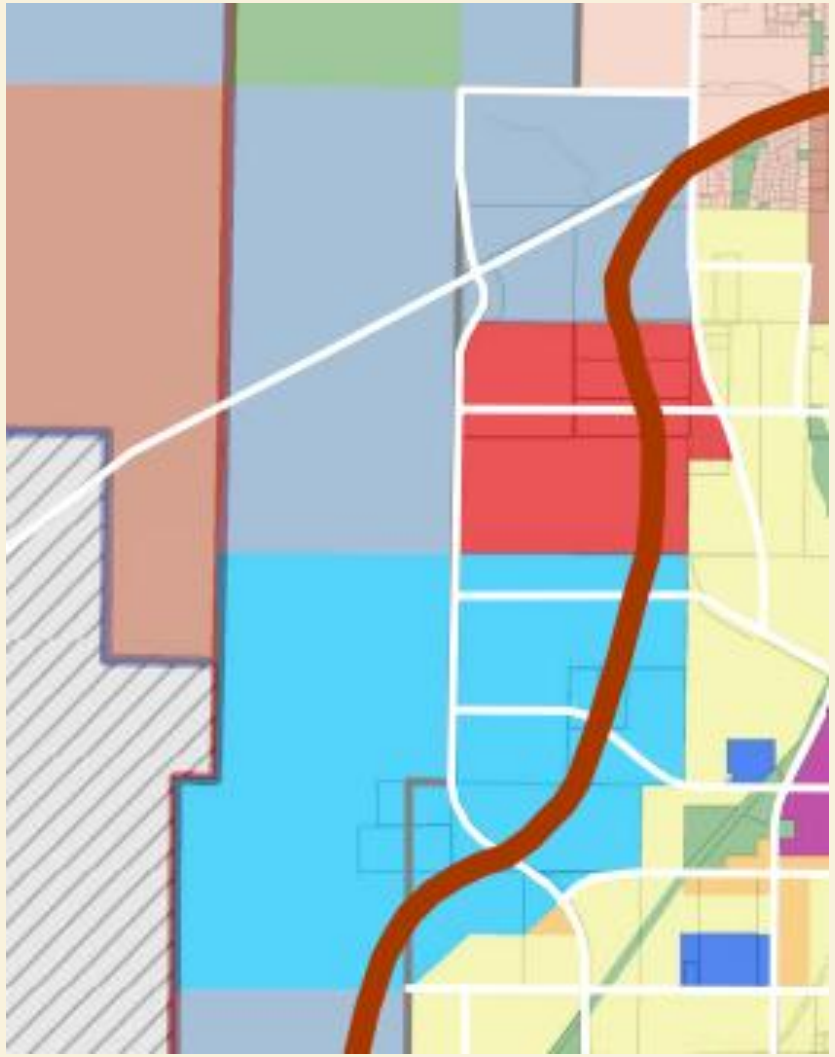
- Ledged is a basic GIS export
- We are showing the basic FLUM without zooming into different areas
- These are the basic formats right now because changes are anticipated. A more finalized map will be presented at City Council Meeting #2 or #3 (depending on amount of changes).

DRAFT FLUM:


Annexation Area
Annexation Area
Annexation Area
Legend
Municipal Boundary
Future Annexation Areas
Neighborhood Node Overlay
Proposed Trail Corridors
Freeway
Significant Roads
Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three
Rural Density One
Rural Density Two
Foothill Residential
Community Commercial
Regional Commercial
Town Center Mixed Use
Business Park
Light Industrial
Institutional
Parks and Improved Open Space
Unimproved Open Space
* For more details on Master Development Projects (MDPs) in the City, please refer to the MDP Map.

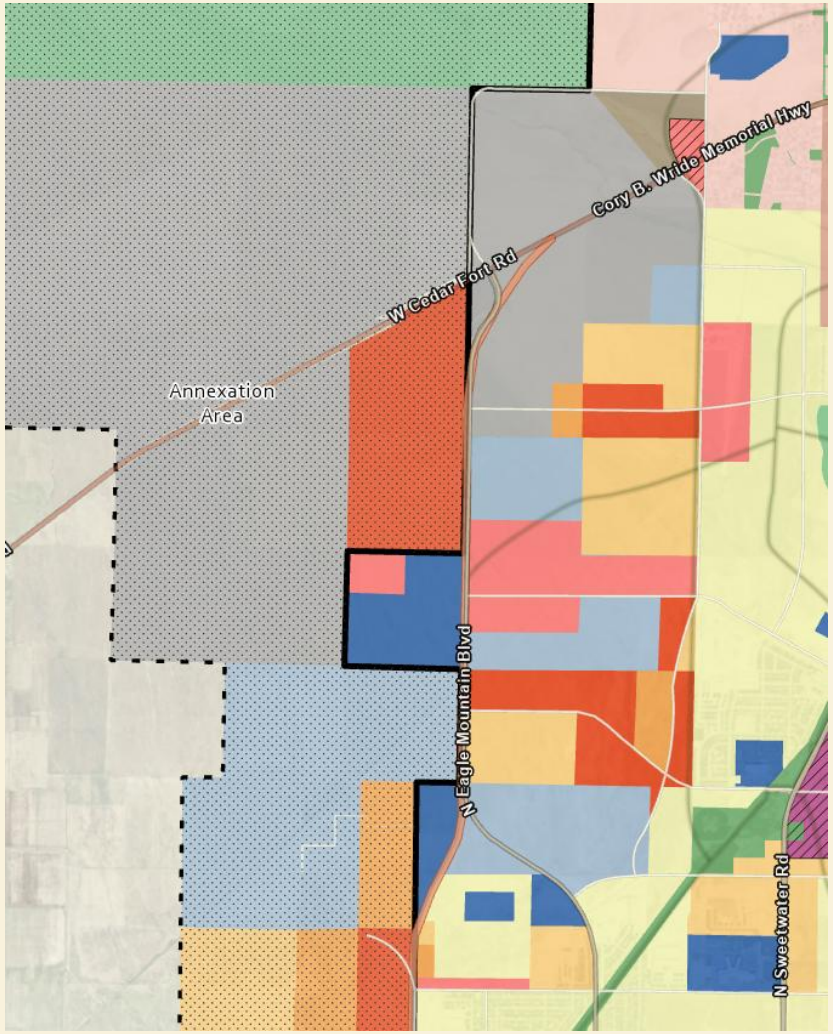
Zooming in-Before:

- Original thoughts:
  - Land uses had too much bulk acreage
  - Was a catch-all area
  - Could be an area for a satellite campus
- Conditions that have changed:
  - Annexation
  - Location of the Highway was moved
  - Housing



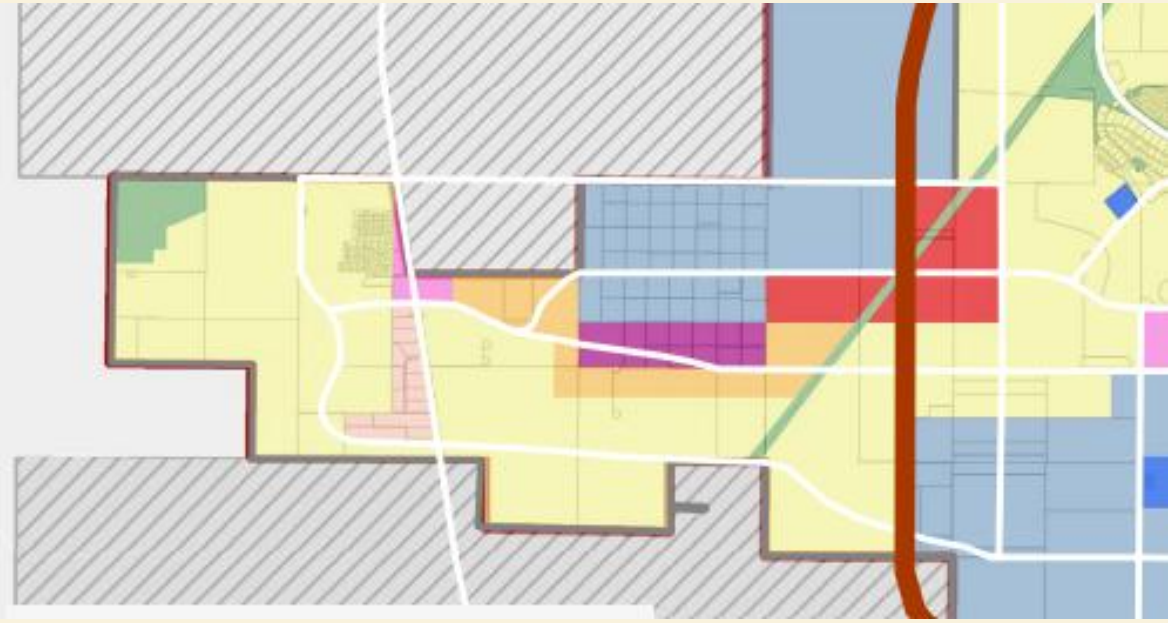
Zooming in-After:

- Methodology:
  - Worked with Transportation to see what areas would be best for interchanges
  - Looked at what land uses would work best with hospitals, airports, and satellite campuses
  - Removal of airport
    - Too close to housing
    - Less supportive services
    - Movement of airport to Annexation Area for more supportive land uses



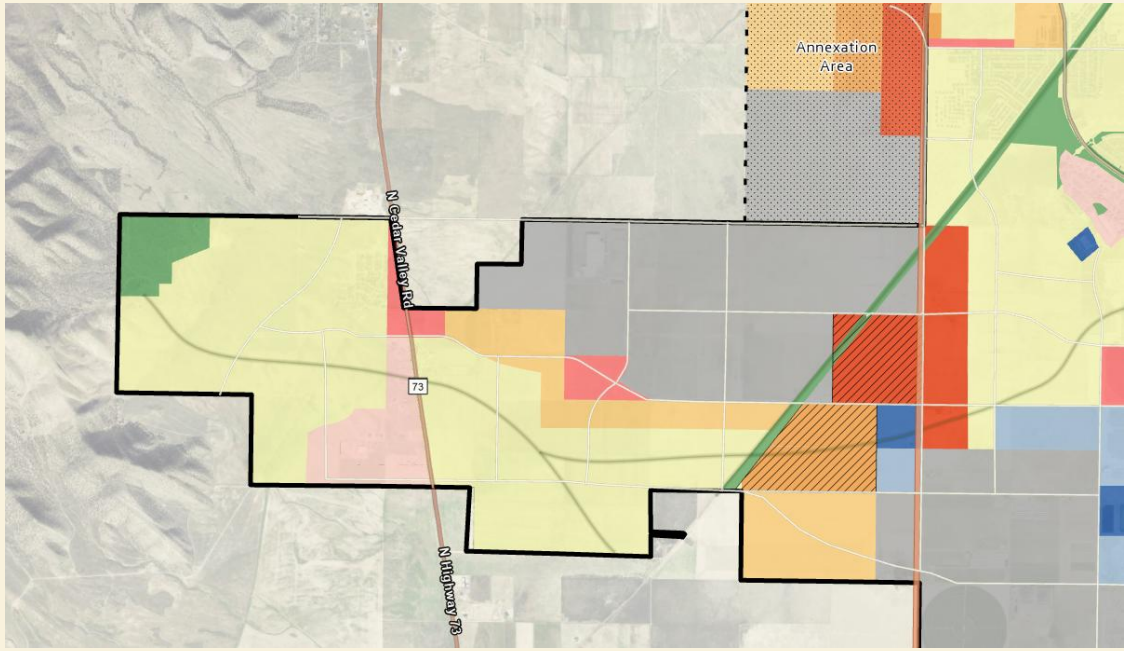
Zooming in-Before:

- Original thoughts:
  - Service/Housing Distribution is off
- Conditions that have changed:
  - Highway Location
  - Data Center Land Purchase
  - Annexation
  - Additional 1-acre housing



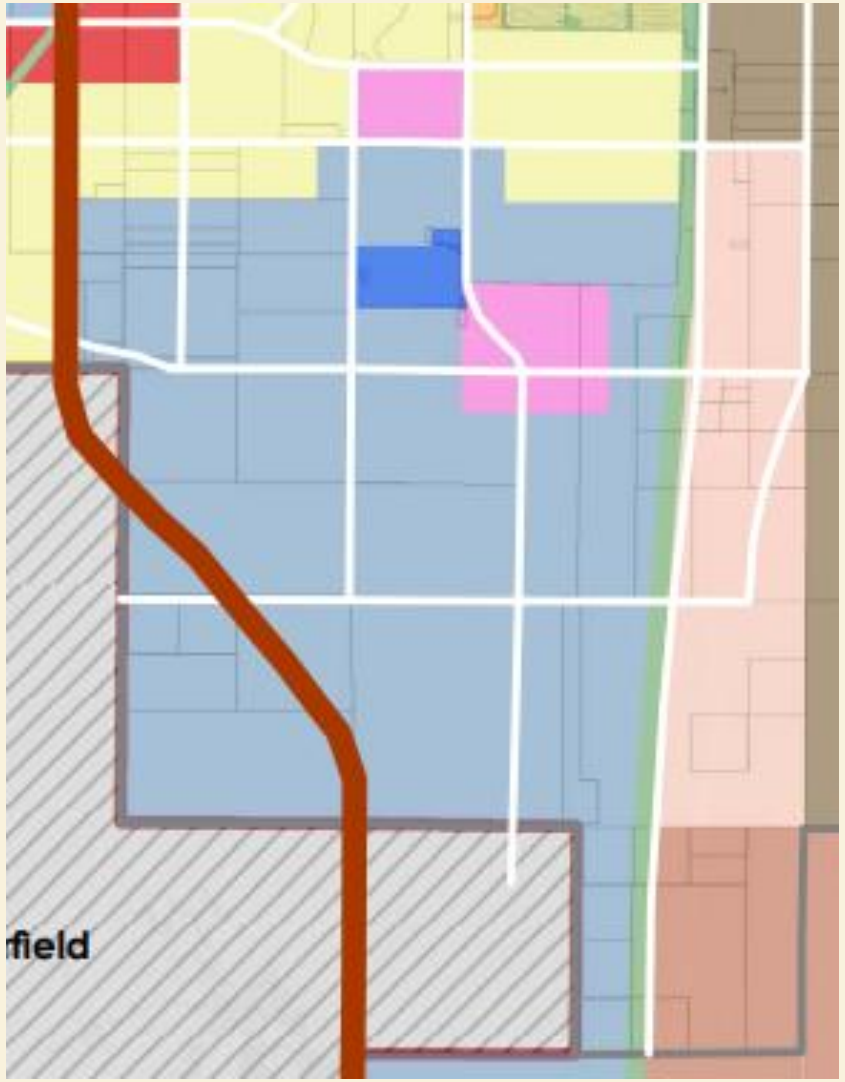
Zooming in-After:

- Methodology:
  - See what areas remain outside MDA
  - Create a hub for southeast residents
  - Look at where interchanges are planned for supportive land uses



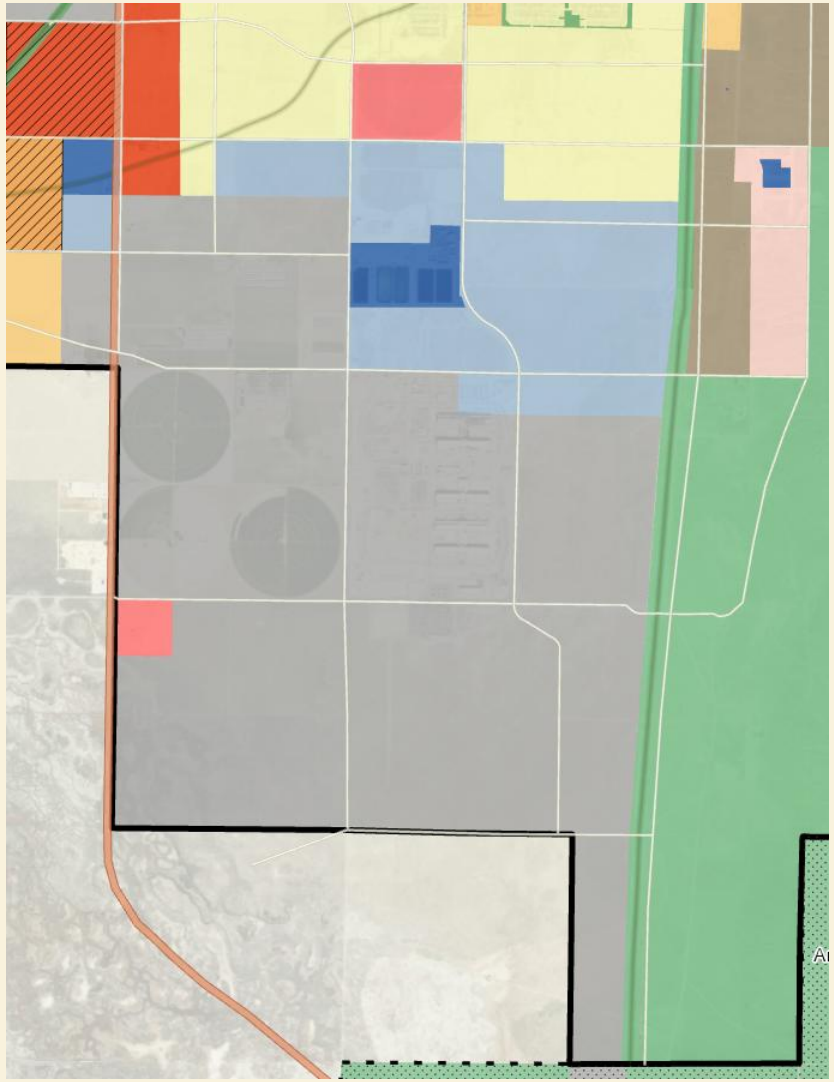
Zooming in-Before:

- Original thoughts:
  - Is area too large?
  - Housing/Industrial Buffering and viability question looking onto industrial land
- Conditions that have changed:
  - Highway Location
  - Data Center Land Purchase



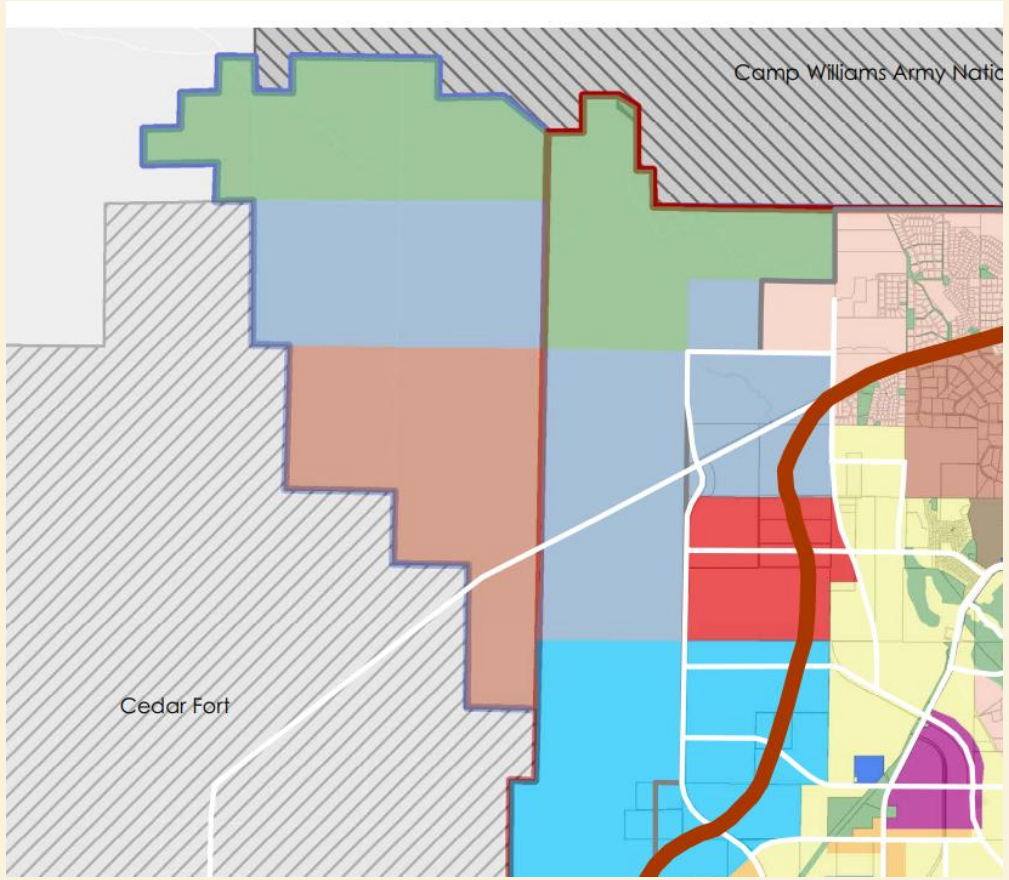
Zooming in-After:

- Methodology:
  - Industrial land to be buffered by business park
  - If this FLUM is thought of in a 20-year timeframe—housing is not prioritized here yet
  - Services added for exchange



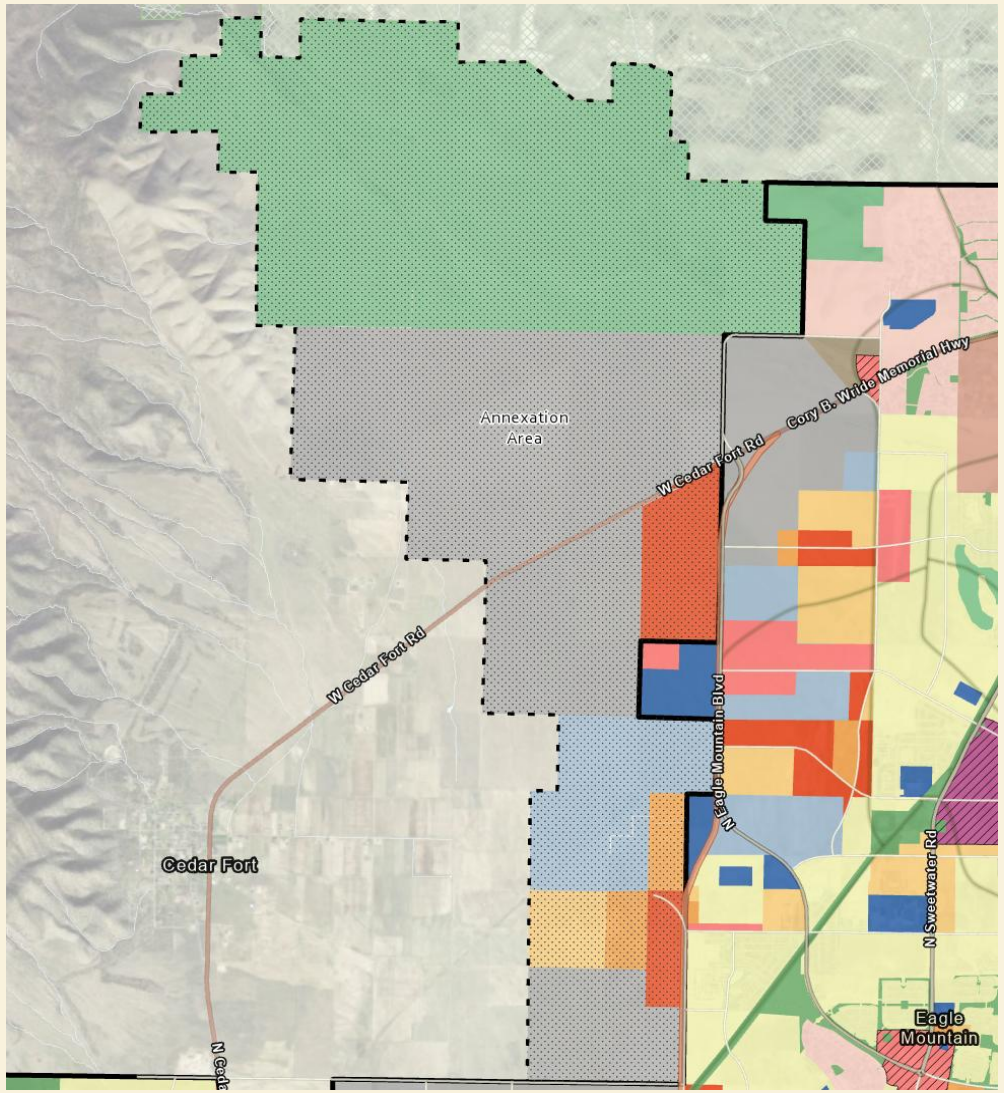
Zooming in-Before:

- Original thoughts:
  - Large land masses
  - What else can be here?
- Conditions that have changed:
  - Highway Location
  - Annexations and land purchases



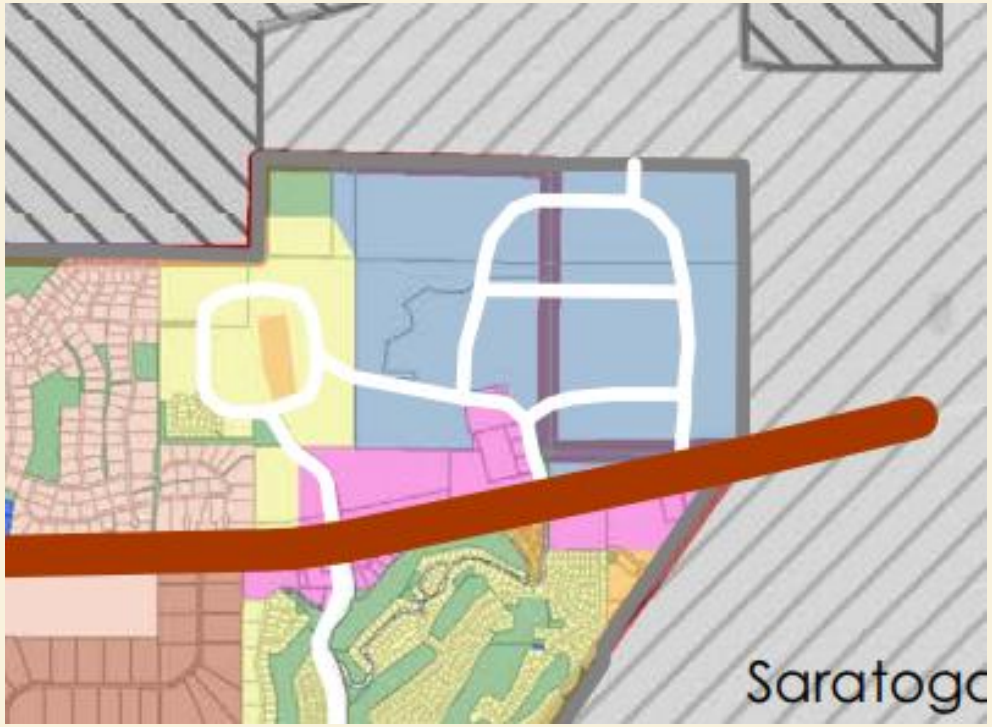
Zooming in-After:

- Focus on Recreation, Open Space, Agriculture
  - Rodeo Grounds
  - Lake Mountains Connections
- Potential Commercial Airport
  - The FAA strongly recommends avoiding new residential development with commercial or industrial buffering in high-noise zones
  - The FAA requires cities to enforce height restrictions
- Camp Williams Restrictions
- Additional housing needed for transportation impact of highway



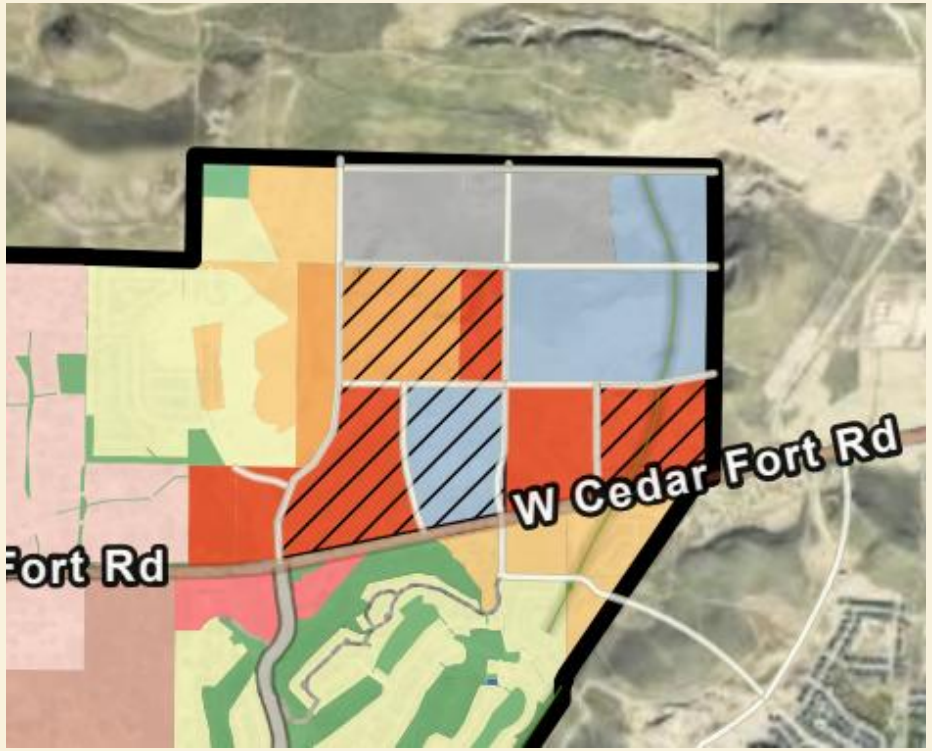
Zooming in-Before:

- Original thoughts:
  - Area set to be done with current land use in the next few years
  - Saratoga Springs Gateway
- Conditions that have changed:
  - Walmart addition
  - Townhomes addition



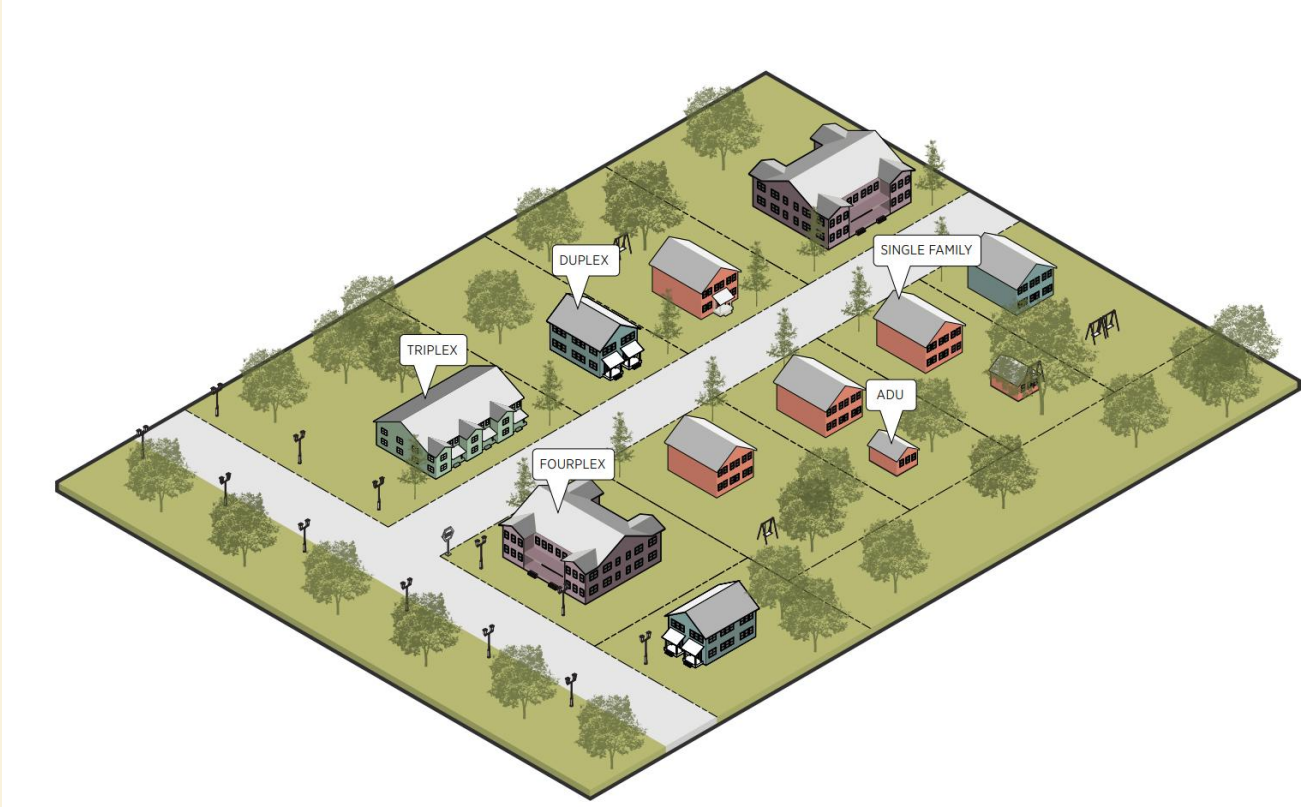
Zooming in-After:

- Methodology:
  - Master Development Plan for the Area
  - Gateway to/from Saratoga Springs
  - Additional Commercial for Saratoga Spring residents to go to as well
  - Potential for satellite campus



Other City Council Priorities:

- Housing Type Distribution/ Sprinkling
  - We found that the way the Council has described their vision cannot be done through the physical map--this approach has been detailed in the land use designations



Land Use Designations

1. Description
2. Priorities
3. Product Types

Open Space-Unimproved

- The **unimproved open space** designation is intended to support the native, undisturbed areas that support wildlife, provide quiet escapes from urban noise, and require minimal maintenance. Unpaved trails ensure accessibility and reinforce the city's outdoor recreation identity while safeguarding ecological resilience and recreational assets.
- Priorities:
  1. Preserve wildlife corridors and support the presence of diverse wildlife
  2. Safeguard rural character through quiet natural spaces that contrast with urban noise
  3. Protect truly native, undisturbed open spaces to limit costly maintenance needs
  4. Expand network of unpaved trails providing opportunities for all user groups
  5. Reinforce EM's outdoor recreation identity and expand access to natural lands
- Product Types:
  - Open Space, OHV trails, Hiking, Mountain Biking Trails, Equestrian Trails, Dry Farming

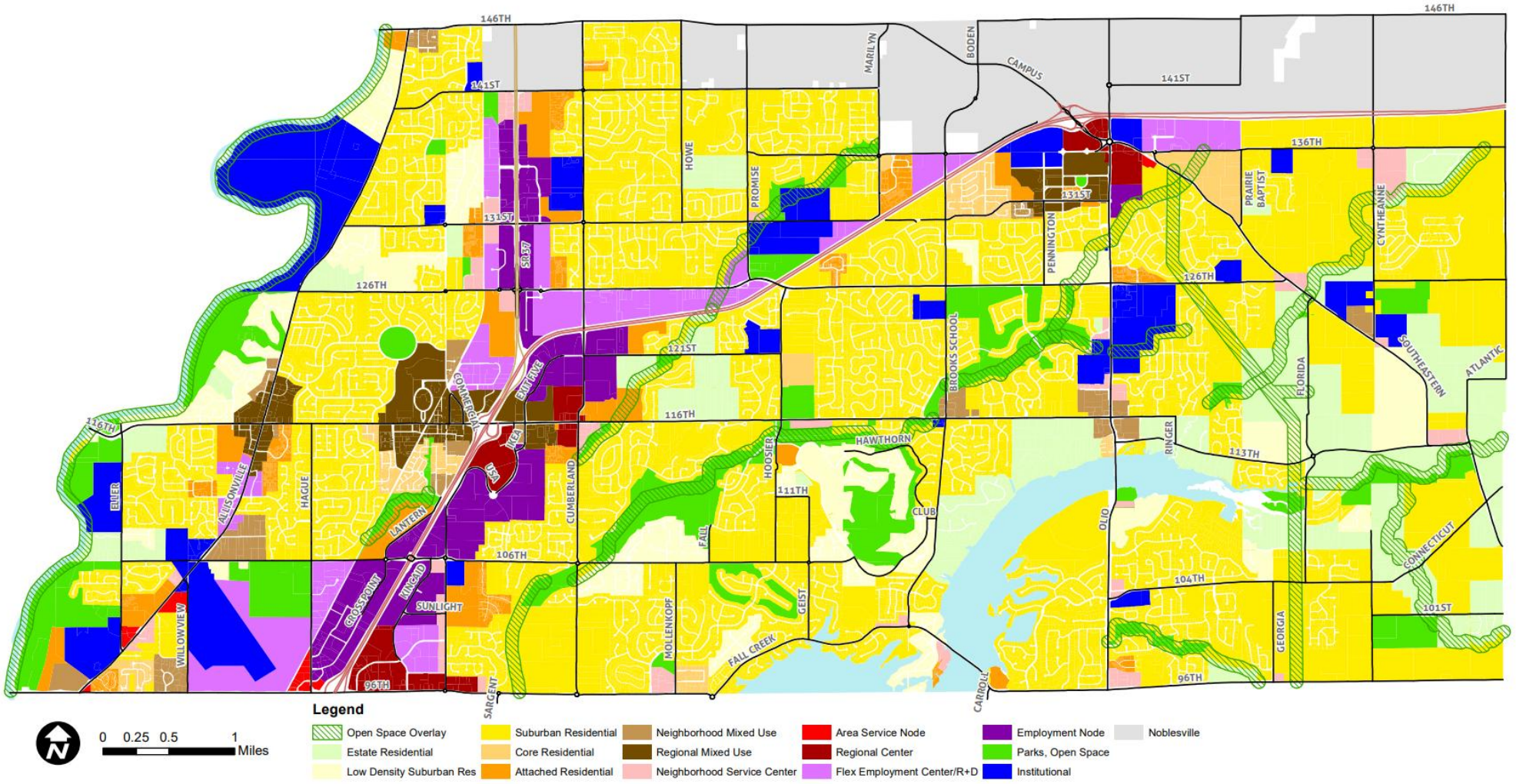
Parks-Improved

- The **Parks** designation includes areas intended to provide a wide range of recreational opportunities, amenities, and activities. Parks support active and passive recreation, enhance community health, and serve as focal points for community gatherings.
- Priorities:
  1. Connect parks and neighborhoods through the trail system
  2. Accommodate programmed events and community gatherings
  3. Provide a range of recreation opportunities and unique attractions for kids and teenagers
- Product Types:
  - Neighborhood, Community, and Regional Parks, Rodeo Grounds

Trail Connector Overlay

- The **Trail Connector Overlay** is a designated area on the future land use map that emphasizes the importance of connecting and expanding the trail network to enhance recreation and movement in the City.
- Priorities:
  1. Connect neighborhoods together
  2. Provide recreation opportunities throughout the city
  3. Retain rural feeling and open space in developed areas
  4. Connect recreationally to other cities
  5. Connect to other recreation elements both throughout the city and regionally
- Product Types:
  - Paved trail, unpaved trails

FUTURE LAND USE 2040



Regional Commercial

- The **Regional Commercial** designation supports larger scale commercial/retail centers with convenient vehicular access from major transportation corridors.
- Priorities:
  1. Provide shopping and entertainment experiences
  2. Increase local retail options for goods and services
  3. Enable efficient movement of goods and people
- Product Types:
  - Big box retail, wholesale grocery, family entertainment uses, restaurants

Community Commercial

- The **Community Commercial** designation supports a mix of retail and office uses that cater to the needs of nearby neighborhoods and the broader community. This land use is intended to increase local job opportunities for both entry-level positions in retail and hospitality and professional roles in services and business operations
- Priorities:
  1. Support the growth of businesses in Eagle Mountain
  2. Increase the number of entry-level employment opportunities for teenagers and young adults
  3. Attract professional services to operate in Eagle Mountain
- Product Types:
  - Gym and other recreational facilities, post office, professional services (dental, law, real estate, etc), restaurants, family entertainment uses

Business Park

- The **Business Park** designation attracts businesses that provide diverse job opportunities and contribute to the city's economic growth. Developments within this designation should prioritize high-quality site design and compatibility with surrounding uses.
- Priorities:
  1. Air and light pollution effects are minimized and thoughtfully considered
  2. Is an economic anchor
  3. Ensure power and water infrastructure can accommodate future needs
- Product Types:
  - Research and Development, Flex Office, Distribution, Industrial/business park, warehousing and logistics

Light Industrial

- The **Light Industrial** designation is tailored for uses such as data centers, power generation facilities, and other infrastructure-focused industries. It supports development that requires substantial utility resources while ensuring operations are efficient and have minimal impact on surrounding areas.
- Priorities:
  1. Promote energy-efficient operations, renewable energy integration, and sustainable design practices to minimize environmental impact
  2. Incorporate appropriate buffers, landscaping, and site design to mitigate potential noise, light, or visual impacts on adjacent land uses
- Product Types:
  - Specialized Industrial Uses (data centers), energy production

Institutional

- The **Institutional** category encompasses both public and private facilities that serve educational and employment needs of the community. This designation is intended to foster long-term, high-quality job growth and developing a well-rounded workforce.
- Priorities:
  1. Ensure K-12 schools can effectively accommodate community growth
  2. Develop local talent through higher education opportunities
  3. Provide high quality and long-lasting job opportunities
- Product Types:
  - Hospital, medical campus, K-12 facilities, Higher Education Facilities, Civic Facilities

Neighborhood Nodes

- The **Neighborhood Node** designation emphasizes a balanced mix of local commerce, essential services, and community-focused spaces. Designed to reflect the values and identity of a rural community, this area will provide a central point for residents to shop, work, and gather without compromising the character of the surroundings. Developments will prioritize traditional architecture, modest building heights of two to three stories, and a thoughtful blend of uses that ensure accessibility and convenience for all. The Neighborhood Node serves as a modern yet approachable extension of the area's heritage, supporting growth while preserving its small-town atmosphere.
- Priorities:
  1. Preserve community character through architectural design and quality building materials
  2. Provide diversity and choices for those who want more connectivity
  3. Promote local businesses within Eagle Mountain
  4. Incorporate park space into the design through trail connections, landscaping, natural features, and gathering spaces
- Product Types:
  - Cottage retail, small scale office, outdoor retail industry, sit-down restaurants, boutique hotel, clustered housing

Town Center

- The **Town Center** designation is a compact, walkable area that serves as the community's commercial and civic hub. Drawing from the natural surroundings and recreation-focused character of Eagle Mountain, the street layout is inspired by the flow of trails, with shared streets that prioritize pedestrians while allowing vehicle access. A central plaza provides open space and mountain views, surrounded by small-scale commercial uses such as dining, retail, and community gathering spaces.
- Priorities:
  1. Creating a community cultural hub
  2. Supporting local businesses and economic viability
  3. Integrating nature and outdoor recreation
  4. Creating a year-round, multi-use destination
  5. Constructing a city hall to better serve the needs of City residents
- Product Types:
  - Civic Uses, commercial, mixed-use buildings, community gathering spaces

Foothill Residential

- The **Foothill Residential** designation is intended for low-density residential development located along foothills or hillsides, offering residential view lots that emphasize the preservation of natural features. Lot sizes must be a minimum of 1/4 acre, with the majority of lots 1/2 acre or larger. Development should be sensitively sited to protect contiguous open space, ridgelines, hillsides, working agricultural land, and wildlife habitat. Subdivision layouts should incorporate usable open space and provide public access to trails or adjacent open lands.
- Priorities:
  1. Preserve natural and visual resources
  2. Include buffer zones and minimize fencing or barriers that disrupt wildlife movement
  3. Use flexible lot arrangements that follow topography and avoid sensitive environmental areas
  4. Maintain natural drainage patterns and incorporate low-impact stormwater strategies
- Product Types:
  - Single family housing, ADUs, Cottage-Court, Duplexes, Cluster Development only with preservation of wildlife corridors and sensitive environmental areas

Rural Density One

- **Rural Density One** areas are intended for very low-density, large-lot residential development that preserves a rural character and lifestyle. Lot sizes range from 2.5 to 5 acres and typically support homes with animal rights. Infrastructure in these areas is rural or semi-rural in nature, and residents must agree to a rural level of public services unless additional infrastructure is privately funded, installed, and maintained.
- Priorities:
  1. Support uses such as small-scale agriculture, equestrian facilities, and livestock to reflect the area's rural identity
  2. Maintain natural landscapes and minimize environmental disturbance
  3. Require private funding and long-term maintenance plans for any upgraded infrastructure beyond the rural standard
- Product Types:
  - Single family housing, ADUs

Rural Density Two

- **Rural Density Two** areas support low-density residential development on medium to large lots, ranging from 0.5 to 2.5 acres. These areas offer a balance between rural living and residential convenience, with semi-rural infrastructure such as limited street lighting, rural road design, and basic public services. The character remains spacious and open, while allowing for a broader range of lot sizes and residential flexibility.
- Priorities:
  1. Support land use patterns that preserve viewsheds, natural features, and open space corridors
  2. Encourage design elements like natural landscaping, minimal curb infrastructure, and rural-style fencing to reflect the area's setting
  3. Promote flexible lot configurations that support accessory uses like gardens, ADUs, or animal enclosures, where allowed
- Product Types:
  - Single family housing, ADUs

Neighborhood Residential One

- **Neighborhood Residential One** areas are intended for residential neighborhoods with a variety of lot sizes, generally achieving 2 to 4 dwelling units per acre. These areas prioritize high-quality neighborhood design, with an emphasis on a trail network, cohesive streetscapes, and access to open space and community amenities.
- Priorities:
  1. Ensure a cohesive street network with sidewalks, trails, and pedestrian connections to parks and schools
  2. Include landscaping, street trees, and open space features that enhance the neighborhood environment
  3. Encourage a mix of lot sizes and housing types (e.g., traditional single-family, small-lot homes) to accommodate different household needs
  4. Promote visual interest and avoid monotonous subdivision patterns
- Product Types:
  - Single family housing, ADUs

Neighborhood Residential Two

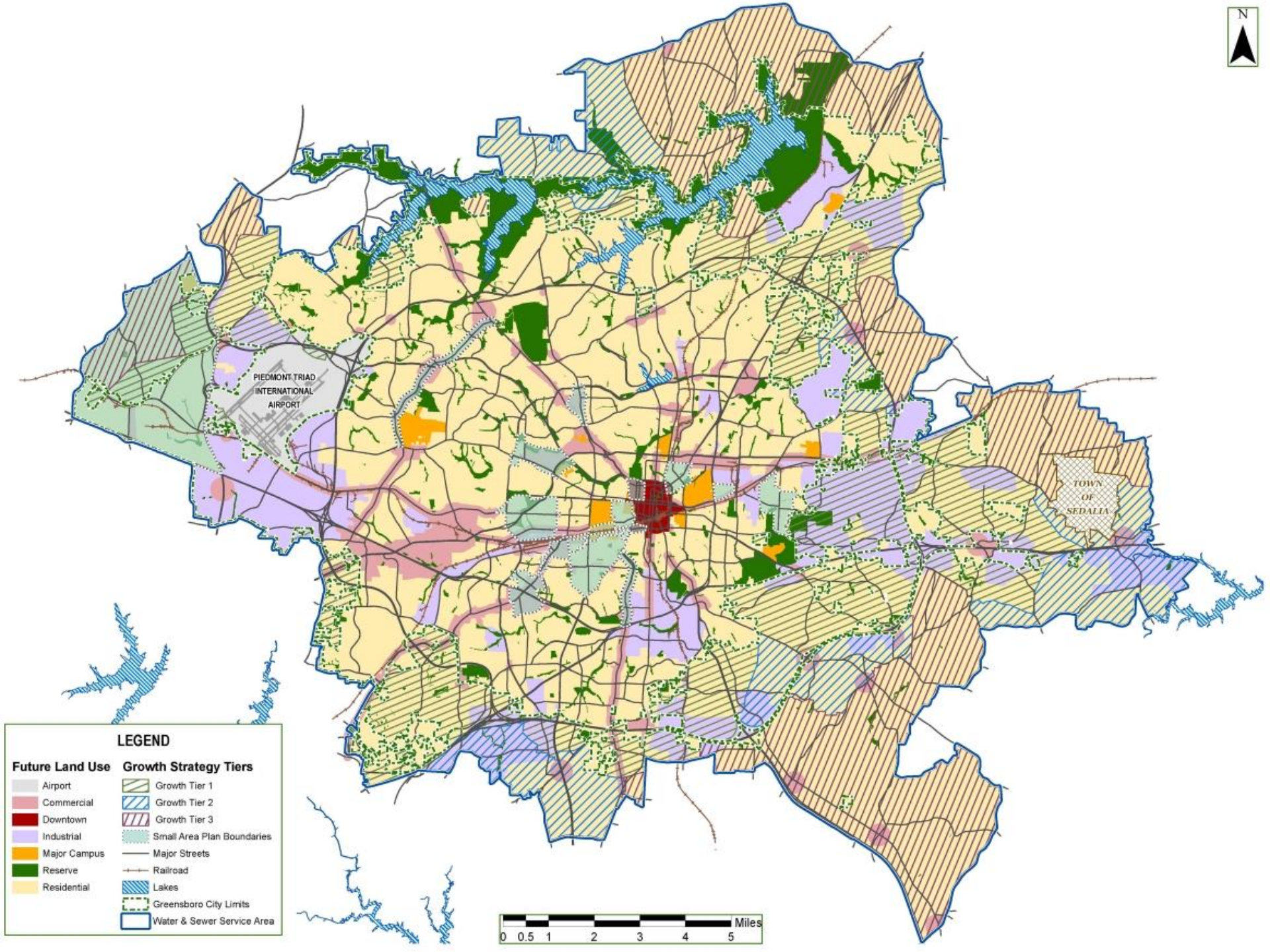
- **Neighborhood Residential Two** areas are intended for moderate-density residential neighborhoods, primarily consisting of attached single-family homes (such as townhomes) and detached homes on small lots of 0.25 acres or less. Densities typically range from 4 to 12 dwelling units per acre. These areas may include small-scale commercial uses at the edges and public spaces such as parks, schools, or recreation centers to support neighborhood needs.
- Priorities:
  1. Provide a range of housing options within a single neighborhood
  2. Include landscaping, street trees, and open space features that enhance the neighborhood environment
  3. Ensure livability through quality design that prioritize front-facing homes, active streetscapes, and appropriate transitions to adjacent land uses
- Product Types:
  - Single family housing, small-lot single family, ADUs, duplexes, mansion-home, triplexes, 4-plexes, townhomes

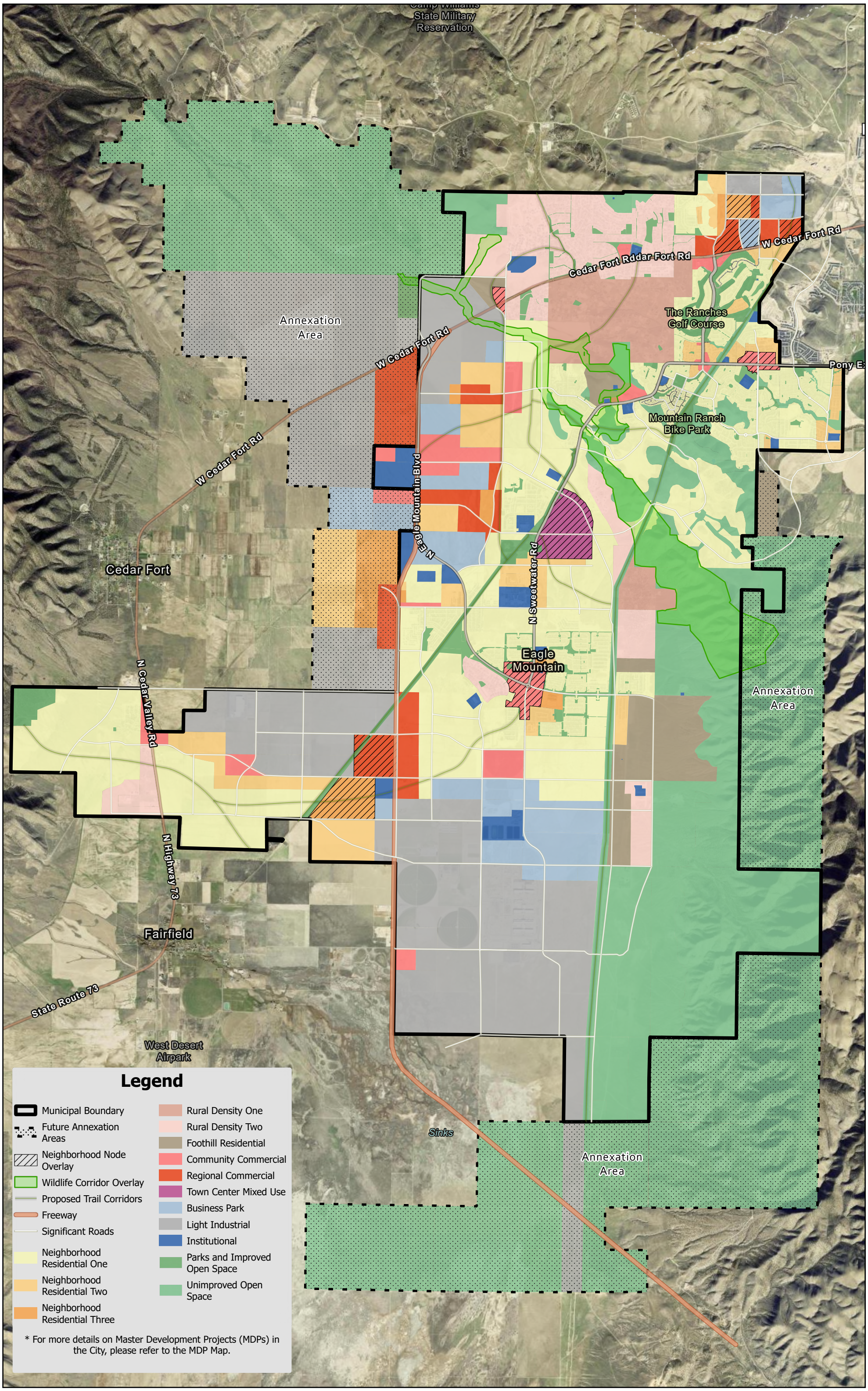
Neighborhood Residential Three

- **Neighborhood Residential Three** areas are intended for higher-density residential development, consisting of attached single-family or multi-family structures such as condominiums, apartment buildings (typically with 8 or more units per structure), or clustered developments with a mix of housing forms. These areas support a minimum density of 8 dwelling units per acre and are designed to provide a variety of housing options in a compact, efficient layout.
- Priorities:
  1. Support diverse housing options
  2. Manage building height, massing, and orientation to reduce impacts on adjacent lower-density areas
  3. Incorporate high-quality open space and amenities
  4. Promote home-ownership opportunities
  5. Foster aesthetically pleasing structures through architectural standards
- Product Types:
  - Duplexes, mansion-home, triplexes, 4-plexes, townhomes, small-scale apartments, live-work units

FLUM Idea: Growth Tiers

- A Growth Tier would signal where development should occur
  - Based on infrastructure and funding needs
- Developers wanting to develop in a later growth tier would have to ensure certain parameters. For example:
  - Providing or funding infrastructure
  - Building services at the same time or before housing


N
PIEDMONT TRIAD INTERNATIONAL AIRPORT
TOWN OF SEDALIA
LEGEND
Future Land Use
Airport
Commercial
Downtown
Industrial
Major Campus
Reserve
Residential
Growth Strategy Tiers
Growth Tier 1
Growth Tier 2
Growth Tier 3
Small Area Plan Boundaries
Major Streets
Railroad
Lakes
Greensboro City Limits
Water & Sewer Service Area
0 0.5 1 2 3 4 5 Miles


Camp Williams
State Military
Reservation
Annexation
Area
W Cedar Fort Rd
Cedar Fort Rddar Fort Rd
W Cedar Fort Rd
The Ranches
Golf Course
Pony E
Mountain Ranch
Bike Park
W Cedar Fort Rd
N Eagle Mountain Blvd
N Sweetwater Rd
Cedar Fort
Eagle
Mountain
Annexation
Area
N Cedar Valley Rd
N Highway 73
Fairfield
State Route 73
West Desert
Airpark
Sinks
Annexation
Area
Legend
Municipal Boundary
Future Annexation Areas
Neighborhood Node Overlay
Wildlife Corridor Overlay
Proposed Trail Corridors
Freeway
Significant Roads
Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three
Rural Density One
Rural Density Two
Foothill Residential
Community Commercial
Regional Commercial
Town Center Mixed Use
Business Park
Light Industrial
Institutional
Parks and Improved Open Space
Unimproved Open Space
* For more details on Master Development Projects (MDPs) in the City, please refer to the MDP Map.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	National Park City Designation
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Natalie Winterton, Grants Coordinator/Management Analyst	Natalie Winterton

RECOMMENDATION:
It is recommended that the Council provide feedback to Staff regarding the National Park City Designation. Is this something the Council would be interested in pursuing for the City?

BACKGROUND:
The National Park City Foundation is an international non-profit, non-governmental organization that focuses on encouraging cities to take on the spirit of National Parks - prioritizing connections between people, nature, and recreation.

The foundation itself is located in London, UK. So far, four cities have become National Park Cities. These include: London, UK; Adelaide, AUS; Chattanooga, TN, USA; Breda, ND.

Potential benefits include the following:

- Connects us with cities around the world that value wildlife and open space.
- Enhances our reputation of being "an outdoor recreation city."
- Strengthens our credibility on grant applications.
- Improves business attraction to a "well-rounded" community
- Involves residents in outdoor recreation and further development of recreational opportunities.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
None

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

ENGINEERING

Wednesday, April 30, 2025

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

SUBJECT: **Brylee North Commercial into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Gina Olsen, City Recorder

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

ENGINEERING

Wednesday, April 30, 2025

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

Subject: **Brylee North Commercial** Bond Letter Requirements-Reduced

City Recorder:

I have reviewed the improvement requirements for **Brylee North Commercial** Subdivision, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	**SITE PREP.**					
a	Earthworks (cut)	2485	0	CY	$5.00	$0.00
b	Clear and grub	12936	0	CY	$3.00	$0.00
c	Earthworks (fill)	6974	0	CY	$7.50	$0.00
d	SWPPP	1	0	LS	$7,500.00	$0.00
e	Construction entrance	1	0	EA	$2,500.00	$0.00
2	**ROADWAY IMPROVEMENTS**					
a	3-inch Surface Course	62397	0	SF	$1.75	$0.00
b	6-inch Road base (also behind curb)	62397	0	SF	$0.75	$0.00
c	9-inch sub-base(e-fill) (behind curb)	62397	0	SF	$1.00	$0.00
d	5-inch Surface Course	4975	0	SF	$2.92	$0.00
e	9-inch Road base(also behind curb)	4975	0	SF	$1.00	$0.00
f	18-inch sub-base (e-fill) (behind curb)	4975	0	SF	$1.50	$0.00
g	30" curb & gutter	2453	0	LF	$29.50	$0.00
h	24" curb & gutter	2387	0	LF	$24.50	$0.00
i	5' Sidewalk	7303	0	SF	$9.50	$0.00
j	Street/stop signs	8	0	EA	$720.00	$0.00
k	No parking signs	15	0	EA	$720.00	$0.00
l	ADA access ramps for trail	7	0	EA	$1,250.00	$0.00
m	Asphalt trail	11961	0	SF	$2.50	$0.00
n	6" base under trail	11961	0	SF	$0.75	$0.00
o	Saw cut existing asphalt	1140	0	LF	$1.50	$0.00
p	Drive approach	1	0	EA	$4,500.00	$0.00
q	Striping	1	0	LS	$2,500.00	$0.00
3	**CULINARY WATER**					
a	8" culinary water c-900	2062	0	LF	$55.00	$0.00
b	6" fire water line	413	0	LF	$45.00	$0.00
c	8" gate valve	8	0	EA	$2,700.00	$0.00
d	6" gate valve	12	0	EA	$2,200.00	$0.00
e	8" 11.25" bends	2	0	EA	$1,300.00	$0.00
f	8" tee	2	0	EA	$1,300.00	$0.00

g	8" x 6" tee	12	0	EA	$1,200.00	$0.00
h	16" x 8" tee	2	0	EA	$2,250.00	$0.00
i	Fire Hydrant	5	0	EA	$4,250.00	$0.00
j	1" water service	12	0	EA	$1,750.00	$0.00
k	1" irrigation service	2	0	EA	$1,750.00	$0.00
l	6" irrigation sleeve	156	0	LF	$31.50	$0.00
m	2" Temp blow off	14	0	EA	$1,750.00	$0.00
n	Connect to existing	2	0	EA	$2,500.00	$0.00
4	**STORM DRAIN**					
a	24" RCP	56	0	LF	$74.00	$0.00
b	18" RCP	692	0	LF	$60.00	$0.00
c	15" RCP	764	0	LF	$55.00	$0.00
d	12" RCP	89	0	LF	$50.00	$0.00
e	60" manhole	10	0	EA	$5,500.00	$0.00
f	60" manhole w/sump & snout	1	0	EA	$6,700.00	$0.00
g	Catch basin	13	0	EA	$3,650.00	$0.00
h	Flared end section	1	0	EA	$3,250.00	$0.00
5	**SEWER**					
a	8" Sewer pipe	1652	0	LF	$49.00	$0.00
b	6" Sewer pipe	383	0	LF	$40.00	$0.00
c	4" sewer laterals	12	0	EA	$1,400.00	$0.00
d	60" sewer manholes	9	0	EA	$5,000.00	$0.00
e	Connect to existing	1	0	EA	$2,750.00	$0.00
	TOTAL CONSTRUCTION COST					**$0.00**
	Original 10% Bond Coverage					$128,161.98
	TOTAL BOND AMOUNT:					**$128,161.98**

A total of 10 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **$128,616.98.** The above estimate is for determining the required bond amount only. The developer is fully responsible for complying with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.
Sincerely,

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

Cc: Gina Olsen, Eagle Mountain City Recorder

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

ENGINEERING

DATE: Wednesday, April 30, 2025
FROM: Robert Ballif Engineering Tech. II
SUBJECT: Brylee North Commercial walk through-updated

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

Robert Ballif – Engineering Tech.

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

General Notes:

1. ~~AutoCAD as build drawings.~~
2. ~~All lots are missing sewer and water stamps. Place a brass pin in the curb with a "W" for water and a "S" for sewer stamped on the pin.~~
3. ~~Remove the plastic off the ADA placards.~~
4. ~~All fire hydrant snake pits must have concrete removed off the top to access the snake pit.~~

Desert Willow Dr.:

1. ~~Lot #12 blow of to have a hand tight cap placed on the pipe.~~
2. ~~The intersection of Beckman Ln, the east valve lid is broken and needs to be replaced.~~
3. ~~Missing the sewer and water stamps in the curb. See general note #2.~~
4. ~~Manholes marked with a 'C' to be cleaned.~~

Eagle Mountain Blvd.:

1. ~~South ADA section of ramp to be replaced.~~
2. ~~Crack seal asphalt patches. By exit walk.~~

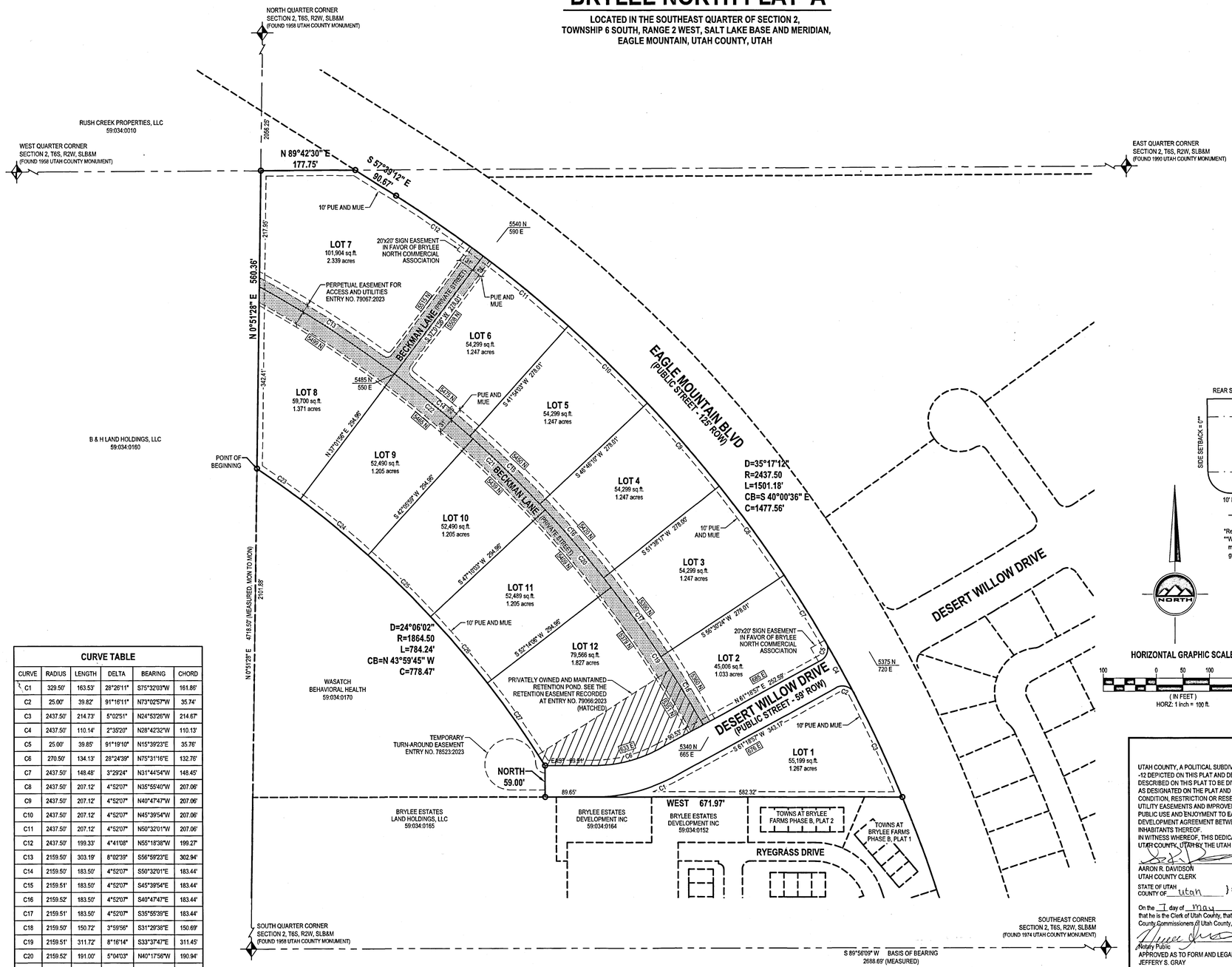
Beckman Ln.:

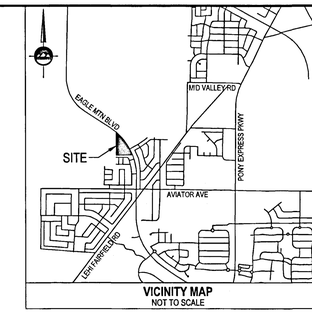
1. ~~Where the sidewalk meets the asphalt trial crack seal. By exit walk.~~
2. ~~Northwest end expose the blow off and clean sewer and add step of needed.~~
3. ~~At intersection of Beckman & Beckman clean storm drain manhole.~~
4. ~~Lot #6 missing sewer stamp and marker board. See general note #2.~~

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

BRYLEE NORTH PLAT 'A'

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



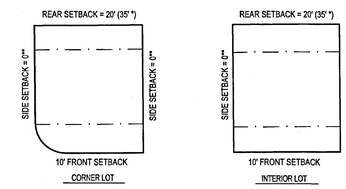


VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

GENERAL NOTES:
1. RETENTION POND TO BE MAINTAINED BY THE "BRYLEE NORTH COMMERCIAL ASSOCIATION."
2. COMMERCIAL REGIONAL ZONING.



*Rear setback is 35 feet when adjacent to residential.
**When adjacent to residential, side setbacks are equal to the height of the building measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

TYPICAL BUILDING SETBACKS
NOT TO SCALE

NORTH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	329.50'	163.53'	28°26'11"	S75°32'03"W	161.86'
C2	25.00'	39.82'	91°16'11"	N73°02'57"W	35.74'
C3	2437.50'	214.73'	5°02'51"	N24°53'26"W	214.67'
C4	2437.50'	110.14'	2°35'20"	N28°42'32"W	110.13'
C5	25.00'	39.85'	91°19'10"	N15°39'23"E	35.76'
C6	270.50'	134.13'	28°24'39"	N75°31'16"E	132.76'
C7	2437.50'	148.48'	3°29'24"	N31°44'54"W	148.45'
C8	2437.50'	207.12'	4°52'07"	N35°55'40"W	207.06'
C9	2437.50'	207.12'	4°52'07"	N40°47'47"W	207.06'
C10	2437.50'	207.12'	4°52'07"	N45°39'54"W	207.06'
C11	2437.50'	207.12'	4°52'07"	N50°32'01"W	207.06'
C12	2437.50'	199.33'	4°41'08"	N55°18'38"W	199.27'
C13	2159.50'	303.19'	8°02'39"	S56°59'23"E	302.94'
C14	2159.50'	183.50'	4°52'07"	S50°32'01"E	183.44'
C15	2159.51'	183.50'	4°52'07"	S45°39'54"E	183.44'
C16	2159.52'	183.50'	4°52'07"	S40°47'47"E	183.44'
C17	2159.51'	183.50'	4°52'07"	S35°55'39"E	183.44'
C18	2159.50'	150.72'	3°59'56"	S31°29'38"E	150.69'
C19	2159.51'	311.72'	8°16'14"	S33°37'47"E	311.45'
C20	2159.52'	191.00'	5°04'03"	N40°17'56"W	190.94'
C21	2159.51'	191.00'	5°04'03"	S45°21'59"E	190.94'
C22	2159.50'	191.00'	5°04'03"	N50°26'02"W	190.94'
C23	1864.50'	100.13'	3°04'37"	S54°30'26"E	100.12'
C24	1864.50'	164.91'	5°04'04"	S50°26'06"E	164.86'
C25	1864.50'	164.91'	5°04'04"	S45°22'02"E	164.86'
C26	1864.50'	164.91'	5°04'04"	S40°17'58"E	164.86'
C27	1864.50'	189.37'	5°49'10"	S34°51'21"E	189.29'

SURVEYOR'S CERTIFICATE

I, PATRICK M HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Utah State Code. I further certify that by authority of the Owner(s), that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, or said code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be, correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat is true and correct.

BOUNDARY DESCRIPTION

Beginning at a point being North 00°51'28" East 2,101.88 feet along the quarter section line from the South Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°51'28" East 560.36 feet along said quarter section line to the Center of said Section 2;
thence North 89°42'30" East 177.75 feet along the quarter section line to the Westerly Right-of-Way Line of Eagle Mountain Boulevard;
thence along said Westerly Right-of-Way Line the following two (2) courses:
(1) South 57°39'12" East 90.67 feet;
(2) Southeasterly 1,501.18 feet along the arc of a 2,437.50 foot radius curve to the right (center bears South 32°20'48" West and the chord bears South 40°00'36" East 1,477.56 feet with a central angle of 35°17'12");
thence West 671.97 feet;
thence North 59.00 feet;
thence Northwesterly 784.24 feet along the arc of a 1,864.50 foot radius curve to the left (center bears South 58°03'15" West and the chord bears North 43°59'45" West 778.47 feet with a central angle of 24°06'02") to the point of beginning.

Contains 752,142 Square Feet or 17.267 Acres

April 22, 2025
DATE

PATRICK M. HARRIS
(SEE SEAL BELOW)

ENT 42774:2025 MAP# 19756
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 9 04:09 PM FEE 74.00 BY LM
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF May, A.D. 2025

NAME Brett Woodland, Assistant Secretary
COMPANY Fieldstone Construction and Management Services, Inc.

NAME Samuel M. Smith, President
COMPANY Empyre Mule, Inc.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake } S.S.

ON THE 13 DAY OF May A.D., 20 25 Brett Woodland PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Assistant Secretary OF Fieldstone Construction and Management Services, Inc. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC Mindy Dansie
RESIDING IN Salt Lake COUNTY
MY COMMISSION EXPIRES: 1/19/2029
NAME: Mindy Dansie
NO: 740928
A NOTARY PUBLIC COMMISSION IN UTAH

MINDY DANSIE
Notary Public - State of Utah
My Commission Expires
January 19, 2029
COMMISSION NUMBER 740928

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake } S.S.

ON THE 13 DAY OF May A.D., 20 25 Samuel M. Smith PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE President OF Empyre Mule, Inc. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC Mindy Dansie
RESIDING IN Salt Lake COUNTY
MY COMMISSION EXPIRES: 1/19/2029
NAME: Mindy Dansie
NO: 740928
A NOTARY PUBLIC COMMISSION IN UTAH

MINDY DANSIE
Notary Public - State of Utah
My Commission Expires
January 19, 2029
COMMISSION NUMBER 740928

OWNERS DEDICATION

UTAH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF UTAH, THE OWNER OF THE REAL PROPERTY IDENTIFIED AS LOTS 8 -12 DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT HAS 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 DOES HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN UTAH COUNTY AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF, THIS DEDICATION HAS BEEN EXECUTED BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH BY THE UTAH COUNTY CLERK THIS 1 DAY OF May 2025 A.D.

AARON R. DAVIDSON
UTAH COUNTY CLERK

STATE OF UTAH
COUNTY OF Utah } S.S.

On the 1 day of May, 2025, personally appeared before me AARON R. DAVIDSON, who, being by me duly sworn, did say that he is the Clerk of Utah County, that said instrument was signed in behalf of Utah County as authorized pursuant to a motion by the Board of County Commissioners of Utah County, Utah, and said AARON R. DAVIDSON acknowledged to me that Utah County executed the same.

Notary Public

NICOLE STEVENS
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires August 15, 2028
COMMISSION NUMBER 738704

APPROVED AS TO FORM AND LEGALITY:
JEFFERY S. GRAY
Utah County Attorney
By
Deputy County Attorney

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF June, A.D. 20 25

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED: CITY ENGINEER (SEE SEAL BELOW)

ATTEST: CLERK - RECORDER (SEE SEAL BELOW)

PLAT CALCULATIONS

TOTAL ACREAGE:	17.26 ACRES
BUILDABLE ACREAGE:	16.44 ACRES
TOTAL ACREAGE IN LOTS:	16.44 ACRES
TOTAL OPEN SPACE:	N/A
TOTAL IMPROVED OPEN SPACE:	N/A
AVERAGE LOT SIZE:	55,080 SQ.FT / 1.26 ACRES
LARGEST LOT SIZE:	101,913 SQ.FT. / 2.34 ACRES
SMALLEST LOT SIZE:	44,384 SQ.FT. / 1.02 ACRES
OVERALL DENSITY:	0.73 LOTS / ACRE
TOTAL # OF LOTS:	12 LOTS

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

DIRECT COMMUNICATIONS — DATE 4/22/2025

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS 22 DAY OF April 2025
BY
TITLE: Pre Con Rep II

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY.
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER — DATE 4/22/25

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 12523
MANAGER : JKF
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 4/22/25

DEVELOPER
FIELDSTONE CONSTRUCTION AND MANAGEMENT SERVICES INC.
12896 PONY EXPRESS ROAD #400
DRAPER, UTAH 84020

BRYLEE NORTH PLAT 'A'

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

SURVEYORS SEAL — PROFESSIONAL LAND SURVEYOR 4-22-25 No. 286882 PATRICK M. HARRIS STATE OF UTAH

CITY ENGINEER SEAL — PROFESSIONAL ENGINEER No. 5148730-2202 VINCE R. HOGGE 5-21-2025 STATE OF UTAH

RECORDER SEAL — EAGLE MOUNTAIN CORPORATE SEAL

19756

Sec 2, T6S, R2W, SLB&M TU028 JW

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

ENGINEERING

Tuesday, June 10, 2025

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

SUBJECT: **Harmony phase 'A' plat MF1 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Gina Olsen, City Recorder

BOND RELEASE REQUEST LETTER
Harmony phase 'A' plats MF1 & MF2
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84043
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	647,553.93
Previous Release Amount:	$	-
Amount to Release this Period:	$	437,441.05
Amount Remaining in Bond :	$	210,112.88

Bond Releases Summary		
#1	$	437,441.05
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	437,441.05

6/10/2025

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**ROUGH GRADE/MISC.**										
a	Mobilization	1	0.5	LS	$5,000.00	$2,500.00	0	1	50%	$2,500.00	$2,500.00
b	Clear & grub	469310	234655	SF	$0.05	$11,732.75	0	469310	50%	$11,732.75	$11,732.75
c	Site cut/fill	400	200	CY	$4.25	$850.00	0	400	50%	$850.00	$850.00
d	SWPPP	1	0.5	LS	$7,500.00	$3,750.00	0	1	50%	$3,750.00	$3,750.00
2	**ROAD & CONCRETE**										
a	Rough grade native sub grade	268147	268147	SF	$0.15	$40,222.05	0	268147	100%	$40,222.05	$40,222.05
b	3" asphalt	108165	0	SF	$2.10	$0.00	0	108165	100%	$0.00	$0.00
c	6" base	108165	0	SF	$1.25	$0.00	0	108165	100%	$0.00	$0.00
d	9" sub-base	6202	0	TON	$16.25	$0.00	0	6202	100%	$0.00	$0.00
e	Sawcut asphalt	1	1	LS	$1,000.00	$1,000.00	0	1	100%	$1,000.00	$1,000.00
f	Parking stalls	19400	0	SF	$8.25	$0.00	0	19400	100%	$0.00	$0.00
g	Remove asphalt	930	930	SF	$1.25	$1,162.50	0	930	100%	$1,162.50	$1,162.50
h	Dumpster pads	2	0	EA	$11,500.00	$0.00	0	2	100%	$0.00	$0.00
i	Sidewalk prep.	5530	5530	SF	$1.50	$8,295.00	0	5530	100%	$8,295.00	$8,295.00
j	6" sidewalk, 4' wide	5530	5530	SF	$6.25	$34,562.50	0	5530	100%	$34,562.50	$34,562.50
k	Drive approach	1005	0	SF	$7.00	$0.00	0	1005	100%	$0.00	$0.00
l	Remove sidewalk	600	600	SF	$1.50	$900.00	0	600	100%	$900.00	$900.00
m	ADA ramps w/placards	11	11	EA	$1,650.00	$18,150.00	0	11	100%	$18,150.00	$18,150.00
n	30" type 'D' curb	2305	2305	LF	$29.30	$67,536.50	0	2305	100%	$67,536.50	$67,536.50
o	24" mod curb	2440	0	LF	$27.30	$0.00	0	2440	100%	$0.00	$0.00
p	24" apron	2115	0	LF	$18.50	$0.00	0	2115	100%	$0.00	$0.00
q	6' apron	435	0	LF	$52.00	$0.00	0	435	100%	$0.00	$0.00
r	4' apron	1000	0	LF	$37.00	$0.00	0	1000	100%	$0.00	$0.00
s	6"x18" barrier curb	1190	0	LF	$28.00	$0.00	0	1190	100%	$0.00	$0.00
t	Remove curb & gutter	120	120	LF	$10.00	$1,200.00	0	120	100%	$1,200.00	$1,200.00
u	Street signs	7	7	LF	$400.00	$2,800.00	0	7	100%	$2,800.00	$2,800.00
v	Stop signs	9	9	LF	$400.00	$3,600.00	0	9	100%	$3,600.00	$3,600.00
3	**CULINARY WATER**										
a	8" Water Main C-900	3100	775	LF	$50.00	$38,750.00	0	3100	75%	$38,750.00	$38,750.00
b	4" fire line stubs	9	2.25	EA	$8,500.00	$19,125.00	0	9	75%	$19,125.00	$19,125.00
c	Fire hydrant with valve	8	2	EA	$8,700.00	$17,400.00	0	8	75%	$17,400.00	$17,400.00
d	3/4" service	139	34.75	EA	$2,000.00	$69,500.00	0	139	75%	$69,500.00	$69,500.00
e	Connection	5	1.25	EA	$2,000.00	$2,500.00	0	5	75%	$2,500.00	$2,500.00
f	Blow off	5	1.25	EA	$1,200.00	$1,500.00	0	5	75%	$1,500.00	$1,500.00
g	8" bend	4	1	EA	$1,000.00	$1,000.00	0	4	75%	$1,000.00	$1,000.00
h	8" cross	2	0.5	EA	$2,100.00	$1,050.00	0	2	75%	$1,050.00	$1,050.00
i	8" tee	1	0.25	EA	$1,500.00	$375.00	0	1	75%	$375.00	$375.00
j	8" valve	10	2.5	EA	$2,800.00	$7,000.00	0	10	75%	$7,000.00	$7,000.00
k	Loop	1	0.25	EA	$6,700.00	$1,675.00	0	1	75%	$1,675.00	$1,675.00
l	PI 2" service	3	0.75	EA	$5,185.00	$3,888.75	0	3	75%	$3,888.75	$3,888.75
4	**STORM DRAIN IMPROVEMENTS**										
a	15" Storm drainpipe	867	173.4	LF	$68.00	$11,791.20	0	867	80%	$11,791.20	$11,791.20
b	60" Manholes	2	0.4	EA	$5,300.00	$2,120.00	0	2	80%	$2,120.00	$2,120.00
c	Curb inlet w/tie in	9	1.8	EA	$3,500.00	$6,300.00	0	9	80%	$6,300.00	$6,300.00
d	3x3 inlet box	3	0.6	EA	$4,800.00	$2,880.00	0	3	80%	$2,880.00	$2,880.00
e	4" perforated pipe	86	17.2	LF	$68.00	$1,169.60	0	86	80%	$1,169.60	$1,169.60
f	Iso box	4	0.8	EA	$4,100.00	$3,280.00	0	4	80%	$3,280.00	$3,280.00
g	Connect to existing	1	0.2	EA	$1,900.00	$380.00	0	1	80%	$380.00	$380.00
5	**SEWER IMPROVEMENTS**										
a	8" sewer main	1268	253.6	LF	$57.00	$14,455.20	0	1268	80%	$14,455.20	$14,455.20
b	4" sewer laterals	76	15.2	EA	$1,525.00	$23,180.00	0	76	80%	$23,180.00	$23,180.00
c	6" sewer laterals	4	0.8	EA	$2,200.00	$1,760.00	0	4	80%	$1,760.00	$1,760.00
d	48" Manholes	5	1	EA	$5,500.00	$5,500.00	0	5	80%	$5,500.00	$5,500.00
e	60" Manholes	1	0.2	EA	$10,800.00	$2,160.00	0	1	80%	$2,160.00	$2,160.00
f	Connect to existing	1	0.2	EA	$2,200.00	$440.00	0	1	80%	$440.00	$440.00
	TOTAL CONSTRUCTION COST					**$437,441.05**					
	Original 10% Bond Coverage					$210,112.88	Released this Period			$437,441.05	
	TOTAL BOND AMOUNT:					**$647,553.93**					

APPROVED BY EAGLE MOUNTAIN:

Vince Hegge, P.E.
Engineering Director

6-10-25
Date

Robert Ballif
Engineering Tech. II

6/10/25
Date

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

ENGINEERING

DATE: Tuesday, June 10, 2025
FROM: Robert Ballif Engineering Tech. II
SUBJECT: Harmony phase "A" plats MF1 & MF2 walk through-Revised

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

Robert Ballif – EM Engineering Tech. II

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

General Notes:

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

Lu Lu Ln.:

1. ~~All fire hydrants are built to city standard detail, place pad and snake pit.~~
2. ~~South side condos have sewer stamps placed. Brass pin with a "S" for sewer.~~
3. ~~Coner of Will Way the fire hydrant needs a six-inch riser. Low.~~

Henry St.:

1. ~~South end blow off to be brought to grade with valve boxes on valve and blow off with hand tight cap.~~
2. ~~Sewer manhole at intersection in the water way to have a non-vented lid.~~
3. ~~Sewer manhole at intersection of Reichert abandon the sewer main heading south into project.~~

Willy Way:

1. ~~All fire hydrants are built to city standard detail, place pad and snake pit.~~
2. ~~Building "J" on the south corner the sewer stamp is missing and the board.~~
3. ~~Building "K" on the north corner the sewer stamp is missing and the board.~~
4. ~~Entrance sewer manhole add step.~~

Goldie Lou Ln.:

1. ~~All fire hydrants are built to city standard detail, place pad and snake pit.~~
2. ~~Lot #60 fire hydrant low, six-inch riser.~~
3. ~~Lot #63 sewer manhole add step.~~
4. ~~Tie in storm drain onto Reichert re-grout pipe tie in on the existing pipe and clean combo box. The ISO box needs to be completed, place snout and grout the pipes and place a grate or lid. Grate is upside down.~~

Delta St.:

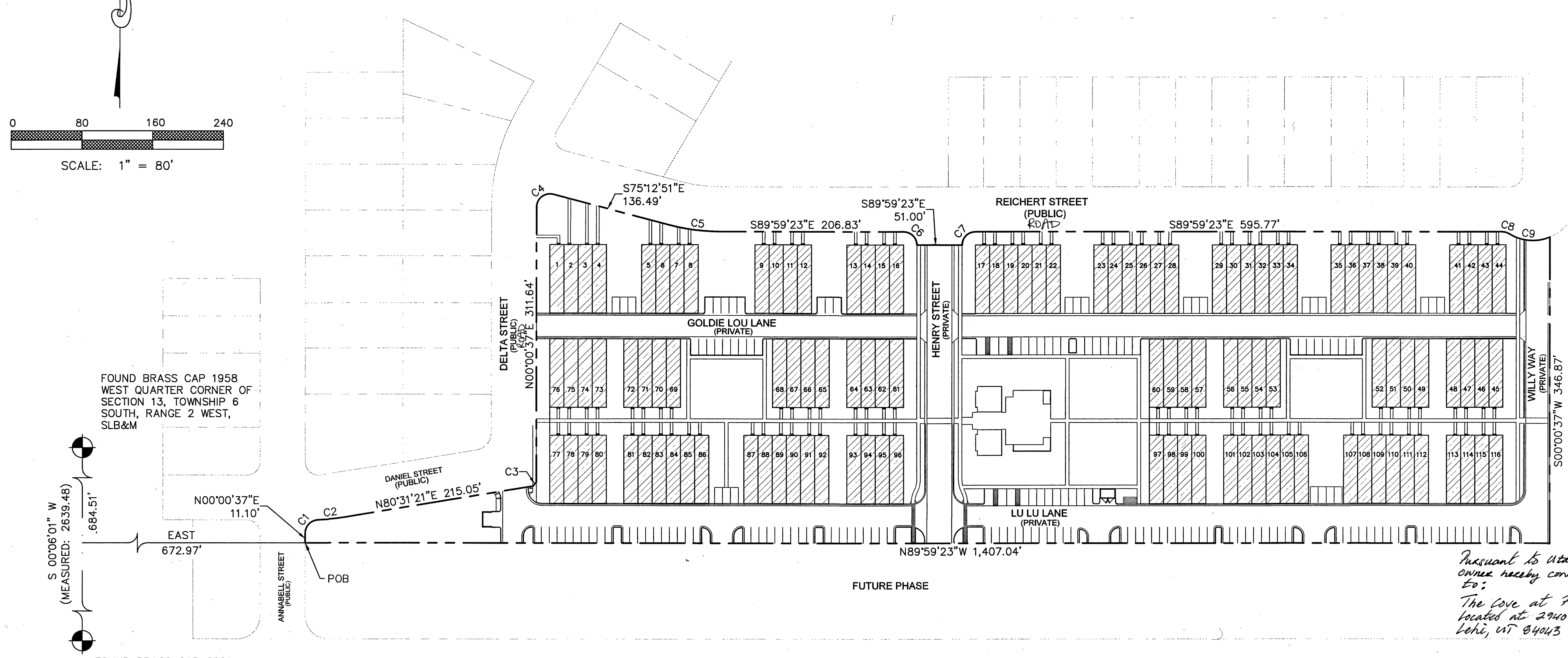
1. ~~All fire hydrants are built to city standard detail, place pad and snake pit.~~
2. ~~Intersection of Goldie Lou the tie in sewer manhole cut pipe and trough, clean and add step.~~
3. ~~House #3403 section of sidewalk to be fixed.~~
4. ~~The existing hydrant that was moved need to be tested, BT's. valve is off.~~

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

HARMONY PHASE A PLAT MF1

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

NOTES:
1– ALLEYS AND COMMON AREAS ARE PRIVATE AND ARE TO BE MAINTAINED BY "THE COVE AT HARMONY" HOMEOWNERS ASSOCIATION.
2– ALLEYS AND COMMON AREAS INCLUDING PRIVATE ROADWAYS ARE A MUNICIPAL UTILITY, PUBLIC UTILITY, DRAINAGE, CROSS–ACCESS AND PARKING EASEMENTS.
3– ALL GARAGES ACCESSED FROM ALLEYS. FRONT OF HOMES FACE PUBLIC ROW OR COMMON AREA. GARAGES BELONG TO TOWNHOMES.
4– 11 CORNER LOTS SHALL CONTAIN A "CORNER CUTOFF" SETBACK TO ALLOW FOR PROPER DISTANCE FOR GAS AND ELECTRIC UTILITIES TO ROUND THE CORNERS OF A LOT WHILE STILL KEEPING THE REQUIRED DISTANCE FROM A BUILDING FOUNDATION. THIS INCLUDES TAKING A TRIANGLE OUT OF THE POTENTIAL BUILDING PAD MEASURING FIVE FEET EACH DIRECTION AT THE CORNER OF THE SETBACKS.



Pursuant to Utah Code 10-9a-604(16) the owner hereby conveys all common area to:
The Cove at Harmony Home Owners Association located at 2940 W Mapleloop Drive, STE 102 Lehi, UT 84043

PRIVATE AREA

COMMON AREA

SURVEYOR'S CERTIFICATE

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

(SURVEYOR), P.L.S. — DATE Nov 5, 2024

BOUNDARY DESCRIPTION

Beginning at a point located South 00°06'01" West along the section line 684.51 and East 672.97 feet from the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°00'37" East 11.10 feet; thence Northeasterly 23.12 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 88°18'33", the chord of which bears North 44°09'52" East 20.90 feet; thence Easterly 30.69 feet along the arc of a 225.50 foot radius curve to the left through a central angle of 07°47'48", the chord of which bears North 84°25'16" East 30.66 feet; thence North 80°31'21" East 215.05 feet; thence Northeasterly 5.91 feet along the arc of a 50.00 foot radius curve to the left through a central angle of 06°46'20", the chord of which bears North 40°15'58" East 5.91 feet; thence North 00°00'37" East 311.64 feet; thence along Harmony Phase A Plat 2 the following 10 courses 1) Northeasterly 27.43 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 104°46'32", the chord of which bears North 52°23'53" East 23.76 feet 2) South 75°12'51" East 136.49 feet 3) Southeasterly 58.15 feet along the arc of a 225.50 foot radius curve to the left through a central angle of 14°46'32", the chord of which bears South 82°36'07" East 57.99 feet 4) South 89°59'23" East 206.83 feet 5) Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00", the chord of which bears South 44°59'23" East 21.21 feet 6) South 89°59'23" East 51.00 feet 7) Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00", the chord of which bears North 45°00'37" East 21.21 feet 8) South 89°59'23" East 595.77 feet 9) Southeasterly 8.43 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 32°12'15", the chord of which bears South 73°53'15" East 8.32 feet 10) Northeasterly 48.12 feet along the arc of a 50.00 foot radius curve to the left through a central angle of 55°08'22", the chord of which bears South 85°21'18" East 46.28 feet; thence South 00°00'37" West 346.87 feet; thence North 89°59'23" West 1,407.04 feet to the point of beginning.
Parcel contains: 9.61 acres
Basis of Bearing: the line between the West Quarter Corner and the Southwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°06'01" West (NAD 83 UTAH COUNTY).

OWNER'S DEDICATION

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

OWNER(S): PRINTED — AUTHORIZED SIGNATURES

Nate Hutchinson
BCP Development, Inc. 11/7/2024

ACKNOWLEDGEMENT

On the 7th day of Nov. 2024, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 6/11/25 — NOTARY PUBLIC SIGNATURE

718363 — COMMISSION NUMBER

Matt Rasband — PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an 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 5 day of December 2024

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (See Seal Below) — ATTEST BY CITY RECORDER (See Seal Below)

LAND USE	
ACREAGE:	9.61 acres
ACREAGE IN LOTS	3.30 acres
ACREAGE IN PRIVATE ALLEY/PARKING	2.70 acres
ACREAGE IN PRIVATE OPEN SPACE:	3.61 acres
TOWNHOME UNITS:	116 UNITS
UNIT DENSITY:	12.07 UNITS PER ACRE

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.12	15.00	88°18'33"	20.90	N44°09'52"E
C2	30.69	225.50	7°47'48"	30.66	N84°25'16"E
C3	5.91	50.00	6°46'20"	5.91	N40°15'58"E
C4	27.43	15.00	104°46'32"	23.76	N52°23'53"E
C5	58.15	225.50	14°46'32"	57.99	S82°36'07"E
C6	23.56	15.00	90°00'00"	21.21	S44°59'23"E
C7	23.56	15.00	90°00'00"	21.21	N45°00'37"E
C8	8.43	15.00	32°12'15"	8.32	S73°53'15"E
C9	48.12	50.00	55°08'22"	46.28	S85°21'18"E

ENBRIDGE GAS UTAH ACCEPTANCE

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS 1 DAY OF November 2024

BY–
TITLE– Pre Con Rep II

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER APPROVAL

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

ROCKY MOUNTAIN POWER — 11/7/2024 DATE

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — 11/7/2024 DATE

19540 1of2

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

PHASE A PLAT MF1
SHEET 1 OF 2
HARMONY
TOWNHOME PROJECT
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR SEAL — NOTARY PUBLIC SEAL — CITY–COUNTY ENGINEER SEAL — CLERK–RECORDED SEAL

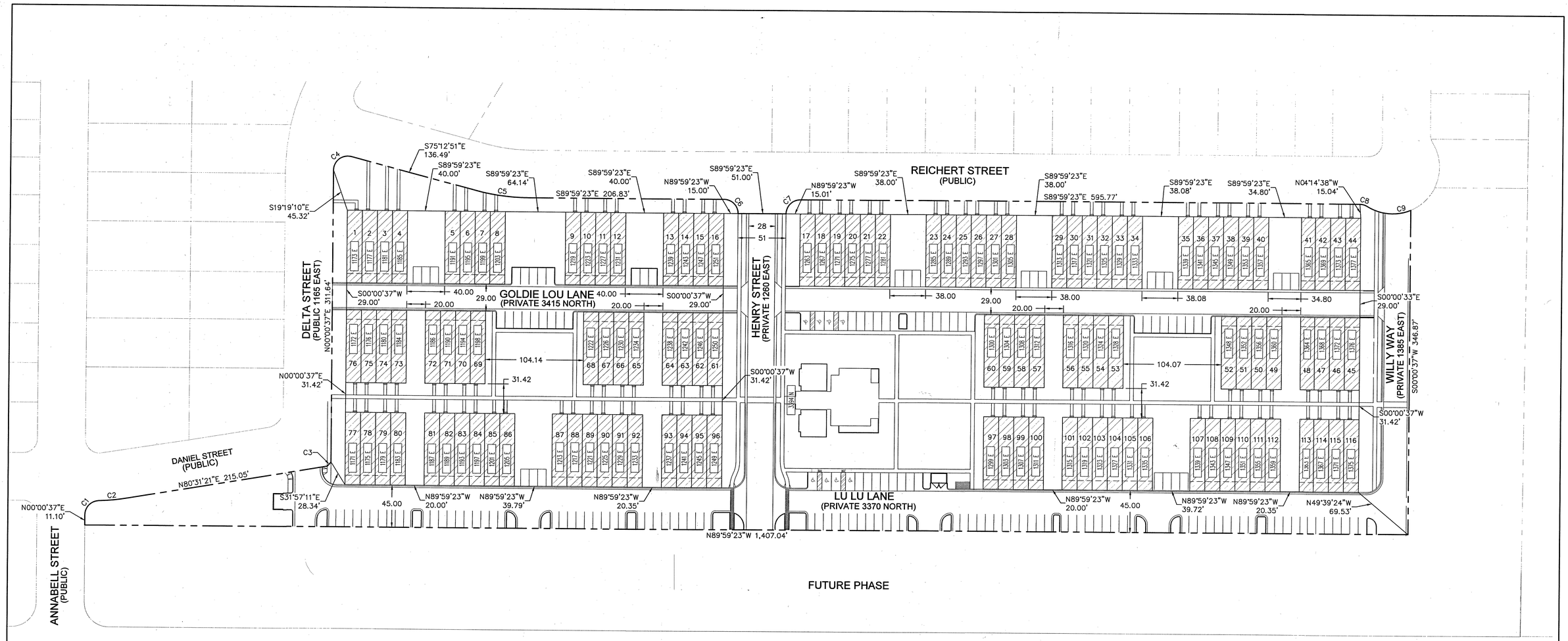
PROFESSIONAL LAND SURVEYOR 11-5-24 No. 5152741 TRAVIS TRANE STATE OF UTAH

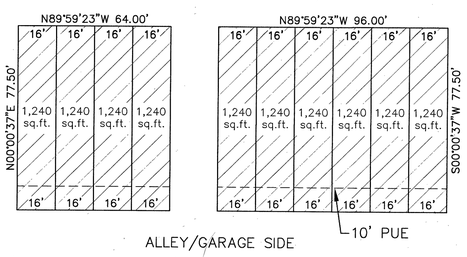
PROFESSIONAL ENGINEER No. 5148730-2202 VINCE R. HOGGE 11-18-2024 STATE OF UTAH

CORPORATE SEAL

Sec. 13, T6S, R2W, SLB+M T0038 JW

ENT 88002:2024 MAP# 19540
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 13 03:10 PM FEE 332.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

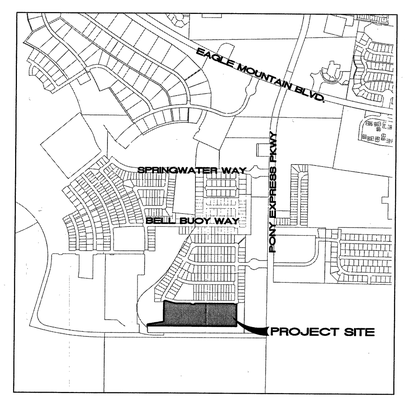




TYPICAL 4 PLEX / 6 PLEX LOTS

PRIVATE AREA

COMMON AREA



VICINITY MAP

19540 2052

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

PHASE 'A' PLAT 'MF1'
SHEET 2 OF 2

HARMONY

TOWNHOME PROJECT

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
PROFESSIONAL LAND SURVEYOR No. 5152741 TRAVIS TRANE STATE OF UTAH 11-5-24		PROFESSIONAL ENGINEER No. 5148730 2202 VINCE R. HOGGE STATE OF UTAH 11-15-2024	

E 3 2024 MAP 19540
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 13 03:10 PM FEE 332.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

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

ENGINEERING

Tuesday, June 10, 2025

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

SUBJECT: **Harmony phase 'A' plat MF2 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Gina Olsen, City Recorder

BOND RELEASE REQUEST LETTER
Harmony phase 'A' plats MF1 & MF2
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84043
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	647,553.93
Previous Release Amount:	$	-
Amount to Release this Period:	$	437,441.05
Amount Remaining in Bond :	$	210,112.88

Bond Releases Summary		
#1	$	437,441.05
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	437,441.05

6/10/2025

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**ROUGH GRADE/MISC.**										
a	Mobilization	1	0.5	LS	$5,000.00	$2,500.00	0	1	50%	$2,500.00	$2,500.00
b	Clear & grub	469310	234655	SF	$0.05	$11,732.75	0	469310	50%	$11,732.75	$11,732.75
c	Site cut/fill	400	200	CY	$4.25	$850.00	0	400	50%	$850.00	$850.00
d	SWPPP	1	0.5	LS	$7,500.00	$3,750.00	0	1	50%	$3,750.00	$3,750.00
2	**ROAD & CONCRETE**										
a	Rough grade native sub grade	268147	268147	SF	$0.15	$40,222.05	0	268147	100%	$40,222.05	$40,222.05
b	3" asphalt	108165	0	SF	$2.10	$0.00	0	108165	100%	$0.00	$0.00
c	6" base	108165	0	SF	$1.25	$0.00	0	108165	100%	$0.00	$0.00
d	9" sub-base	6202	0	TON	$16.25	$0.00	0	6202	100%	$0.00	$0.00
e	Sawcut asphalt	1	1	LS	$1,000.00	$1,000.00	0	1	100%	$1,000.00	$1,000.00
f	Parking stalls	19400	0	SF	$8.25	$0.00	0	19400	100%	$0.00	$0.00
g	Remove asphalt	930	930	SF	$1.25	$1,162.50	0	930	100%	$1,162.50	$1,162.50
h	Dumpster pads	2	0	EA	$11,500.00	$0.00	0	2	100%	$0.00	$0.00
i	Sidewalk prep.	5530	5530	SF	$1.50	$8,295.00	0	5530	100%	$8,295.00	$8,295.00
j	6" sidewalk, 4' wide	5530	5530	SF	$6.25	$34,562.50	0	5530	100%	$34,562.50	$34,562.50
k	Drive approach	1005	0	SF	$7.00	$0.00	0	1005	100%	$0.00	$0.00
l	Remove sidewalk	600	600	SF	$1.50	$900.00	0	600	100%	$900.00	$900.00
m	ADA ramps w/placards	11	11	EA	$1,650.00	$18,150.00	0	11	100%	$18,150.00	$18,150.00
n	30" type 'D' curb	2305	2305	LF	$29.30	$67,536.50	0	2305	100%	$67,536.50	$67,536.50
o	24" mod curb	2440	0	LF	$27.30	$0.00	0	2440	100%	$0.00	$0.00
p	24" apron	2115	0	LF	$18.50	$0.00	0	2115	100%	$0.00	$0.00
q	6' apron	435	0	LF	$52.00	$0.00	0	435	100%	$0.00	$0.00
r	4' apron	1000	0	LF	$37.00	$0.00	0	1000	100%	$0.00	$0.00
s	6"x18" barrier curb	1190	0	LF	$28.00	$0.00	0	1190	100%	$0.00	$0.00
t	Remove curb & gutter	120	120	LF	$10.00	$1,200.00	0	120	100%	$1,200.00	$1,200.00
u	Street signs	7	7	LF	$400.00	$2,800.00	0	7	100%	$2,800.00	$2,800.00
v	Stop signs	9	9	LF	$400.00	$3,600.00	0	9	100%	$3,600.00	$3,600.00
3	**CULINARY WATER**										
a	8" Water Main C-900	3100	775	LF	$50.00	$38,750.00	0	3100	75%	$38,750.00	$38,750.00
b	4" fire line stubs	9	2.25	EA	$8,500.00	$19,125.00	0	9	75%	$19,125.00	$19,125.00
c	Fire hydrant with valve	8	2	EA	$8,700.00	$17,400.00	0	8	75%	$17,400.00	$17,400.00
d	3/4" service	139	34.75	EA	$2,000.00	$69,500.00	0	139	75%	$69,500.00	$69,500.00
e	Connection	5	1.25	EA	$2,000.00	$2,500.00	0	5	75%	$2,500.00	$2,500.00
f	Blow off	5	1.25	EA	$1,200.00	$1,500.00	0	5	75%	$1,500.00	$1,500.00
g	8" bend	4	1	EA	$1,000.00	$1,000.00	0	4	75%	$1,000.00	$1,000.00
h	8" cross	2	0.5	EA	$2,100.00	$1,050.00	0	2	75%	$1,050.00	$1,050.00
i	8" tee	1	0.25	EA	$1,500.00	$375.00	0	1	75%	$375.00	$375.00
j	8" valve	10	2.5	EA	$2,800.00	$7,000.00	0	10	75%	$7,000.00	$7,000.00
k	Loop	1	0.25	EA	$6,700.00	$1,675.00	0	1	75%	$1,675.00	$1,675.00
l	PI 2" service	3	0.75	EA	$5,185.00	$3,888.75	0	3	75%	$3,888.75	$3,888.75
4	**STORM DRAIN IMPROVEMENTS**										
a	15" Storm drainpipe	867	173.4	LF	$68.00	$11,791.20	0	867	80%	$11,791.20	$11,791.20
b	60" Manholes	2	0.4	EA	$5,300.00	$2,120.00	0	2	80%	$2,120.00	$2,120.00
c	Curb inlet w/tie in	9	1.8	EA	$3,500.00	$6,300.00	0	9	80%	$6,300.00	$6,300.00
d	3x3 inlet box	3	0.6	EA	$4,800.00	$2,880.00	0	3	80%	$2,880.00	$2,880.00
e	4" perforated pipe	86	17.2	LF	$68.00	$1,169.60	0	86	80%	$1,169.60	$1,169.60
f	Iso box	4	0.8	EA	$4,100.00	$3,280.00	0	4	80%	$3,280.00	$3,280.00
g	Connect to existing	1	0.2	EA	$1,900.00	$380.00	0	1	80%	$380.00	$380.00
5	**SEWER IMPROVEMENTS**										
a	8" sewer main	1268	253.6	LF	$57.00	$14,455.20	0	1268	80%	$14,455.20	$14,455.20
b	4" sewer laterals	76	15.2	EA	$1,525.00	$23,180.00	0	76	80%	$23,180.00	$23,180.00
c	6" sewer laterals	4	0.8	EA	$2,200.00	$1,760.00	0	4	80%	$1,760.00	$1,760.00
d	48" Manholes	5	1	EA	$5,500.00	$5,500.00	0	5	80%	$5,500.00	$5,500.00
e	60" Manholes	1	0.2	EA	$10,800.00	$2,160.00	0	1	80%	$2,160.00	$2,160.00
f	Connect to existing	1	0.2	EA	$2,200.00	$440.00	0	1	80%	$440.00	$440.00
	TOTAL CONSTRUCTION COST					**$437,441.05**					
	Original 10% Bond Coverage					$210,112.88	Released this Period			$437,441.05	
	TOTAL BOND AMOUNT:					**$647,553.93**					

APPROVED BY EAGLE MOUNTAIN:

Vince Hegge, P.E.
Engineering Director

6-10-25
Date

Robert Ballif
Engineering Tech. II

6/10/25
Date

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

ENGINEERING

DATE: Tuesday, June 10, 2025
FROM: Robert Ballif Engineering Tech. II
SUBJECT: Harmony phase "A" plats MF1 & MF2 walk through-Revised

---

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

Robert Ballif – EM Engineering Tech. II

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

General Notes:

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

Lu Lu Ln.:

1. ~~All fire hydrants are built to city standard detail, place pad and snake pit.~~
2. ~~South side condos have sewer stamps placed. Brass pin with a "S" for sewer.~~
3. ~~Coner of Will Way the fire hydrant needs a six-inch riser. Low.~~

Henry St.:

1. ~~South end blow off to be brought to grade with valve boxes on valve and blow off with hand tight cap.~~
2. ~~Sewer manhole at intersection in the water way to have a non-vented lid.~~
3. ~~Sewer manhole at intersection of Reichert abandon the sewer main heading south into project.~~

Willy Way:

1. ~~All fire hydrants are built to city standard detail, place pad and snake pit.~~
2. ~~Building "J" on the south corner the sewer stamp is missing and the board.~~
3. ~~Building "K" on the north corner the sewer stamp is missing and the board.~~
4. ~~Entrance sewer manhole add step.~~

Goldie Lou Ln.:

1. ~~All fire hydrants are built to city standard detail, place pad and snake pit.~~
2. ~~Lot #60 fire hydrant low, six-inch riser.~~
3. ~~Lot #63 sewer manhole add step.~~
4. ~~Tie in storm drain onto Reichert re-grout pipe tie in on the existing pipe and clean combo box. The ISO box needs to be completed, place snout and grout the pipes and place a grate or lid. Grate is upside down.~~

Delta St.:

1. ~~All fire hydrants are built to city standard detail, place pad and snake pit.~~
2. ~~Intersection of Goldie Lou the tie in sewer manhole cut pipe and trough, clean and add step.~~
3. ~~House #3403 section of sidewalk to be fixed.~~
4. ~~The existing hydrant that was moved need to be tested, BT's. valve is off.~~

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

HARMONY PHASE A PLAT MF2
CONDOMINIUM PROJECT

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

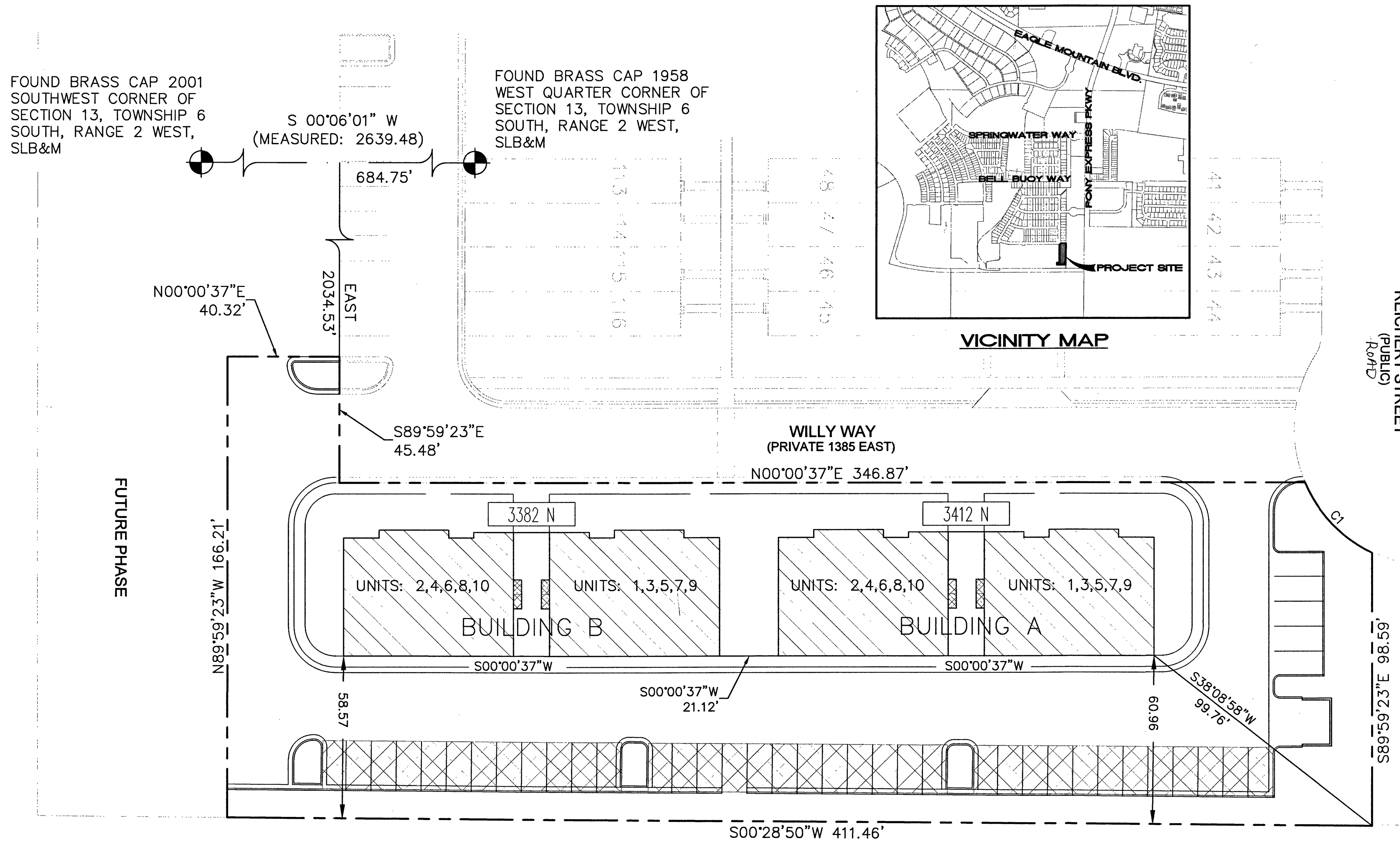
NOTES:
1– ALLEYS AND COMMON AREAS ARE PRIVATE AND ARE TO BE MAINTAINED BY "THE COVE AT HARMONY" HOMEOWNERS ASSOCIATION.
2– ALLEYS AND COMMON AREAS INCLUDING PRIVATE ROADWAYS ARE A MUNICIPAL UTILITY, PUBLIC UTILITY, DRAINAGE, CROSS–ACCESS AND PARKING EASEMENTS.
3– THE PARKING STALLS ALONG THE EAST SIDE OF THE PROJECT ARE LIMITED COMMON AREA AND WILL BE ASSIGNED IN THE CC&R's TO A SPECIFIC UNIT IN BUILDING A AND B OR DESIGNATED AS VISITOR. ALL OTHER STALLS ARE TO BE VISITOR STALLS UNLESS SPECIFICALLY IDENTIFIED AS PART OF THE CC&R's.

0 30 60 90

SCALE: 1" = 30'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	35.98	50.00	41°13'43"	35.21	N46°27'39"E

LAND USE	
ACREAGE:	1.19 acres
ACREAGE IN BUILDINGS:	0.27 acres
ACREAGE IN PRIVATE ALLEY/PARKING	0.54 acres
ACREAGE IN PRIVATE OPEN SPACE:	0.38 acres
10–PLEX UNITS:	20 UNITS
UNIT DENSITY:	16.8 UNITS PER ACRE



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DIRECT COMMUNICATIONS 11/7/2024 DATE

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(1). A recorded easement of right of way
(2). The law applicable to prescriptive rights
(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
(4). Any other provision of law

ROCKY MOUNTAIN POWER 11/7/2024 DATE

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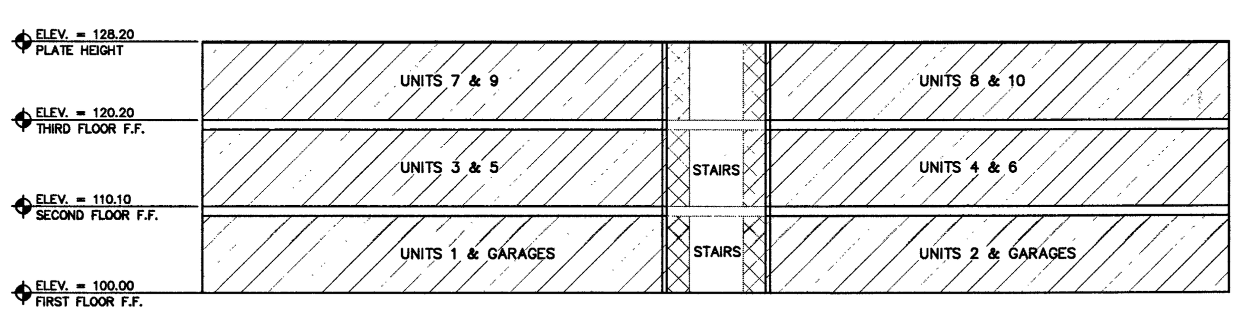
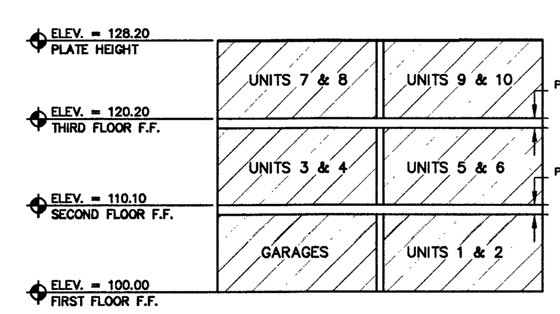
QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS 1 DAY OF November, 2024

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH BY– TITLE– PM Company II

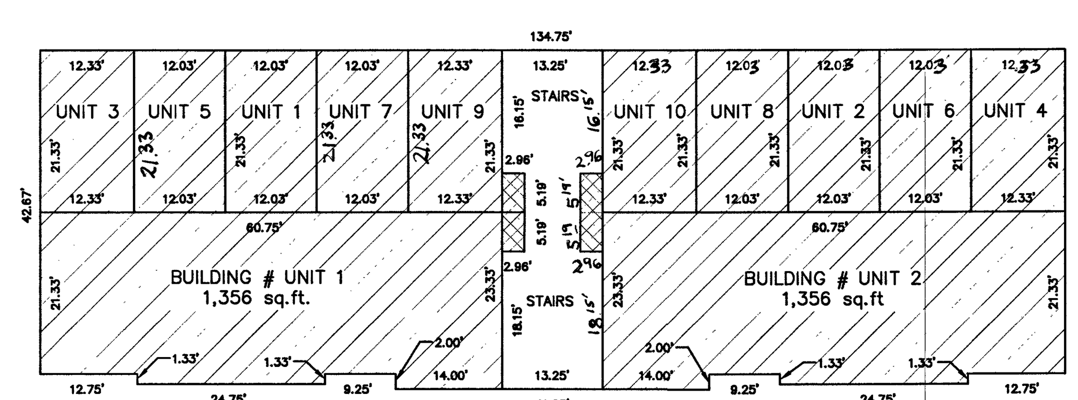


SECTION A–A

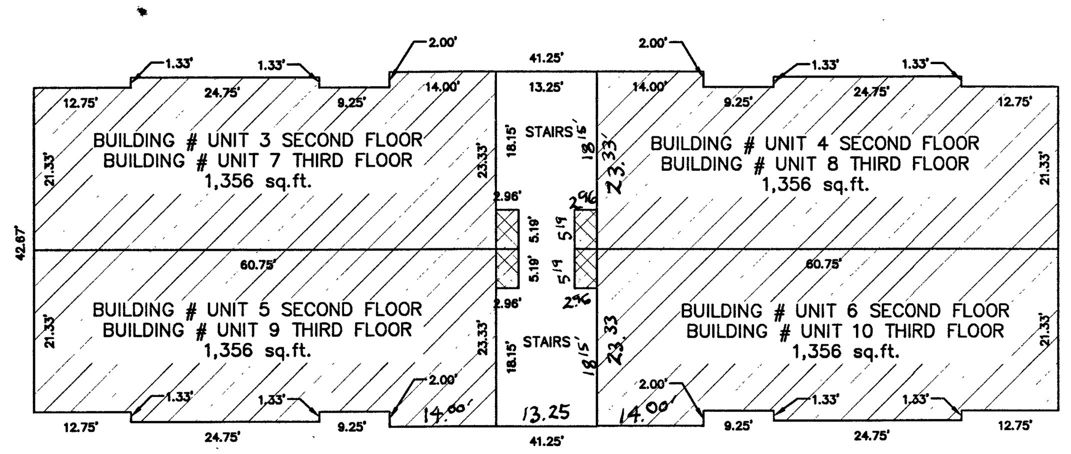


SECTION B–B

PRIVATE AREA
LIMITED COMMON
COMMON AREA



BUILDING FIRST FLOOR 10 PLEX



BUILDING SECOND AND THIRD FLOORS 10 PLEX

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

19570

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17–23–17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION. AND THIS PLAT COMPLIES WITH ~~and~~ section 57-8-13 of said code.

(SURVEYOR), P.L.S. Nov 5, 2024 DATE

BOUNDARY DESCRIPTION

Beginning at a point located South 00°06'01" West along the section line 684.75 and East 2034.53 feet from the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along Harmony Phase A Plat MF1 the following two courses 1) South 89°59'23" East 45.48 feet 2) North 00°00'37" East 346.87 feet; thence along Harmony Phase A Plat 2 the following two courses 1) Northeasterly 35.98 feet along the arc of a non–tangent 50.00 foot radius curve to the left through a central angle of 41°13'43", the chord of which bears North 46°27'39" East 35.21 feet 2) South 89°59'23" East 98.59 feet; thence South 00°28'50" West 411.46 feet; thence North 89°59'23" West 166.21 feet; thence North 00°00'37" East 40.32 feet to the point of beginning.

Parcel contains: 1.19 acres

Basis of Bearing: the line between the West Quarter Corner and the Southwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°06'01" West (NAD 83 UTAH COUNTY).

map#19570

ENT 91475:2024 MAP# 19570
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 27 02:10 PM FEE 90.00 BY MG
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S CERTIFICATE AND CONSENT TO RECORD

Know all men by these present that the undersign owner(s) of said tract of land described hereon do hereby certify that we consent to the recordation of this condominium plat in accordance with the Utah code annotated 57–8–13, subdividing the land into condominium ownership and creating units, common areas, limited common areas and easements all as set forth herein to hereafter be known as

HARMONY PHASE 'A' PLAT 'MF2' CONDOMINIUM PROJECT

UTILITY DEDICATION

By execution of this plat, the owner(s) shown below does hereby grant and convey to the city and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined in the declaration of condominium applicable to this project as " common area" (including private streets and private driveways) for construction and maintenance of approved public utilities and appurtenances together with right of access thereto

RESERVATION OF COMMON AREAS

By execution of this plat, the owner(s) shown below does hereby reserve all areas shown on this plat or described in the declaration of condominium as "common area" for the common enjoyment of all owners and such owners guests as invitees as specifically described in the declaration of condominium applicable to the project.

BY: 11/7/2024
PRINT: Nate Hutchinson
TITLE: Manager BCP DEVELOPMENT, INC

LLC ACKNOWLEDGEMENT

On the 7th day of Nov., 2024, personally appeared before me Nate Hutchinson the signer of the foregoing instrument, who duly acknowledge to me that the (S)He is the ______ of BCP Development Inc, ______ and is authorized to execute the foregoing agreement in its behalf and that (S)He executed it in such capacity.

My Commission Expires 6/11/25 NOTARY PUBLIC SIGNATURE
718363 COMMISSION NUMBER
Matt Rasband PRINTED NAME OF NOTARY

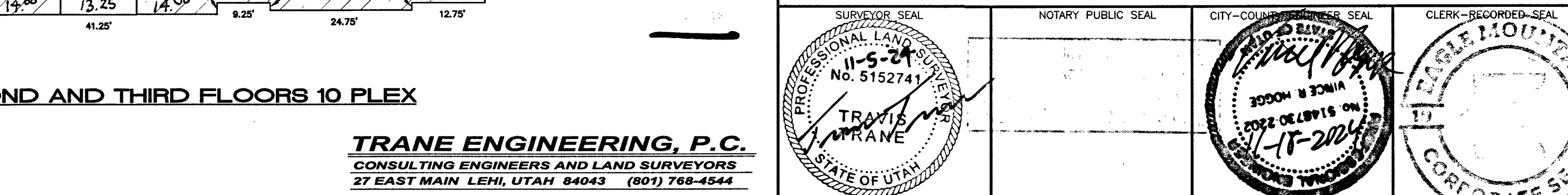
ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 5 day of December, 2024

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (See Seal Below)
ATTEST BY CITY RECORDER (See Seal Below)

PHASE A PLAT MF2
SHEET 1 OF 1
HARMONY
CONDOMINIUM PROJECT
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR SEAL | NOTARY PUBLIC SEAL | CITY–COUNTY ENGINEER SEAL | CLERK–RECORDED SEAL



Sec 13, T6S, R2W, SLB&M TU038 JW

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

ENGINEERING

Monday, June 2, 2025

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

SUBJECT: **Sweetwater Industrial phase 'A' plat 1 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Gina Olsen, City Recorder

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

ENGINEERING

DATE: Monday, June 2, 2025
TO: Vince Hogge
FROM: Robert Ballif Engineering Tech. II
SUBJECT: Sweetwater Industrial phase "A" plat 1 walk through-updated

---

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

Robert Ballif – EM Engineering Assistant

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

General Notes:

1. ~~Exit sewer video.~~
2. ~~Crack seal phase line at intersection.~~

Belladonna Dr.:

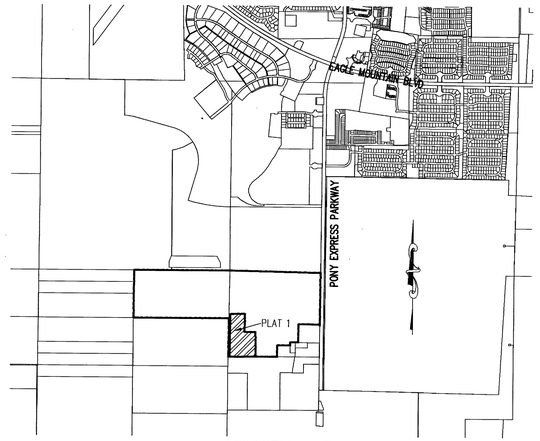
1. ~~Change street signs to Virtual Dr and Belladonna Dr.~~
2. ~~Lot #1 by storm drain inlet at intersection, settling of the asphalt by sewer manhole and replace section of curb.~~
3. ~~Lot #1 middle of the lot by inlet section of curb replace.~~
4. ~~The sewer tie in patch for phase 2 has settled and will need to be fixed.~~
5. ~~The north and south ADA have a big gap between the curb & ADA sika flex the gap.~~

Virtual Dr.:

1. ~~Street signs for the intersection of Tiffany Ln. and Virtual Dr.~~
2. ~~The entrance off Virtual Dr. to lot #1 sidewalk has not been fixed and is a walking tripping hazard.~~
3. ~~The asphalt pathway has sags and cracks from Tiffany Ln. to Belladonna Dr. that will need to be fixed.~~

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

SWEETWATER INDUSTRIAL PHASE A PLAT 1



VICINITY MAP

DIRECT COMMUNICATIONS

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

Winnie Clifford 1/20/2021
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY

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

Approved this 21 day of January, 20 21 Dominion Energy

By Beverly E. Bridge

Title Pre-Con

ROCKY MOUNTAIN POWER

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

Del Edwards 1/20/21
ROCKY MOUNTAIN POWER DATE

LOT DRAINAGE NOTES:

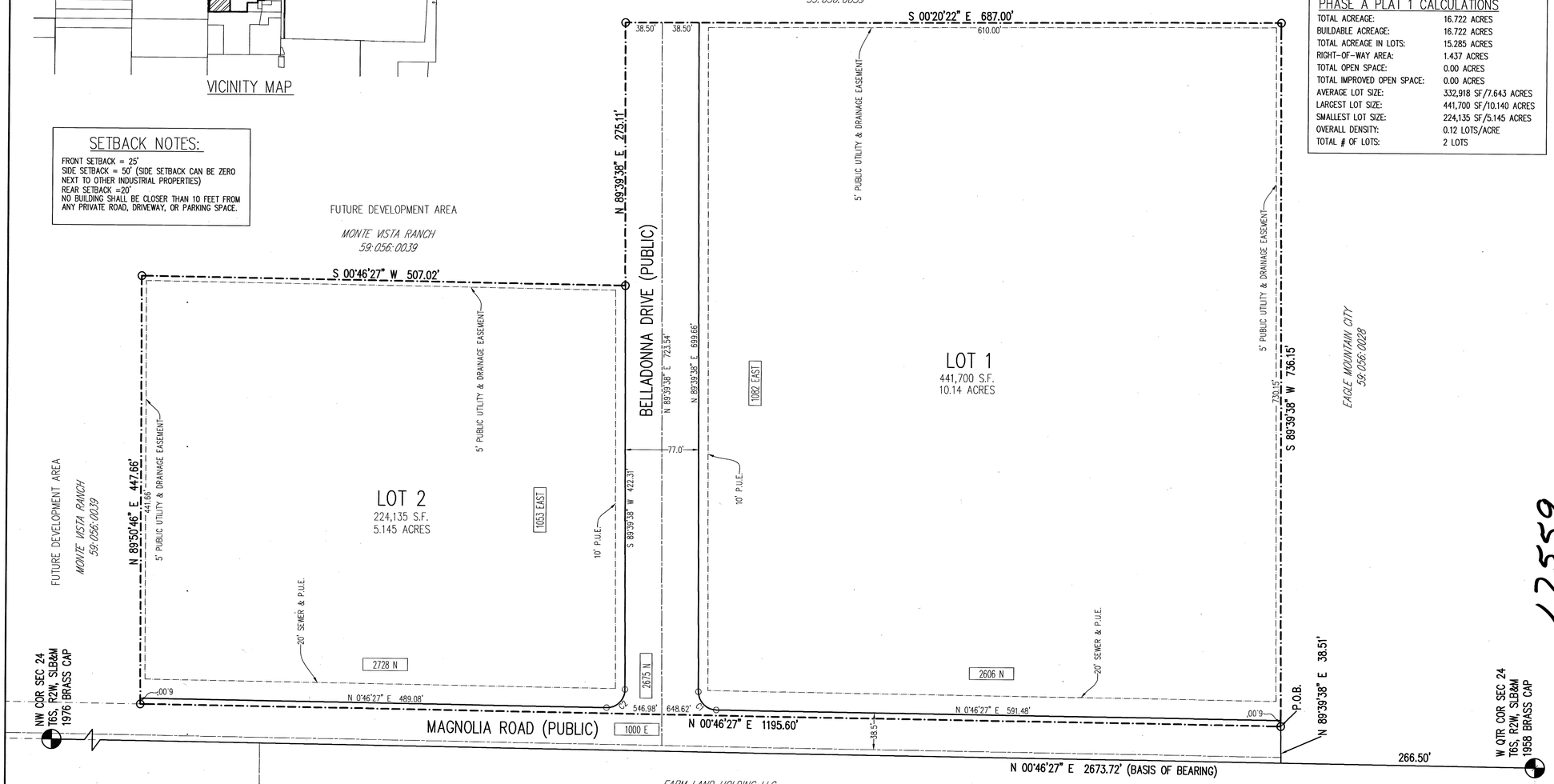
1. EACH LOT WILL RETAIN ITS OWN STORM RUNOFF. STORM RUNOFF IN THE ROADWAYS WILL BE CONVEYED UNDETAINED TO THE EXISTING 54" STORM DRAIN PIPE LOCATED IN 1020 EAST.

SETBACK NOTES:

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

PHASE A PLAT 1 CALCULATIONS

TOTAL ACREAGE:	16.722 ACRES
BUILDABLE ACREAGE:	16.722 ACRES
TOTAL ACREAGE IN LOTS:	15.285 ACRES
RIGHT-OF-WAY AREA:	1.437 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	332,918 SF/7.643 ACRES
LARGEST LOT SIZE:	441,700 SF/10.140 ACRES
SMALLEST LOT SIZE:	224,135 SF/5.145 ACRES
OVERALL DENSITY:	0.12 LOTS/ACRE
TOTAL # OF LOTS:	2 LOTS



FIRE NOTE:

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	19.00	29.48	88°53'11"	26.61	N 45°13'2" E
C2	19.00	30.21	91°6'49"	27.13	N 44°46'58" W

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

SURVEYOR'S CERTIFICATE

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

JAN. 19, 2021
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°46'27" EAST ALONG SECTION LINE 266.50 FEET AND NORTH 89°39'38" EAST 38.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 00°46'27" EAST A DISTANCE OF 1195.60 FEET; THENCE NORTH 89°50'46" EAST A DISTANCE OF 447.66 FEET; THENCE SOUTH 00°46'27" WEST A DISTANCE OF 507.02 FEET; THENCE NORTH 89°39'38" EAST A DISTANCE OF 275.11 FEET; THENCE SOUTH 00°20'22" EAST A DISTANCE OF 687.00 FEET; THENCE SOUTH 89°39'38" WEST A DISTANCE OF 736.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 728,414 SQUARE FEET OR 16.7221 ACRES, MORE OR LESS.

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

EAGLE MOUNTAIN CITY PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

ENT 36841:2021 Map # 17559
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 26 10:45 am FEE 54.00 BY CS
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER
ROGER LYMAN

OWNER: Monte Vista Ranch LC
PRINTED NAME TIFFANY WALDEN

AUTHORIZED SIGNATURE(S)
1/20/2021

AUTHORIZE SIGNATURE 1/20/2021

ACKNOWLEDGMENT

On the 28 day of January, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 3/9/2024
NOTARY PUBLIC SIGNATURE

711066
COMMISSION NUMBER

FIONNUALA B. KOFOED
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 28 DAY OF January, 2021

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

17559

FINAL PLAT 1

SWEETWATER INDUSTRIAL PHASE A

SUBDIVISION

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

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal — PROFESSIONAL LAND SURVEYOR AARON D. THOMAS 6418780 STATE OF UTAH 1-19-2021
Notary Public Seal — FIONNUALA B KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION # 711066 COMM. EXP. 03/09/2024
Engineer Seal — SCOTT A. MCMILLAN No. 4840282 CHRISTOPHER TODD TRUSTY 1-14-21 STATE OF UTAH
Clerk-Recorder Seal — CORPORATE SEAL EAGLE MOUNTAIN E.S. 1996 STATE OF UTAH

SEC 24-T6-R2W 70-038

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	CHANGE ORDER - CO#1 with Advanced Engineering and Environmental Services, LLC for the Wastewater Treatment Plant Upgrade.
ITEM TYPE:	Change Order
FISCAL IMPACT:	$1,943,049.00
APPLICANT:	City initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Brad Hickman, Public Works Director	Brad Hickman

RECOMMENDATION:
Staff recommends that City Council approve Change Order #1 for the Wastewater Treatment Plant Upgrade 4.8 MGD with Advanced Engineering and Environmental Services, LLC, for the amount of $1,943,049.00.

BACKGROUND:
In response to anticipated population and wastewater flow increases, the City issued a Request for Proposals (RFP) for engineering services. JWO Engineering, in collaboration with AE2S, was selected to perform full design and construction documentation services. The initial contract amount was $2,265,385.00, covering the evaluation of treatment options, tertiary treatment integration, electrical upgrades, and expansion design to 4.8 MGD *(Million Gallons per Day)*.

4.8 MGD Facility Scenario - Based on population and demand modeling completed during design, staff and consultants determined that a 4.8 MGD facility would be insufficient to meet long-term needs. If the growth rate in the South Service Area (SSA) and West Service Area (WSA) continues at 9.7% - gpcd *("gallons per capita per day", i.e. consumption rate per individual, not household)*, the plant would have capacity until about the year 2035.

7.7 MGD Facility Scenario - Based on population and demand modeling completed during design, staff and consultants determined that a 7.7 MGD facility would be sufficient to meet long-term needs. If the growth rate in the SSA and WSA continues at 9.7% gpcd, the plant would have capacity until about the year 2040. Increasing the design capacity to upgrade to 6 MGD will ensure adequate treatment for future decades.

To accommodate this change in scope, a change order to the professional services agreement has been proposed for the amount of $1,943,049.00. This additional funding will support the expanded design effort, including:

- Full design and construction documents for a 6 MGD Membrane Bioreactor (MBR) treatment facility
- Revised hydraulic modeling and equipment sizing
- Enhanced electrical and mechanical system planning to support higher capacity
- Coordination with the State of Utah for updated permitting and effluent requirements
- Expansion of tertiary treatment and potential reclaimed water infrastructure for future reuse opportunities
- Updated engineer's estimates for construction and funding evaluations

This change order represents a strategic investment to proactively align with projected service demands and avoid the cost inefficiencies associated with incremental expansion. The selection of the MBR system provides enhanced treatment quality, operational flexibility, and a smaller physical footprint compared to traditional activated sludge systems, making it a sustainable solution for Eagle Mountain's growing population and increasing regulatory standards.

In addition to the plant upgrades, the City is also planning for necessary improvements, including a new sewer line extending from the existing 15-inch sewer in Airport Road, along the East Expressway alignment, terminating at the treatment facility. This line is essential to accommodate increasing flows, provide system redundancy, and improve resiliency in service delivery.

If Council elects to approve the proposed change order, JWO Engineering and AE2S will begin the redesign and permitting process for the 6 MGD MBR facility. This will be followed by the development of final construction documents, updated cost estimates, and preparation of a future construction management proposal to guide the implementation and delivery of the project. Staff will also be looking to solicit a construction manager / general contractor (CMGC) to work with the City on the design and construction elements of the project.

ITEMS FOR CONSIDERATION:
Determination regarding increased capacity vs. costs.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Change Order

www.ae2s.com

June 10, 2025

Brad Hickman
Public Works Director, Eagle Mountain City
2545 N Pony Express Pkwy
Eagle Mountain, UT 84005

Re: Amendment to 2024-116 – 4.8 MGD WWTFE Scope and Fee Amendment Proposal

Dear Mr. Hickman,

Thank you for the opportunity to provide a proposal for civil engineering services for an amendment to the EMC 4.8 MGD Waste Water Treatment Facility Expansion project. As discussed previously with you and other city staff, 6.0 MGD additional capacity has been identified as needed to meet the aggressive growth of the South Service Area and to give EMC a responsible planning period for wastewater treatment capacity.

Detailed Scope of Services

AE2S will perform the following tasks listed below for the proposed 6.0 MGD additional capacity

1. **Construction Manager/General Contractor (CM/GC) procurement and support**
   EMC has identified CM/GC as the preferred delivery method for the 6.0 MGD expansion. AE2S has worked on dozens of projects using this delivery method and will be an asset to the City in guiding them through the process. Scope items include:

   - Review Utah Administrative Code and any other regulatory requirement needed to be followed for CM/GC procurement
   - Attend workshops and stakeholder strategy meetings for CM/GC related discussions.
   - Prepare RFP based on EJCDC template, using Water and Wastewater Collaborative Delivery Association Handbook guidance.
   - Perform outreach to potential contractors for CM/GC services.
   - Participate on the Selection Committee, including preparing interview questions.
   - Prepare Phase I (pre-construction) award recommendations
   - Review and give opinion on CM/GC value engineering and constructability/sequencing plan.
   - On-Site CM/GC coordination.
   - Develop Bid Alternatives if CM/GC price items are not suitable.

- Give Phase II (construction) award recommendation.
- Conduct design package review meetings with EMC and CM/GC

2. **Preliminary Engineering**:

Preliminary engineering for the original 4.8 MGD project has been mostly completed. Moving to a 6.0 MGD additional capacity design will require rework of flows and loads calculations, equipment sizing, final design criteria, engineering calculations, process model results, preliminary drawings, electrical analysis, and recommended changes to the final design and construction schedules.

Also identified during preliminary efforts of the 4.8 MGD project was the requirement from the State Department of Environmental Quality to have a groundwater discharge permit for all effluent moving forward. Included in this amendment is any coordination, engineering, and materials needed to support this new permit direction.

3. **Final Design:**

Final Design of a facility around 2.5 times larger than originally scoped will require significant engineering changes. Most of the amendment fee is reflected here. Because the original scope was difficult to anticipate due to the technology selection nor master planning not being completed prior to request for design services, some coordination between disciplines was not included originally. In short, it is difficult to scope design services without knowing what is to be designed.

Also, the existing oxidation ditch was sized to 2.4 MGD and data indicate it is unlikely the ditch will realize that throughput without upgrades. Included in this amendment is a design package that will have changes to the existing ditch and site to maximize the capacity of the existing system.

With increased size and number of facilities comes the need for more coordination between the disciplines. Electrical, structural, process, mechanical, architectural, instrumentation are all needed on a facility site upgrade of this size. Architectural and instrumentation were not included in the original scope. This amendment includes

- Architectural – confirmation that all design elements (doors, windows, insulation, etc) adhere to applicable building codes, any drawings and specifications needed.

- Instrumentation & Controls -Provide Functional Descriptions of controls needed for new expansion elements. Coordination with those performing the programming.

Other final design amendments are as follows

- Confirm with City final design criteria is to have 6.0 MGD additional capacity on an average daily flow basis, treated to Type I effluent standards and DEQ effluent permit standards.
- Opinion of CM/GC's Guaranteed Maximum Price at 60% and 90% design level.
- Incorporate Value Engineering input and constructability input from CM/GC.
- Revised 30% design package and other supporting design documents to include in the CM/GC procurement package.
- "Early out" packages for CM/GC to accelerate construction schedule.
- Electrical options memorandum and presentation
- Additional workshops not previously included
- The buildings needed have been identified as the new headworks building, membrane bioreactor building, solids handling building, biological nutrient removal basins, and a new electrical building. Confirm with EMC these are the buildings to be designed.
- Site layout for 12 MGD full buildout with phasing strategies throughout the entire design process (ex: size pump locations for buildout, only populate half right now)

4. <u>Construction Period</u>

Additional time to coordinate with the CM/GC throughout the construction period is included in the amendment.

5. <u>Bid period services</u>

Due to the delivery method changing, the entirety of bid period services from the original contract will be absorbed into CM/GC and construction period support in this amendment

Proposed Fee

AE2S proposes to provide the above services under this proposal on an hourly not to exceed basis of $1,943,049.00.

A breakdown of the proposed fees is detailed below.

1. CM/GC procurement and coordination	$89,280
2. Preliminary Engineering	$192,707
3. Final Design	$1,487,660
4. Construction Period	$198,512
5. Bid Period	$(25,110)
Amendment Total	$1,943,049.00

Please let me know if you have any questions about the content of this proposal. I can be reached by phone at 385-715-0948 or by email at russell.sprague@ae2s.com. Any additional information that City Staff or Council may need will gladly be provided. After initial approval of this amendment, contract can be provided for review.

Sincerely,

Russell Sprague

Project Manager

AE2S

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

MAY 20, 2025
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City; Fionnuala Kofoed, Assistant City Manager; John Magness, Legislative and Policy Analyst; Gina Olsen, City Recorder; Marcus Draper, City Attorney; Tyler Maffitt, Communications Manager; Natalie Winterton, Assistant to the City Manager; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Steven Lehmitz, Planner; Lacie Messerly, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Erik Knutzen, Chief Deputy Sheriff, Carson Stapley, IT Manager; Nathan Shumway, Wildlife Intern; and Carlos Vasquez, Management Intern.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director; Evan Berrett, Economic Development Director; Kimberly Ruesch, Director of Administrative Services; and Embret Fossum, UFA Battalion Chief.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Wright called the meeting to order at 4:00 PM. He noted that Mayor Westmoreland was excused from the meeting.

1. DISCUSSION AND INFORMATION ITEMS

1.A. UPDATE - West Utah County Interagency Action Plan

The recording of the discussion can be found online here at 00:00:33.

Representative from Avenue Consultants, Kevin Croshaw provided an update on the West Utah County Interagency Action Plan for Sustainable Growth. He explained that the Mountainland Association of Governments (MAG) has been working with Eagle Mountain, Saratoga Springs, Cedar Fort, and Fairfield on the development of the project. The discussion included clarification on proposed roadway alignments in relation to Lehi City and how the connections would function near the Walmart area, including the Wood Haven and Inverness Lane neighborhoods. Mr. Croshaw also outlined the next steps to be completed prior to the following meeting.

1.B. LEGISLATIVE UPDATE - Dave Stewart, Legislative Executive Consulting

The recording of the update can be found online here at 00:25:16.

Dave Stewart, Lobbyist from Legislative Executive Consulting, provided updates on key legislation and infrastructure initiatives, including House Bill 454 and Senate Bill 310 addressing municipal and county fee modifications, Senate Bill 188 concerning changes to school district procedures, and Senate Bill 337 related to land use and development regulations. He also discussed a bill supporting nuclear power development across the state, initial funding secured for SR-73 and Pole Canyon roadway improvements near Cedar Valley High School, and ongoing planning for future roadway development in Eagle Mountain.

2. AGENDA REVIEW

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects

The recording of the discussion can be found online here at 00:59:35.

Councilmembers discussed that the Administrative Authority for C-PACE projects will be designated as the Mayor, City Manager, or Economic Development Director. They emphasized that the application should clearly state that participation does not guarantee specific zoning approvals. Additionally, they discussed developing a checklist to ensure all relevant departments review each application.

Councilmembers requested that the item be removed and placed on the scheduled items.

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium

The recording of the discussion can be found online here at 01:07:14.

Management and Policy Analyst John Magness addressed the City Council's questions concerning the source of funding as part of Consortium.

Councilmembers requested that the item be removed and placed on the scheduled items for further discussion.

12.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat

The recording of the discussion can be found online here at 01:21:00.

Councilmembers requested that the item be removed and placed on the scheduled items for further discussion.

12.G. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Monte Vista Ranch, L.C. for a 4MG Tank Site and Access Easement

The recording of the discussion can be found online here at 01:21:53.

Councilmember Burnham stated she had some concerns regarding the closing date on the purchase agreement and requested further discussion under the property acquisition portion of the upcoming Closed Session.

CITY MANAGER ITEMS

The recording of the discussion can be found online here at 01:23:02.

City Manager Benjamin Reeves addressed the City Council on several topics, including the long-term strategy with Utah Valley University for the META-funded telescope and efforts to find it a permanent location; the upcoming opening of a Housing Strategist position at Eagle Mountain City; plans to schedule a tour of the power plant in Mona; an upcoming lunch event at Santaquin City Hall; and information about the Guinness World Record Positivity Mile initiative.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Gray moved to adjourn to 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 Work Session was adjourned to a Closed Session at 5:43 PM.

The recording of the adjournment can be found online here at 01:42:18.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Wright called the meeting to order at 7:10 PM and noted that Mayor Westmoreland was excused from the meeting.

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

Chief Deputy Sheriff Erik Knutzen led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

Mayor Pro Tempore Wright announced the Memorial Day Service, highlighted Pony Express Days taking place May 28 through June 14, including the rodeo and demolition derby, and extended an invitation to participate in the Motivation Mile event.

The recording of the discussion can be found online here at 01:45:21.

7. APPOINTMENTS

7.A. Library Advisory Board
1. Emily Hoehne - Completing a 6-month term through December 2025

MOTION: *Councilmember Burnham moved to approve the appointment of Emily Hoehne to the Library Advisory Board beginning immediately through December 31, 2025. 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.

City Recorder Gina Olsen administered the Oath of Office to Emily Hoehne.

The recording of the appointment can be found online here at 01:48:04.

8. PUBLIC COMMENTS

Mayor Pro Tempore Wright opened the public comment period at 7:17 PM.

The following individuals spoke during the Public Comment period: Wayne Patterson requested to speak about protection of the Eagle Mountain airport, but did not appear in person, Enilda Niendorf, Tom Spalding, Bettina Camerson and D.J. Searcy.

Mayor Pro Tempore Wright closed the public comment period at 7:27 PM.

The recording of the public comments can be found online here at 01:50:35.

9. CITY COUNCIL/MAYOR ITEMS

The recording of the discussion can be found online here at 02:01:46.

The Mayor and Councilmembers offered comments to the public.

CONSENT AGENDA

10. BOND RELEASES

10.A. Harmony Phase A, Plat 9 - Out of Warranty

10.B. Harmony Phase A, Plat 10 - Out of Warranty

10.C. Pole Canyon NPA-11 - Out of Warranty

11. MINUTES

11.A. May 6, 2025 Minutes - Regular City Council Meeting

12. RESOLUTIONS

12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Professional Services Contract Renewal with Granicus for the OneView Software and Mobile App

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium

12.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Fee Reduction for the Ranches Golf Club Minor Site Plan Application from $4,000 to $250

12.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat

12.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Contract with Monday.com and XTIVIA for Project Management Software Services

12.G. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Monte Vista Ranch, L.C. for a 4MG Tank Site and Access Easement

MOTION: *Councilmember Gray moved to approve the Consent Agenda removing Items 12.B., 12.C., and 12.E., to be addressed in the scheduled items; and with the conditions as follow:*

1. *Modifying the fee on Item 12.D. from $250 to $2,000;*
2. *Execution of the purchase agreement in Item 12.G. must occur by the end of day on May 27, 2025.*

Councilmember Clark seconded the motion.

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:12:59.

SCHEDULED ITEMS

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects

The recording of the discussion can be found online here at 02:14:35.

City Manager Benjamin Reeves presented the item. This resolution authorizes Eagle Mountain City to participate Utah's Commercial Property Assessed Clean Energy (C-PACE) program and designate Sustainable Real Estate Solutions, Inc. (SRS) as the City's program administrator. C-PACE allows commercial and industrial property owners to access private financing for energy efficiency, renewable energy, and related improvements, which are repaid through a voluntary property assessment. Adoption of this resolution enables the City to facilitate C-PACE financing for local businesses and projects without financial obligation to the City.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Authorizing the City to Enter into an Agreement with Sustainable Real Estate Solutions, Inc. to Provide Administrative and Professional Services for C-PACE Projects. Councilmember Gray seconded the motion.*

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:16:46.

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium

The recording of the discussion can be found online here at 02:17:40.

Legislative and Policy Analyst John Magness and Councilmembers discussed the City's participation in the Utah Valley HOME Consortium and noted that Eagle Mountain City qualifies for Community Development Block Grant (CDBG) program and the City is eligible to participate in the U.S. Department of Housing and Urban Development's (HUD) HOME Program beginning in FY 2026.

MOTION: *Councilmember Wood moved to deny a Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium.*

The motion died for lack of a second.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, Approving and Authorizing the Execution of an Interlocal Cooperation Agreement for Participation in the Utah Valley HOME Consortium. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	No
Brett Wright	Yes

The motion passed with a 4:1 vote.

The recording of the motion can be found online here at 02:21:09.

12.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat

The recording of the discussion can be found online here at 02:22:21.

The original MDA between Eagle Mountain Properties, L.C. and Eagle Mountain City was approved in January 2015, along with a preliminary plat. Certain areas, referred to as "Alternative Block Designs," were to be designed later and receive separate plat approvals.

The Developer recently submitted a Site Plan Application for these blocks, during which a potential conflict was found in Section 8 of the MDA regarding lot frontage requirements. The proposed amendment clarifies that Section 8 was not intended to apply to the Alternative Block Designs.

Councilmember Wood noted the Site Plan Application was previously denied and has returned for Council consideration.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Development Agreement for the Harmony Preliminary Plat. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	No
Brett Wright	Yes

The motion passed with a 4:1 vote.

The recording of the motion can be found online here at 02:24:00.

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, adopting the Natural Open Space and Wildlife Habitat Management Plan

The recording of the discussion can be found online here at 02:24:55.

Wildlife Intern Nathan Shumway presented a proposed Concept Plan for the 2025 Natural Open Space & Wildlife Habitat Management Plan. This is the next-to-final draft of the EMC Open Space Plan. This Plan has been a year in the making and will guide the City in managing native open spaces within the City.

Mayor Pro Tempore Wright opened the Public Hearing at 8:03 PM.

The following individuals spoke during the Public Comment period: Bettina Cameron and Wendy Warren representing the Eagle Mountain Nature and Wildlife Alliance.

Mayor Pro Tempore Wright closed the Public Hearing at 8:09 PM.

The recording of the public hearing can be found online here at 02:37:13.

Wildlife Biologist/Environmental Planner Todd Black and Assistant Public Works Director Zack Hilton, along with Nathan Shumway, responded to questions from Councilmembers providing clarification on project details and addressing concerns related to planning and community impact.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, adopting the Natural Open Space and Wildlife Habitat Management Plan subject to:*

1. *Removing the pedestrian path from the plan that goes west from the Walmart property and southwest to Autumn Lane, behind backyards between Autumn Lane and East Harvest Lane then ends at Shiloh Way.*

Councilmember Wright seconded the motion.

Discussion took place on the removal of the pedestrian path, its implications for Open Space, and future management of the area confirming that the space will continue to stay classified as Open Space. They also considered options for semi-truck parking, including a designated parking lot.

AMENDED MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, adopting the Natural Open Space and Wildlife Habitat Management Plan:*

1. *Removing from the Plan the pedestrian path that goes west from the Walmart property and southwest to Autumn Lane, behind resident backyards between Autumn Lane and East Harvest Lane then ends at Shiloh Way; and*
2. *Removing the language concerning semi-truck parking; and*
3. *Amending the grazing period of goats from "two to seven days" to as needed.*

Councilmember Wright seconded the motion.

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:08:34.

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Providing Notice of Default to Lennar Homes for Specific Terms of the Ault Farms Master Development Agreement

The recording of the discussion can be found online here at 03:15:57.

Planner Steven Lehmitz presented the item. On January 21, 2025, the City Council met with a representative from Lennar Homes to discuss the issue of the townhome product in Parkway Fields not abiding by the approved elevations. The Council expressed a desire for the remainder of the townhome units to match what had already been built, keeping the look of the project consistent. It was thought the applicant shared this sentiment. The Council also expressed interest that the applicant provides an additional amenity to the community, such as a community garden space.

This discussion also brought to light that the mechanical units on the sides and rears of the units were not screened from view of the street per EMMC 17.72.040(K) and 17.100.060(A). The Council requested that the applicant abide by the City Code and screen those units, suggesting screen enclosures made of similar materials to the buildings. The applicant stated a willingness to work with staff to find a solution to address the screening issue.

As of April 16, 2025, the applicant had received building permit approval to continue with the incorrect elevations. However, they had failed to work with staff to screen the mechanical units in

any way. On April 16, the City Attorney issued a Notice of Default to the applicant in accordance with Section 8 of the Ault Farms Master Development Agreement (MDA).

Lennar Homes representative BJ Ryan disagreed with the Notice of Default and requested to be held accountable for future compliance.

City Attorney Marcus Draper and City Council discussed the terms of the MDA and the overall issues with the unapproved elevations and unscreened mechanical units.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Providing Notice of Default to Lennar Homes for Specific Terms of the Ault Farms Master Development Agreement as presented. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:31:47.

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

The recording of the discussion can be found online here at 03:33:13.

Mayor Pro Tempore Wright and City Councilmembers offered comments and reports on committees to which they are assigned as liaisons.

16. COMMUNICATION ITEMS

17. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 9:06 PM. 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 03:40:18.

The meeting was adjourned at 9:06 PM.

Approved by the City Council on June 17, 2025.

_____

Gina Olsen, CMC
City Recorder

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

JUNE 3, 2025, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City; Fionnuala Kofoed, Assistant City Manager; John Magness, Legislative and Policy Analyst; Gina Olsen, City Recorder; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Lacie Messerly, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Michele Graves, Library Director; Erik Knutzen, Chief Deputy Sheriff; Carson Stapley, IT Systems Manager; and Carlos Vasquez, Management Intern.

CITY STAFF PRESENT ELECTRONICALLY: Brad Hickman, Public Works Director and Embret Fossum, UFA Battalion Chief

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Wright called the meeting to order at 4:01 PM. He noted that Mayor Westmoreland was excused from the meeting.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION - Zone Transition Table (Table 17.60.160[1]) and the Future Land Use Map

The recording of the discussion can be found online here at 00:00:55.

Planning Director Brandon Larsen provided an update on the project with GSBS Architects to draft an updated Future Land Use Map (FLUM). During this process, staff encountered challenges with the Zone Transition Table (EMMC 17.60.160[1]), which is intended to buffer incompatible land uses and reduce potential negative impacts—such as protecting residential areas from adjacent industrial uses. In some cases, the table created difficulties in placing certain land uses next to each other without requiring multiple transitional zones. Staff requested guidance from the Council on how to address these issues as work on the FLUM continues.

1.B. DISCUSSION - Water, Sewer, and Stormwater Utility Rate Analysis

The recording of the discussion can be found online here at 00:25:26.

Management Analyst Terrence Dela Pena presented the discussion and noted that during a recent budget work session, Staff had presented the potential financial impact of budget requests for the Water, Sewer, and Stormwater Departments for Fiscal Year 2026. These requests included increases to the operating budgets, as well as the addition of personnel, equipment, and vehicles to support ongoing and anticipated service demands.

This discussion item is intended to provide the City Council with an overview of the proposed utility rate adjustments necessary to support these budgeted needs. The goal is to give the Council an opportunity to review and discuss rate options to ensure adequate funding for utility operations in the upcoming fiscal year.

2. AGENDA REVIEW

15.A. PUBLIC HEARING - Fiscal Year 2026 Tentative Budget

The recording of the discussion can be found online here at 01:20:50.

Administrative Services Director Kimberly Ruesch presented a request to allocate an additional $15,000 in funding for the Christmas Village Tree. She also provided clarification regarding the seasonal stormwater position.

Councilmembers discussed the potential replacement of flagpoles. Assistant Public Works Director Zac Hilton offered input on the appropriate height for the flagpole and provided a cost analysis for installing sturdy replacements.

15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Steeplechase South Subdivision Second Plat Amendment (877 N Pony Express Parkway)

The recording of the discussion can be found online here at 01:34:39.

Planner Ashley Swensen presented the application for a proposed Plat Amendment (Second Amendment) of the Steeplechase South Subdivision, located at 877 N Pony Express Parkway.

15.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 for Right of Way Profile Illustrations

The recording of the discussion can be found online here at 01:35:36.

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Senior Planner Robert Hobbs presented the proposal to enact an ordinance amending Title 16, Chapter 35, Section 140 Diagrams by changing the section name and substituting new illustrations in a corrected format and order.

15.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 16.35.090 Privacy Screening; Section 17.40.020 Land Use Table, and Section 17.60.120 General Fencing Provisions

The recording of the discussion can be found online here at 01:37:13.

Senior Planner Rober Hobbs presented the ordinance which amends EMMC Section 16.35.90 Privacy Screening, and Section 17.40.020 Land Use Table, deleting reference to conditional uses and Section 17.60.120; reformatting the section, specifying that the City requires a fence permit, and clarifying when gray wooden fencing is required along Ranches Parkway.

16.A. ORDINANCE - An Ordinance of Eagle Mountain City Amending the Eagle Mountain Municipal Code Purchasing Policy Section 3.20.030 (H) to Modify the Approval Process for Change Orders

The recording of the discussion can be found online here at 01:38:21.

City Attorney Marcus Draper presented the item. The current City Code governing change orders for contracts requires City Council approval in situations where the cumulative effect of all change orders exceeds the lesser of 10% or $75,000, even if the project is under budget. While this threshold makes sense for large contracts, it disproportionately impacts smaller ones. This amendment will simplify the change order process.

3. CITY MANAGER INFORMATION ITEMS

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Gray moved to adjourn to 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 Work Session was adjourned to a closed session at 5:50 PM.

The recording of the adjournment can be found online here at 01:40:57.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Wright called the meeting to order at 7:04 PM and noted that Mayor Westmoreland was excused from the meeting as he was attending a City related event at the Idaho National Laboratory.

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

7. RECOGNITION

7.A. RECOGNITION - Graduates of the 2025 Teen CERT Internship Program

The recording of the recognition can be found online here at 01:45:14.

Public Saftey Director David Ulibarri recognized the graduates of the 2025 Teen CERT Internship Program, and each graduate was congratulated by members of the City Council.

Members of the Teen CERT Internship Program included: Schafer Liu, Landon Hatch, Mary Greenwood, Emory Davis, Robbie Lundgren, Alec Walters, and Samantha Hassell. In attendance were Mary Greenwood, Alec Walters and Samantha Hassell.

8. INFORMATION ITEMS/UPCOMING EVENTS

Mayor Pro Tempore Wright announced the upcoming Demolition Derby and Eagle Mountain Rodeo. He also recognized the Events Staff for their successful efforts in organizing the Pony Express Parade and Carnival.

The recording of the discussion can be found online here at 01:51:20.

9. PUBLIC COMMENTS

Mayor Pro Tempore Wright opened the public comment period at 7:12 PM.

The following individuals spoke during the Public Comment period: Alison Britton, Courtney Johnson, Kaeley White, Ben Wood, Doug Freeman, Benjamin March, Chad Wright, Ashely Richards, Wayne Patterson. and Rachel Basea

Mayor Pro Tempore Wright closed the public comment period at 7:38 PM.

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The recording of the public comments can be found online here at 01:52:16.

10. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

The recording of the discussion can be found online here at 02:18:49.

CONSENT AGENDA

11. BOND RELEASES

11.A. Eagle Mountain Data Center Campus Subdivision - Into Warranty

11.B. Harmony Phase A, Plat 4 - Out of Warranty

12. CHANGE ORDERS

12.A. CHANGE ORDER - CO#1 with BHI for Temporary Traffic Signals for Traffic Control (Pony Express Pkwy and Eagle Mountain Blvd Project)

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN - The District at Eagle Mountain Town Center Lot 3 (City Center).

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Mountainland Safe Streets 2024 Safety Action Plan Relating to the Safe Streets for All (SS4A) Grant Eligibility

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Supporting Eagle Mountain City's Participation in the Healthy Utah Community Initiative and Authorizing the Mayor to Sign the Commitment Letter

MOTION: *Councilmember Clark moved to approve the Consent Agenda. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:41:30.

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SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

15.A. PUBLIC HEARING - Fiscal Year 2026 Tentative Budget

The recording of the discussion can be found online here at 02:42:12.

Director of Administrative Services Kimberly Ruesch outlined the item. This is the first Public Hearing on the proposed budget which was presented to the City Council on May 6, 2025. The tentative budget marked the transition of the budget process from the Administration to the Legislative body. The City Council reviewed, discussed, and had the opportunity to revise the proposed budget. Adoption of the final budget for Fiscal Year 2025–2026 is scheduled for June 17, 2025.

Mayor Pro Tempore Wright opened the Public Hearing at 8:13 PM. No one wished to speak. Mayor Pro Tempore Wright noted the Public Hearing would remain open until June 17, 2025.

The recording of the public hearing can be found online here at 02:53:58.

15.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Steeplechase South Subdivision Second Plat Amendment (877 N Pony Express Parkway)

The recording of the discussion can be found online here at 02:55:18.

Planner Ashley Swensen presented the application for a proposed Plat Amendment (Second Amendment) of the Steeplechase South Subdivision, located at 877 N Pony Express Parkway. The purpose of the proposed amendment is to subdivide a second lot for the previously constructed substation (Parcel #: 66:815:0002) so that the property could be deeded to Rocky Mountain Power.

Mayor Pro Tempore Wright opened the Public Hearing at 8:16 PM. No one wished to speak and Mayor Pro Tempore Wright closed the Public Hearing at 8:16 PM.

The recording of the public hearing can be found online here at 02:56:56.

Councilmembers continued their discussion regarding setback concerns with Planner Ashley Swensen. Applicant Travis Perry, representing Psomas, clarified that the intent for the parcel was not development, but rather to accommodate a transmission line easement.

Councilmember Clark was excused from the meeting at 8:22 pm

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MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving the Steeplechase South Subdivision Second Plat Amendment (877 N Pony Express Parkway). Councilmember Gray seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

The recording of the motion hearing can be found online here at 03:03:51.

15.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 for Right of Way Profile Illustrations

The recording of the discussion can be found online here at 03:05:02.

Senior Planner Rober Hobbs presented the proposal to enact an ordinance amending Title 16, Chapter 35, Section 140 Diagrams by changing the section name and substituting new illustrations in a corrected format and order.

Mayor Pro Tempore Wright opened the Public Hearing at 8:26 PM. No one wished to speak and Mayor Pro Tempore Wright closed the Public Hearing at 8:26 PM.

The recording of the public hearing can be found online here at 03:06:19.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.35.140 for Right of Way Profile Illustrations. Councilmember Wood seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

The recording of the motion can be found online here at 03:06:57.

15.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.35.090 Privacy Screening, Section 17.40.020 Land Use Table, and Section 17.60.120 General Fencing Provisions

The recording of the discussion can be found online here at 03:07:33.

Senior Planner Rober Hobbs presented the ordinance which amends EMMC Section 16.35.90 Privacy Screening; and Section 17.40.020 Land Use Table, deleting reference to conditional uses;

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and Title 17.60.120, reformatting the section, specifying that the City requires a fence permit, and clarifying when gray wooden fencing is required along Ranches Parkway.

Mayor Pro Tempore Wright opened the Public Hearing at 8:28 PM. No one wished to speak and Mayor Pro Tempore Wright closed the Public Hearing at 8:28 PM.

The recording of the public hearing can be found online here at 03:08:41.

MOTION: ***Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.35.090 Privacy Screening, Section 17.40.020 Land Use Table, and Section 17.60.120 General Fencing Provisions. Councilmember Gray seconded the motion.***

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

The motion passed with a unanimous 4:0 vote.

The recording of the motion can be found online here at 03:09:01.

16. ORDINANCES

16.A. ORDINANCE - An Ordinance of Eagle Mountain City Amending the Eagle Mountain Municipal Code Purchasing Policy Section 3.20.030 (H) to Modify the Approval Process for Change Orders

The recording of the discussion can be found online here at 03:09:36.

City Attorney Marcus Draper presented the item, explaining that current City Code requires City Council approval for contract change orders when the cumulative total exceeds the lesser of 10% or $75,000, even if the overall project remains under budget. He noted that while this threshold is reasonable for larger contracts, it creates disproportionate challenges for smaller ones. The proposed amendment aimed to simplify the change order process.

MOTION: ***Councilmember Gray moved to adopt an Ordinance of Eagle Mountain City Amending the Eagle Mountain Municipal Code Purchasing Policy Section 3.20.030 (H) to Modify the Approval Process for Change Orders. Councilmember Burnham seconded the motion.***

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

The motion passed with a unanimous 4:0 vote.

The recording of the motion can be found online here at 03:11:18.

17. TRAINING

17.A. TRAINING - Open & Public Meetings Act (OPMA)

The recording of the training can be found online here at 03:11:42.

City Attorney Marcus Draper provided annual training to the City Council on the requirements of the Open and Public Meetings Act (OPMA). The training included a review of key provisions of the Act, including meeting notice requirements, agenda posting, electronic meetings, and proper procedures for entering into closed sessions. The purpose of the training was to ensure continued compliance with state law and to reinforce the City Council's commitment to transparency and accountability in government.

18. LEGISLATIVE ITEMS

18.A. UPDATE – Legislative Priorities List

The recording of the update can be found online here at 03:33:16.

Councilmember Clark returned to the meeting was excused from the meeting at 9:04 pm

Councilmembers discussed the Legislative Priority List with topics that included: Housing Affordability Advisory Group, street table options for the roads, traffic calming measures, curb bump outs, traffic studies around Mt. Airey, Scenic Mountain, Silverlake, Ranches and City Hall.

MOTION: *Councilmember Wood moved to add traffic calming measures and traffic related actions to the Legislative Priorities List. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:52:27.

Councilmembers discussed concerns about motor vehicles on the trails and proposed installing signage to clarify appropriate trail usage. They also proposed the addition of a Youth Court, a Justice Court, and other public safety measures.

MOTION: *Councilmember Clark moved to add discussions with public safety partners and the Public Safety Director to include a Youth Court, Justice Court and other public*

safety measures to the Legislative Priorities List. Councilmember Wood seconded the motion.

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:57:27.

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

The Mayor Pro Tempore and City Council offered comments and reports on committees to which they are assigned as liaisons.

The recording of the discussion can be found online here at 03:58:47.

ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Gray moved to adjourn to 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 Policy Session was adjourned to a closed session at 9:28 PM.

The recording of the adjournment can be found online here at 04:04:44.

20. COMMUNICATION ITEMS

21. ADJOURNMENT

Councilmembers returned from the Closed Session at 9:44 PM.

MOTION: *Councilmember Wood moved to adjourn the meeting at 9:44 PM. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes

DRAFT

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 04:06:09.

Approved by the City Council on June 17, 2025.

_____

Gina Olsen, CMC
City Recorder

DRAFT

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	Eagle Mountain Sweetwater Stake Modular
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Chad Spencer, EA Architecture

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Neighborhood Residential One Zone: Commercial	5.23 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Ashley Swensen, Planner	Ashley Swensen

RECOMMENDATION:
Staff recommends that the City Council approve the Sweetwater Stake Center temporary site plan.

BACKGROUND:
The applicant seeks to place a temporary structure [single-wide office trailer] to provide for additional church office space until the Harmony project located at 1186 East Belle Bouy Way can be completed. According to the Applicant, this should be completed around February 2026. Concerns were raised over whether the structure would cover code-required parking spaces; however, the Applicant has shown that the site has more parking stalls than required. Therefore, placement of the structure would not create a code violation.

ITEMS FOR CONSIDERATION:
EMMC 17.100.050 Site plan development standards. The following standards are required for all site plans in any zoning district:
A. Use of Property -- Complies
B. Screening Requirements -- Complies
C. Access Requirements -- Complies
D. Off-Street Truck Loading Space -- Complies
E. Utilities -- Complies
F. Grading and Drainage -- N/A
G. Dedication of Water Shares -- N/A
H. Protection of Steep Slopes and Natural Drainages -- N/A

EMMC 17.100.060 Architectural requirements.
A. Mechanical Equipment -- Complies
B. Windows -- N/A
C. Building Lighting -- N/A
D. Trash Enclosures, Storage Areas, and External Structures -- N/A
E. Exterior Materials -- N/A

F. Landscape Guidelines -- N/A
G. Parking Lot and Street Lighting -- N/A
H. Enclosed Uses -- N/A
I. Businesses Moving into Existing Buildings -- N/A
J. Nuisances -- Complies

EMMC 17.72.030 Site design.
A. Building Location -- Complies

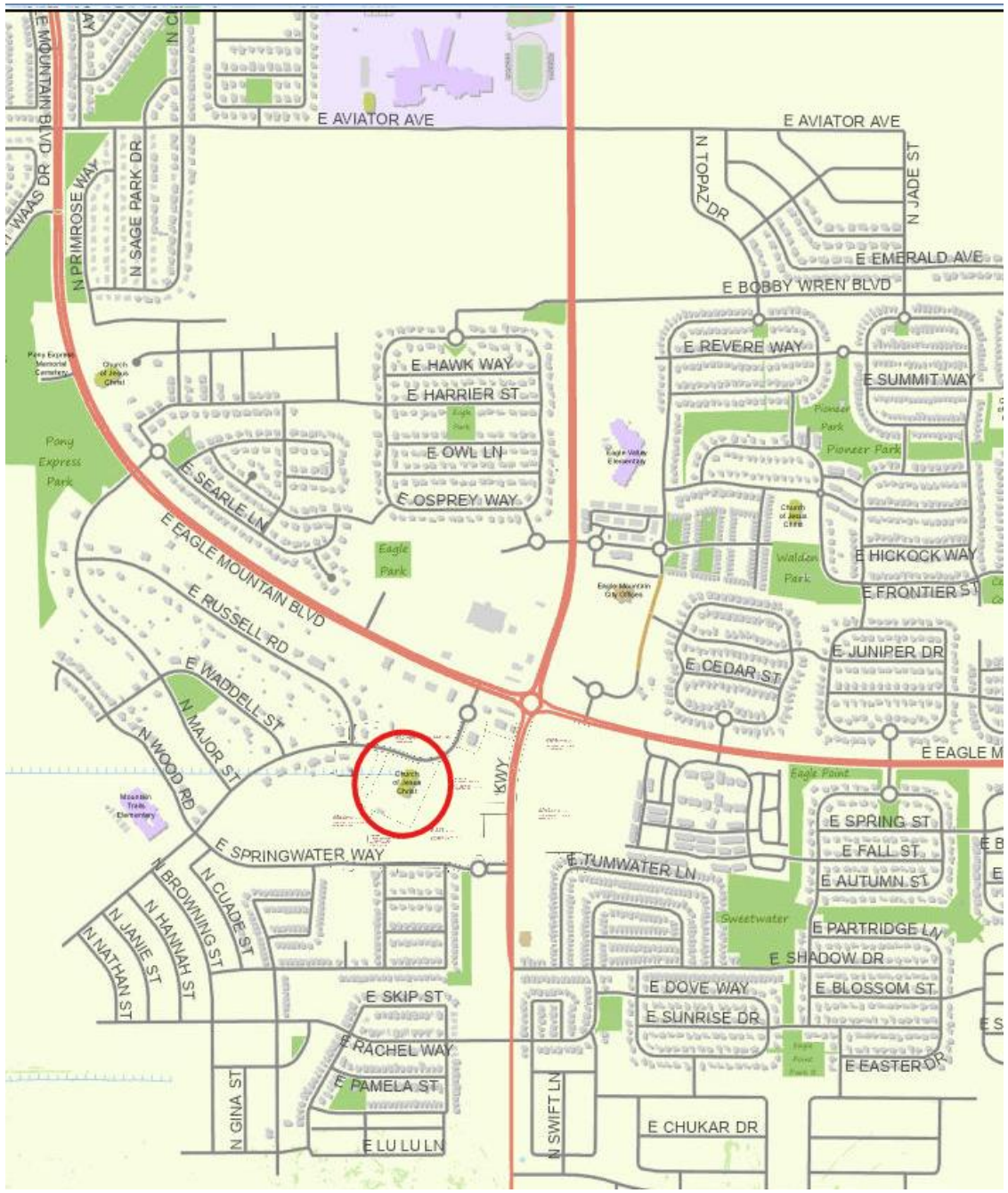
EMMC 17.72.040 Architectural standards.
A. Architectural Style/Theme -- N/A
B. Main Entrance -- N/A
C. Roof Desing -- N/A
D. Building Articulation -- N/A
E. Architectural Detailing -- N/A
F. Building Materials -- N/A
G. Building Color -- N/A
I. Lighting -- N/A
K. Mechanical Equipment -- Complies
L. Storage, Loading Areas, and Trash Enclosures -- Complies

EMMC 17.55 Off-street Parking -- Complies

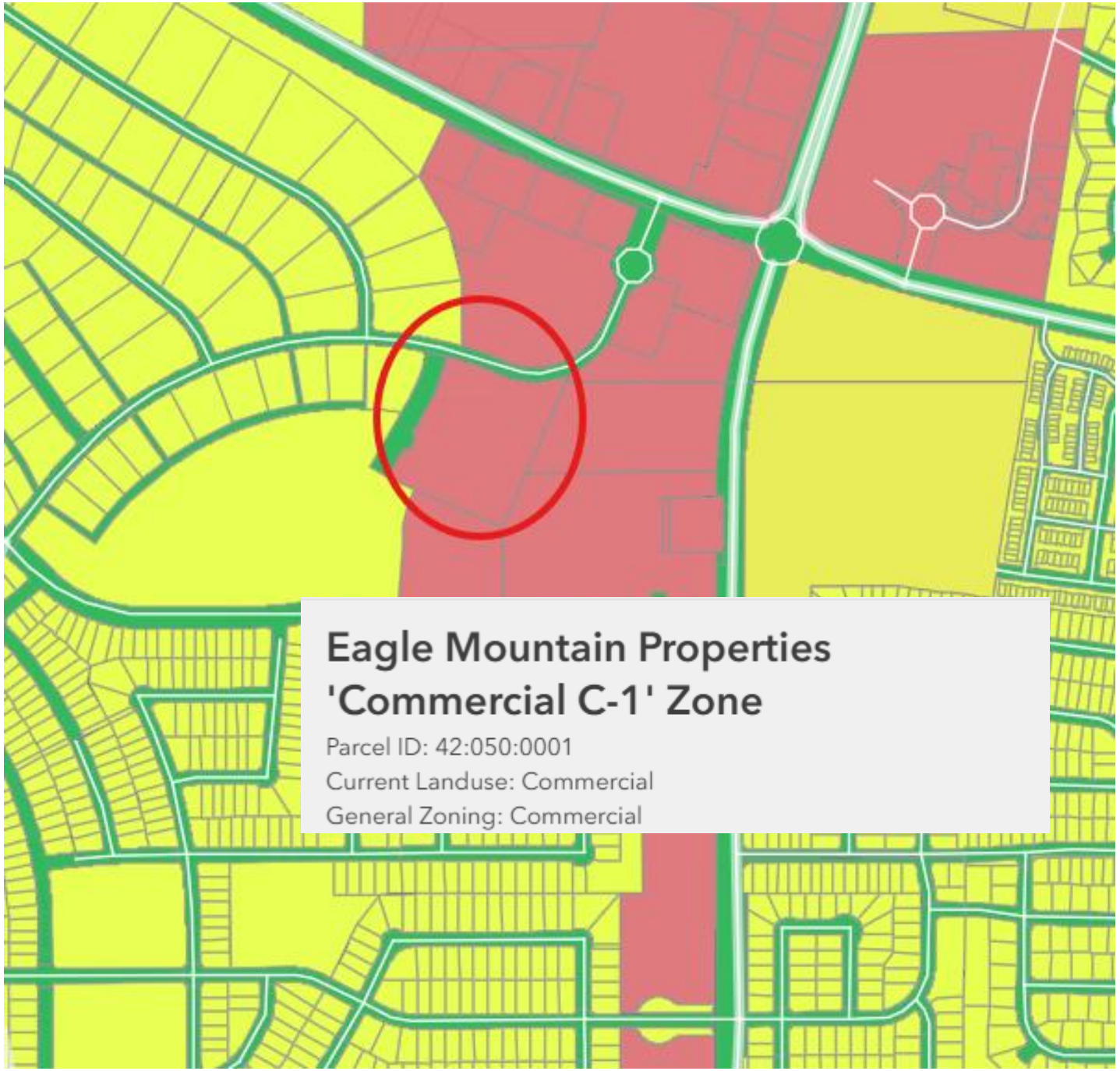
PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommended approval of the Sweetwater Stake Center Temporary Site Plan for a period of 18 months.

ATTACHMENTS:
1. Maps
2. Site Plan
3. Elevations
4. Utility Plan

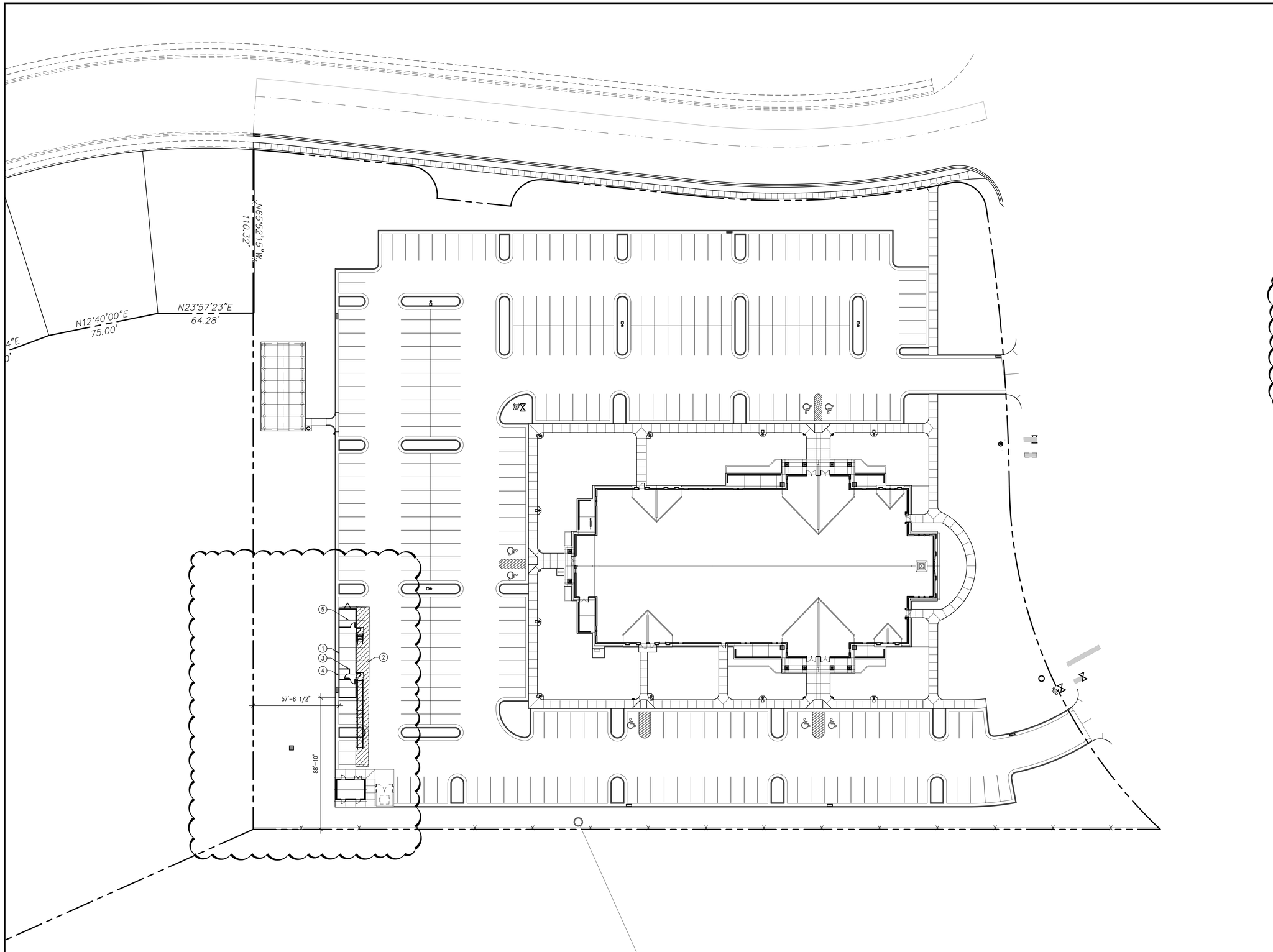
Vicinity Map



Zoning


Eagle Mountain Properties
'Commercial C-1' Zone
Parcel ID: 42:050:0001
Current Landuse: Commercial
General Zoning: Commercial

General Plan Designation



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

GENERAL NOTES

1. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
2. MOBILEN OFFICE TRAILER ELECTRICAL PANELS WILL NEED TO BE PROVIDED WITH TWO (2) LUGS PER PHASE TO ACCOMODATE THE REQUIRED FEEDERS AND A MAIN BREAKER TO COMPLY WITH THE NEC.

KEYED NOTES

1. 12'-0" x 60'-0" MOBILE OFFICE TRAILER; RAMP AND STAIRS WILL BE PROVIDED BY TRAILER COMPANY
2. CROSS-STRIPE EXISTING PARKING STALLS
3. WALL MOUNTED FIRE-EXTINGUISHER
4. CONTINUOUS INSULATED SKIRTING AROUND THE ENTIRE PERIMETER OF THE MOBILE OFFICE TRAILER; PROVIDED AND INSTALLED BY TRAILER COMPANY
5. OCCUPANCY SENSOR LIGHT SWITCHES SHALL BE PROVIDED IN EACH ROOM; PROVIDED AND INSTALLED BY TRAILER COMPANY

SITE INFORMATION

BUILDING AREAS
- CHAPEL: 24,119 sf
- MODULAR BUILDING: 720 sf

TOTAL PARKING SPACES REQUIRED
1 STALL PER 20 S.F CHAPEL
- 2,870 sf / 20 sf = 144 REQUIRED SPACES

TOTAL PARKING SPACES PROVIDED
- REGULAR: 292
- ACCESSIBLE: 6
- VAN ACCESSIBLE: 1
- TOTAL SPACES PROVIDED: 299

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A Temporary Trailer for
Eagle Mountain Sweetwater Stake Modular
Eagle Mountain UT Sweetwater Stake
1330 East Ira Hodges Scenic Parkway
Eagle Mountain, Utah 84005

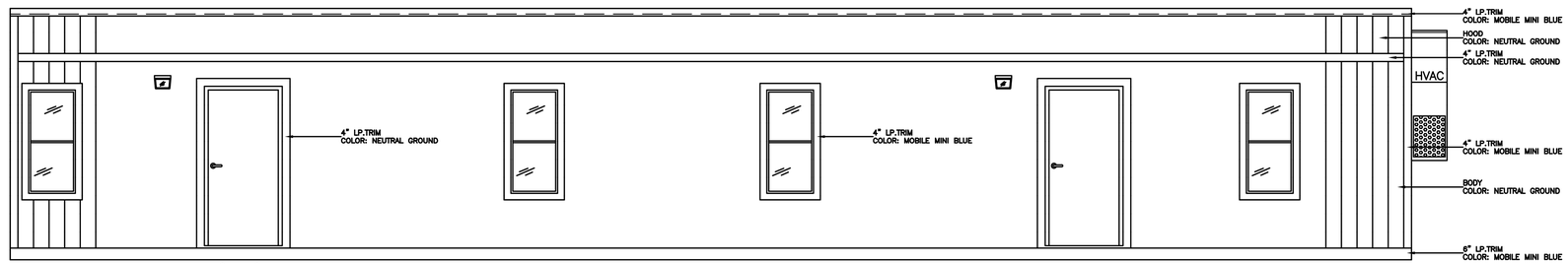
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

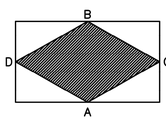
Project Number
25-28
Plan Series
Modular
Property Number
502-4414-25010101
Date
April 14, 2025

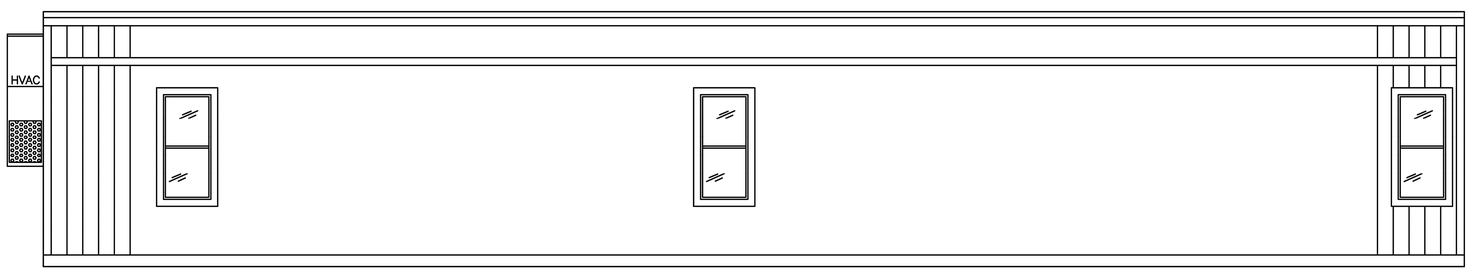
Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C101



ELEVATION 'A'

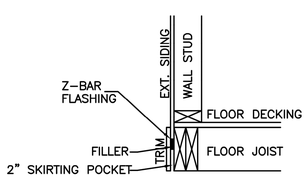




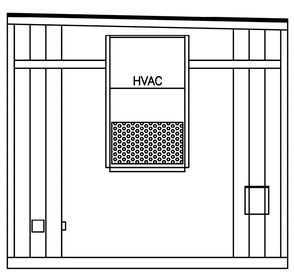
ELEVATION 'B'

PROVIDE AND INSTALL DEALER SIGNS

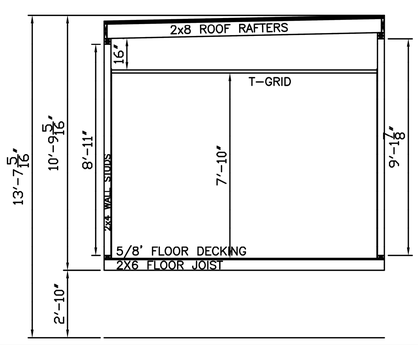
ALL PAINT UTILIZED ON EXT. SIDING AND TRIM TO BE EXT. LOW SHEEN

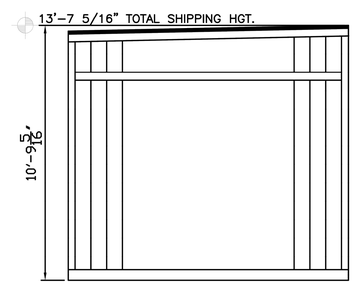


Z-BAR DETAIL



ELEVATION 'C'





ELEVATION 'D'

8-29-2018
PROFESSIONAL STRUCTURAL ENGINEER
No. 346898-2203
R. MARK STEELE
STATE OF UTAH
APPROVED ONLY FOR SHOWN CODES

ENGINEER'S SEAL

REVISIONS

REV.	DATE	IN.	DESCRIPTION
△			
△			
△			
△			

PHOENIX MODULAR
3635 S. 43RD AVE. #300
PHOENIX, AZ 85009
PHONE: (602) 442-9298

DATE: 2/14/06

STATES: AZ, CO, UT

MOBILE MINI
7420 S. KYRENE RD. SITE 101
TEMPE, AZ 85283
PH. (602) 894-6311 FAX (602) 894-4433

SERIAL NUMBER: PMI-1062 TO 1067-1260

MODEL NUMBER: PMI-MM-1260-07

SALES PERSON: JAY D.

DRAWTER: FRED R.

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SHEET# 5 OF 5

evans + associates architecture
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phone 801-553-8272 fax 801-553-8273

Stamp
LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A Temporary Trailer for
Eagle Mountain Sweetwater Stake Modular
Eagle Mountain UT Sweetwater Stake

1330 East Ira Hodges Scenic Parkway
Eagle Mountain, Utah 84005

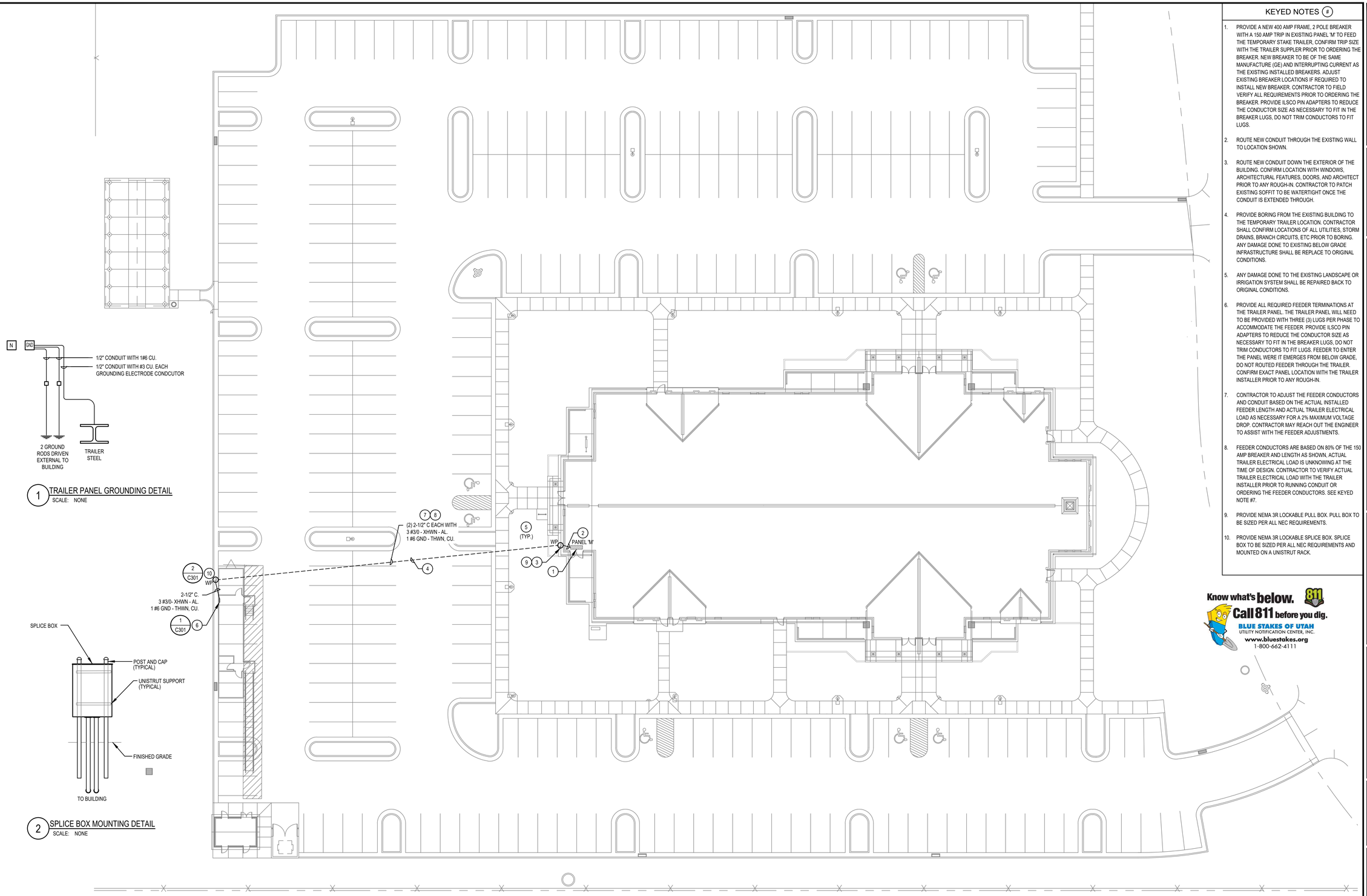
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
25-28
Plan Series
Modular
Property Number
502-4414-25010101
Date
April 14, 2025

Sheet Title
TRAILER DETAILS

Sheet
C215



KEYED NOTES

1. PROVIDE A NEW 400 AMP FRAME, 2 POLE BREAKER WITH A 150 AMP TRIP IN EXISTING PANEL 'M' TO FEED THE TEMPORARY STAKE TRAILER, CONFIRM TRIP SIZE WITH THE TRAILER SUPPLER PRIOR TO ORDERING THE BREAKER. NEW BREAKER TO BE OF THE SAME MANUFACTURE (GE) AND INTERRUPTING CURRENT AS THE EXISTING INSTALLED BREAKERS. ADJUST EXISTING BREAKER LOCATIONS IF REQUIRED TO INSTALL NEW BREAKER. CONTRACTOR TO FIELD VERIFY ALL REQUIREMENTS PRIOR TO ORDERING THE BREAKER. PROVIDE ILSCO PIN ADAPTERS TO REDUCE THE CONDUCTOR SIZE AS NECESSARY TO FIT IN THE BREAKER LUGS, DO NOT TRIM CONDUCTORS TO FIT LUGS.
2. ROUTE NEW CONDUIT THROUGH THE EXISTING WALL TO LOCATION SHOWN.
3. ROUTE NEW CONDUIT DOWN THE EXTERIOR OF THE BUILDING. CONFIRM LOCATION WITH WINDOWS, ARCHITECTURAL FEATURES, DOORS, AND ARCHITECT PRIOR TO ANY ROUGH-IN. CONTRACTOR TO PATCH EXISTING SOFFIT TO BE WATERTIGHT ONCE THE CONDUIT IS EXTENDED THROUGH.
4. PROVIDE BORING FROM THE EXISTING BUILDING TO THE TEMPORARY TRAILER LOCATION. CONTRACTOR SHALL CONFIRM LOCATIONS OF ALL UTILITIES, STORM DRAINS, BRANCH CIRCUITS, ETC PRIOR TO BORING. ANY DAMAGE DONE TO EXISTING BELOW GRADE INFRASTRUCTURE SHALL BE REPLACE TO ORIGINAL CONDITIONS.
5. ANY DAMAGE DONE TO THE EXISTING LANDSCAPE OR IRRIGATION SYSTEM SHALL BE REPAIRED BACK TO ORIGINAL CONDITIONS.
6. PROVIDE ALL REQUIRED FEEDER TERMINATIONS AT THE TRAILER PANEL. THE TRAILER PANEL WILL NEED TO BE PROVIDED WITH THREE (3) LUGS PER PHASE TO ACCOMMODATE THE FEEDER. PROVIDE ILSCO PIN ADAPTERS TO REDUCE THE CONDUCTOR SIZE AS NECESSARY TO FIT IN THE BREAKER LUGS, DO NOT TRIM CONDUCTORS TO FIT LUGS. FEEDER TO ENTER THE PANEL WERE IT EMERGES FROM BELOW GRADE, DO NOT ROUTED FEEDER THROUGH THE TRAILER. CONFIRM EXACT PANEL LOCATION WITH THE TRAILER INSTALLER PRIOR TO ANY ROUGH-IN.
7. CONTRACTOR TO ADJUST THE FEEDER CONDUCTORS AND CONDUIT BASED ON THE ACTUAL INSTALLED FEEDER LENGTH AND ACTUAL TRAILER ELECTRICAL LOAD AS NECESSARY FOR A 2% MAXIMUM VOLTAGE DROP. CONTRACTOR MAY REACH OUT THE ENGINEER TO ASSIST WITH THE FEEDER ADJUSTMENTS.
8. FEEDER CONDUCTORS ARE BASED ON 80% OF THE 150 AMP BREAKER AND LENGTH AS SHOWN. ACTUAL TRAILER ELECTRICAL LOAD IS UNKNOWING AT THE TIME OF DESIGN. CONTRACTOR TO VERIFY ACTUAL TRAILER ELECTRICAL LOAD WITH THE TRAILER INSTALLER PRIOR TO RUNNING CONDUIT OR ORDERING THE FEEDER CONDUCTORS. SEE KEYED NOTE #7.
9. PROVIDE NEMA 3R LOCKABLE PULL BOX. PULL BOX TO BE SIZED PER ALL NEC REQUIREMENTS.
10. PROVIDE NEMA 3R LOCKABLE SPLICE BOX. SPLICE BOX TO BE SIZED PER ALL NEC REQUIREMENTS AND MOUNTED ON A UNISTRUT RACK.

ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
p (801) 534-1130
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www.envisioneng.com

ENV: 2025-126.00

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Stamp

REGISTERED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No.264397
STATE OF UTAH
2025/04/14

A Temporary Trailer for
Eagle Mountain Sweetwater Stake Modular
Eagle Mountain UT Sweetwater Stake
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Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
25-28
Plan Series
Modular
Property Number
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Date
April 14, 2025

Sheet Title
ELECTRICAL SITE PLAN

Sheet
C301

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	PRELIMINARY PLAT - Harmony A13
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Flagship Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Neighborhood Residential One / Residential	3.70

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	David Stroud, Senior Planner	David Stroud

RECOMMENDATION:
Staff recommends the City Council approve the Harmony A13 preliminary plat with the condition that the remaining minor corrections are made during the final plat approval process.

BACKGROUND:
This item, along with Harmony A14, is a reconsideration of a preliminary plat in Harmony, under application by Flagship Homes. These two items were denied at the March 18, 2025, City Council meeting. The Harmony agreement was amended on May 20, 2025, to eliminate a conflict of development standards and was the main reason for the initial denial.

Harmony A13 is proposed with 34 single-family lots with internal access to garages via private driveways. Development in Harmony is governed by a Development Agreement approved in 2018. The location of Harmony A13 in the Agreement is identified as "Alternative Design Block" (ADB) which allows for varied residential layouts. Unlike other areas of Harmony which are already approved as a preliminary plat, the ADB designation does not have a set density or lot layout. Development density for any portion of the ADB area is to be proposed at the time an application is submitted.

The Agreement shows 38 units maximum and 34 are proposed. However, Section 7 of the Agreement states, "The City makes no guarantee that the density maximum shown on the preliminary plat for these areas can be achieved."

Elevations are the same in Harmony A13 and A14.

ITEMS FOR CONSIDERATION:
Elevations under the current state code regarding single-family dwellings cannot be regulated by the City. However, the Agreement does state that, "All homes on lots within the project shall have a 'carriage' style or decorative, garage doors. The front of all homes will have at least two textures, including rock, brick, stucco, or decorative material, similar to Hardy Board. This texture shall wrap around the front of the home at least until the first windows along each side of the home. Typical vinyl

siding will not be used on the front of the homes." Any standards in approved Agreements can be enforced by the City, regardless of state code requirements.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends that the City Council approve the preliminary plat of Harmony A13 with the condition that the remaining minor corrections are made and receive Staff approval.

ATTACHMENTS:
1. Preliminary Plat
2. Elevations
3. Park

HARMONY PHASE 'A' PLAT '13'
CONSTRUCTION PLANS
EAGLE MOUNTAIN, UTAH

Provide an erosion control plans including details of the BMPs to be used on this site.

prepared for:

FLAGSHIP HOMES
300 SOUTH 1350 EAST, ST 2ND FLOOR
LEHI, UT 84043
PHONE: (801)766-4442

prepared by:

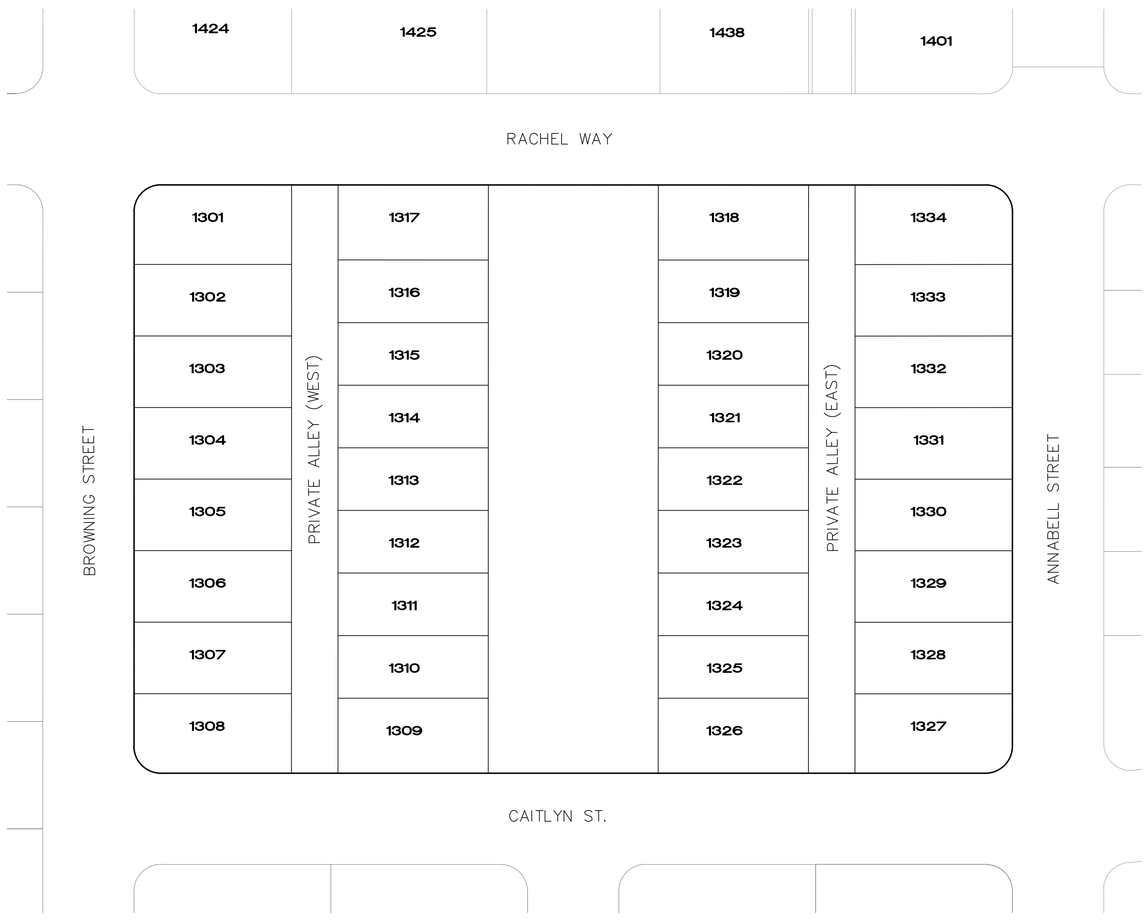
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

SHEET INDEX

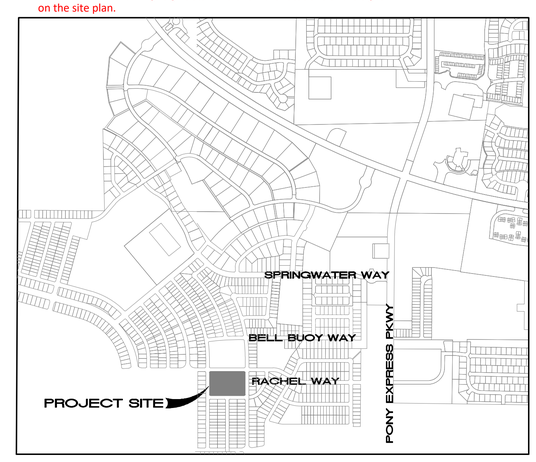
SHEET NO.	SHEET NAME
1	COVER SHEET
2	UTILITY PLAN
3	GRADING & DRAINAGE PLAN
4	PRIVATE ALLEY'S PLAN AND PROFILES
5	DETAIL SHEET
PLAT	FINAL PLAT

ALTERNATIVE BLOCK DESIGN NOTE:

THIS AREA IS DESIGNATED AS AN ALTERNATIVE BLOCK DESIGN IN THE HARMONY MASTER DEVELOPMENT AGREEMENT WHICH REQUIRES THE HOMES FRONT ONTO THE PUBLIC STREETS OR INTO THE OPEN SPACE AREA AND THAT THE DRIVEWAYS/GARAGES ARE ACCESSED BY THE PRIVATE ALLEYS.



UFA Notes:
1. Will the units fronting open space be addressed off the private alleys or off of Rachel Way and Caitlyn St?
Units addressed off alleys will require numbers above garage door and a walkpath from the alley to the front door.
Units addressed off Rachel Way & Caitlyn St will require address monuments and walkpaths to the front doors. Provide this detail on the plans.
2. Provide a "No Parking" sign detail and show the locations of the signs on the site plan.



VICINITY MAP

GENERAL NOTES:

1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

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 3/4" & 1" services will need to be 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specifications.
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.
Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
Water fittings: all water fittings to be checked for thrust blocks (pre &post) and GIS (shot before backfill.
Vertical separation: water main to maintain 18"minimum separation from storm drain or other obstacles/utilities.
Water line fittings: all fittings to have mega-lug followers.
Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN–
Bedding: ¾"gravel 6"below and on sides of pipe & 12"above pipe (minimum).
ADS: all ADS pipe to be "HP"brand.
Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
Man holes: 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

ROAD SECTION–
Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4"monofilament) required for all street collars, Manhole covers and water valve towers to be ½"down from asphalt edge and concrete to be ¼"to 3/8"down from asphalt edge.

LAND USE	
ACREAGE:	3.703 acres
ACREAGE IN LOTS:	2.593 acres
ACREAGE IN PRIVATE ALLEY:	0.393 acres
LARGEST LOT:	3,865 sq.ft.
SMALLEST LOT:	2,940 sq.ft.
AVERAGE LOT SIZE:	3,322 acres
LOTS:	34 LOTS
UNIT DENSITY:	9.18 LOTS PER ACRE

SITE MAP
0 40 80 120
N

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/17/24	RED LINES	
2			
3			
4			

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DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	8/29/24
COGO FILE:	

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

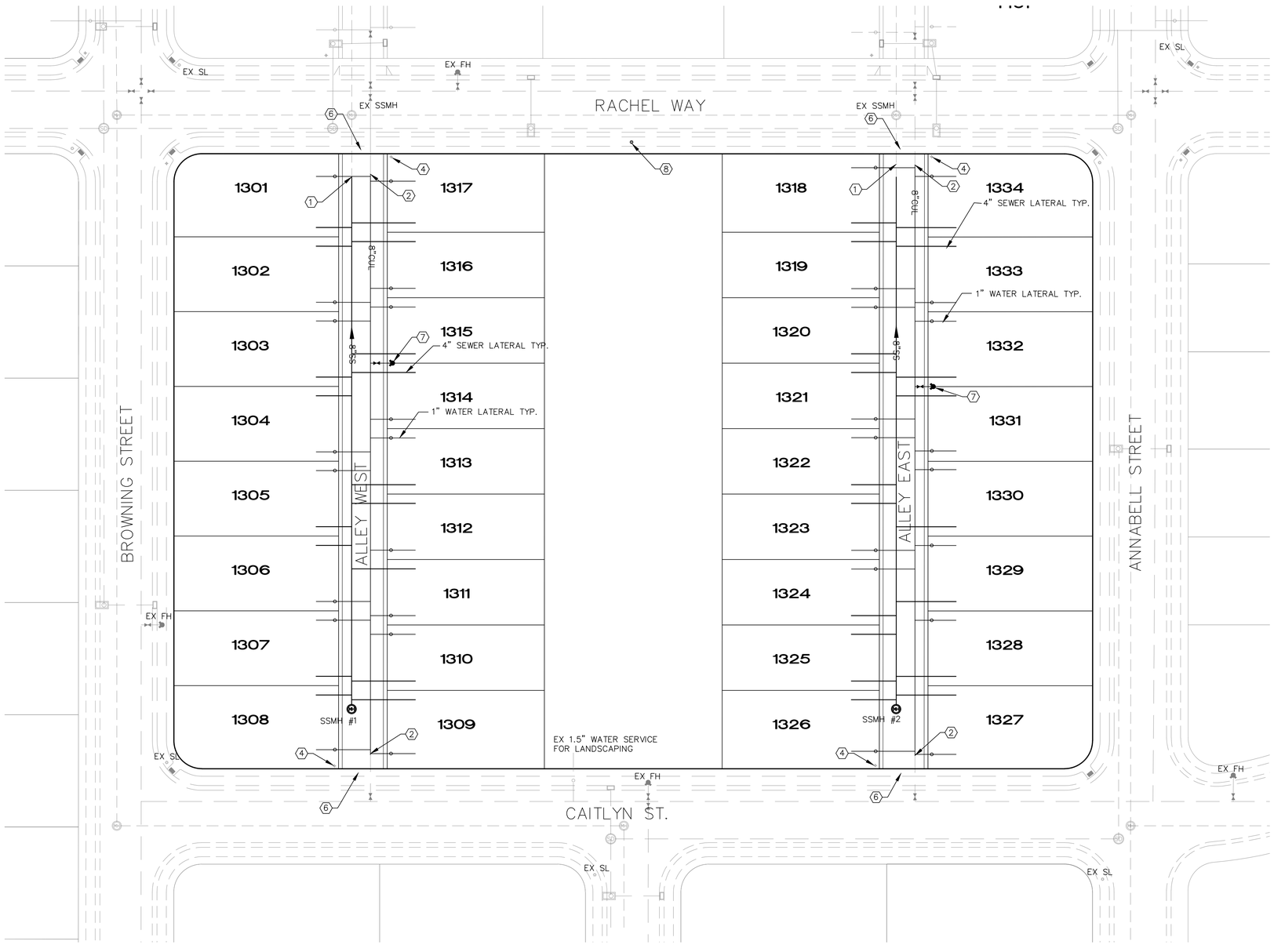
EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '13'
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB FS HARMONY

SHEET NO. 1



LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- ROAD CENTERLINE
- EASEMENT LINE
- CUL — PROPOSED PVC CLASS-200 SDR-21 CULINARY WATERLINE
- 8"SS — PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- EXISTING CULINARY OR SECONDARY PIPE (SIZE AND TYPE SHOWN)
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF

KEYED NOTES

1. CONNECT INTO EXISTING SEWER STUB. CONTRACTOR TO VERIFY SIZE, INVERT ELEVATION AND LOCATION.
2. CONNECT INTO EXISTING 8" CULINARY LINE WITH CONSTRUCTION VALVE
3. PRIVATE STREET LIGHT, COORDINATE WITH DEVELOPER FOR SPECIFICATIONS
4. INSTALL STREET/STOP SIGN PER EAGLE MOUNTAIN CITY STANDARDS
5. INSTALL NO PARKING SIGNS PER EAGLE MOUNTAIN CITY STANDARDS
6. REPLACE EXSIST. SW WITH 6" THICK MIN. PER EAGLE MOUNTAIN CITY STANDARDS
7. INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
8. INSTALL STREET LIGHT PER EAGLE MOUNTAIN CITY STANDARDS

UTILITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
3. CULINARY WATER – 48" MIN. DEPTH TO TOP OF PIPE C900 PVC..
4. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS.
6. ALL VALVES ARE TO BE FLANGED TO THE TEE.
7. PEDESTRIAN ACCESS MUST REMAIN ADA COMPLIANT THROUGHOUT CONSTRUCTION.

0 30 60 90

(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/17/24	RED LINES	
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	8/29/24
CDGO FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

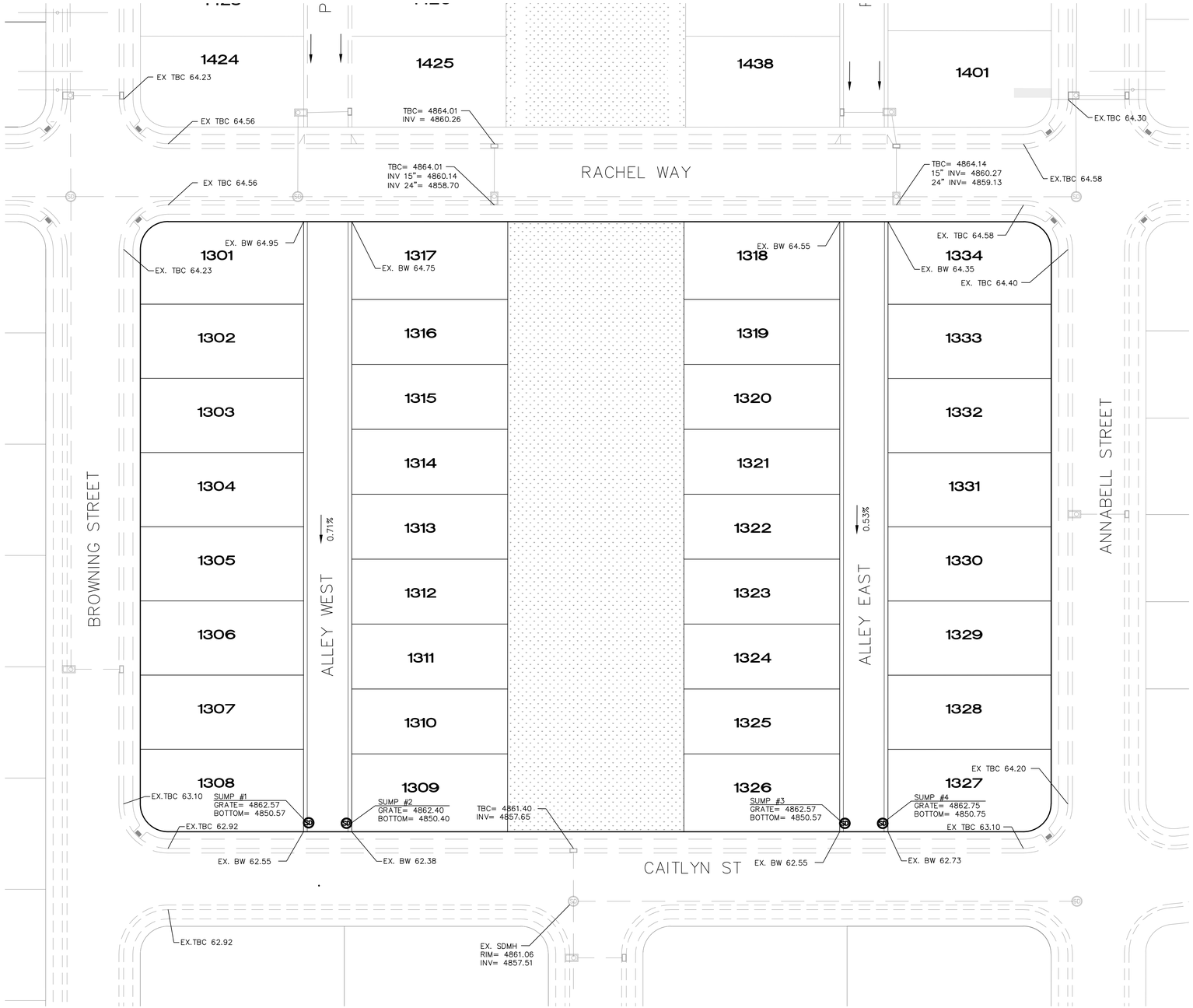
EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '13'
A RESIDENTIAL SUBDIVISION

UTILITY PLAN

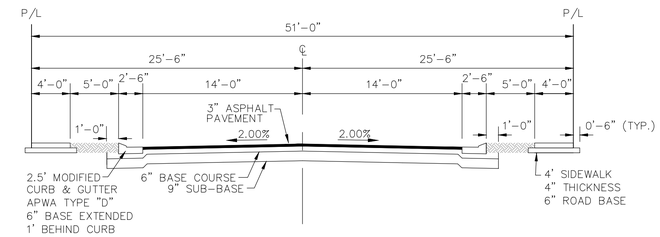
JOB FS H6

SHEET NO. 2

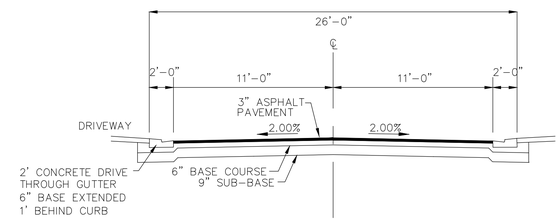


GENERAL NOTES

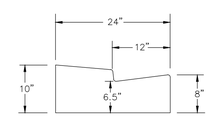
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. DRAINAGE FOR EACH LOT IS TO BE DIRECTED TO THE STREET. IF LOT GRADING DOES NOT ALLOW THE DRAINAGE TO FLOW TO THE STREET, THE ALLEY WAY OR THE OPEN SPACE, THEN THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT.



51' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



PRIVATE ALLEY
-NTS-



24" DRIVE THROUGH GUTTER
-NTS-

(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/17/24	RED LINES	
2			
3			
4			

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DESIGNED BY: TGT
DRAWN BY: TT
CHECK BY: TGT
DATE: 8/29/24
CDGD FILE:

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

EAGLE MOUNTAIN, UTAH

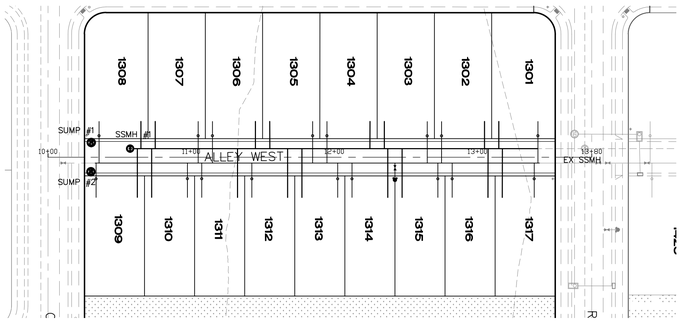
HARMONY PHASE 'A' PLAT '13'
A RESIDENTIAL SUBDIVISION

GRADING PLAN

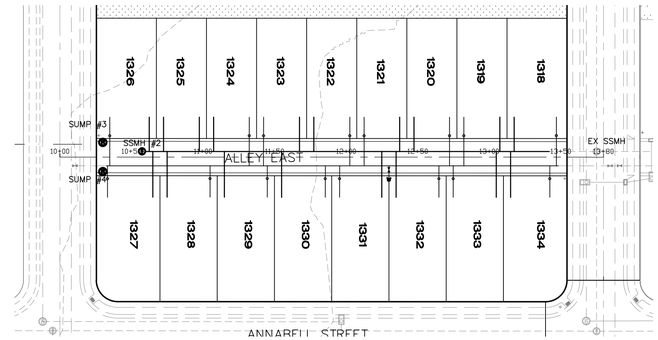
JOB
FS HARMONY

SHEET NO.
3

PRIVATE ALLEY (WEST)

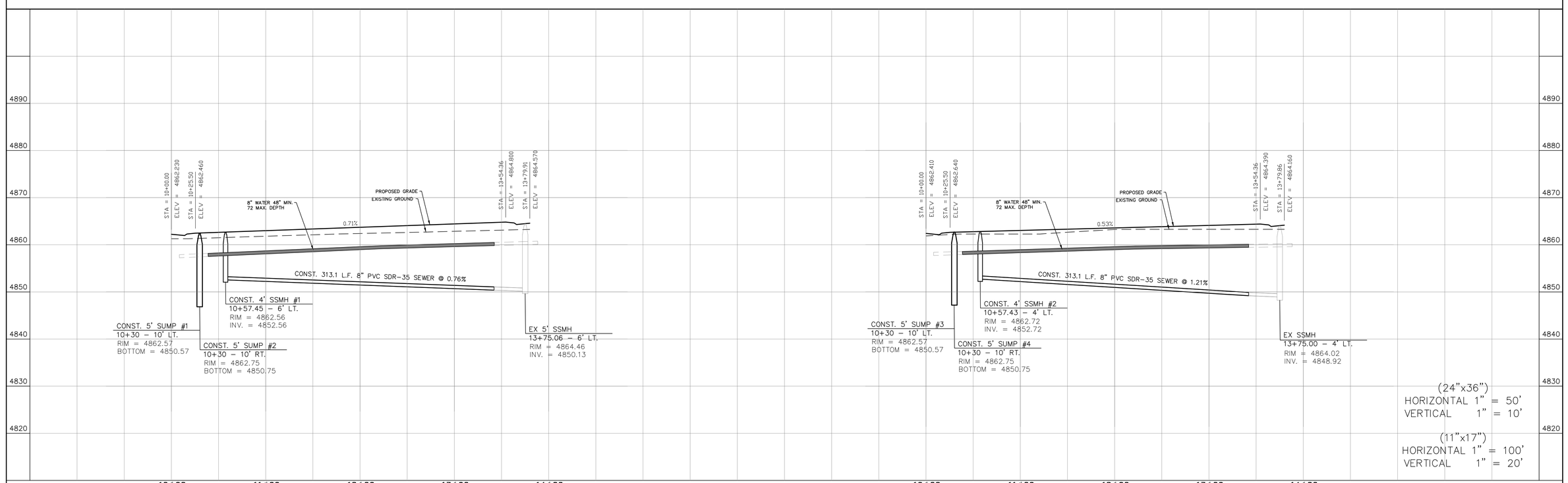


PRIVATE ALLEY (EAST)



0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'



(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/17/24	RED LINES	
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	8/29/24
CDGO FILE:	

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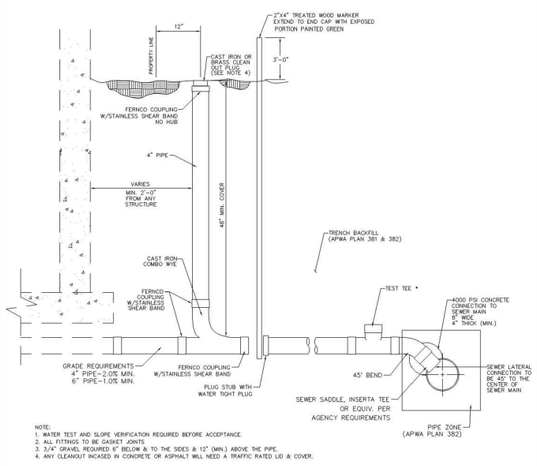
EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '13'
A RESIDENTIAL SUBDIVISION

PLAN AND PROFILE
PRIVATE ALLEY'S

JOB
OT3B

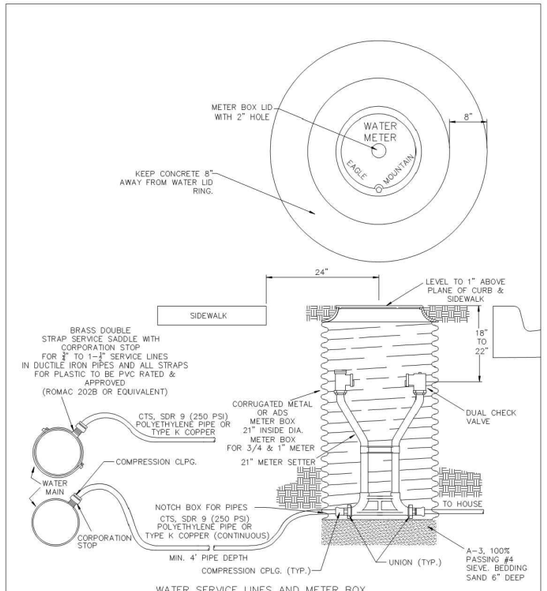
SHEET NO.
4



NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

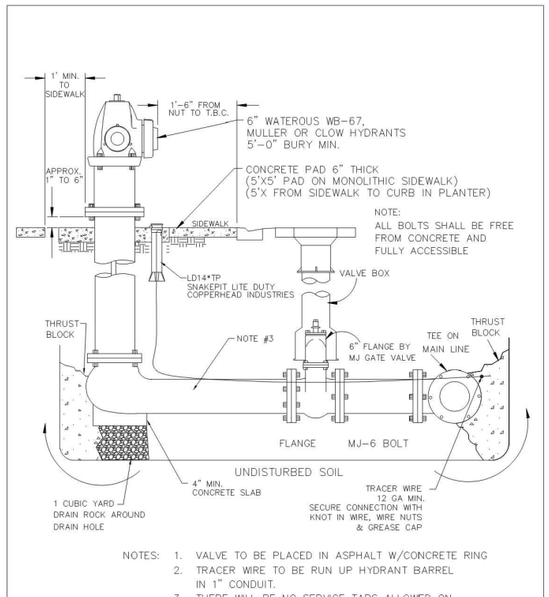
DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED: APRIL 2024		SEWER LATERAL SERVICE & CONNECTION	2
DATE: SEPT 2017			
SCALE: N.T.S.			



WATER SERVICE LINES AND METER BOX

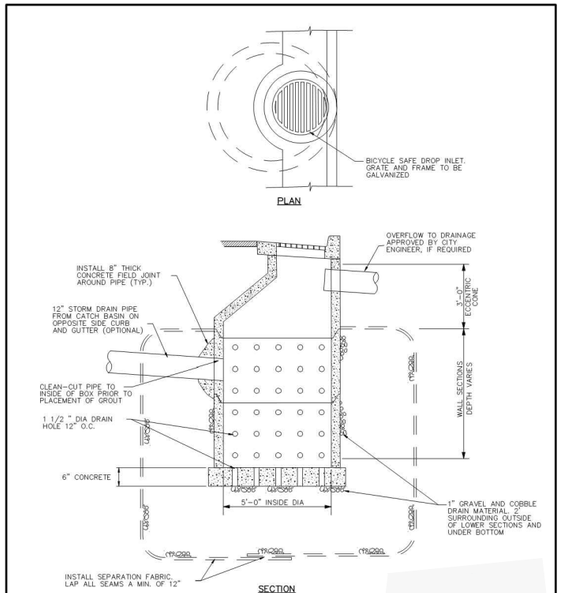
NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #LCM-1

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED: APRIL 2024		WATER LINE, SETTER & CAN	5
DATE: NOV 2015			
SCALE: N.T.S.			



NOTES:
1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
2. TRACER WIRE TO BE RUN UP HYDRANT BARREL IN 1" CONDUIT.
3. THERE WILL BE NO SERVICE TAPS ALLOWED ON THE FIRE LINES.

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED: APRIL 2024		FIRE HYDRANT & VALVE	14
DATE: NOV 2015			
SCALE: N.T.S.			



NOTE:
1. ALTERNATIVE SUMP DESIGNS MAY BE REQUIRED DEPENDING ON GROUND WATER TABLE.

STANDARD DETAIL
STORM WATER SUMP

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	8/29/24
4				CDGD FILE:	

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

EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '13'
A RESIDENTIAL SUBDIVISION

DETAILS

JOB FS HARMONY

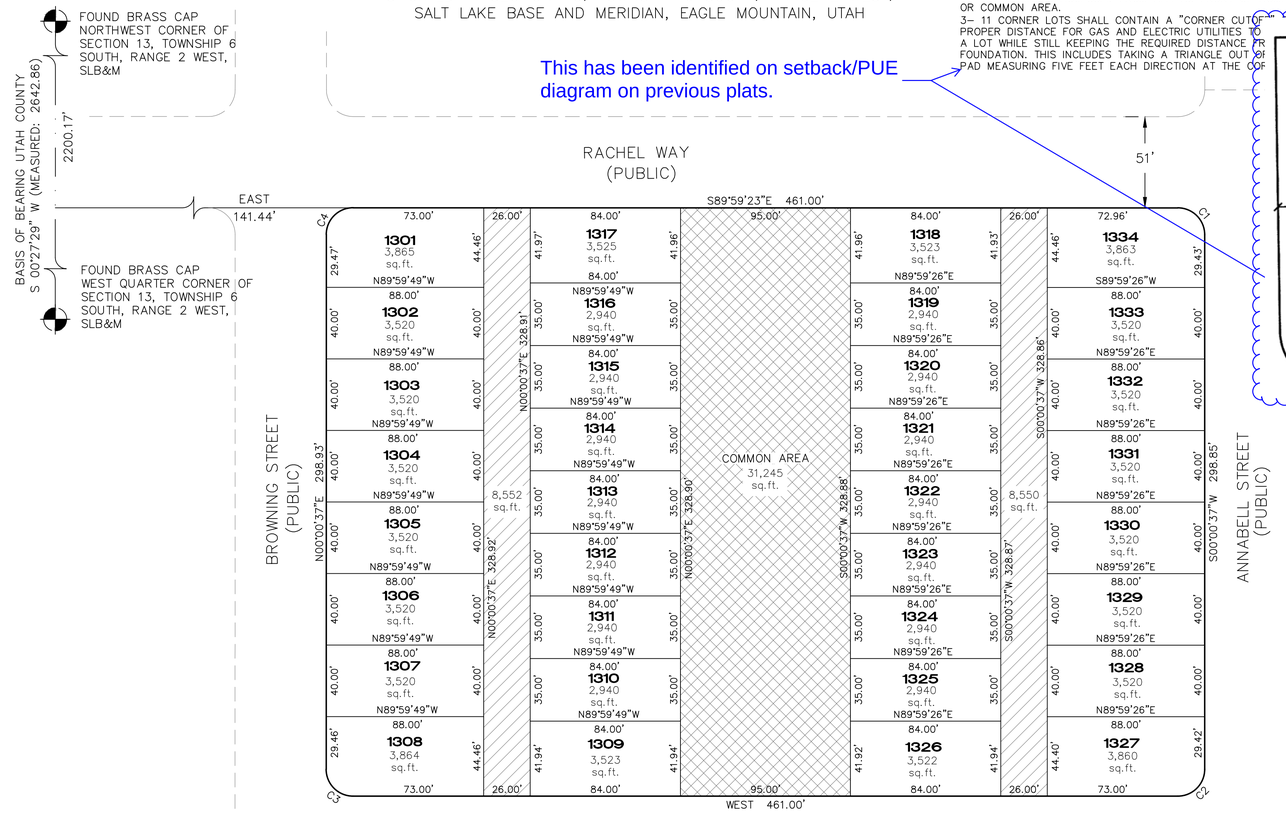
SHEET NO. 5

HARMONY PHASE A PLAT 13

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

NOTES:
1– ALLEYS AND COMMON AREA ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HARMONY HOMEOWNERS ASSOCIATION.
2– ALL GARAGES ACCESSED FROM ALLEYS. FRONT OF HOMES FACE PUBLIC ROW OR COMMON AREA.
3– 11 CORNER LOTS SHALL CONTAIN A "CORNER CUTOFF" [illegible] PROPER DISTANCE FOR GAS AND ELECTRIC UTILITIES TO A LOT WHILE STILL KEEPING THE REQUIRED DISTANCE FR FOUNDATION. THIS INCLUDES TAKING A TRIANGLE OUT OF PAD MEASURING FIVE FEET EACH DIRECTION AT THE COF

This has been identified on setback/PUE diagram on previous plats.



Addresses?
Engineering needs
CAD file to check.

PRIVATE AREA

PRIVATE ALLEY

COMMON AREA

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56	15.00	90°00'00"	21.21	S44°59'23"E
C2	23.56	15.00	89°59'23"	21.21	S45°00'19"W
C3	23.56	15.00	90°00'37"	21.22	N44°59'41"W
C4	23.56	15.00	90°00'00"	21.21	N45°00'37"E

0 40 80 120

SCALE: 1" = 40'

LAND USE	
ACREAGE:	3.703 acres
ACREAGE IN LOTS:	2.593 acres
ACREAGE IN PRIVATE ALLEY:	0.393 acres
ACREAGE IN PRIVATE OPEN SPACE:	0.717 acres
LARGEST LOT:	3,865 sq.ft.
SMALLEST LOT:	2,940 sq.ft.
AVERAGE LOT SIZE:	3,322 acres
LOTS:	34 LOTS
UNIT DENSITY:	9.18 LOTS PER ACRE

ENBRIDGE GAS UTAH ACCEPTANCE

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 20

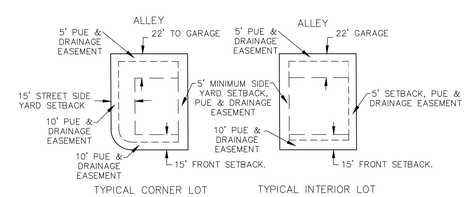
_____ BY– _____

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH TITLE– _____

ROCKY MOUNTAIN POWER APPROVAL

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

_____
ROCKY MOUNTAIN POWER DATE

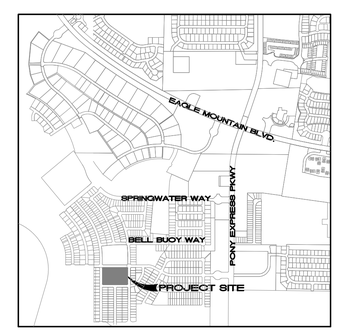


SETBACK AND EASEMENT DETAIL
–NTS–

DIRECT COMMUNICATIONS APPROVAL

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

_____
DIRECT COMMUNICATIONS DATE



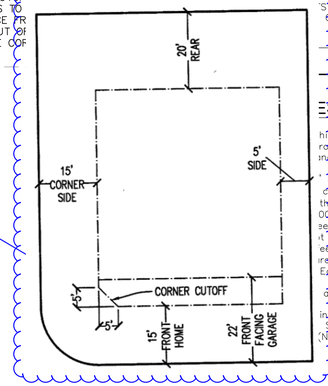
VICINITY MAP

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON [illegible] ED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, [illegible]S AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON [illegible] ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ DATE



TYPICAL CORNER LOT

ESCRIPTION

[illegible]hion is South 00°27'29" West 2200.17 feet along the section line [illegible]rom the Northwest Corner of Section 13, Township 6 South, Range 2 [illegible]est Meridian;

[illegible] East 461.00 feet; thence Southeasterly 23.56 feet along the arc [illegible] curve to the right, the chord of which bears South 44°59'23" East [illegible] 00°00'37" West 298.85 feet; thence Southwesterly 23.56 feet [illegible] 00 foot radius curve to the right, the chord of which bears South [illegible] thence West 461.00 feet; thence Southwesterly 23.56 feet along [illegible] radius curve to the right, the chord of which bears North [illegible]ast; thence North 00°00'37" East 298.93 feet; thence Northeasterly [illegible]rc of a 15.00 foot radius curve to the right, the chord of which [illegible] East 21.21 feet to the point of beginning.

[illegible] acres

[illegible]ine between the Northwest Corner and the West Quarter Corner of [illegible] South, Range 2 West, Salt Lake Base and Meridian which bears [illegible] (NAD 83 UTAH COUNTY).

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10–9a–607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City an the inhabitants thereof.
Pursuant to Utah code 10–9a–604(1d) the owner hereby conveys the common area, as indicated heron, to the Harmony home owners association, PO Box 827, Lehi, UT, 84043

OWNER(S): PRINTED — AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

On the _____ day of _____, 20 , personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an 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_____, 20

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (See Seal Below) — ATTEST BY CITY RECORDER (See Seal Below)

PHASE 'A' PLAT '13'

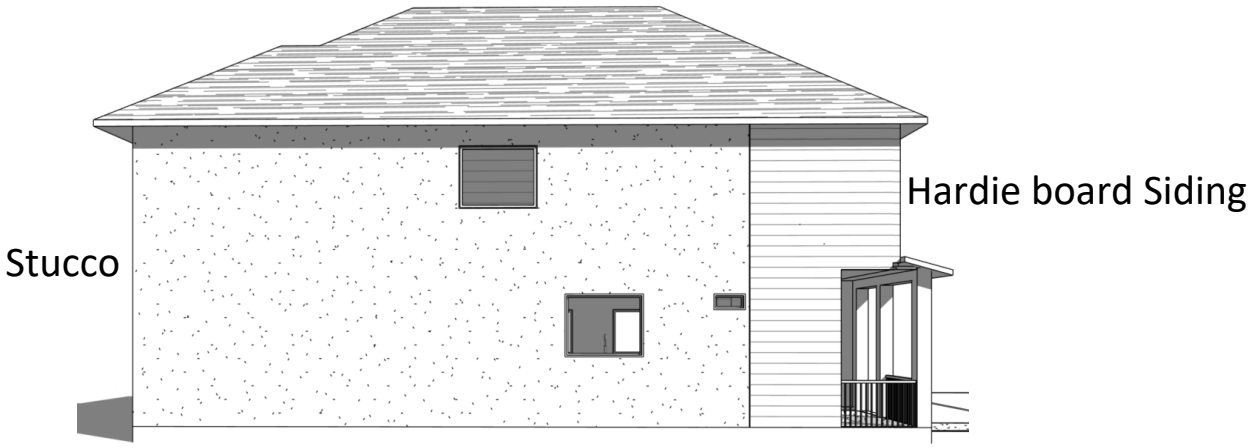
HARMONY

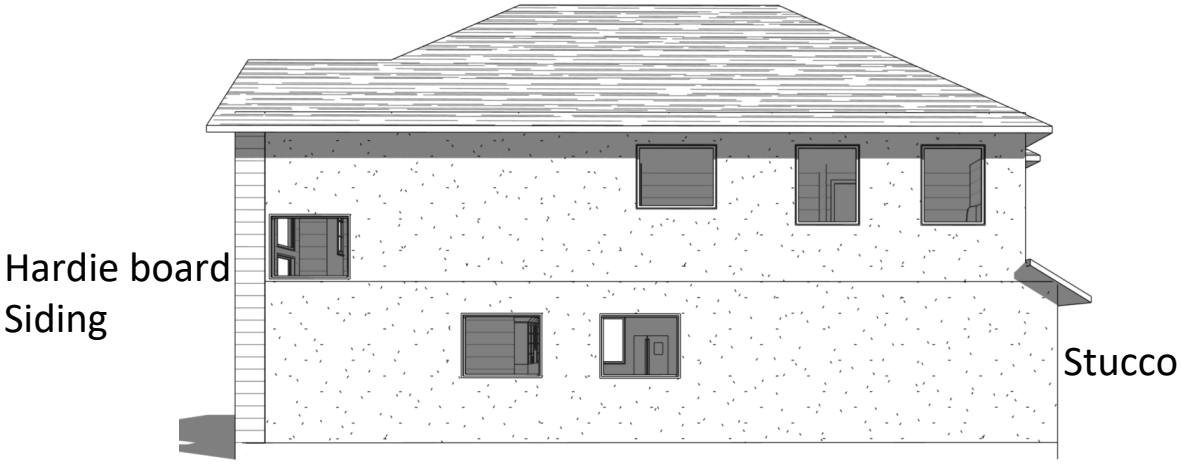
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	CLERK–RECORDED SEAL

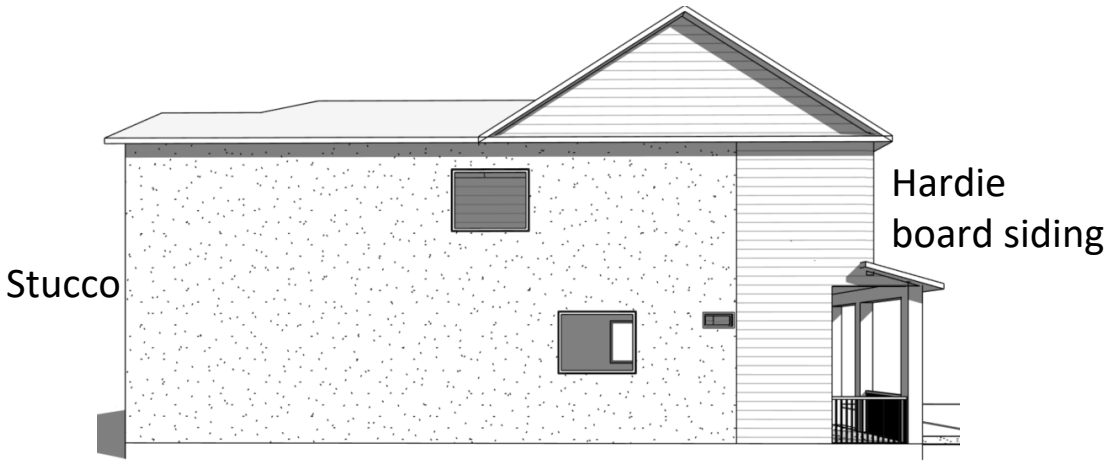
COBALT A

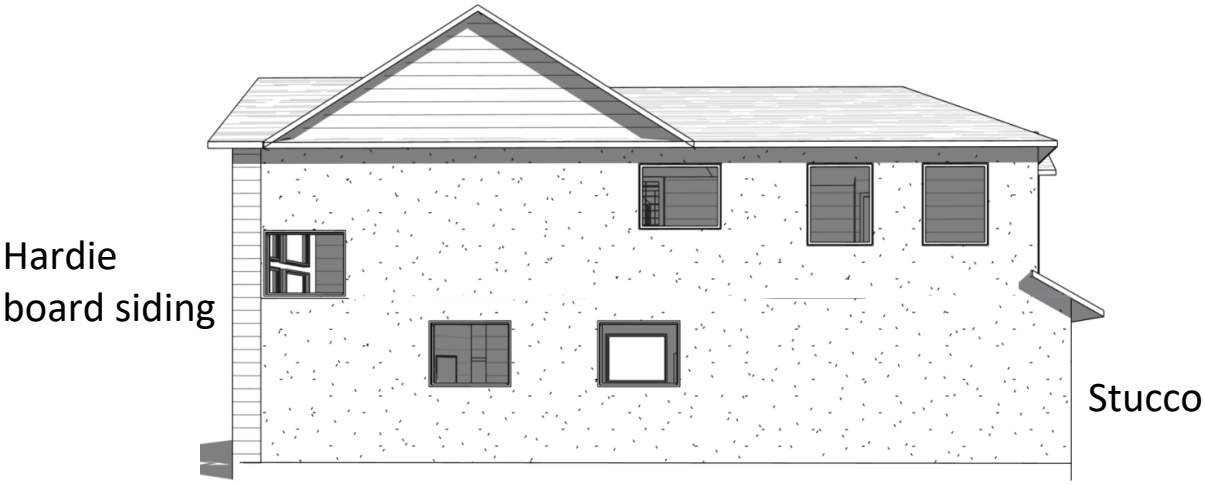

Hardie board Siding
Stucco


Hardie board
Siding
Stucco

Stucco

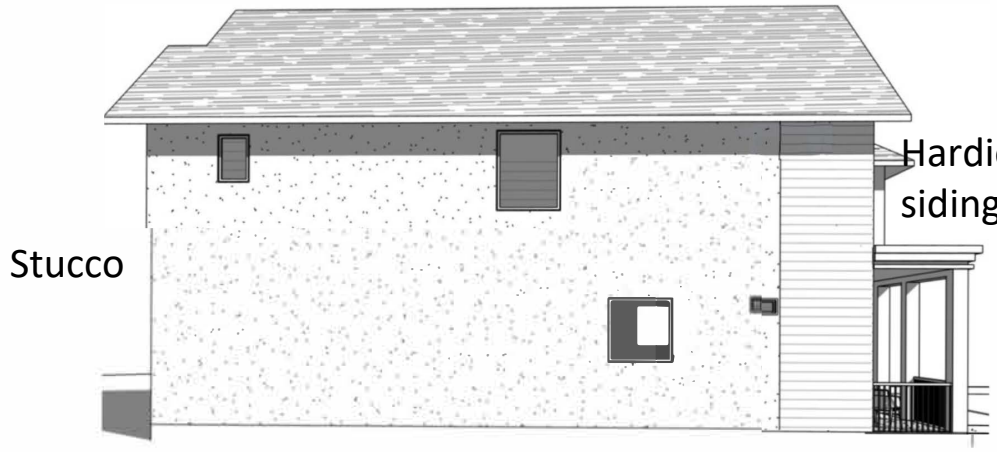
COBALT B


Hardie
board siding
Stucco


Hardie
board siding
Stucco

Stucco

COBALT C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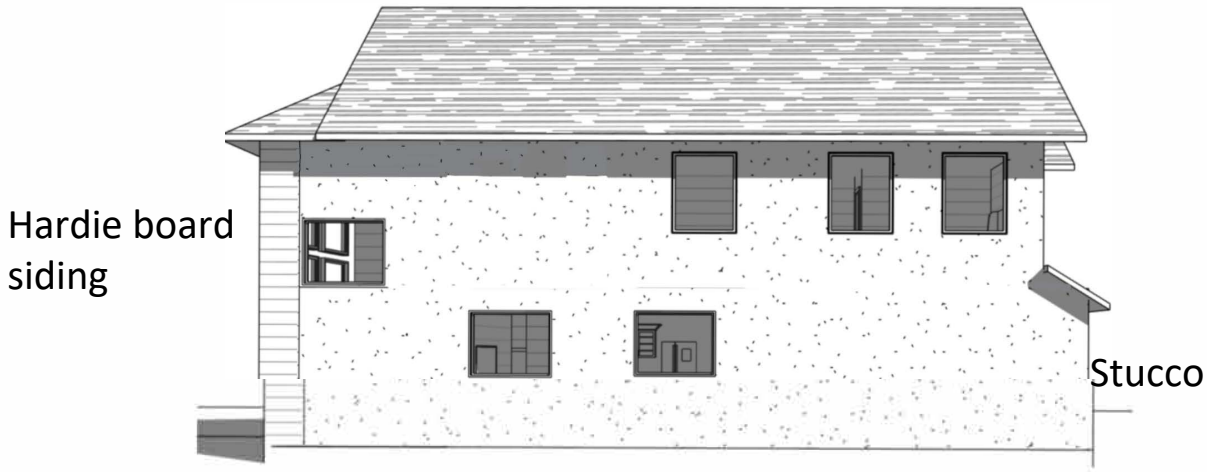
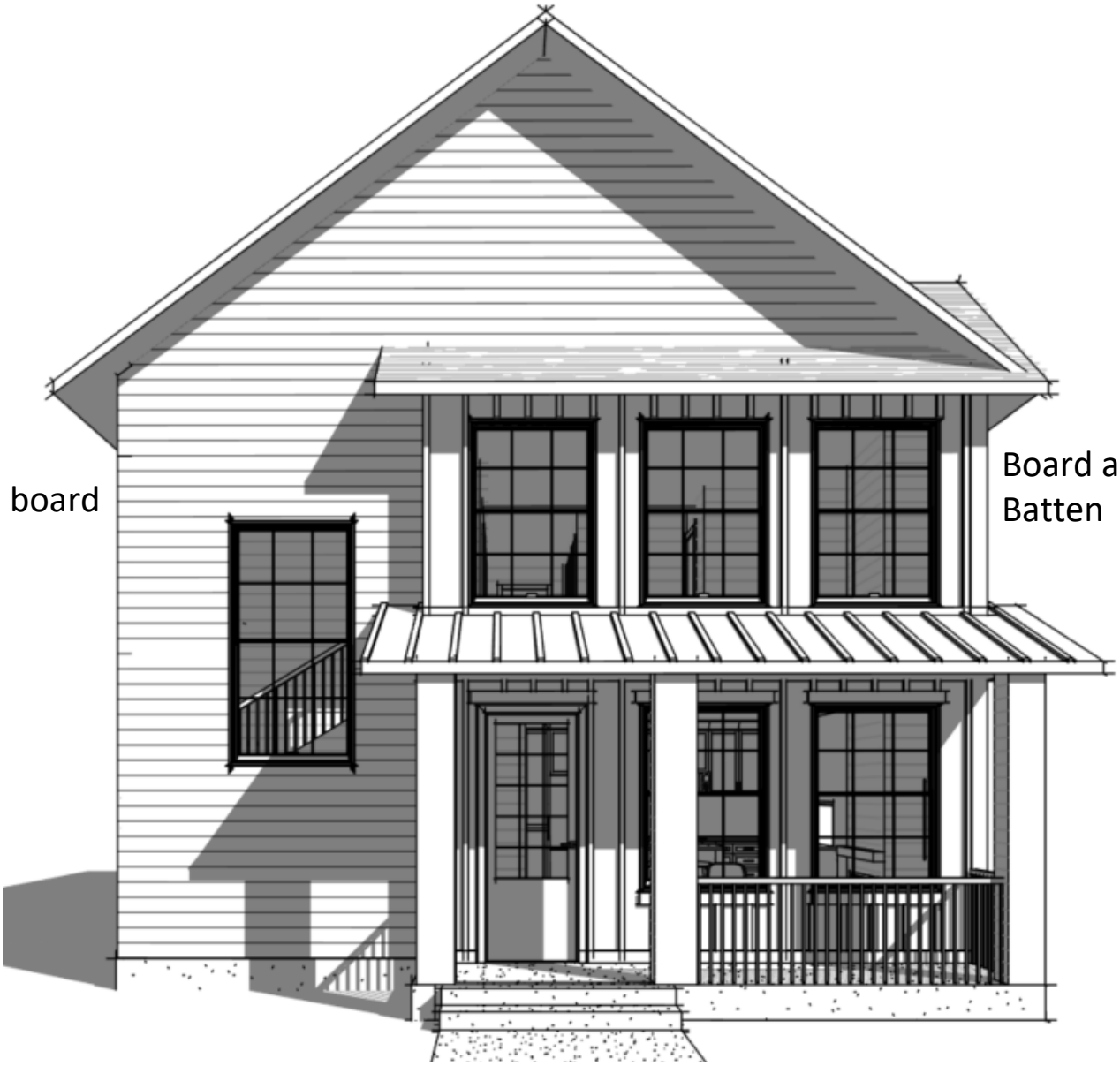
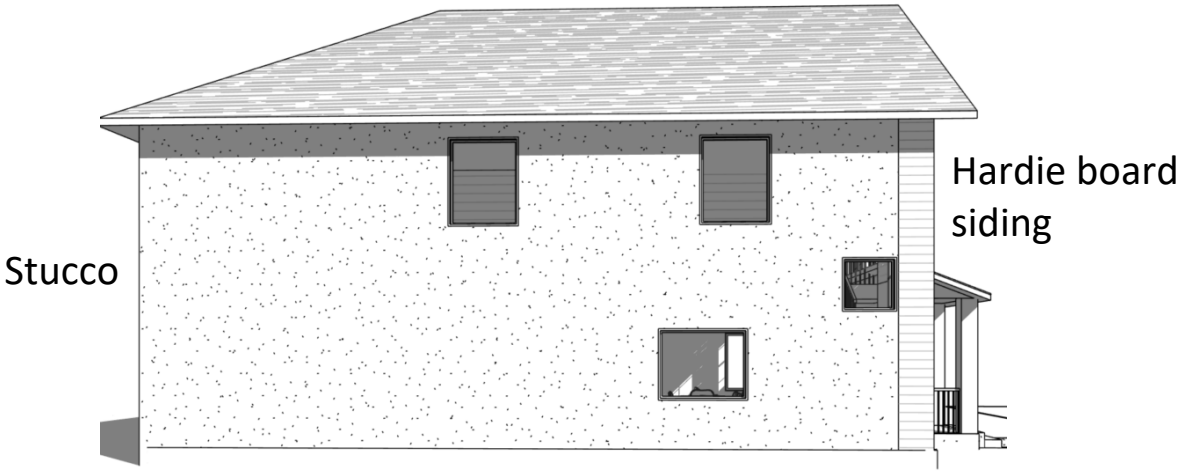
siding
Stucco


Hardie board
siding
Stucco

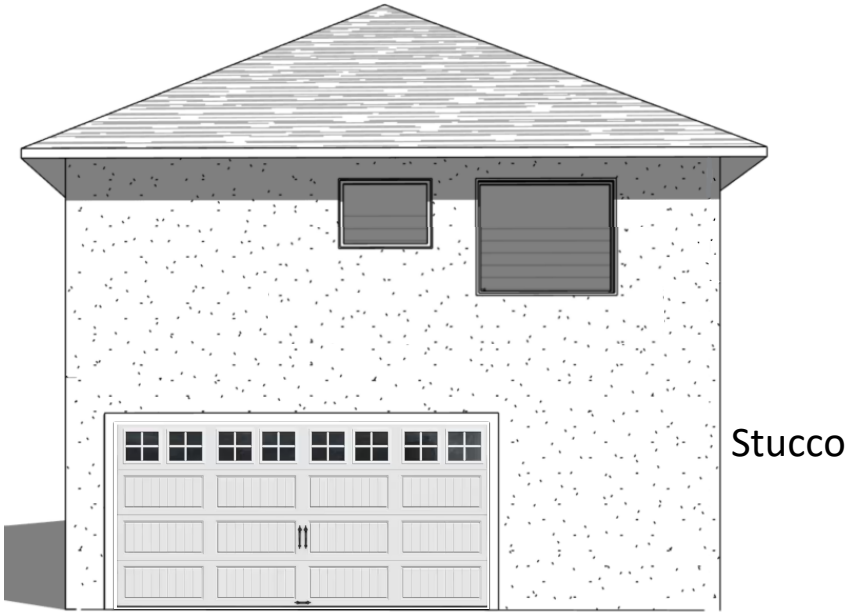
Stucco

JASPER A

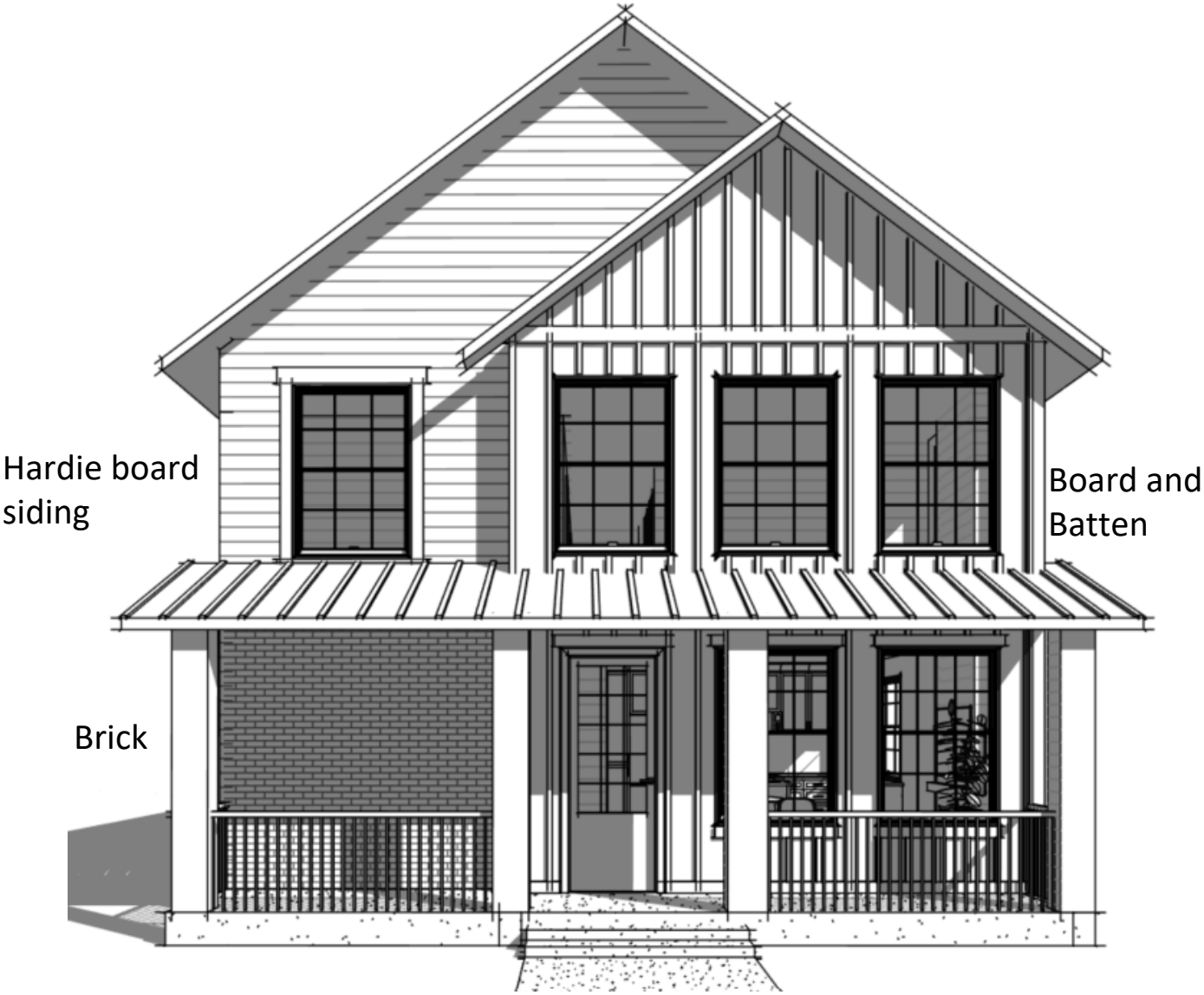


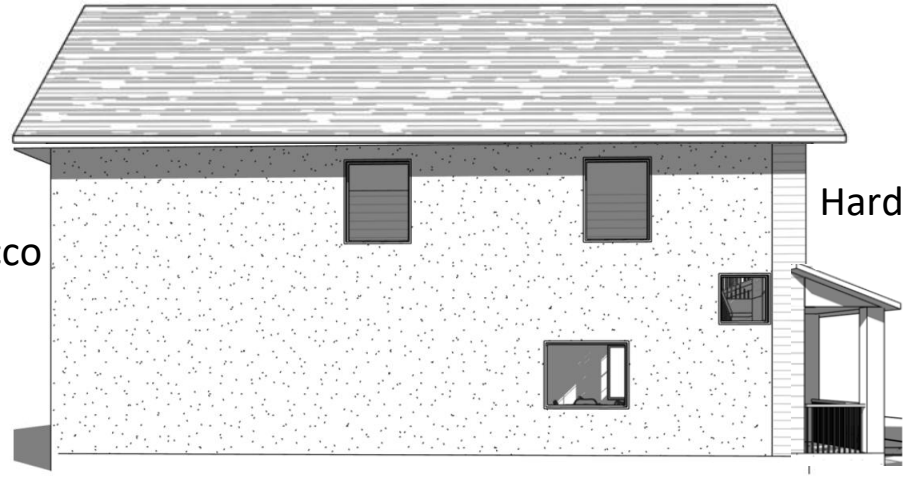

Hardie board siding
Stucco

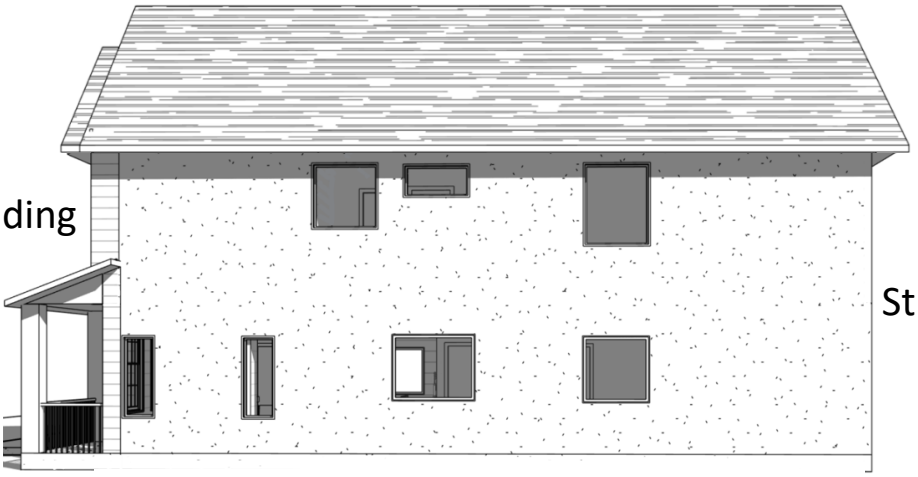
Hardie board siding
Stucco


Stucco

JASPER B

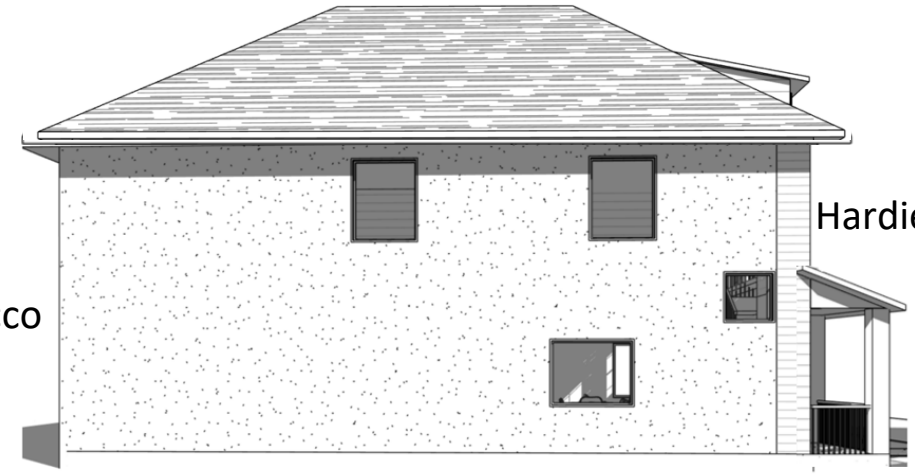



Stucco
Hardie board siding


Hardie board siding
Stucco

Stucco

JASPER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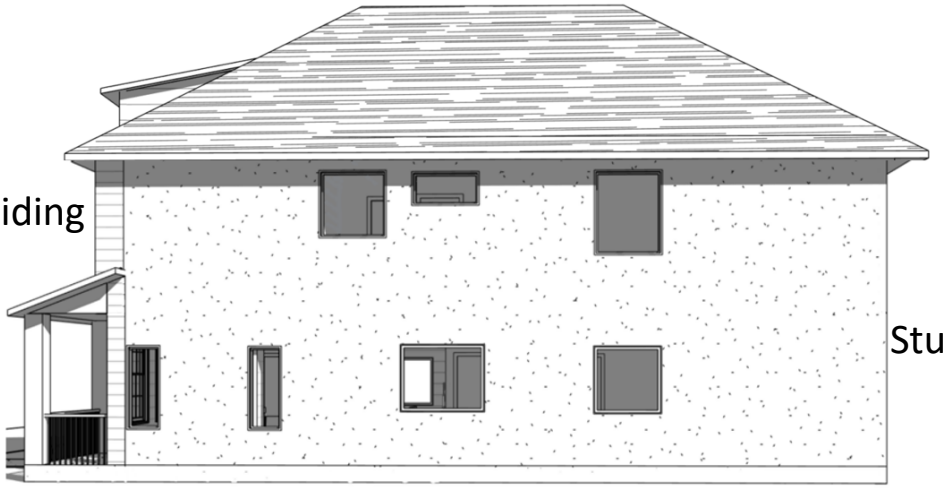
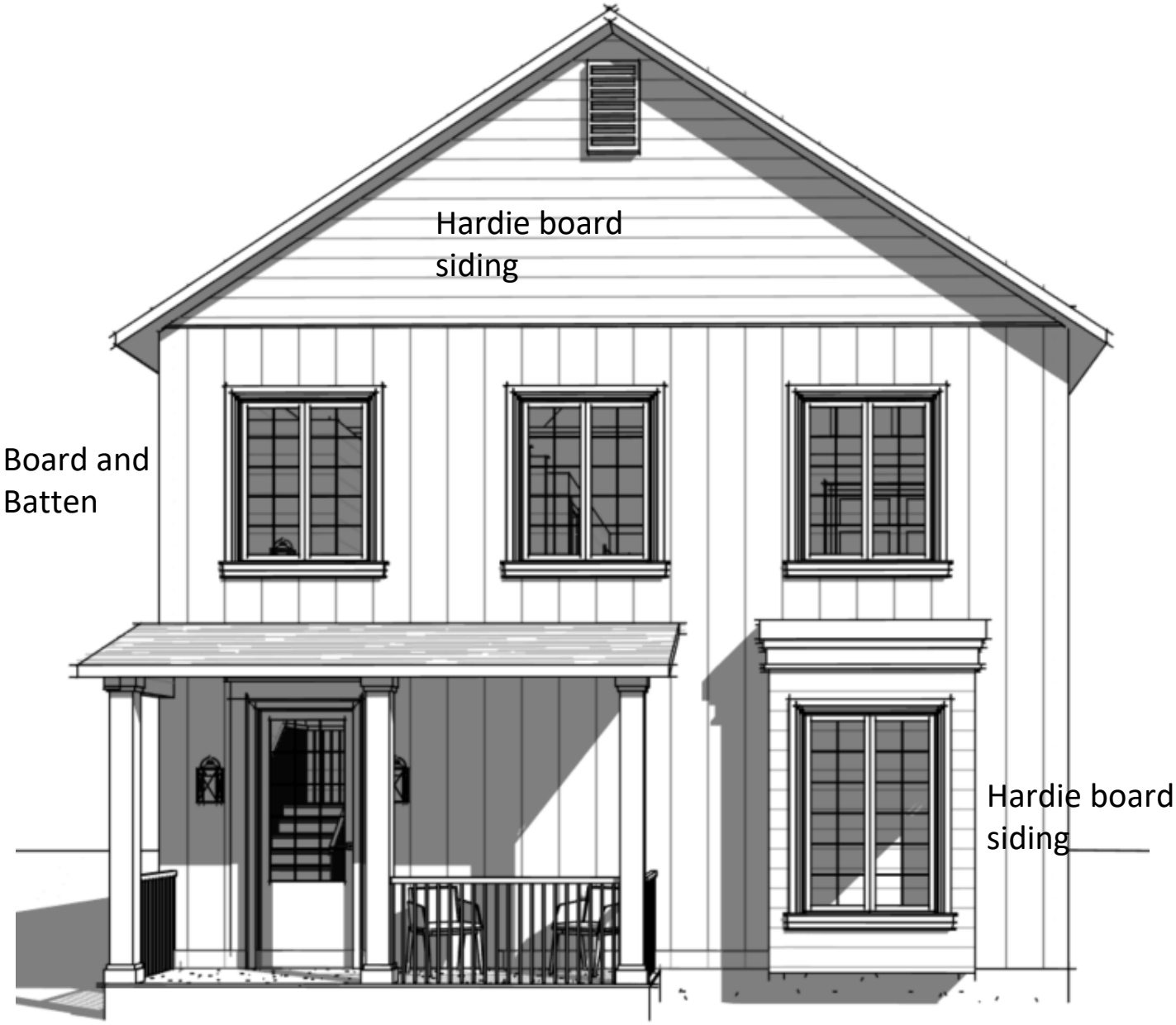
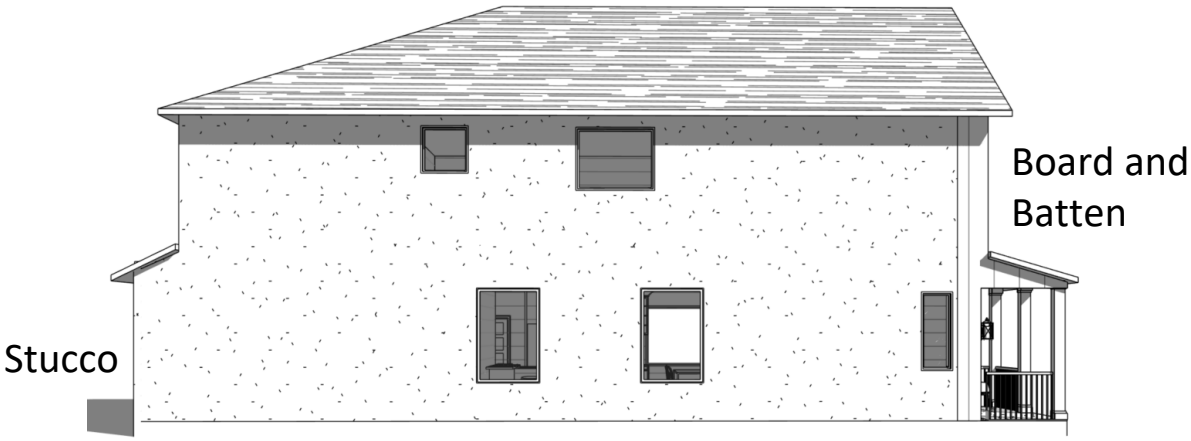
Stucco

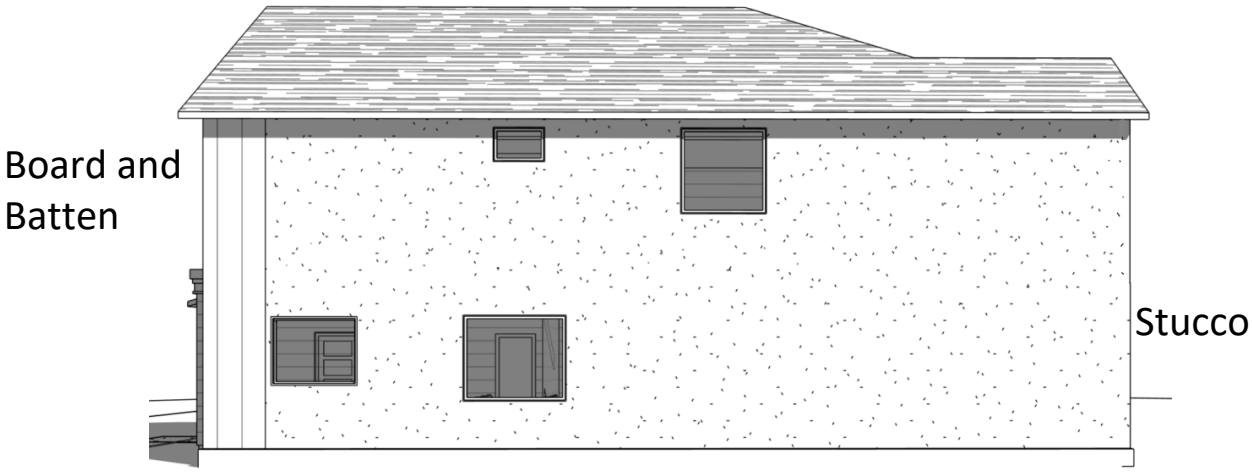

Hardie board siding
Stucco

Stucco

AMBER A

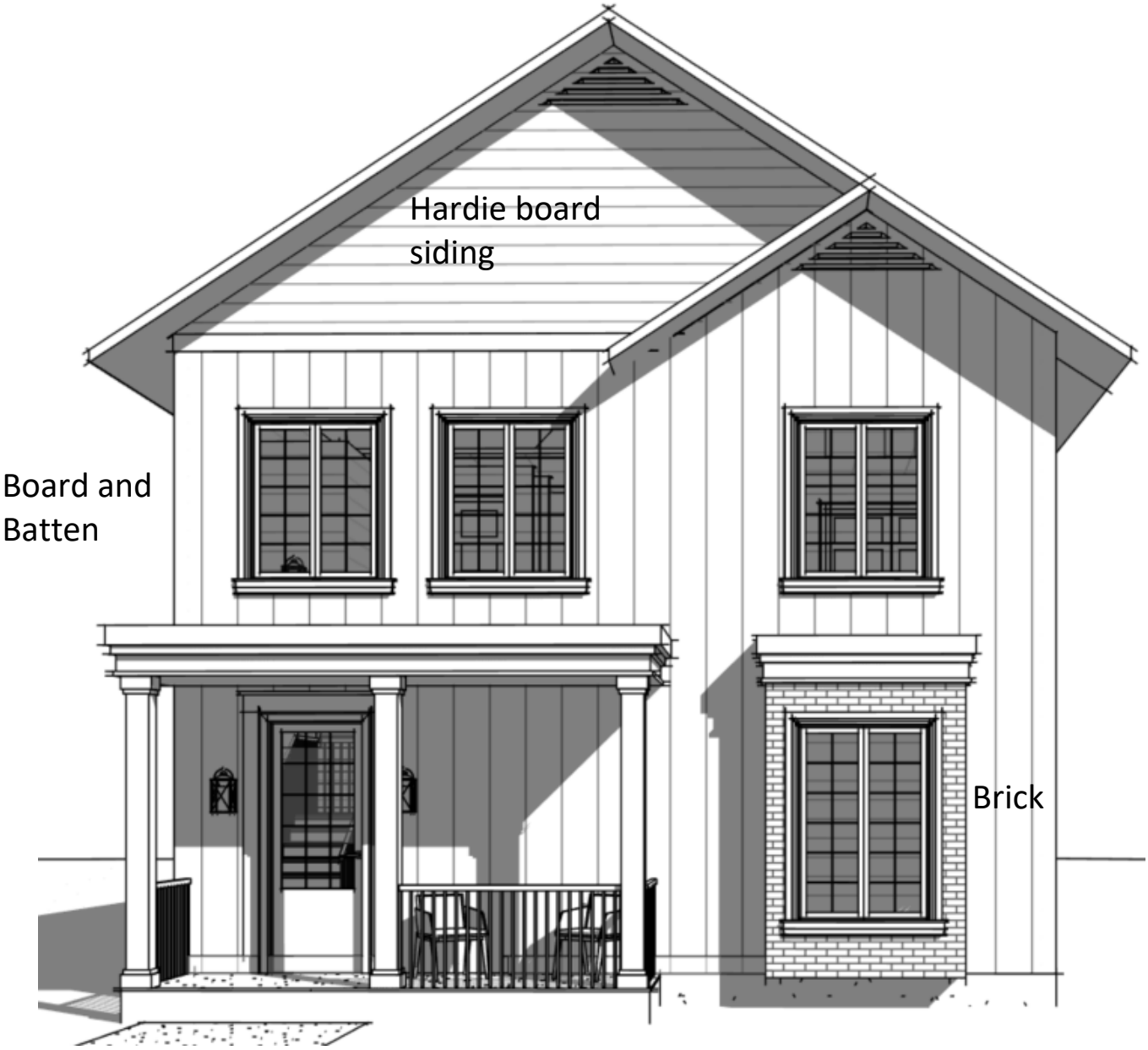


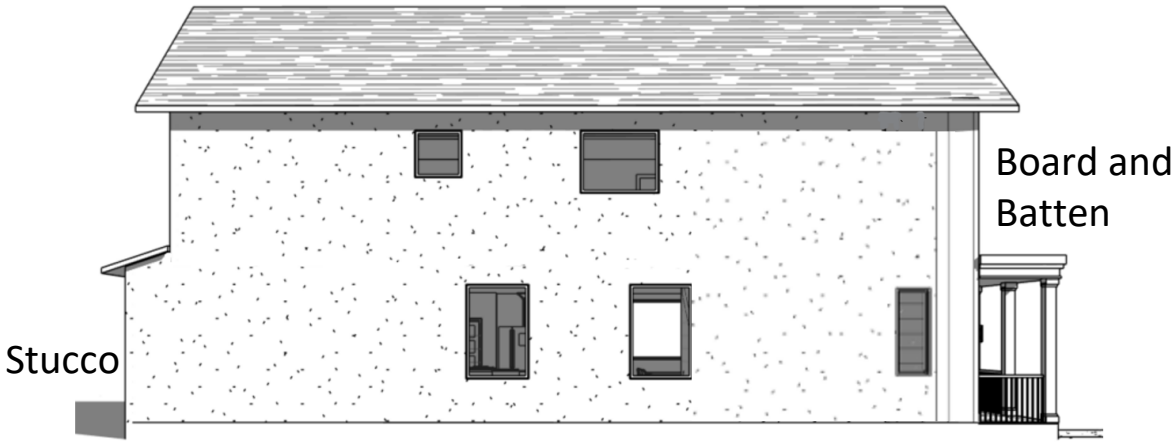

Board and
Batten
Stucco

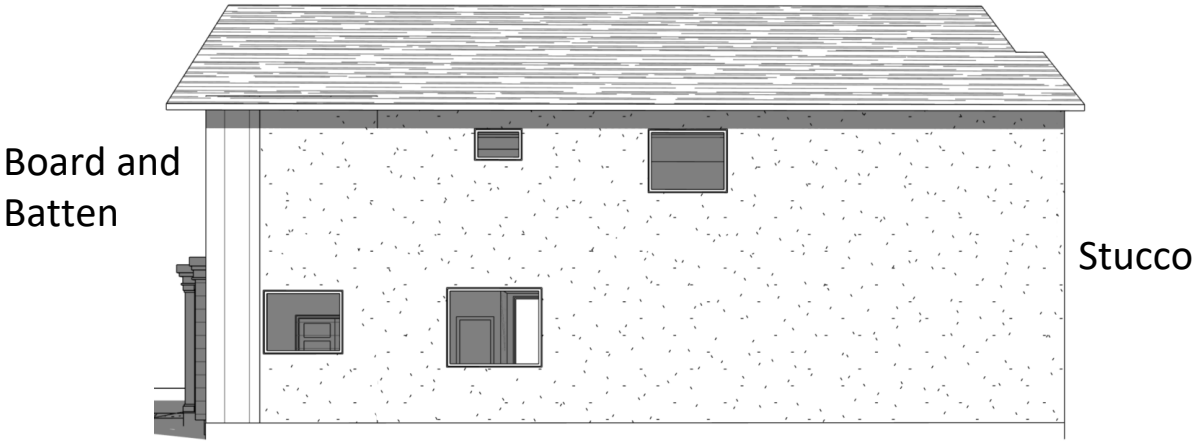

Board and
Batten
Stucco

Stucco

AMBER B

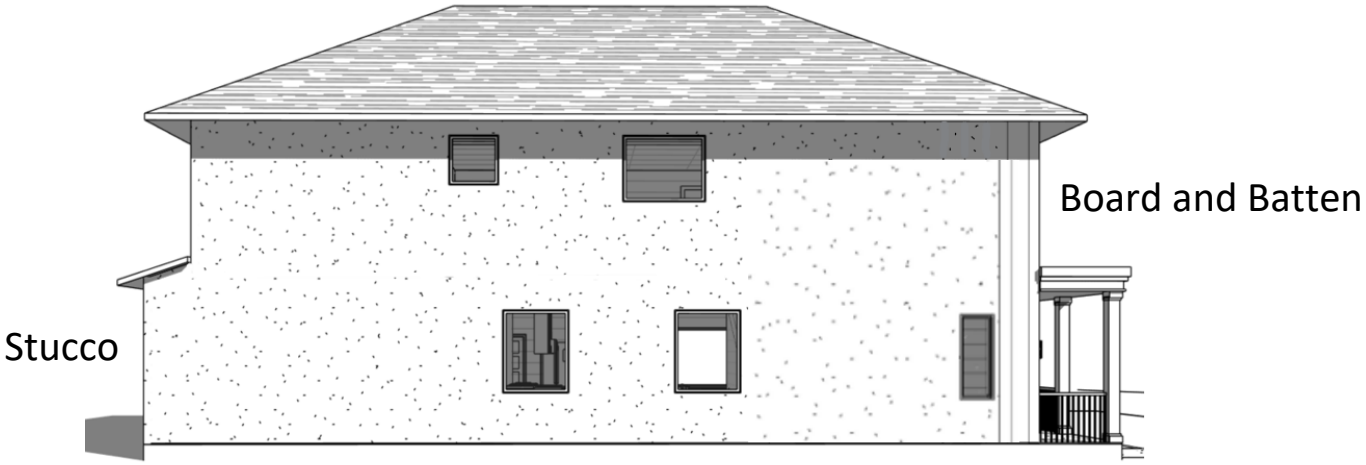


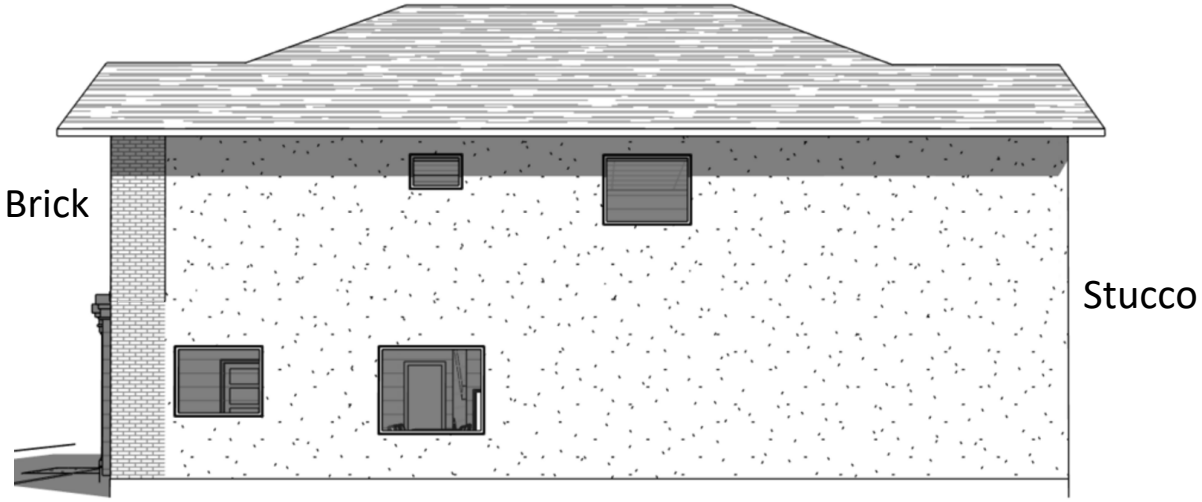

Board and
Batten
Stucco


Board and
Batten
Stucco

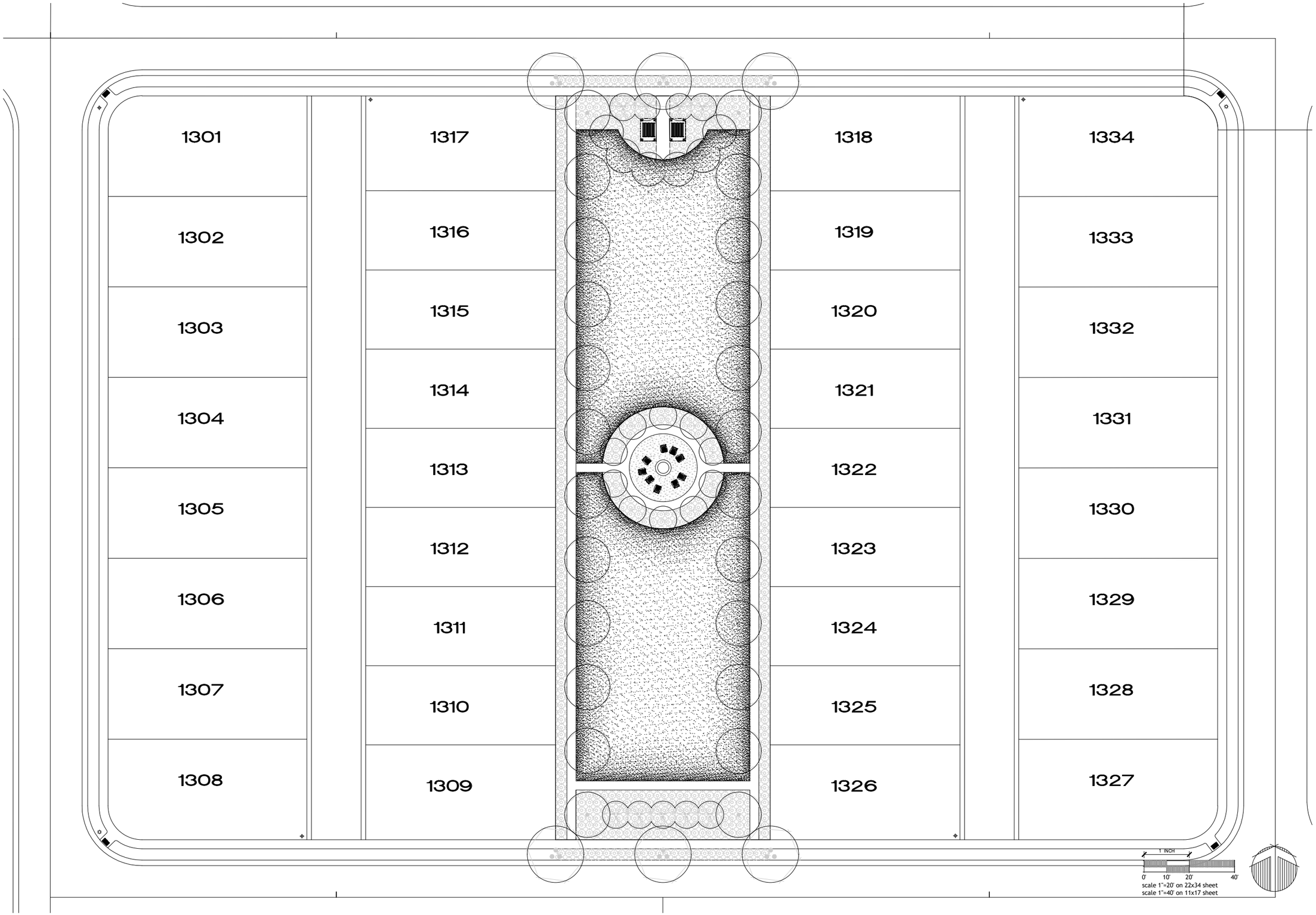
Stucco

AMBER C


Board and Batten
Stucco


Brick
Stucco

Stucco



flagship homes
300 South 1350 East, 2nd Floor
Lehi | Utah | 84043

preliminary plans
not for construction
XXXXXXXXX

call **811** or visit www.bluestakes.org
before you dig to have all utilities
located and marked

HARMONY A13

OPEN SPACE DESIGN
Eagle Mountain . Utah

SEPTEMBER 2024

LANDSCAPE
site plan

L1

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple Mature Size: H20' W24'	B & B	1.5\"-2.0\"	
	Acer truncatum x plataoides 'Pacific Sunset' / Pacific Sunset Maple Mature Size: H30' W25'	B & B	2\"Cal	
	Cedrus atlantica 'Glauca' / Blue Atlas Cedar Mature Size: H30' W15/	B & B		10-12' HT.
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine Mature Size: H20-25' W10-12'	B & B		10-12' HT.
	Prunus virginiana 'Canada Red' / Canada Red Chokecherry Mature Size: H20-30' W20-25'	B & B	2\"Cal	

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Caryopteris x clandonensis 'Grand Bleu' / Grand Bleu Mature Size: H3' W3'	5 gal
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W8'	5 gal
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE
	Agastache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop	1 gal
	Centranthus ruber / Red Valerian Mature Size: H24-30\" W36\"	1 gal
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint Mature Size: H24-30\" W36\"	1 gal
	Penstemon digitalis 'Huskers Red' / Husker Red Beard-Tongue Mature Size: H30\" W24\"	1 gal
	Sedum spectabile 'Autumn Joy' / Stonecrop Mature Size: H18-24\" W18-24\"	1 gal

GRASSES	BOTANICAL / COMMON NAME	SIZE
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Mature Size: H30-36\" W30-36\"	1 gal
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3'	1 gal

GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Gray/Brown Crusher Fines	mulch
	Planting Bed Area Mulch (3" depth) Mulch at a minimum of 3" depth with weed barrier fabric (Dewitt Pro-5)	mulch
	Play Surfacing Play / Refer to play equipment list for manufacture	None
	Turf Sod Bluegrass / Kentucky Bluegrass	sod

flagship homes
300 South 1350 East, 2nd Floor
Lehi | Utah | 84043

STATE OF UTAH
BRONSON J. ...
LICENSED LANDSCAPE ARCHITECT

preliminary plans
not for construction

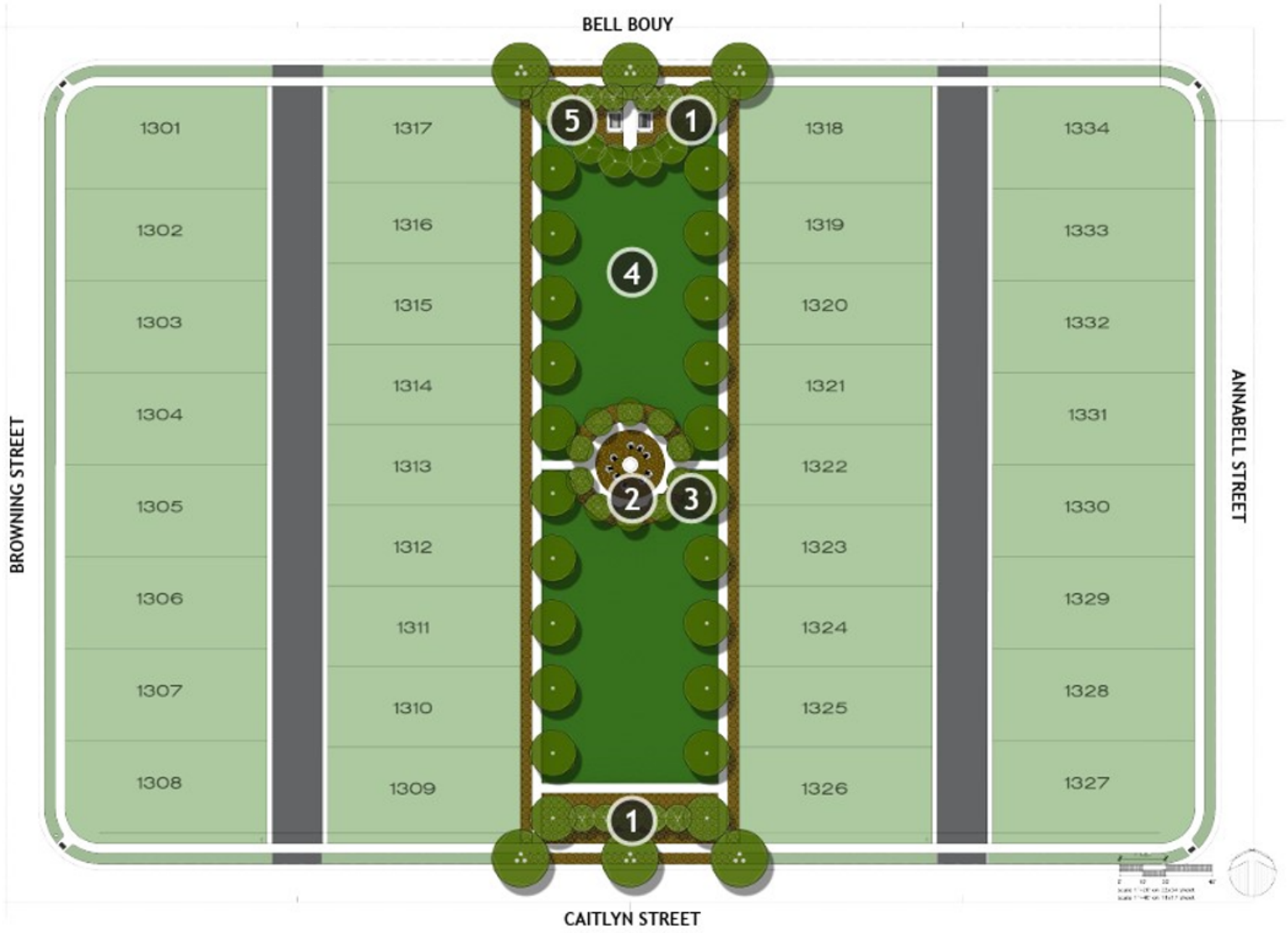
call **811** or visit www.bluestakes.org
before you dig to have all utilities
located and marked

HARMONY A13
OPEN SPACE DESIGN
Eagle Mountain . Utah

SEPTEMBER 2024

LANDSCAPE
plant schedule

L2



OPEN SPACE LEGEND

1. Ornamental Garden
2. Fire Pit
3. Benches (4)
4. Open Lawn Area
5. Covered Picnic Tables (2)

HOA Maintained Landscape

Privately Maintained Landscape

*Waterwise landscaping principles implemented throughout

HARMONY PHASE A PLAT 13 | Open Space Illustration
Eagle Mountain . Utah

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	PRELIMINARY PLAT - Harmony A14
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Flagship Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Neighborhood Residential One / Residential	4.29

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	David Stroud, Senior Planner	David Stroud

RECOMMENDATION:
Staff recommends the City Council approve the Harmony A14 preliminary plat with the condition that the remaining minor corrections are made and receive Staff approval.

BACKGROUND:
This item, along with Harmony A13, is a reconsideration of a preliminary plat in Harmony, under application by Flagship Homes. These two items were denied at the March 18, 2025, City Council meeting. The Harmony development agreement was amended on May 20, 2025, to eliminate a conflict of development standards that was the main reason for the initial denial.

Harmony A14 is proposed with 38 single-family lots with internal access to garages via private driveways. Development in Harmony is governed by a Development Agreement approved in 2018. The location of Harmony A14 in the Agreement is identified as an "Alternative Design Block" (ADB) which allows for varied residential layouts. Unlike other areas of Harmony which are already approved as a preliminary plat, the ADB designation does not have a set density or lot layout. Development of these areas is proposed with a density at the time an application is submitted.

The Agreement shows 44 units maximum and 38 are proposed. However, Section 7 of the Agreement states "The City makes no guarantee that the density maximum shown on the preliminary plat for these areas can be achieved."

Elevations are the same in Harmony A13 and A14.

ITEMS FOR CONSIDERATION:
Elevations under the current state code regarding single-family dwellings cannot be regulated by the City. However, the Agreement does state that, "All homes on lots within the project shall have a 'carriage' style or decorative, garage doors. The front of all homes will have at least two textures, including rock, brick, stucco, or decorative material, similar to Hardy Board. This texture shall wrap around the front of the home at least until the first windows along each side of the home. Typical vinyl siding will not be used on the front of the homes." Any standards in approved Agreements can be

enforced by the City, regardless of state code requirements.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends the City Council approve the preliminary plat of Harmony A14 with the condition that the remaining minor corrections are made during the final plat approval process.

ATTACHMENTS:
1. Preliminary Plat
2. Elevations
3. Park

HARMONY PHASE 'A' PLAT '14' CONSTRUCTION PLANS

EAGLE MOUNTAIN, UTAH

Provide an erosion control plan for this site, include a detail for each BMP to be used.

prepared for:

FLAGSHIP HOMES
300 SOUTH 1350 EAST, ST 2ND FLOOR
LEHI, UT 84043
PHONE: (801)766-4442

prepared by:

TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	UTILITY PLAN
3	GRADING & DRAINAGE PLAN
4	PRIVATE ALLEY (NORTH) PLAN AND PROFILE
5	PRIVATE ALLEY (EAST AND WEST) PLAN AND PROFILE
6	DETAIL SHEET
PLAT	FINAL PLAT

ALTERNATIVE BLOCK DESIGN NOTE:

THIS AREA IS DESIGNATED AS AN ALTERNATIVE BLOCK DESIGN IN THE HARMONY MASTER DEVELOPMENT AGREEMENT WHICH REQUIRES THE HOMES FRONT ONTO THE PUBLIC STREETS OR INTO THE OPEN SPACE AREA AND THAT THE DRIVEWAYS/GARAGES ARE ACCESSED BY THE PRIVATE ALLEYS.

GENERAL NOTES:

1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

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.

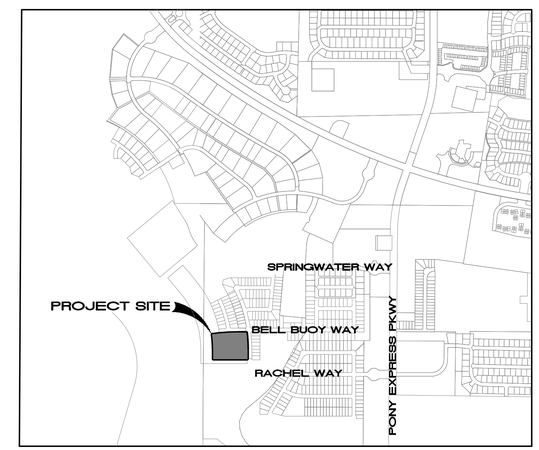
WATER–
Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12"and larger to be butterfly valves.
Bedding: sand must meet AASHTO (A–3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12"above pipe (minimum).
Depth: water main & laterals must maintain 4' cover from finished 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 3/4" & 1" services will need to be 36" tall minimum and 21" inside diameter. Water can for 1–1/2" to 2" service will need to follow APWA specifications.
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.
Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
Water fittings: all water fittings to be checked for thrust blocks (pre &post) and GIS (shot before backfill.
Vertical separation: water main to maintain 18"minimum separation from storm drain or other obstacles/utilities.
Water line fittings: all fittings to have mega–lug followers.
Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega–lug fittings.

STORM DRAIN–
Bedding: ¾"gravel 6"below and on sides of pipe & 12"above pipe (minimum).
ADS: all ADS pipe to be "HP"brand.
Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
Man holes: 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

ROAD SECTION–
Proof rolls: proof roll required on all sections of road: i.e. sub–grade, sub–base, and curb base and road base. Curb stakes required for sub–grade inspection and string line required for sub–base and road base inspection.
UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4"monofilament) required for all street collars, Manhole covers and water valve towers to be ½"down from asphalt edge and concrete to be ¼"to 3/8"down from asphalt edge.

SITE MAP

0 40 80 120



VICINITY MAP

LAND USE	
ACREAGE:	4.286 acres
ACREAGE IN LOTS:	3.086 acres
ACREAGE IN PRIVATE ALLEY:	0.571 acres
LARGEST LOT:	4,274 sq.ft.
SMALLEST LOT:	3,137 sq.ft.
AVERAGE LOT SIZE:	3,540 acres
LOTS:	38 LOTS
UNIT DENSITY:	8.87 LOTS PER ACRE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/17/24	RED LINES	
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	8/25/24
CDGO FILE:	

J:\FLAGSHIP\HARMONY\dwg\01_COVER.dwg

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

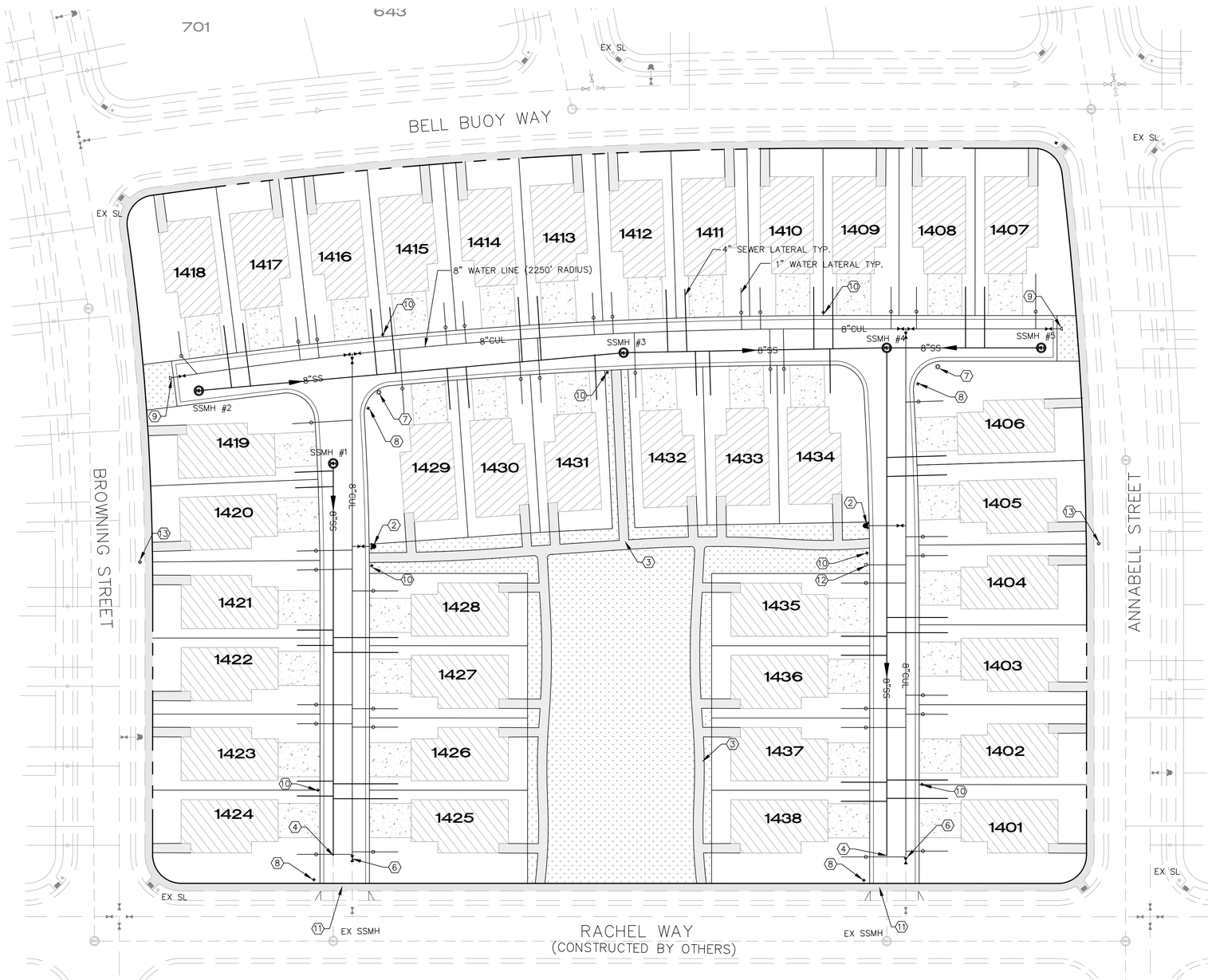
EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB
FS HARMONY

SHEET NO.
1



LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- ROAD CENTERLINE
- EASEMENT LINE
- CUL — PROPOSED PVC CLASS-200 SDR-21 CULINARY WATERLINE
- 8"SS — PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- EXISTING CULINARY OR SECONDARY PIPE (SIZE AND TYPE SHOWN)
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF

KEYED NOTES

1. CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
2. INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
3. CONSTRUCT 5' CONCRETE SIDEWALK
4. CONNECT INTO EXISTING SEWER STUB. CONTRACTOR TO VERIFY SIZE, INVERT ELEVATION AND LOCATION.
5. ASPHALT PARKING AREA WITH 6" CONCRETE CURB WALL
6. CONNECT INTO EXISTING 8" CULINARY LINE WITH CONSTRUCTION VALVE
7. PRIVATE STREET LIGHT, COORDINATE WITH DEVELOPER FOR SPECIFICATIONS
8. INSTALL STREET/STOP SIGN PER EAGLE MOUNTAIN CITY STANDARDS
9. INSTALL FLUSH HYDRANTS PER EAGLE MOUNTAIN CITY STANDARDS
10. INSTALL NO PARKING SIGNS PER EAGLE MOUNTAIN CITY STANDARDS
11. REPLACE EXSIST. SW WITH 6" THICK MIN. PER EAGLE MOUNTAIN CITY STANDARDS
12. INSTALL 2" IRRIGATION LATERAL PER EAGLE MOUNTAIN CITY STANDARDS
13. INSTALL STREET LIGHT PER EAGLE MOUNTAIN CITY STANDARDS

UTILITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
3. CULINARY WATER – 48" MIN. DEPTH TO TOP OF PIPE C900 PVC..
4. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS.
6. ALL VALVES ARE TO BE FLANGED TO THE TEE.

0 30 60 90

(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/17/24	RED LINES	
2			
3			
4			

J:\FLAGSHIP\HARMONY\dwg\02_UTILITY.dwg

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	8/25/24
CDGO FILE:	

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

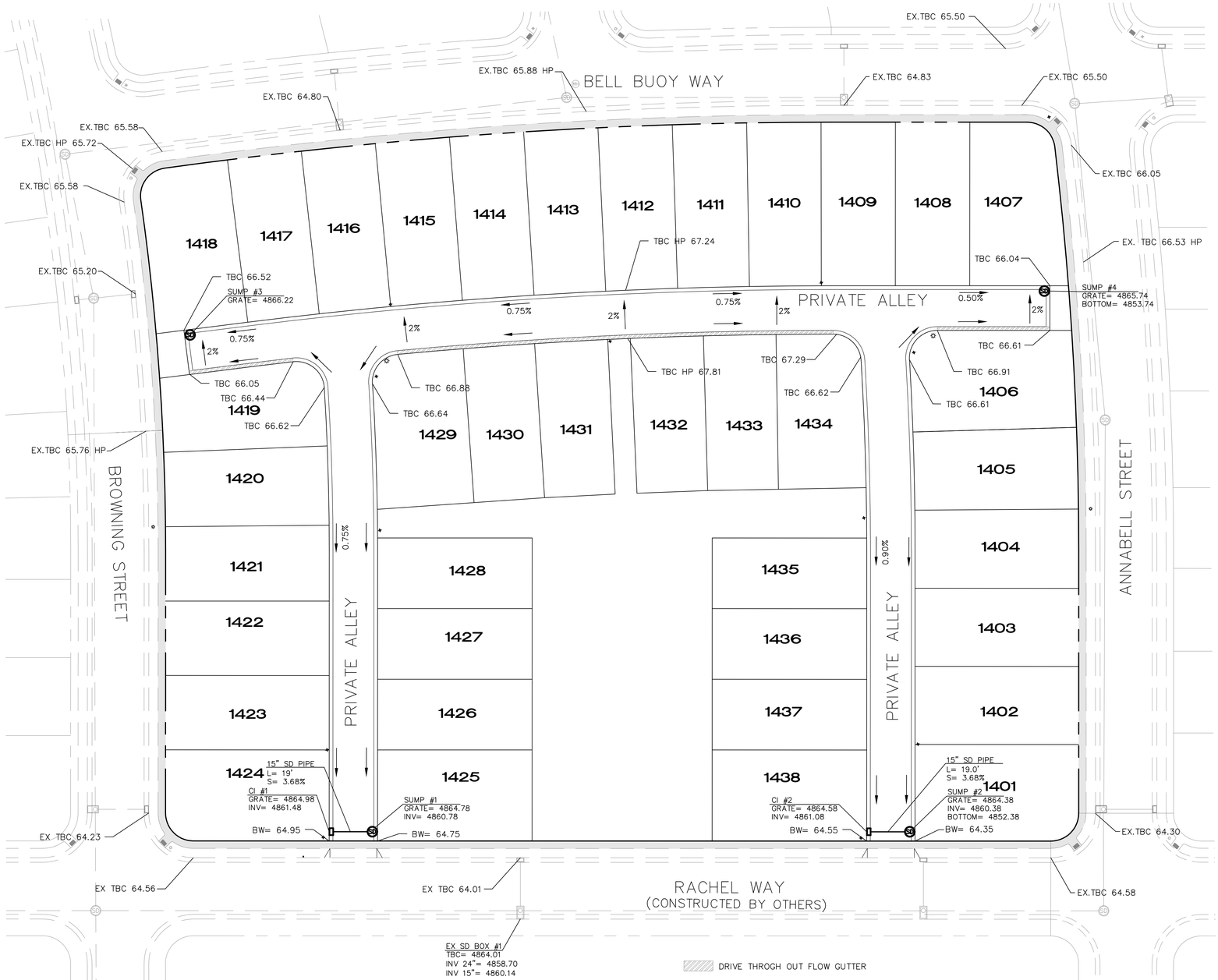
EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

UTILITY PLAN

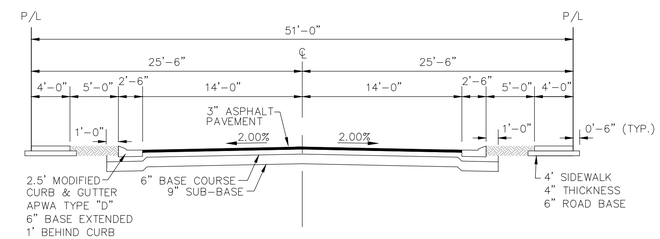
JOB FS H6

SHEET NO. 2

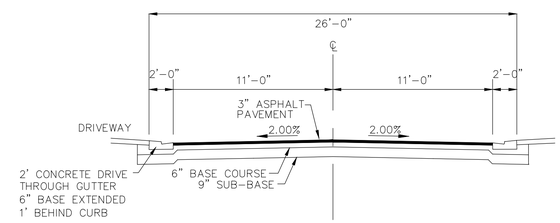


GENERAL NOTES

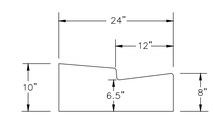
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. DRAINAGE FOR EACH LOT IS TO BE DIRECTED TO THE STREET. IF LOT GRADING DOES NOT ALLOW THE DRAINAGE TO FLOW TO THE STREET, THE ALLEY WAY OR THE OPEN SPACE, THEN THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT.



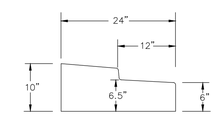
51' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



PRIVATE ALLEY
-NTS-



24" DRIVE THROUGH GUTTER
-NTS-



24" DRIVE THROUGH OUT FLOW GUTTER
-NTS-

0 30 60 90
(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1	10/17/24	RED LINES		DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	8/25/24
4				CDGD FILE:	

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

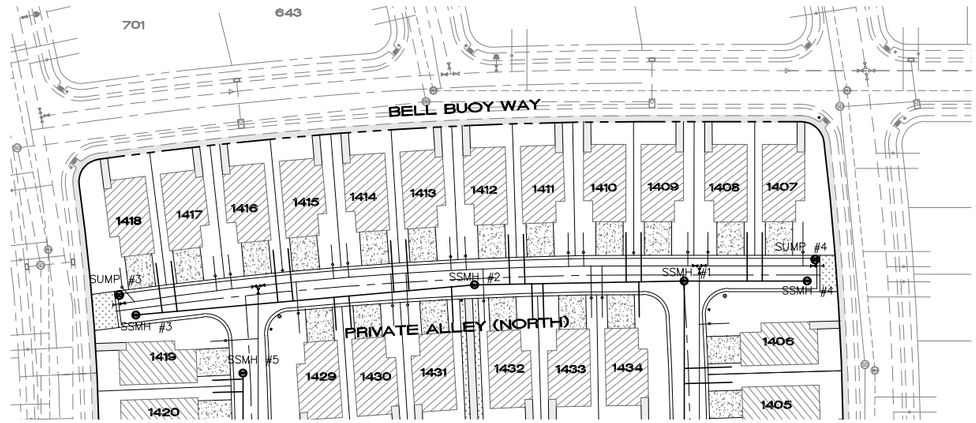
EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

GRADING PLAN

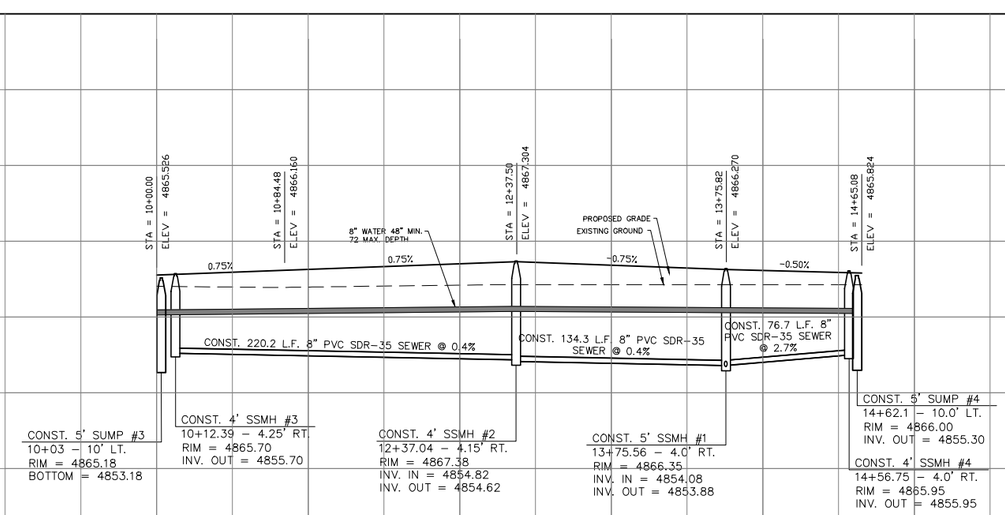
JOB
FS HARMONY

SHEET NO.
3



0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'



(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	8/25/24
4				COGO FILE:	

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EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

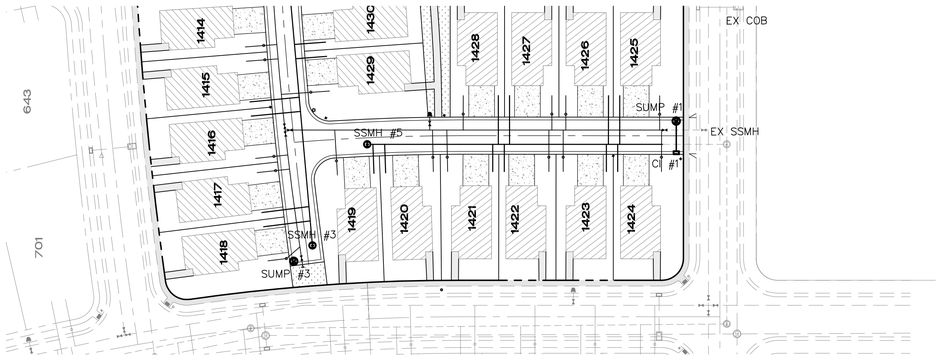
PLAN AND PROFILE
PRIVATE ALLEY (NORTH)

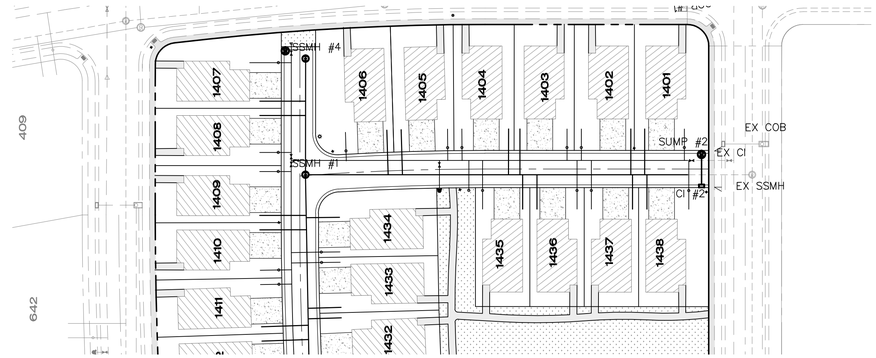
JOB
OT3B

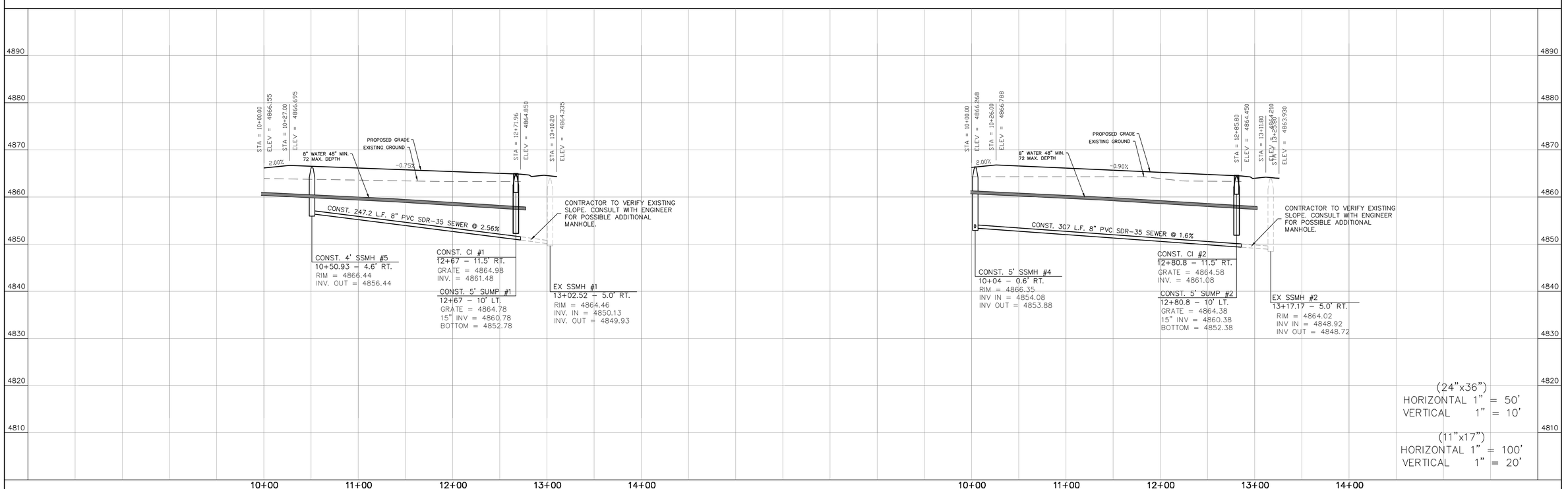
SHEET NO.
4

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'







REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
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DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	8/25/24
CDGO FILE:	

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27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

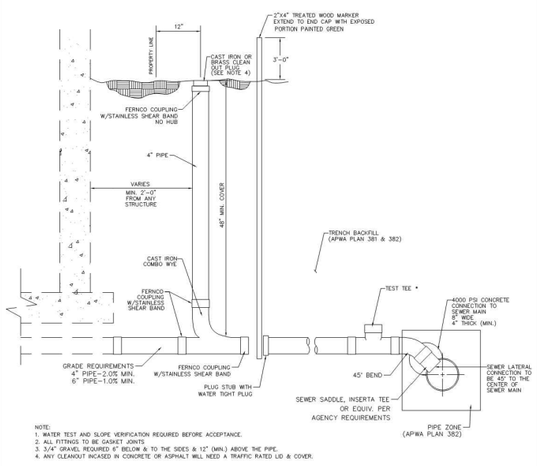
EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

PLAN AND PROFILE
EAST & WEST PRIVATE ALLEYS

JOB
OT3B

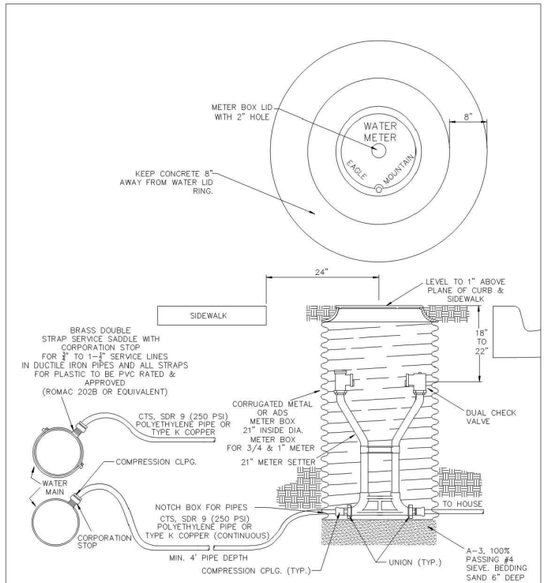
SHEET NO.
5



NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

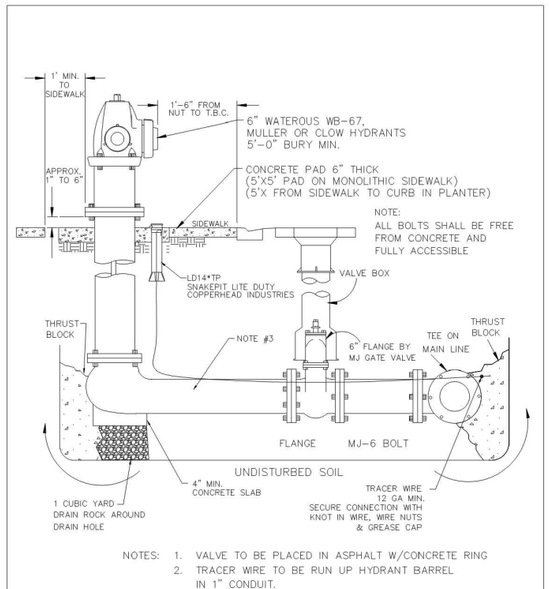
DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED: APRIL 2024		SEWER LATERAL SERVICE & CONNECTION	2
DATE: SEPT 2017			
SCALE: N.T.S.			



WATER SERVICE LINES AND METER BOX

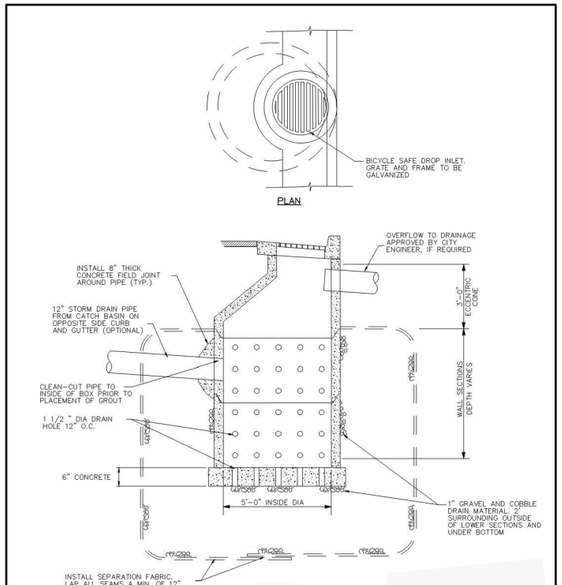
NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #LCM-1

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED: APRIL 2024		WATER LINE, SETTER & CAN	5
DATE: NOV 2015			
SCALE: N.T.S.			



NOTES:
1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
2. TRACER WIRE TO BE RUN UP HYDRANT BARREL IN 1" CONDUIT.
3. THERE WILL BE NO SERVICE TAPS ALLOWED ON THE FIRE LINES.

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED: APRIL 2024		FIRE HYDRANT & VALVE	14
DATE: NOV 2015			
SCALE: N.T.S.			



NOTE:
1. ALTERNATIVE SUMP DESIGNS MAY BE REQUIRED DEPENDING ON GROUND WATER TABLE.

STANDARD DETAIL
STORM WATER SUMP

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	8/29/24
4				CADD FILE:	

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

EAGLE MOUNTAIN, UTAH

HARMONY PHASE 'A' PLAT '14'
A RESIDENTIAL SUBDIVISION

DETAILS

JOB FS HARMONY

SHEET NO. 6

HARMONY PHASE A PLAT 14

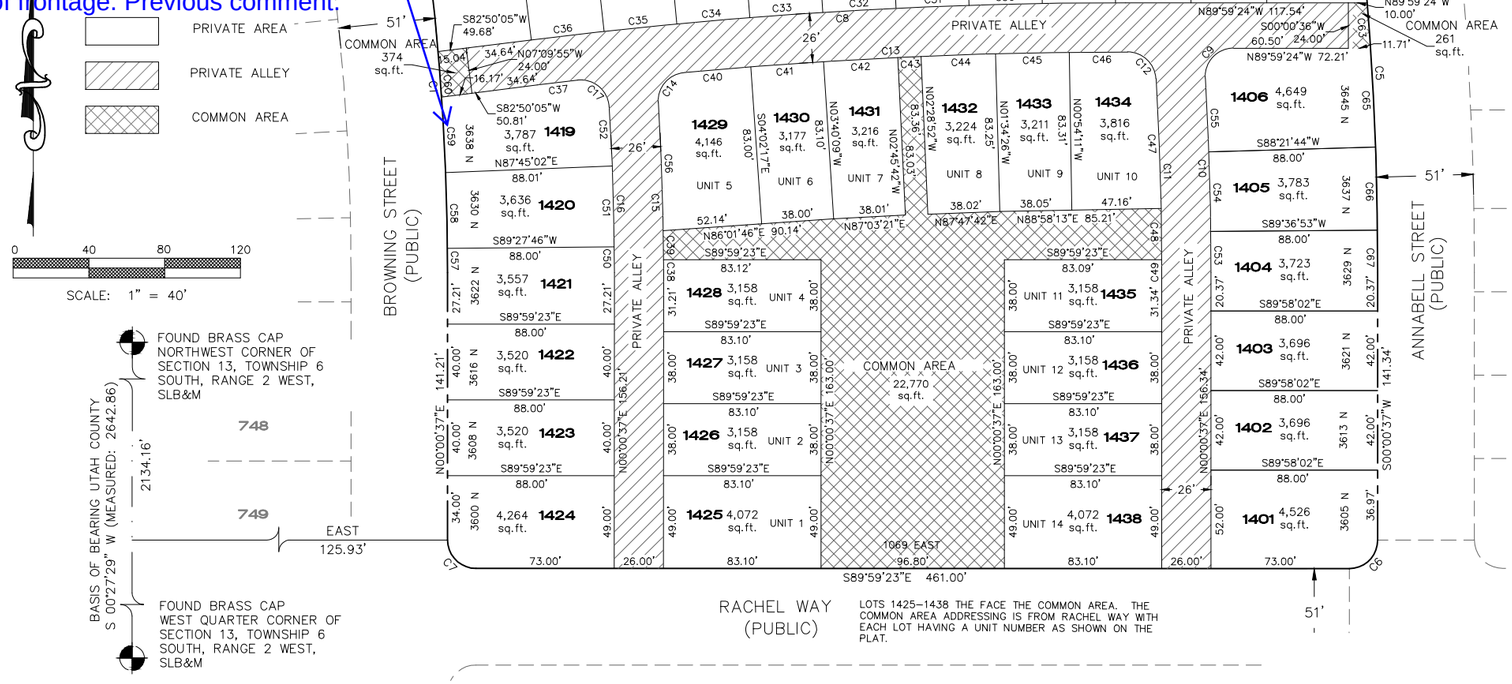
SITUATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

NOTES:
1– ALLEYS AND COMMON AREA ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HARMONY HOMEOWNERS ASSOCIATION.
2– ALL GARAGES ACCESSED FROM ALLEYS. FRONT OF HOMES FACE PUBLIC ROW OR COMMON AREA.
3– 11 CORNER LOTS SHALL CONTAIN A "CORNER CUTOFF" SETBACK TO ALLOW FOR PROPER DISTANCE FOR GAS AND ELECTRIC UTILITIES TO ROUND THE CORNERS OF A LOT WHILE STILL KEEPING THE REQUIRED DISTANCE FROM A BUILDING FOUNDATION. THIS INCLUDES TAKING A TRIANGLE OUT OF THE POTENTIAL BUILDING PAD MEASURING FIVE FEET EACH DIRECTION AT THE CORNER OF THE SETBACKS.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	189.28	1338.50	8°06'09"	189.12	N4°02'27"W
C2	23.61	15.00	90°10'31"	21.25	N36°59'44"E
C3	359.64	2599.50	7°55'37"	359.35	N86°02'48"E
C4	21.78	15.00	83°11'05"	19.91	S48°23'52"E
C5	217.63	1829.50	6°48'56"	217.50	S3°23'51"E
C6	23.56	15.00	90°00'00"	21.21	S45°00'37"W
C7	23.56	15.00	90°00'00"	21.21	N44°59'23"W
C8	314.53	2511.50	7°10'32"	314.32	S86°25'21"W
C9	24.44	15.00	93°22'20"	21.83	S43°19'26"W
C10	102.51	1741.50	3°22'21"	102.49	N1°40'34"W
C11	102.29	1715.50	3°24'59"	102.27	N1°41'52"W
C12	22.66	15.00	86°33'33"	20.57	N46°41'08"W
C13	234.54	2485.50	5°24'24"	234.45	S87°19'54"W
C14	23.08	15.00	88°09'23"	20.87	S40°33'00"W
C15	89.70	1452.50	3°32'18"	89.69	N1°45'32"W
C16	87.66	1426.50	3°31'15"	87.64	N1°45'00"W
C17	24.39	15.00	93°09'31"	21.79	N50°05'23"W
C18	34.09	2599.50	0°45'05"	34.09	S82°27'32"W
C19	40.00	2599.50	0°52'54"	40.00	S83°16'32"W
C20	40.00	2599.50	0°52'54"	40.00	S84°09'26"W
C21	40.00	2599.50	0°52'54"	40.00	S85°02'20"W
C22	40.00	2599.50	0°52'54"	40.00	S85°55'14"W
C23	40.00	2599.50	0°52'54"	40.00	S86°48'07"W
C24	40.00	2599.50	0°52'54"	40.00	S87°41'01"W
C25	40.00	2599.50	0°52'54"	40.00	S88°33'55"W
C26	40.00	2599.50	0°52'54"	40.00	S89°26'49"W
C27	5.55	2599.50	0°07'20"	5.55	S89°56'56"W
C28	5.36	2511.50	0°07'20"	5.36	S89°56'56"W
C29	38.65	2511.50	0°52'54"	38.65	S89°26'49"W
C30	38.65	2511.50	0°52'54"	38.65	S88°33'55"W
C31	38.65	2511.50	0°52'54"	38.65	S87°41'01"W
C32	38.65	2511.50	0°52'54"	38.65	S86°48'07"W
C33	38.65	2511.50	0°52'54"	38.65	S85°55'14"W
C34	38.65	2511.50	0°52'54"	38.65	S85°02'20"W
C35	38.65	2511.50	0°52'54"	38.65	S84°09'26"W
C36	38.65	2511.50	0°52'54"	38.65	S83°16'32"W
C37	21.54	2487.50	0°29'46"	21.54	S83°04'58"W
C38	6.79	1452.50	0°16'04"	6.79	N0°07'25"W
C39	15.37	1452.50	0°36'22"	15.37	N0°33'38"W
C40	35.32	2485.50	0°48'51"	35.32	S85°02'08"W
C41	38.54	2485.50	0°53'18"	38.53	S85°53'12"W
C42	39.32	2485.50	0°54'23"	39.32	S86°47'03"W
C43	12.19	2485.50	0°16'52"	12.19	S87°22'41"W
C44	39.34	2485.50	0°54'25"	39.34	S87°58'19"W
C45	39.03	2485.50	0°53'59"	39.03	S88°52'30"W
C46	30.79	2485.50	0°42'36"	30.79	S89°40'48"W
C47	68.57	1715.50	2°17'25"	68.57	N2°15'39"W
C48	27.06	1715.50	0°54'13"	27.06	N0°39'50"W
C49	6.66	1715.50	0°13'21"	6.66	N0°06'03"W
C50	13.63	1426.50	0°32'51"	13.63	N0°15'49"W
C51	42.63	1426.50	1°42'44"	42.63	N1°23'36"W
C52	31.39	1426.50	1°15'40"	31.39	N2°52'48"W
C53	21.66	1741.50	0°42'45"	21.66	N0°20'46"W
C54	42.03	1741.50	1°22'57"	42.02	N1°23'37"W
C55	38.83	1741.50	1°16'39"	38.83	N2°43'25"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C56	67.55	1452.50	2°39'52"	67.54	N2°11'45"W
C57	12.79	1338.50	0°32'51"	12.79	N0°15'49"W
C58	40.00	1338.50	1°42'44"	40.00	N1°23'36"W
C59	39.92	1338.50	1°42'31"	39.91	N3°06'14"W
C60	24.03	1338.50	1°01'43"	24.03	N4°28'21"W
C61	72.55	1338.50	3°06'20"	72.54	N6°32'22"W
C62	75.15	1829.50	2°21'13"	75.14	N5°37'43"W
C63	24.06	1829.50	0°45'13"	24.06	N4°04'30"W
C65	52.20	1829.50	1°38'06"	52.20	N2°52'51"W
C66	43.95	2065.15	1°13'10"	43.95	N1°22'31"W
C67	22.26	1450.26	0°52'47"	22.26	N0°20'18"W

Very minor but this needs to be 40' of frontage. Previous comment.



LOTS 1425–1438 THE FACE THE COMMON AREA. THE COMMON AREA ADDRESSING IS FROM RACHEL WAY WITH EACH LOT HAVING A UNIT NUMBER AS SHOWN ON THE PLAT.

SURVEYOR'S CERTIFICATE

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

(SURVEYOR), P.L.S. _____ DATE _____

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°27'29" West 2134.16 feet along the section line and East 125.93 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°00'37" East 141.21 feet; thence Northerly 189.28 feet along the arc of a 1338.50 foot radius curve to the left, the chord of which bears North 04°02'27" West 189.12 feet; thence Northeasterly 23.61 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears North 36°59'44" East 21.25 feet; thence Easterly 359.64 feet along the arc of a 2599.50 foot radius curve to the right, the chord of which bears North 86°02'48" East 359.35 feet; thence South 89°59'24" East 105.27 feet; thence Southeasterly 21.78 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears South 48°23'52" East 19.91 feet; thence Southerly 217.63 feet along the arc of a 1829.50 foot radius curve to the right, the chord of which bears South 03°23'51" East 217.50 feet; thence South 00°00'37" West 141.34 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears South 45°00'37" West 21.21 feet; thence North 89°59'23" West 461.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears North 44°59'23" West 21.21 feet; to the point of beginning.

Parcel contains: 4.286 acres

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

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10–9a–607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City an the inhabitants thereof.
Pursuant to Utah code 10–9a–604(1d) the owner hereby conveys the common area, as indicated heron, to the Harmony home owners association, PO Box 827, Lehi, UT, 84043

OWNER(S): PRINTED _____ AUTHORIZED SIGNATURES _____

ACKNOWLEDGEMENT

On the _____ day of _____, 20 , personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this ____day of_____, 20

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER (See Seal Below) _____ ATTEST BY CITY RECORDER (See Seal Below) _____

LAND USE	
ACREAGE:	4.286 acres
ACREAGE IN LOTS:	3.192 acres
ACREAGE IN PRIVATE ALLEY:	0.571 acres
ACREAGE IN PRIVATE OPEN SPACE:	0.523 acres
LARGEST LOT:	4,649 sq.ft.
SMALLEST LOT:	3,137 sq.ft.
AVERAGE LOT SIZE:	3,540 acres
LOTS:	38 LOTS
UNIT DENSITY:	8.87 LOTS PER ACRE

ENBRIDGE GAS UTAH ACCEPTANCE

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 20

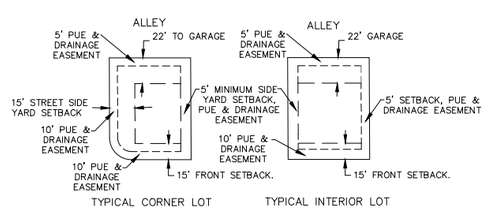
_____ BY– _____

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH TITLE– _____

ROCKY MOUNTAIN POWER APPROVAL

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

ROCKY MOUNTAIN POWER _____ DATE _____

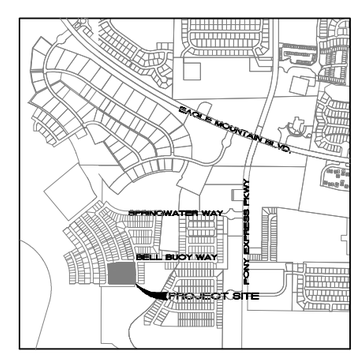


SETBACK AND EASEMENT DETAIL
–NTS–

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS _____ DATE _____



VICINITY MAP

PHASE 'A' PLAT '14'

HARMONY

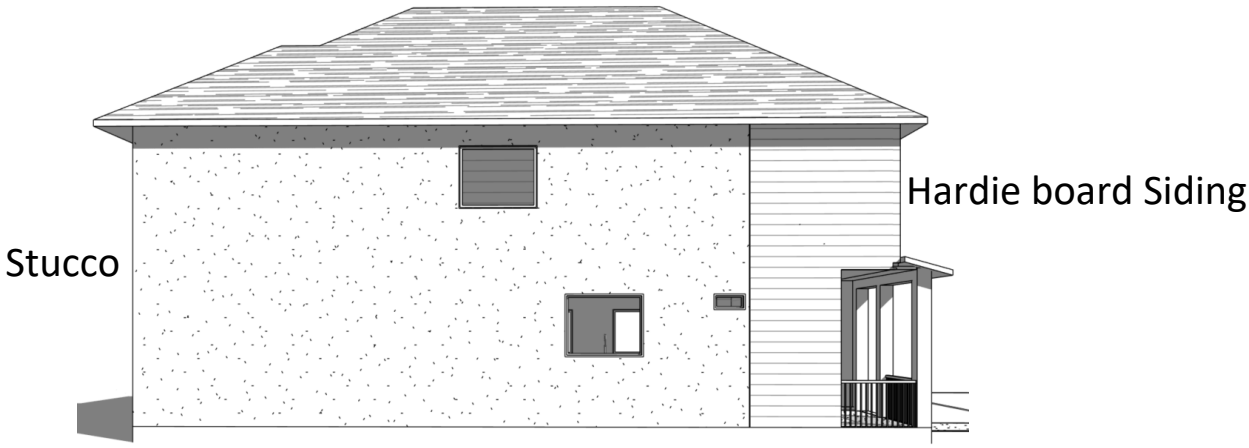
A RESIDENTIAL SUBDIVISION

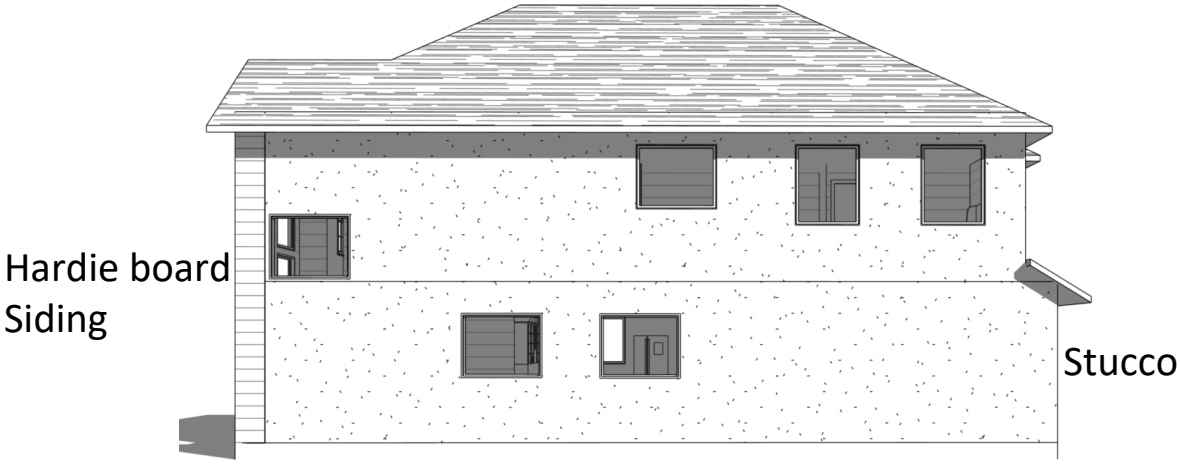
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	CLERK–RECORDED SEAL

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

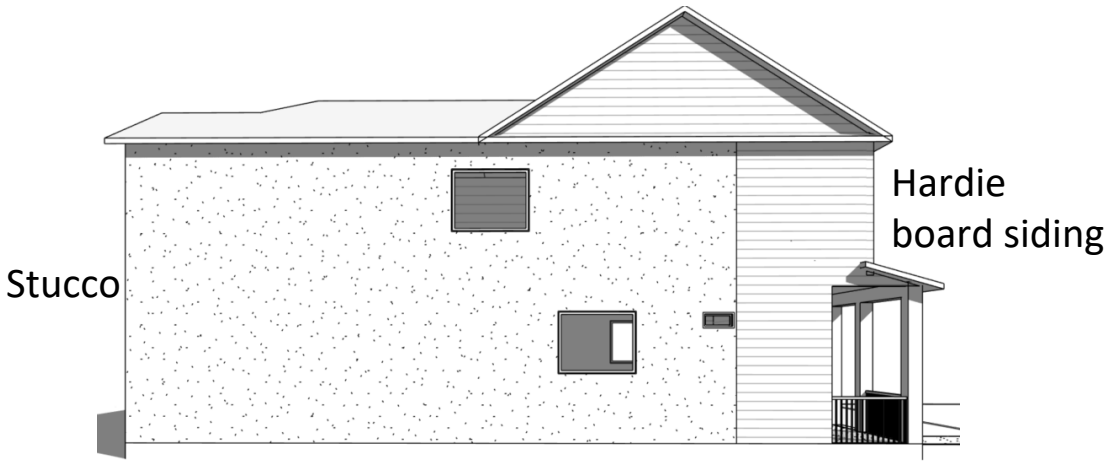
COBALT A

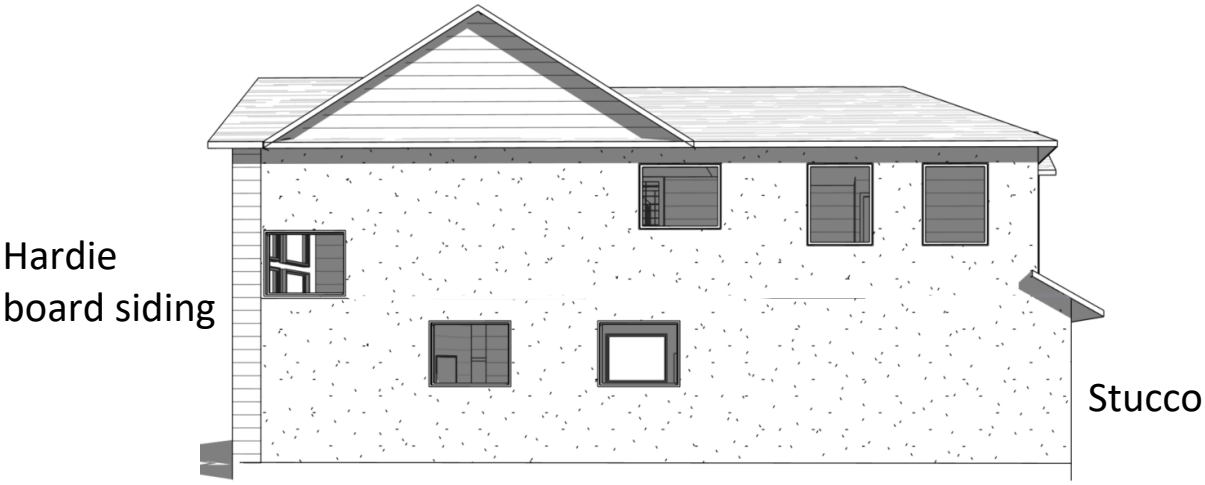

Hardie board Siding
Stucco


Hardie board
Siding
Stucco

Stucco

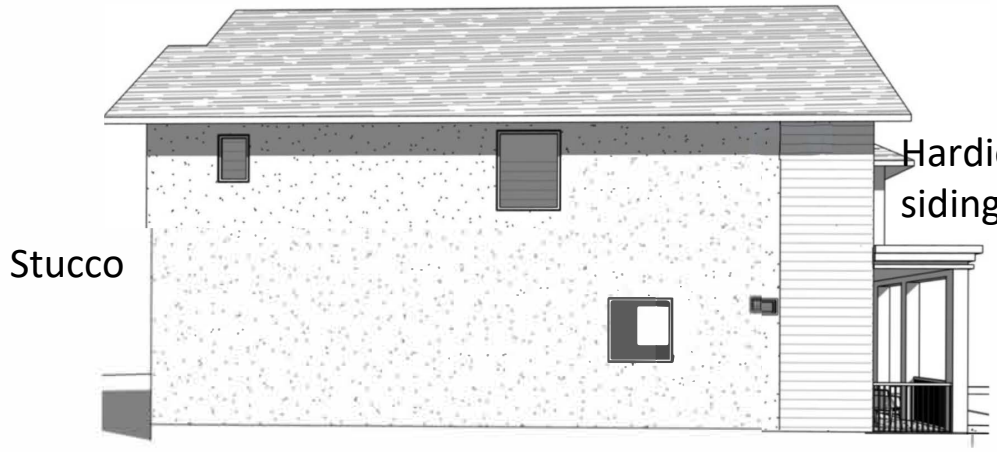
COBALT B

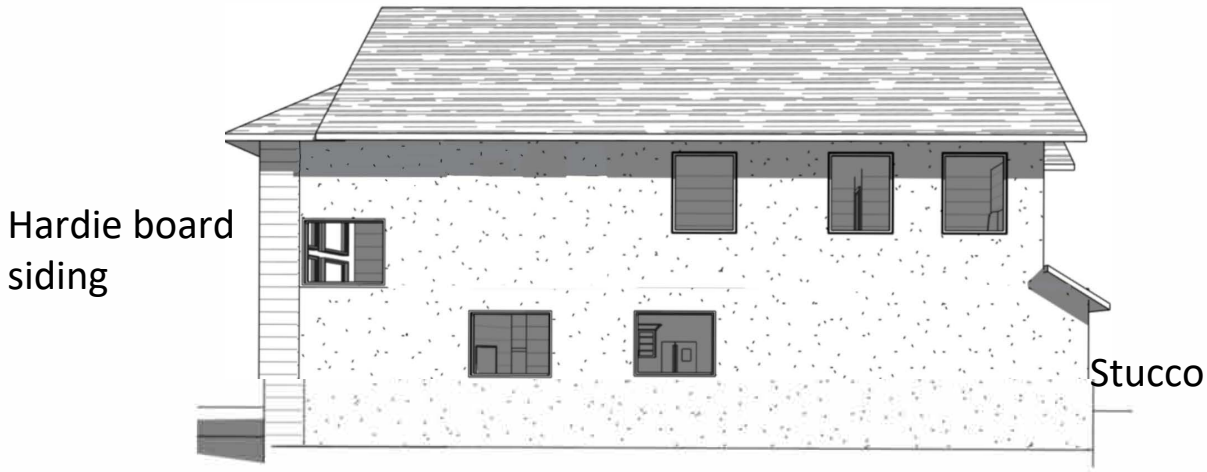

Hardie
board siding
Stucco


Hardie
board siding
Stucco

Stucco

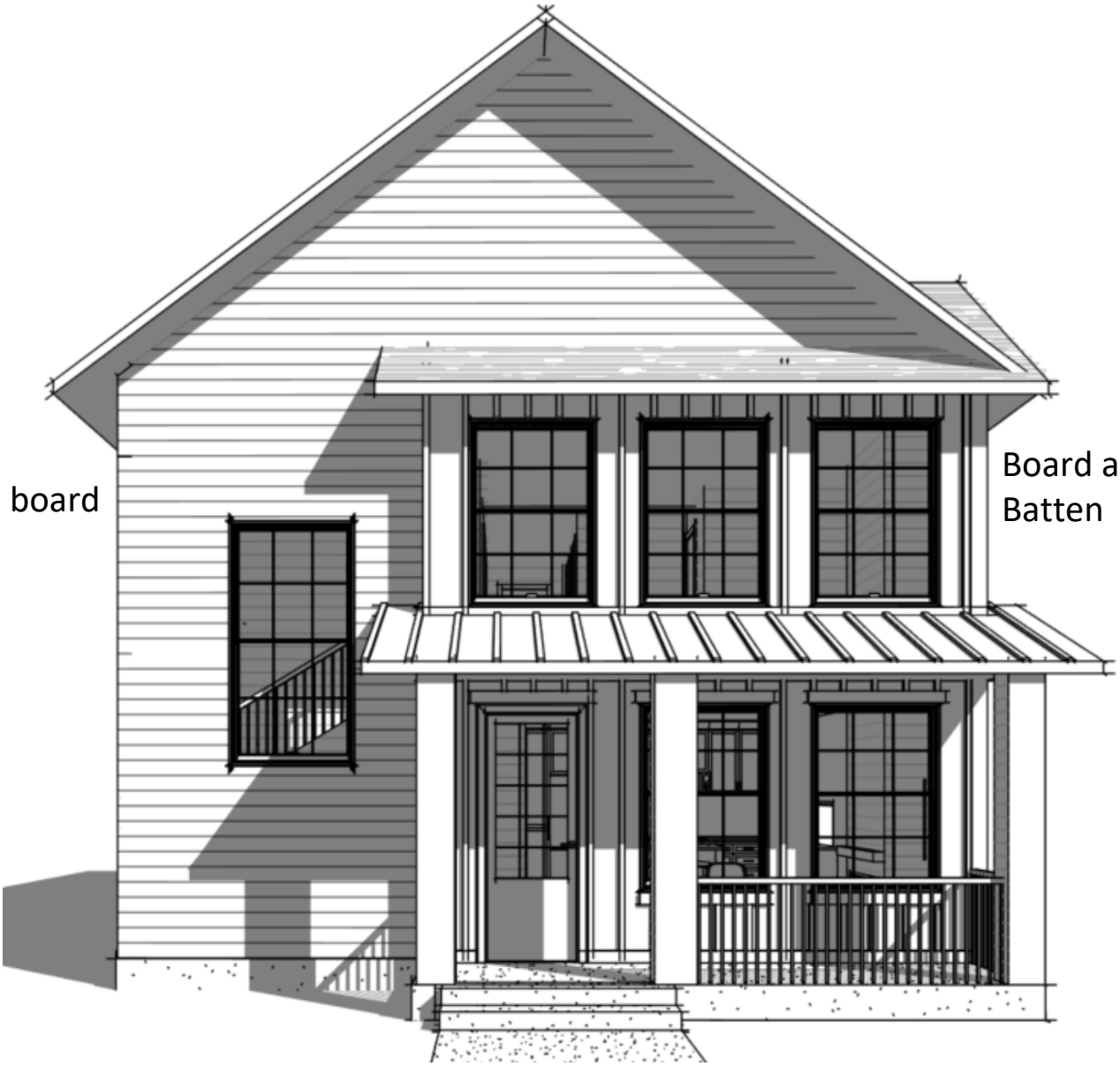
COBALT C

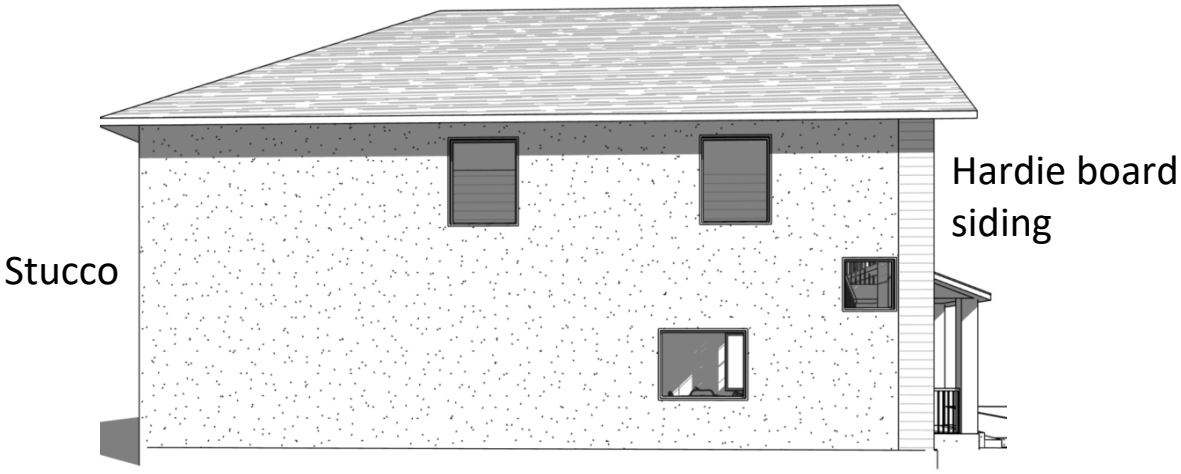

Hardie board
siding
Stucco


Hardie board
siding
Stucco

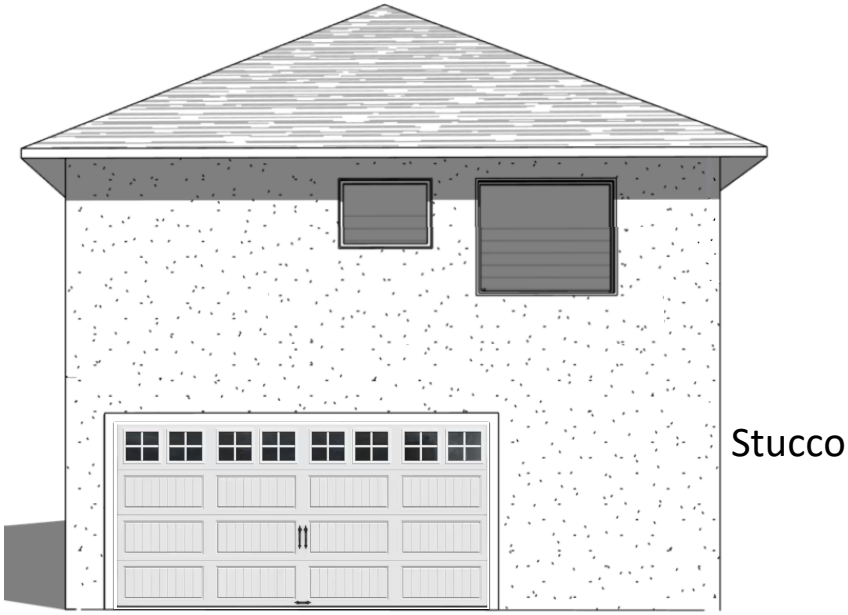
Stucco

JASPER A

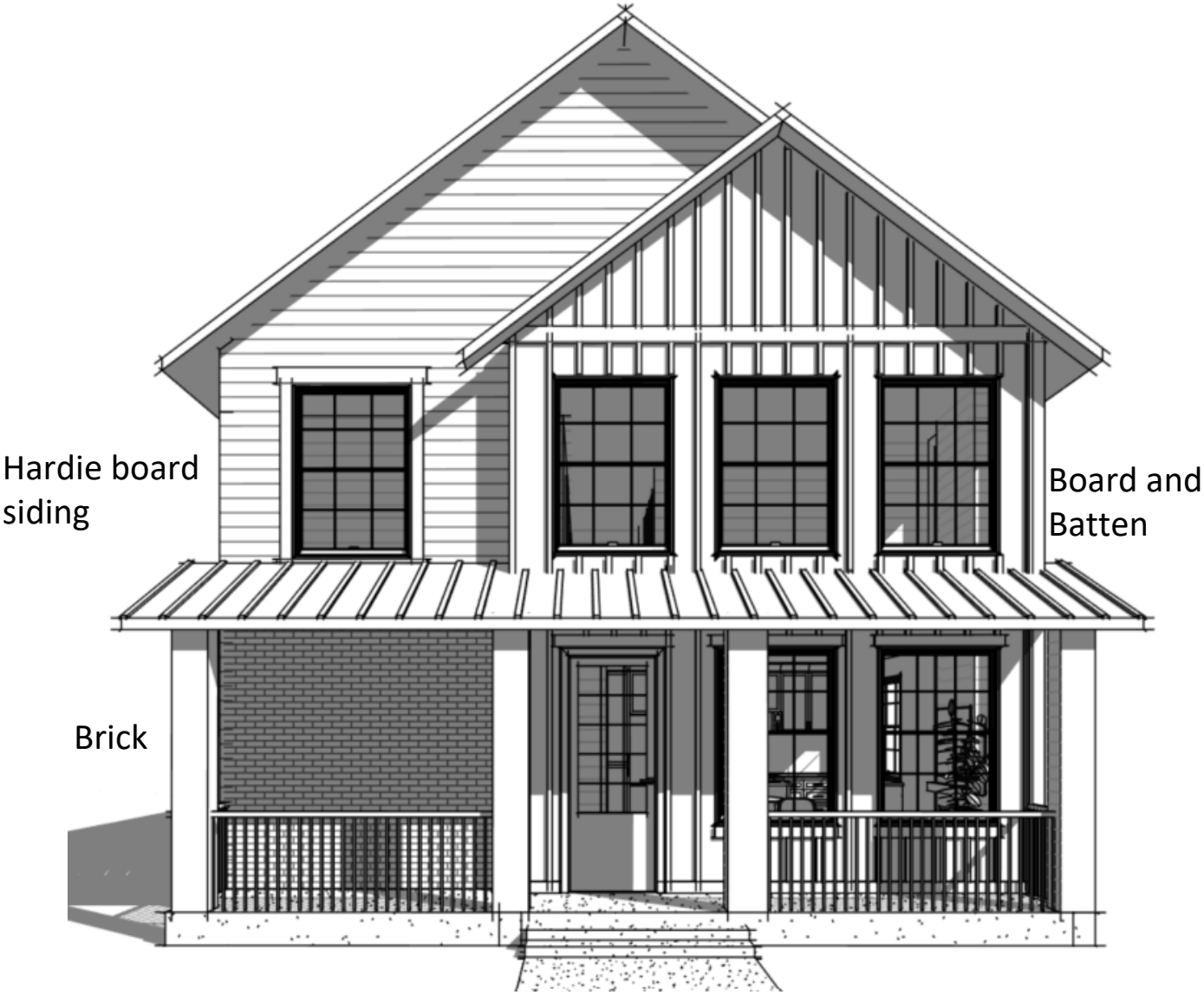


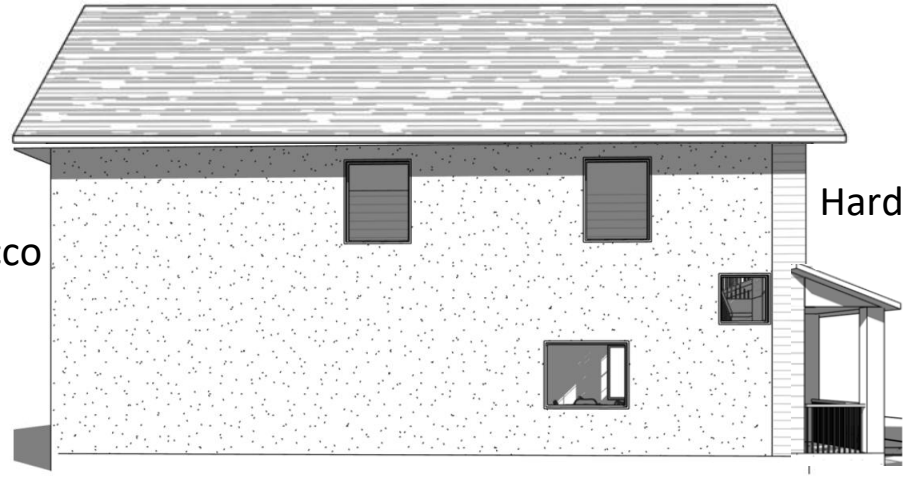

Hardie board siding
Stucco

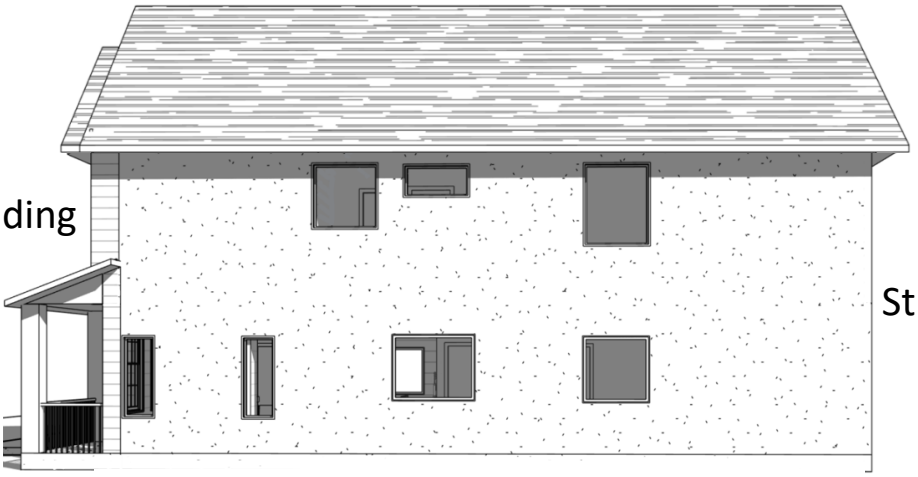
Hardie board siding
Stucco


Stucco

JASPER B

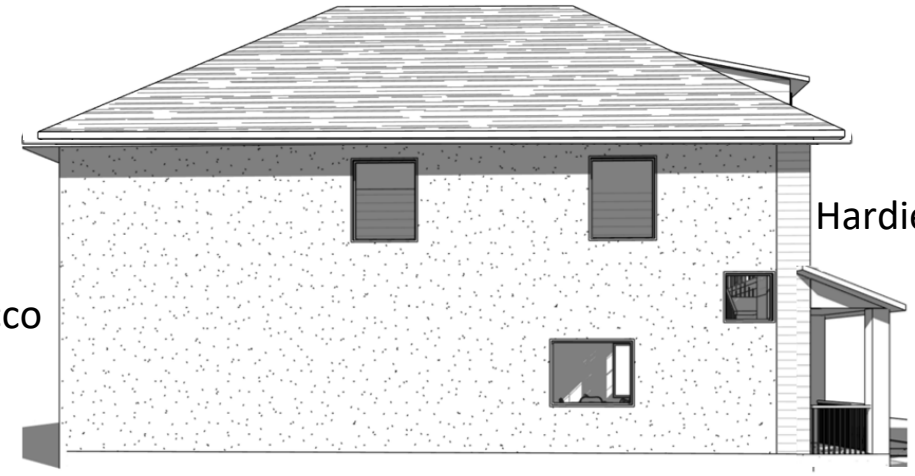


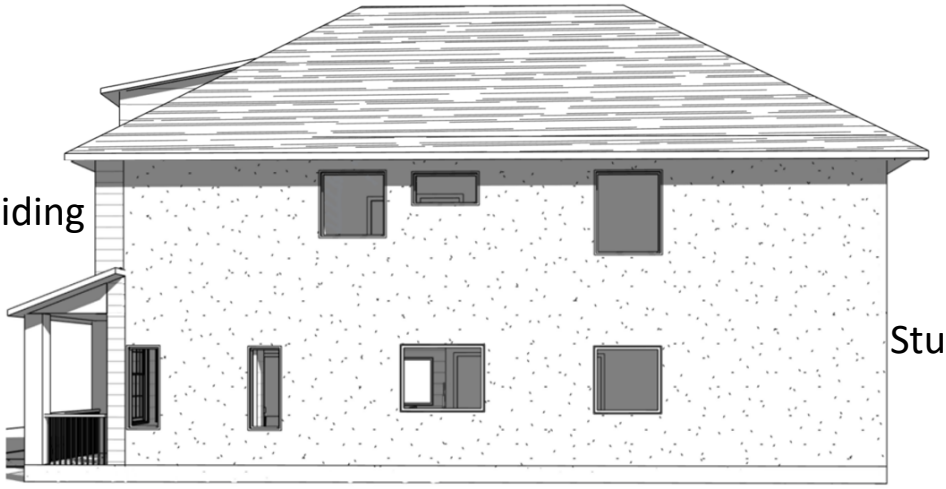

Stucco
Hardie board siding


Hardie board siding
Stucco

Stucco

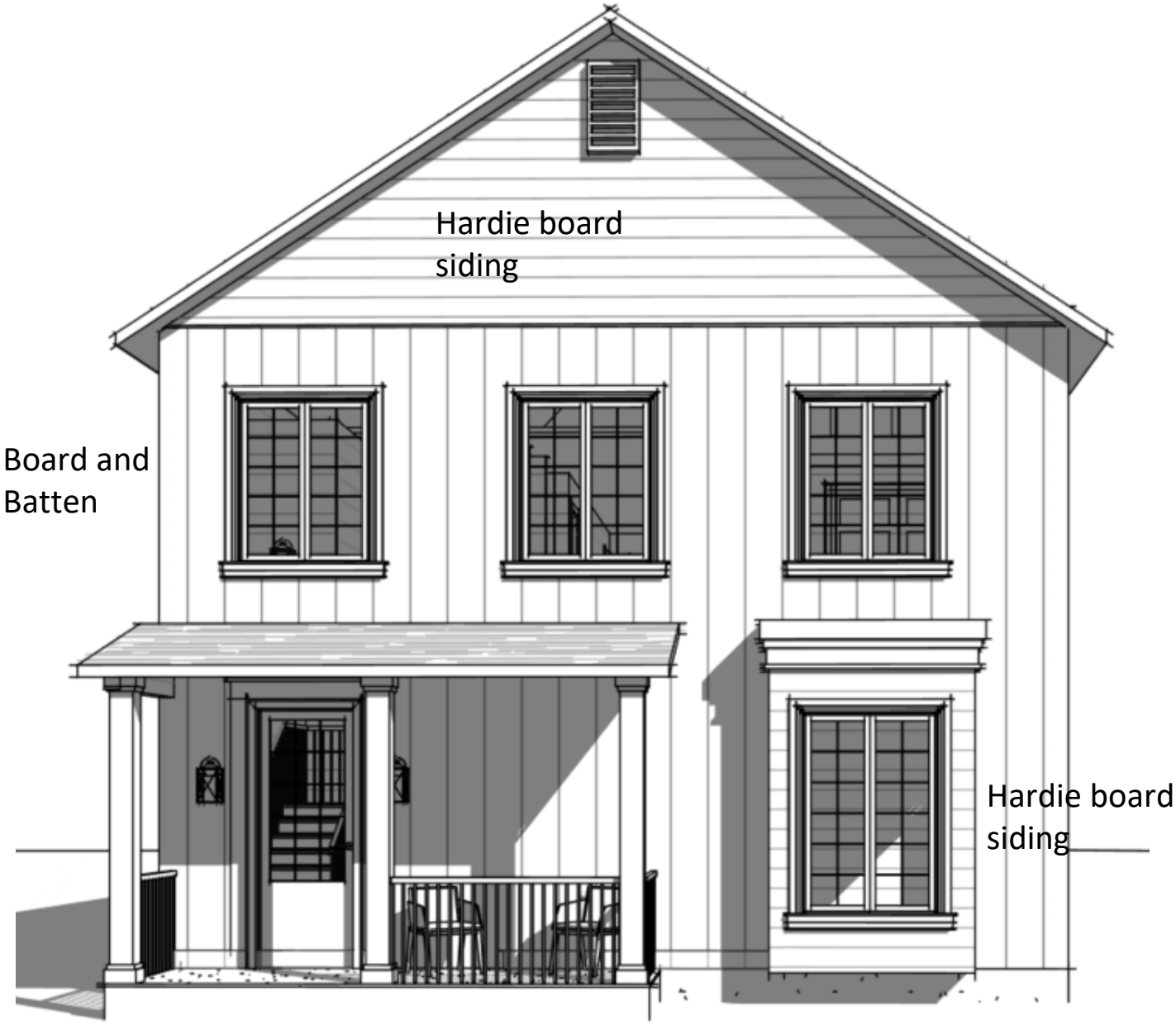
JASPER

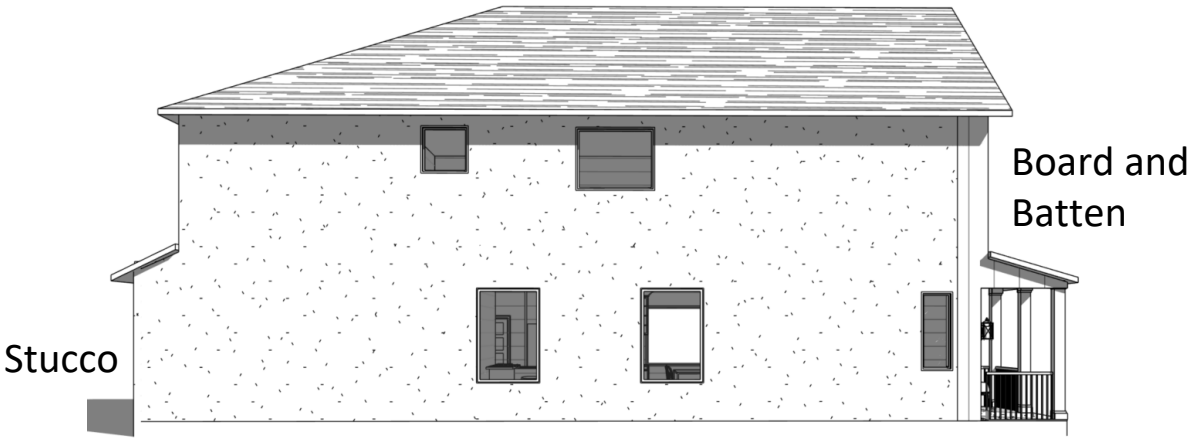

Hardie board siding
Stucco

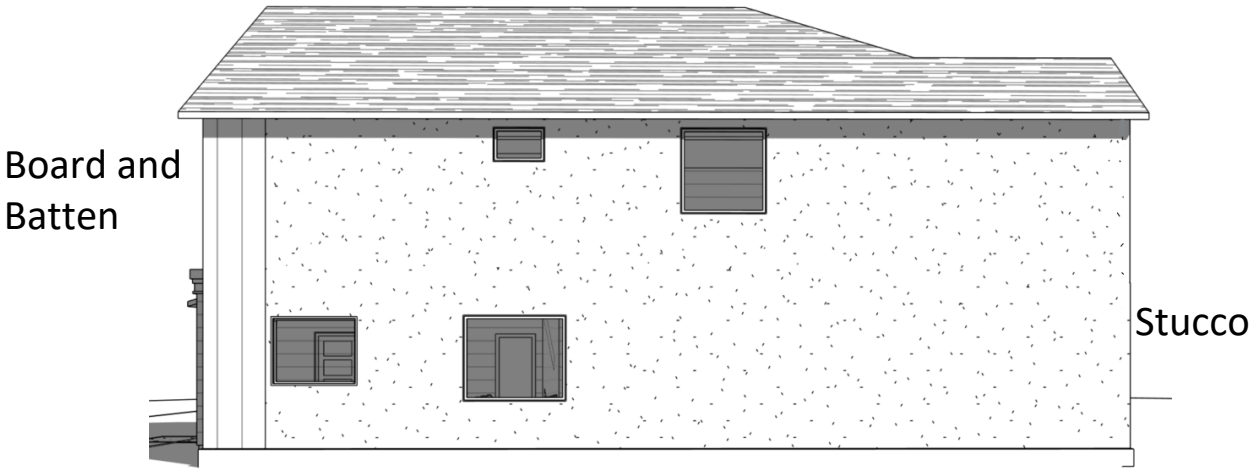

Hardie board siding
Stucco

Stucco

AMBER A

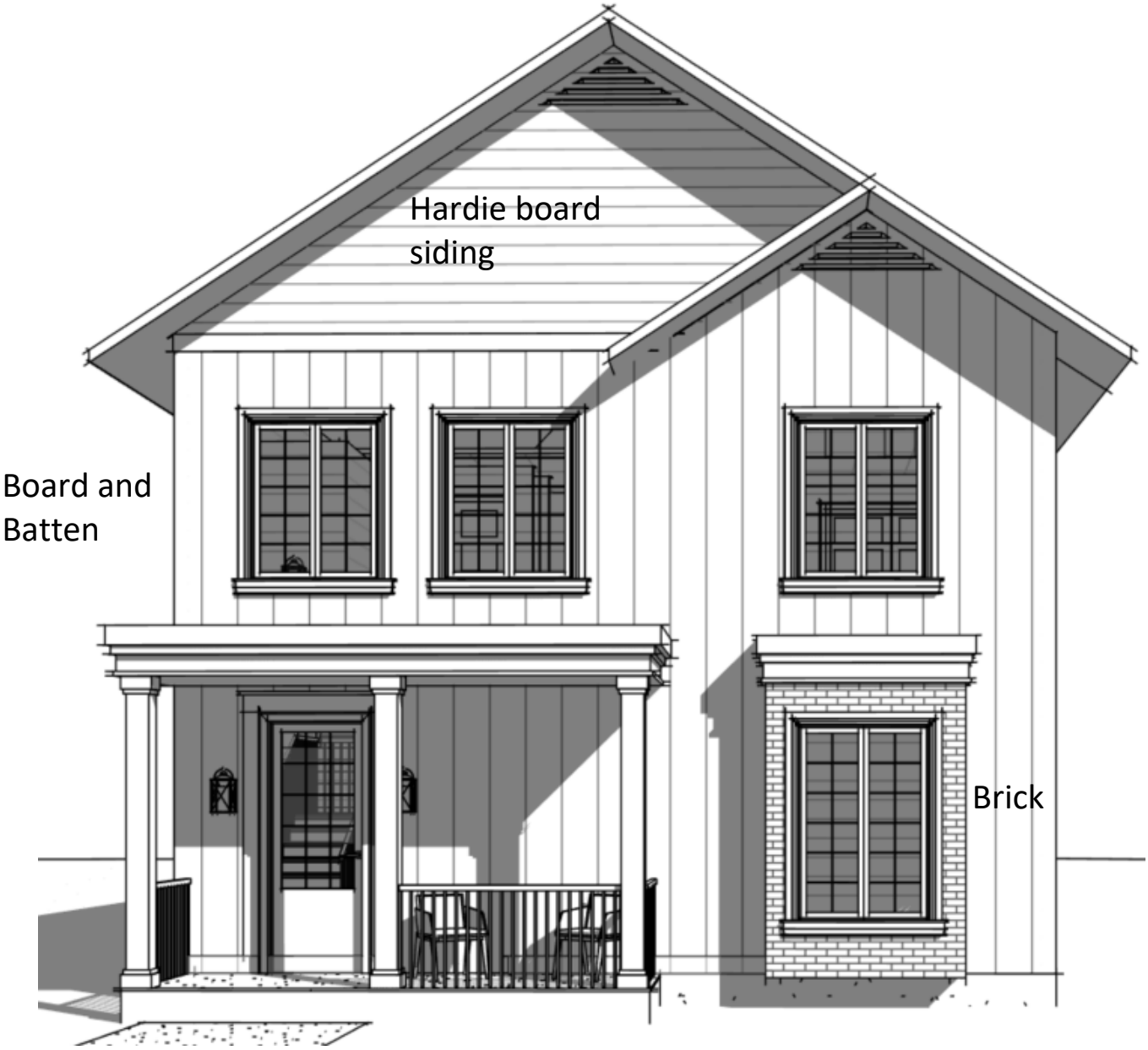


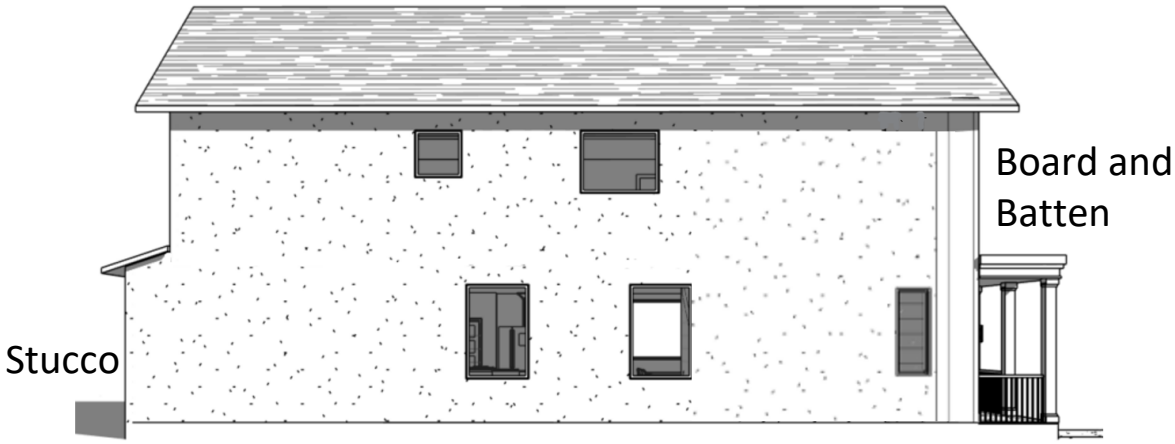

Board and
Batten
Stucco

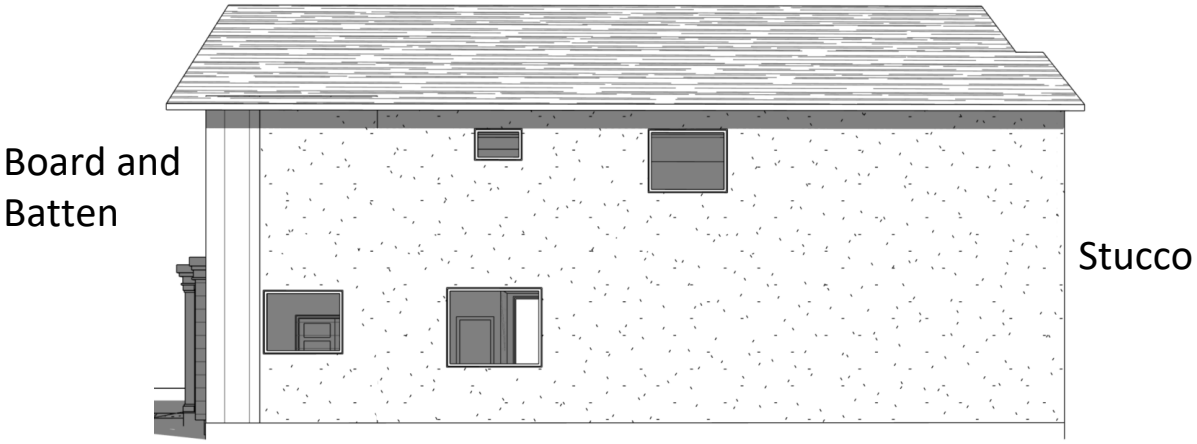

Board and
Batten
Stucco

Stucco

AMBER B

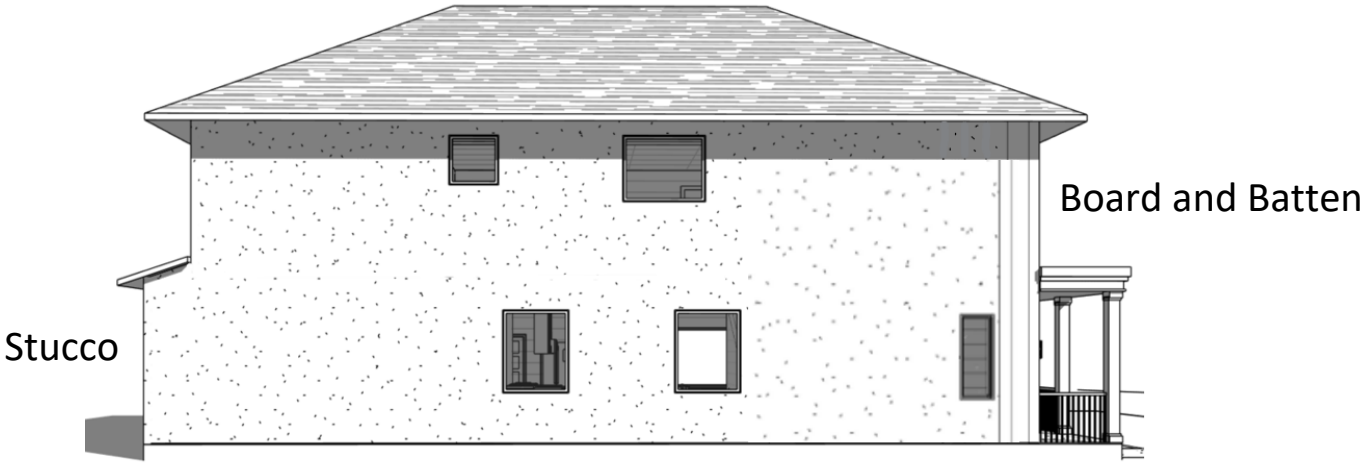


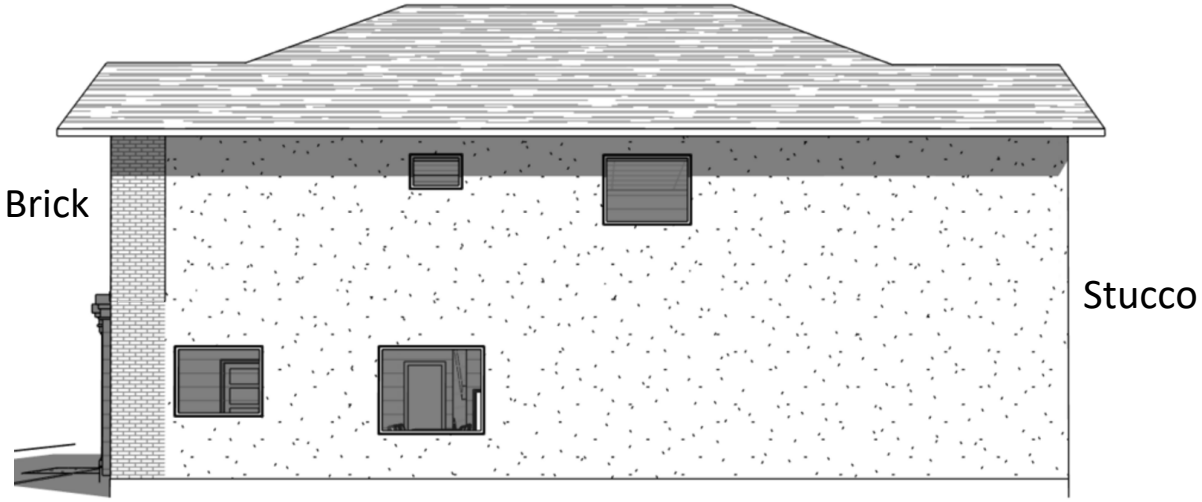

Board and
Batten
Stucco


Board and
Batten
Stucco

Stucco

AMBER C


Board and Batten
Stucco


Brick
Stucco

Stucco

flagship homes

300 South 1350 East, 2nd Floor
Lehi | Utah | 84043

STATE OF UTAH
BRONSON J. ...
LICENSED LANDSCAPE ARCHITECT
05/09/2022

preliminary plans
not for construction

call **811** or visit www.bluestakes.org
before you dig to have all utilities
located and marked

HARMONY A14

HARMONY MASTER PLANNED COMMUNITY

Eagle Mountain . Utah

MAY 2022

LANDSCAPE
overview

L1.1

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple Mature Size: H20' W24'	B & B	1.5\"-2.0\"	
	Acer truncatum x plataoides 'Pacific Sunset' / Pacific Sunset Maple Mature Size: H30' W25'	B & B	2\"Cal	
	Cedrus atlantica 'Glauca' / Blue Atlas Cedar Mature Size: H30' W15/	B & B		10-12' HT.
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine Mature Size: H20-25' W10-12'	B & B		10-12' HT.
	Prunus virginiana 'Canada Red' / Canada Red Chokecherry Mature Size: H20-30' W20-25'	B & B	2\"Cal	

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Caryopteris x clandonensis 'Grand Bleu' / Grand Bleu Mature Size: H3' W3'	5 gal
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W8'	5 gal
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE
	Agastache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop	1 gal
	Centranthus ruber / Red Valerian Mature Size: H24-30\" W36\"	1 gal
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint Mature Size: H24-30\" W36\"	1 gal
	Penstemon digitalis 'Huskers Red' / Husker Red Beard-Tongue Mature Size: H30\" W24\"	1 gal
	Sedum spectabile 'Autumn Joy' / Stonecrop Mature Size: H18-24\" W18-24\"	1 gal

GRASSES	BOTANICAL / COMMON NAME	SIZE
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Mature Size: H30-36\" W30-36\"	1 gal
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3'	1 gal

GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Gray/Brown Crusher Fines	mulch
	Planting Bed Area Mulch (3" depth) Mulch at a minimum of 3" depth with weed barrier fabric (Dewitt Pro-5)	mulch
	Turf Sod Bluegrass / Kentucky Bluegrass	sod

flagship homes
300 South 1350 East, 2nd Floor
Lehi | Utah | 84043

preliminary plans
not for construction

call **811** or visit www.bluestakes.org
before you dig to have all utilities
located and marked

HARMONY A14

HARMONY MASTER PLANNED COMMUNITY
Eagle Mountain . Utah

1 INCH
0' 10' 20' 40'
scale 1"=20' on 22x34 sheet
scale 1"=40' on 11x17 sheet

MAY 2022

LANDSCAPE
plant schedule

L1.2

OPEN SPACE LEGEND

1. Custom Covered Bench Swings (2)
2. Ornamental Garden
3. Decorative Picket Fence (775 LF)
4. Benches (4)
5. Open Lawn Area
6. Rose Garden
7. Covered Picnic Tables (2)

Common Area

Private Yard

*Waterwise landscaping principles implemented

1 INCH

0' 10' 20' 40'

scale 1"=20' on 22x34 sheet
scale 1"=40' on 11x17 sheet

HARMONY PHASE A PLAT 14 | Open Space Illustration
Eagle Mountain . Utah

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPOINTING A BOARD MEMBER REPRESENTATIVE TO THE CENTRAL UTAH 911 AGENCY

PREAMBLE

WHEREAS, Eagle Mountain City is party to an interlocal agreement that establishes the Central Utah 911 Agency; and

WHEREAS, the Central Utah 911 Agency answers 911 emergency calls for police, fire, and emergency medical needs and provides dispatch services for participating members; and

WHEREAS, the interlocal agreement requires each member city to appoint a board member and an alternate board member to the Central Utah 911 Agency Board;

NOW THEREFORE, BE IT RESOLVED by the Eagle Mountain City Council that David Ulibarri, Public Safety Director, is hereby appointed as Eagle Mountain City's representative to the Central Utah 911 Agency.

This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 17th day of June, 2025.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 17th day of June, 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

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water Rates, Sewer Rates, and Utility Billing Rates and Fees.
ITEM TYPE:	Resolution
FISCAL IMPACT:	TBD. While increased utility rates and fees are expected to generate additional revenue, those revenues will be offset by the cost of providing expanded or enhanced services.
APPLICANT:	City-Initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Terrence Dela Peña, Finance Analyst	Terrence Dela Peña

RECOMMENDATION:
Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water Rates, Sewer Rates, and Utility Billing Rates and Fees as outlined in the 2025 rate study update.

BACKGROUND:
Eagle Mountain City has experienced continued population growth, aging infrastructure, and increased service demands over the past several years. To maintain reliable services for water, sewer, and stormwater, the City conducts annual utility rate studies to evaluate financial health, operational costs, capital improvement needs, and fair cost distribution among users.

The 2025 utility rate study updates previous analyses and incorporates new data on consumption trends, system demands, and budget projections. This comprehensive review summarizes findings and recommendations aimed at ensuring long-term financial stability and sustainable utility services for the community.

These changes align with the City's strategic financial goals, ensure fair cost distribution, and support essential operational and capital needs.

PREVIOUS RATE ACTIONS (2024 RATE STUDIES)
Water: Base rate was held at $25.50; a 12% increase in the consumption rate was approved for FY 2025 to avoid a projected fund deficit by FY 2027.
Sewer: The annual flat 2.5% adjustment to a uniform rate (base only sewer) was found to be insufficient; for FY 2025, new options were introduced, including base rates tied to meter size and volume-based rate structures calculated on average winter usage, to ensure adequate revenue and

financial stability.
Stormwater: The Equivalent Residential Unit (ERU) definition was updated from 2,500 sq ft to 4,000 sq ft, while the fee remained at $8.25 per ERU. This change highlighted the need for additional personnel and critical equipment to support maintenance and system improvements.

ANALYSIS
The 2025 utility rate study focuses on several critical areas to ensure the financial health and long-term sustainability of Eagle Mountain City's utility services.

For the *Water Fund*, the analysis evaluates projected increases in operational costs, driven primarily by rising energy and chemical prices. The fund's financial health is measured against the City's goal of maintaining a minimum balance equal to 50% of annual operating costs, in line with fiscal best practices. In addition to higher day-to-day expenses, the City is facing increased costs on several active water infrastructure projects, highlighting the importance of careful financial planning. To support ongoing operations and system needs, the water department has also requested two additional staff positions — a Water Distribution Lead and a Lead Meter Technician — pending approval of this utility rate study.

For the *Sewer Fund*, the study incorporates updated service charge projections from the Timpanogos Special Service District (TSSD), which are calculated based on biochemical oxygen demand (BOD), total suspended solids (TSS), and flow volumes. One of the most significant upcoming expenses for this fund is the planned Wastewater Treatment Plant expansion. LRB Public Finance is currently evaluating the City's bonding capacity and determining how much of the project can be funded through available impact fees. Any portion of the debt service not covered by impact fees will need to be funded through sewer rates, making careful rate planning essential to ensure adequate revenue. Additionally, the sewer department has requested two new personnel positions — a Wastewater Supervisor and a Collections Lead — both of which are contingent upon approval of this utility rate study.

For the *Stormwater Fund*, the analysis evaluated projected operational costs for the upcoming fiscal year, accounting for the addition of new personnel and essential equipment needed to support system maintenance and improvements. This department has also undergone recent organizational changes, with the SWPPP/Compliance Officers moving from the Engineering department to the Stormwater division, as their work is closely aligned with stormwater inspection and compliance activities. Additionally, the updated Master Stormwater Plan is expected to significantly reshape capital project priorities and funding needs, making it a key driver in the fund's financial planning for 2025 and beyond. Once the updated Master Plans and the repair and replacement plans are finalized, the City will gain a clearer, comprehensive picture of the costs required to address system deficiencies. At that point, another round of analysis will be necessary to reassess the overall health of the Stormwater Fund and determine whether additional rate adjustments or financial strategies will be needed to sustain the system.

ITEMS FOR CONSIDERATION:
The utility rate study carefully considers several key drivers that influence the need for adjustments. Rising costs for energy, chemicals, and regional service charges are placing growing pressure on operational budgets. At the same time, the City reviews projected fund balances to ensure financial resilience and alignment with established reserve practices. The study highlights the importance of maintaining equitable rate structures that promote fairness across user classes while encouraging conservation and responsible resource use.

Additionally, the analysis incorporates capital project funding needs and the impacts of future debt

service, ensuring that essential long-term infrastructure investments can be supported without undermining the financial health of the utility funds. The study also recognizes that further analysis will be required, particularly regarding the upcoming wastewater treatment plant expansion and the completion of the stormwater system's repair and replacement plans, to fully understand the long-term costs and ensure the financial sustainability of these systems.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. Exhibit A
3. Detailed Rate Analysis - Staff Report
4. Additional CC Requested Data
5. CC WS Presentation - 06.03.2025

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN CITY CONSOLIDATED FEE SCHEDULE *(WATER RATES, SEWER RATES, AND UTILITY BILLING RATES AND FEES)*

WHEREAS, the City Council of Eagle Mountain City is empowered by law to adopt resolutions establishing fees for municipal services and has established an equitable system of fees for providing municipal services; and

WHEREAS, the City Council has determined that it is necessary and appropriate to amend the fees within the City; and

WHEREAS, the City Council finds that it is in the public interest to reaffirm all fees and charges previously enacted in the Eagle Mountain City Consolidated Fee Schedule except for those fees and charges which are specifically amended or changed in this Resolution.

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

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the fees and charges set forth therein are hereby enacted and adopted for services received from Eagle Mountain City.

2. This Resolution is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected in the Consolidated Fee Schedule. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this resolution shall control.

3. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 17th day of June, 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 17th day of June, 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

13.4. | Other Building Department Fees

Last Revision: 10/15/2024

Temporary Occupancy Fee ..... $100 + 120% of Value of Uncompleted Items

Board of Appeals (Current Building Code) $100.00

Temporary Power Inspection $100.00

Contractor Infrastructure Protection Deposit.....
$1,000 Cash Deposit for 1 Home, or $5,000 Cash Deposit for more than 1 Concurrent Home or Project

Owner Builder Infrastructure Protection Deposit ..... $1,000 Cash Deposit

Sales Office and Construction Trailer* ..... $200 + State Surcharge

**Fee may be increased for trailers over 400 square feet, as deemed necessary by the Building Official.*

14. Utility Fees

14.1. | Utility Fees

Last Revision: 03/05/2015

Utility Deposit $40

Customer Requested Reconnect/Disconnect Fee $25

15. Water Rates

15.1. | Construction Water Fees

Last Revision: 06/04/2024

Construction Water Hydrant Rental Deposit* $3,000

Construction Water Hydrant Rental Fee ..... $200 per Calendar Month + $~~1.38~~ 1.55/kgal

Non-monthly Meter Read $50

Non-permitted Water Connection ..... $2,500 per occurrence

**Damage to hydrant or hydrant meter by contractor will be deducted from the water hydrant*

15.2. | Water Base Rate

Last Revision: 09/19/2023

Monthly Base Rate* ..... per meter size

3/4" or 5/8" Meter Size ..... $~~25.50~~ 26.50

1" Meter Size ..... $~~42.50~~ 44.17

1 1/2" Meter Size ..... $~~85.00~~ 88.33

2" Meter Size ..... $~~136.00~~ 141.33

3" Meter Size ..... $~~272.00~~ 282.67

4" Meter Size ..... $~~425.00~~ 441.67

6" Meter Size ..... $~~850.00~~ 883.33

8" Meter Size ..... $~~1,360.00~~ 1,413.33

10" Meter Size ..... $~~3,570.00~~ 3,710.00

** Beginning July 1, 2025, the base rate for water (for 3/4" or 5/8" meter sizes) will increase by $1.00 each year. Base rates for larger meter sizes will be adjusted proportionally based on the 3/4" or 5/8" rate. Rates will be reviewed annually, and if they are determined to be inadequate to cover operational costs, additional adjustments may be considered.*

15.3. | Residential Water consumption Rates**

Last Revision: 06/04/2024

Residential (<0.5 Acres)	Quantity (in thousands)	Rate (per 1,000 gallons)
Tier 1	0 – 65	$~~1.38~~ 1.55
Tier 2	65 – 115	$~~1.46~~ 1.64
Tier 3	115 – 165	$~~1.52~~ 1.70
Tier 4	Over 165	$~~1.58~~ 1.77

Large Residential (>0.5	Quantity (in thousands)	Rate (per 1,000 gallons)
Tier 1	0 – 120	$~~1.38~~ 1.55
Tier 2	120 – 170	$~~1.46~~ 1.64
Tier 3	170 – 230	$~~1.52~~ 1.70
Tier 4	Over 230	$~~1.58~~ 1.77

~~**Water rates effective on July 1, 2024*~~

15.4. | Nonresidential Water consumption Rates**

Last Revision: 06/04/2024

Commercial	Quantity (in thousands)	Rate (per 1,000 gallons)
Tier 1	0 – 170	$~~1.38~~ 1.55
Tier 2	170 – 220	$~~1.46~~ 1.64
Tier 3	Over 220	$~~1.52~~ 1.70

Institutional	Quantity (in thousands)	Rate (per 1,000 gallons)

Tier 1	0 – 500	$~~1.38~~ 1.55
Tier 2	500 – 750	$~~1.46~~ 1.64
Tier 3	Over 750	$~~1.52~~ 1.70

Industrial	Quantity (in thousands)	Rate (per 1,000 gallons)
Uniform Rate	N/A	$~~1.58~~ 1.77

~~Other~~	~~Quantity (in thousands)~~	~~Rate (per 1,000 gallons)~~
~~Uniform Rate~~	~~N/A~~	~~$1.38~~

***~~Water rates effective on July 1, 2024~~. Effective July 1, 2025, water consumption rates will increase by 12% annually. Rates will be reviewed each year, and if they are found to be insufficient to cover operational costs, further adjustments may be implemented.*

---

16. Sewer Rates

16.1. | Sewer Rates

Last Revision: 12/03/2024

Sewer Monthly Base Rate** ..... per meter size

- 3/4" or 5/8" Meter Size.....$~~34.72~~ 35.59
- 1" Meter.....$~~57.87~~ 59.31
- 1 1/2" Meter Size.....$~~115.73~~ 118.63
- 2" Meter Size.....$~~185.17~~ 189.80
- 3" Meter Size.....$~~370.34~~ 379.61
- 4" Meter Size.....$~~578.66~~ 593.13
- 6" Meter Size.....$~~1,157.33~~ 1,186.27
- 8" Meter Size.....$~~1,851.72~~ 1,898.03
- 10" Meter Size.....$~~4,860.77~~ 4,982.32

Sewer Volume Rate (Average Winter Usage)*.....$~~4.51~~ 4.62/per 1,000 gal

Industrial Sewer Rate, Per ERU~~*~~.....$~~37.75~~ 39.64/Month

**Annual recalculation of winter average effective March 1st of each year. The sewer volume rates will increase by 2.5% each year beginning July 1, 2025.*

*** Beginning July 1, 2025, the base rate for sewer (for 3/4" or 5/8" meter sizes) will increase by 2.5% each year. Base rates for larger meter sizes will be adjusted proportionally based on the 3/4" or 5/8" rate. Industrial rates will increase by 5% each year. Rates will be reviewed annually, and if they are determined to be inadequate to cover operational costs, additional adjustments may be considered.*

14 Utility Billing

14.1. | Utility Fees

Last Revision: ~~03/05/2015~~ 06/17/2025

Residential ~~Utility~~ Deposit ..... ~~$40~~ $150

Commercial Deposit $500

Customer Requested Reconnect/Disconnect Fee $25

Final Notice Statement Fee (late fee) $15

Returned Payment Fee $25

Solid Waste/Recycling Can Replacement Fee $75

Shut-Off Day Penalty $50

To: Mayor and City Council
From: Terrence A. Dela Peña – Finance/Management Analyst
Date: June 3, 2025
Subject Proposed Utility Rates for FY 2026

BACKGROUND

Eagle Mountain City has experienced continued population growth, aging infrastructure, and increased service demands over the past several years. To maintain reliable services for water, sewer, and stormwater, the City conducts annual utility rate studies to evaluate financial health, operational costs, capital improvement needs, and fair cost distribution among users.

The 2025 utility rate study updates previous analyses and incorporates new data on consumption trends, system demands, and budget projections. This comprehensive review summarizes findings and recommendations aimed at ensuring long-term financial stability and sustainable utility services for the community.

PREVIOUS RATE ACTIONS (2024 RATE STUDIES)

Water: Base rate was held at $25.50; a 12% increase in the consumption rate was approved for FY 2025 to avoid a projected fund deficit by FY 2027.

Sewer: The annual flat 2.5% adjustment to a uniform rate (base only sewer) was found to be insufficient; for FY 2025, new options were introduced, including base rates tied to meter size and volume-based rate structures calculated on average winter usage, to ensure adequate revenue and financial stability.

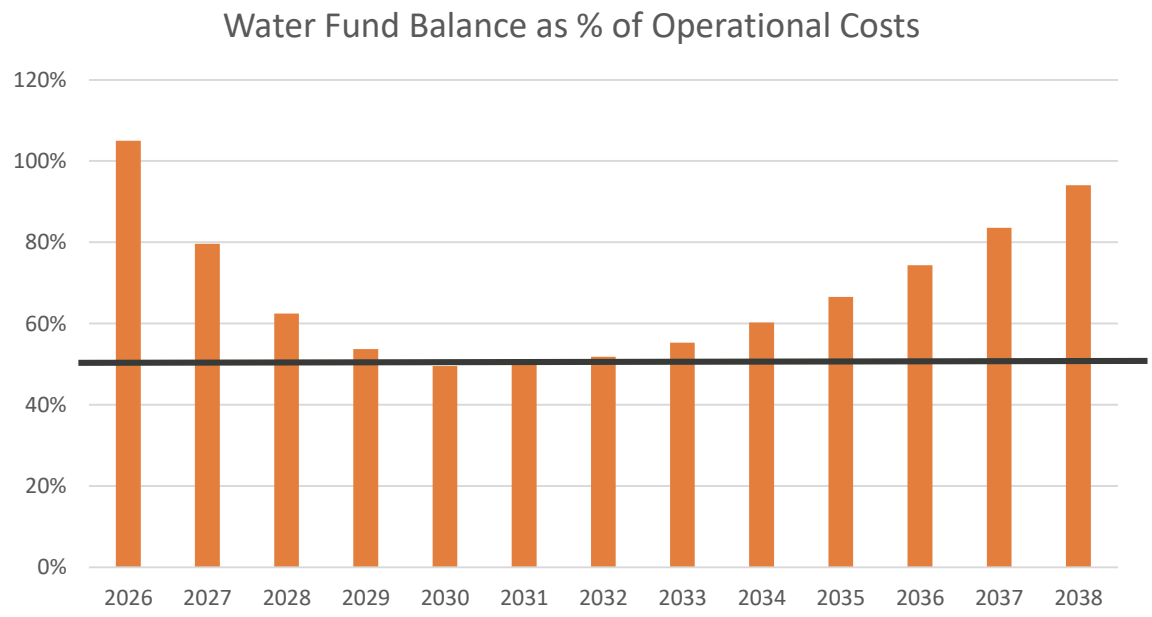
Stormwater: The Equivalent Residential Unit (ERU) definition was updated from 2,500 sq ft to 4,000 sq ft, while the fee remained at $8.25 per ERU. This change highlighted the need for additional personnel and critical equipment to support maintenance and system improvements.

ANALYSIS

The 2025 utility rate study focuses on several critical areas to ensure the financial health and long-term sustainability of Eagle Mountain City's utility services.

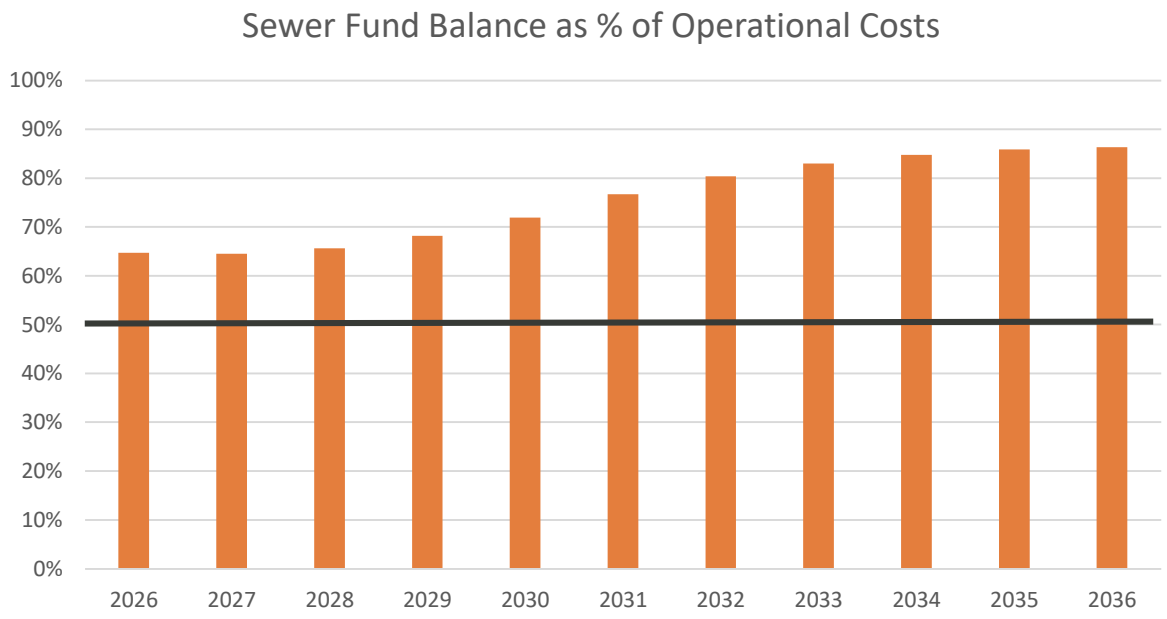
For the Water Fund, the analysis evaluates projected increases in operational costs, driven primarily by rising energy and chemical prices. The fund's financial health is measured against the City's goal of maintaining a minimum balance equal to 50% of annual operating costs, in line with fiscal best practices. In addition to higher day-to-day expenses, the City is facing increased costs on several active water infrastructure projects, highlighting the importance of careful financial planning. To support ongoing operations and system needs, the water department has also requested two additional staff positions – a Water Distribution Lead and a Lead Meter Technician – pending approval of this utility rate study

Figure 1 – Water Fund Balance Projections



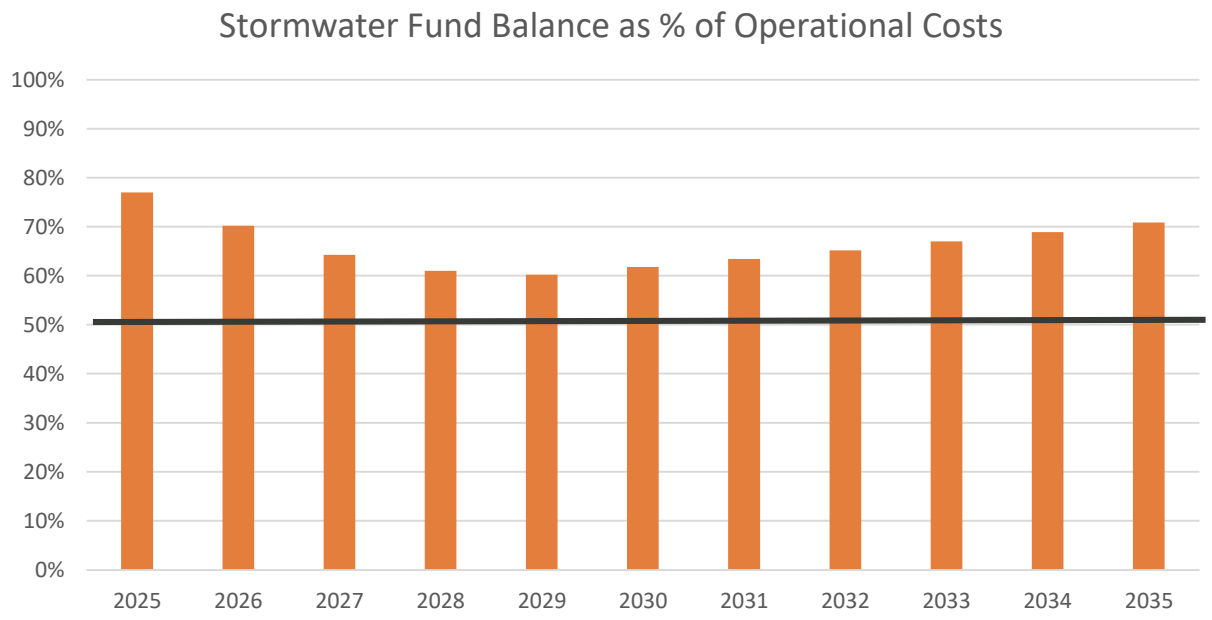
For the Sewer Fund, the study incorporates updated service charge projections from the Timpanogos Special Service District (TSSD), which are calculated based on biochemical oxygen demand (BOD), total suspended solids (TSS), and flow volumes. One of the most significant upcoming expenses for this fund is the planned Wastewater Treatment Plant expansion. LRB Public Finance is currently evaluating the City's bonding capacity and determining how much of the project can be funded through available impact fees. Any portion of the debt service not covered by impact fees will need to be funded through sewer rates, making careful rate planning essential to ensure adequate revenue. Additionally, the sewer department has requested two new personnel positions — a Wastewater Supervisor and a Collections Lead — both of which are contingent upon approval of this utility rate study.

Figure 2 – Sewer Fund Balance Projections



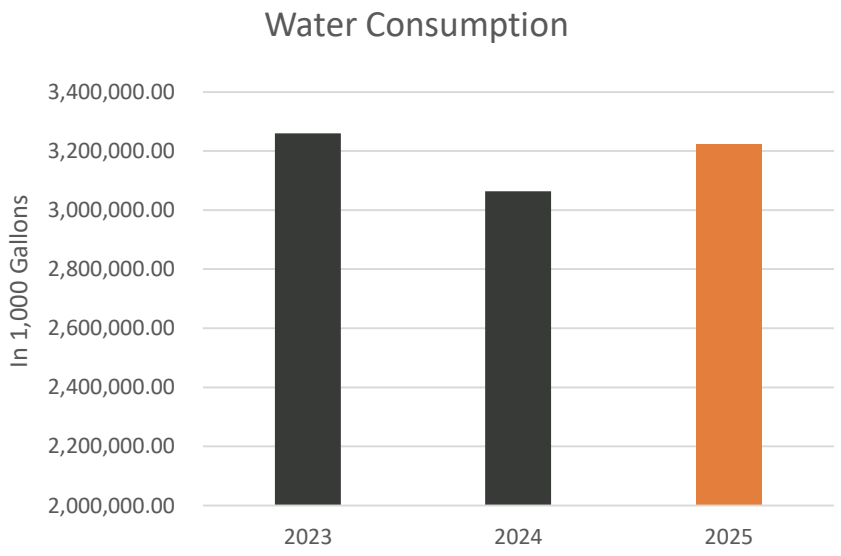
For the Stormwater Fund, the analysis evaluated projected operational costs for the upcoming fiscal year, accounting for the addition of new personnel and essential equipment needed to support system maintenance and improvements. This department has also undergone recent organizational changes, with the SWPPP/Compliance Officers moving from the Engineering department to the Stormwater division, as their work is closely aligned with stormwater inspection and compliance activities. Additionally, the updated Master Stormwater Plan is expected to significantly reshape capital project priorities and funding needs, making it a key driver in the fund's financial planning for 2025 and beyond. Once the updated Master Plans and the repair and replacement plans are finalized, the City will gain a clearer, comprehensive picture of the costs required to address system deficiencies. At that point, another round of analysis will be necessary to reassess the overall health of the Stormwater Fund and determine whether additional rate adjustments or financial strategies will be needed to sustain the system.

Figure 3 – Stormwater Fund Balance Projections



WATER CONSUMPTION OVERVIEW

Figure 4 – Historical Water Consumption Data



The 2025 utility rate study carefully analyzed water consumption trends over the past three fiscal years to better understand system demand and usage patterns across different customer tiers. Overall system consumption, measured in thousands of gallons, increased by 5.23% from FY 2024 to FY 2025, rising from approximately 3.06 million to 3.22 million thousand gallons.

Breaking this down further:

- Residential Tiered Water consumption rose by 15.88%, reflecting steady growth in the city's residential sector.
- Residential Tiered Water (over 0.5 acre) saw an even steeper increase of 21.05%, likely due to increased outdoor watering on larger residential lots.
- Commercial Tiered Water grew by 19.36%, indicating strong business expansion and higher commercial demand.
- Institutional Tiered Water (such as schools and public facilities) posted a modest increase of 10.99%.
- The Other category saw a sharp decline of 36.89%, which may be due to data reclassification or shifting usage patterns. This category currently includes HOA outdoor meters and City open space meters, both of which are only charged the basic tier rate. The study recommends reclassifying these accounts: HOA outdoor meters should be moved to the residential tier, and City open space meters should be shifted to the institutional tier to ensure they are properly subject to the tiered rate system.
- Industrial Water use showed the largest proportional jump, increasing by 34.02%, signaling rising industrial or manufacturing activity within Eagle Mountain.

These evolving consumption trends are crucial when setting future rates, as shifts in large-user categories can significantly impact revenue forecasts and infrastructure demands. Ongoing monitoring of sector-by-sector usage will help ensure fair and sustainable cost distribution across all customer classes.

PROPOSED RATES

Water: Based on the 2023 and 2024 water rate studies and the analysis of the budget requests for FY 2026, staff recommend continuing with a 12% increase in the volume rate, which would raise the current rate from $1.38 to $1.55. Additionally, while the base rate remained unchanged in both 2023 and 2024, staff are now proposing an increase from $25.50 to $26.50 to help cover the cost of adding two new personnel positions and to account for inflationary increases in the department's fixed costs.

Sewer: Based on the adjustments made in FY 2024, operational costs have been reevaluated, and staff recommends continuing with a 2.5% increase to the base rate, raising it from $34.72 to $35.59. Similarly, the winter average usage rate is recommended to increase by 2.5%, moving from $4.51 to $4.62. This analysis focuses on covering operational expenses, funding two additional personnel, and maintaining a healthy fund balance, especially as the City prepares to pursue bonding for the upcoming wastewater treatment plant expansion. Once LRB Public Finance has completed its assessment of our bonding capacity and determined how much of the debt service payment will need to be covered by sewer rates (beyond what can be funded by impact fees), an additional analysis will be required to reassess the long-term financial needs and stability of the sewer fund.

Stormwater: Staff has evaluated the operational expenses and the impacts of recent organizational changes within the Stormwater Department. The current analysis supports maintaining the existing rate of $8.25 per ERU, as it is sufficient to cover the projected operational costs for FY 2026 and ensures the fund maintains a balance equal to 50% of annual operating expenses. Once the updated Stormwater Master Plan and the repair and replacement plans are finalized, the City will have a clearer picture of the full scope of costs and projects needed to address existing deficiencies in the stormwater system. At that point, additional analysis will be necessary to reassess whether current rates remain adequate to cover both operational needs and anticipated capital improvements. In conclusion, no changes to the stormwater rate are recommended at this time.

COMPARISON TO OTHER CITIES

We recognized that water, sewer, and stormwater systems are different and unique from city-to-city; this comparison aims to see where our current and proposed changes in relations to rates from other cities.

Figure 5 – Water Base Rate

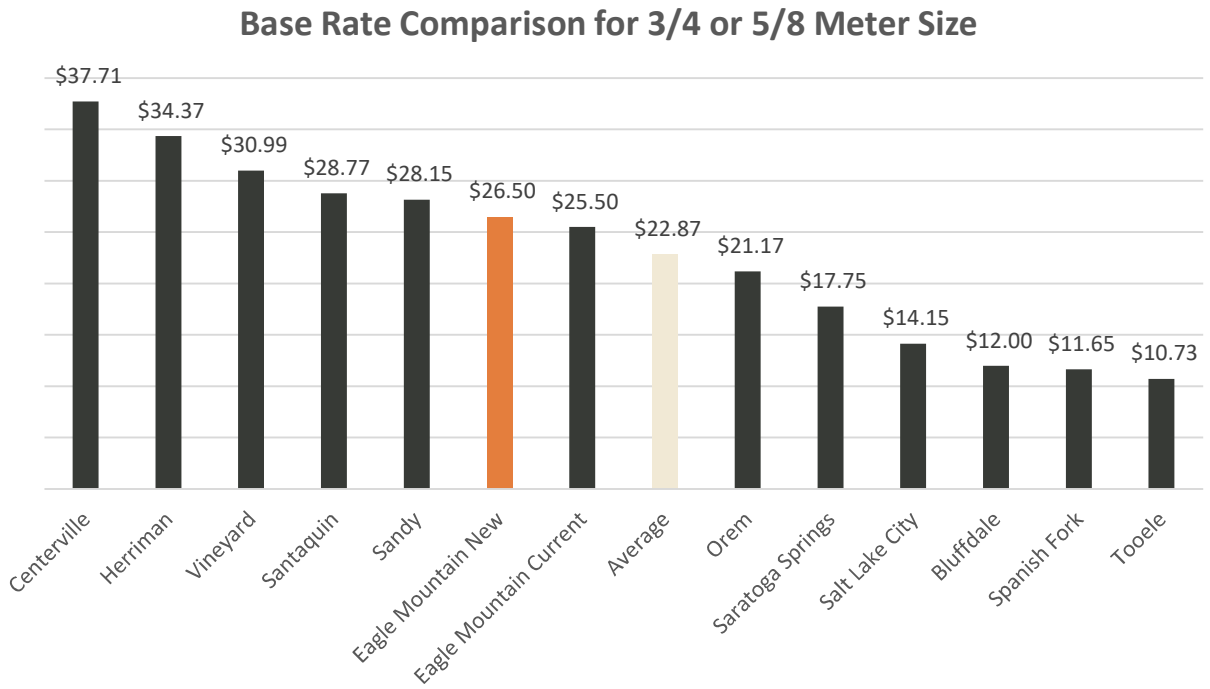


Figure 6 – Water Volume Rate

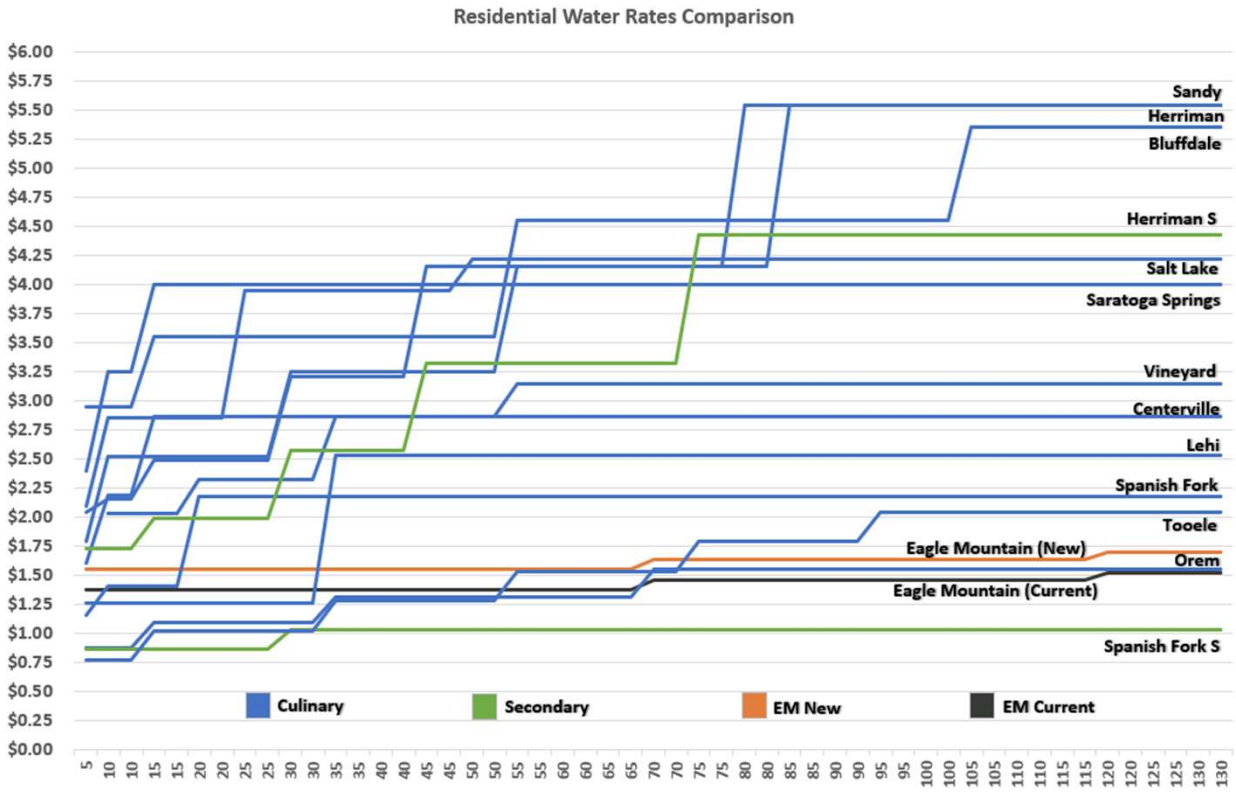


Figure 7 – Sewer Base Rate

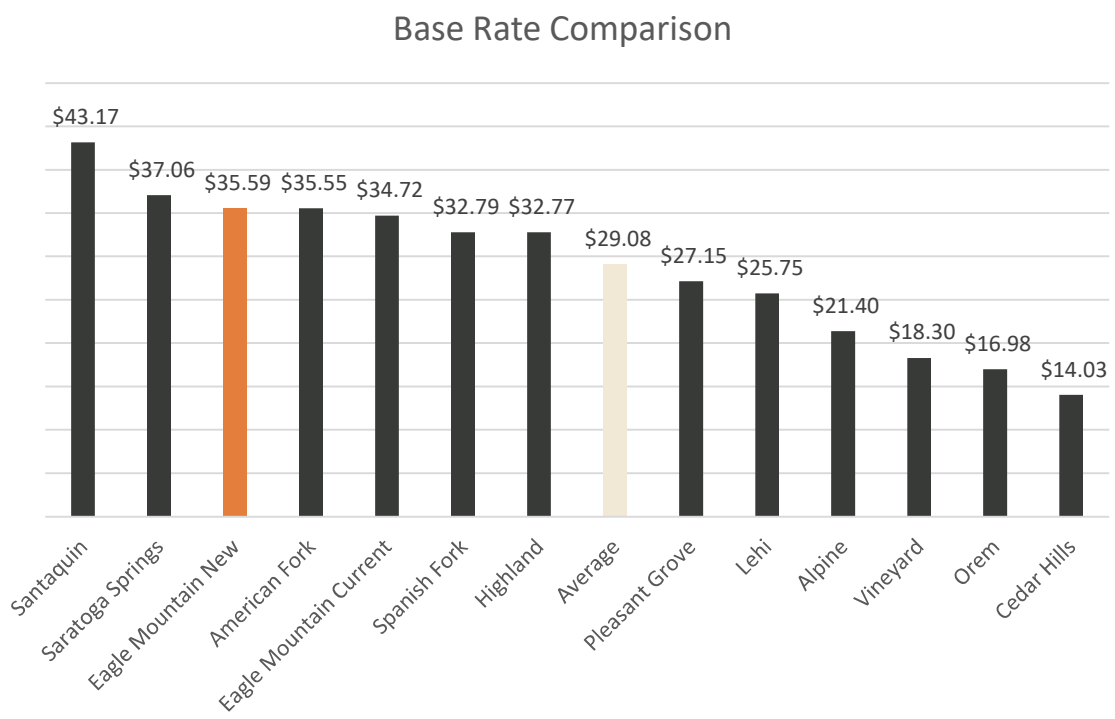


Figure 8 – Sewer Volume Rate

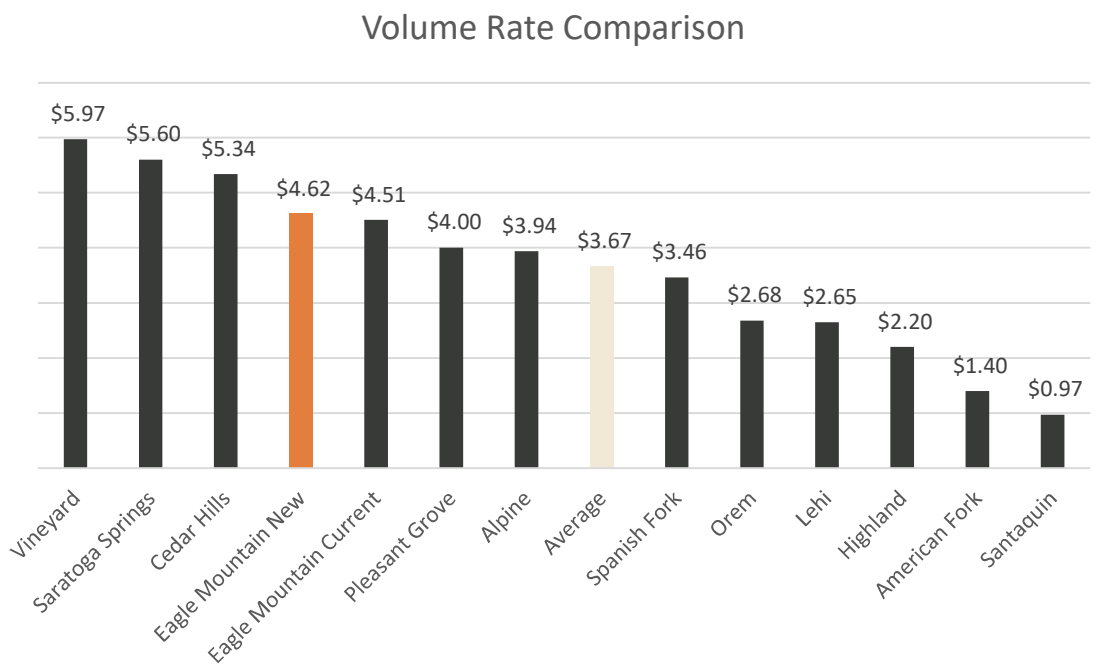
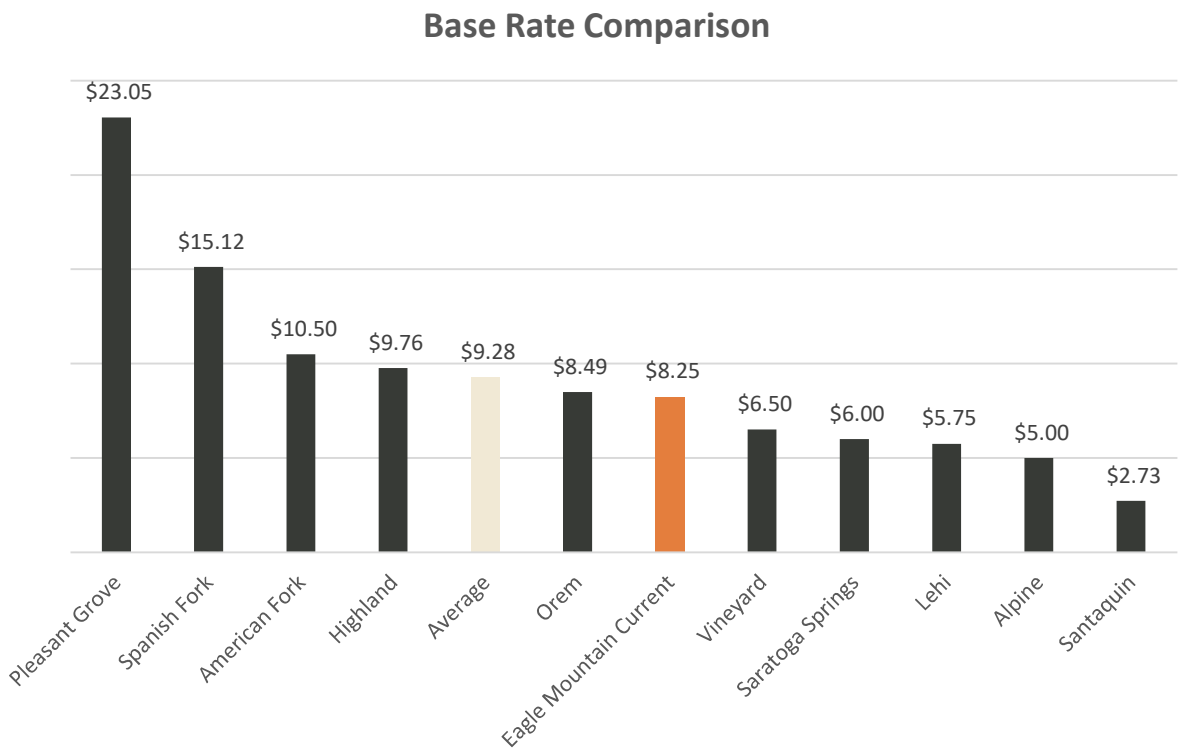
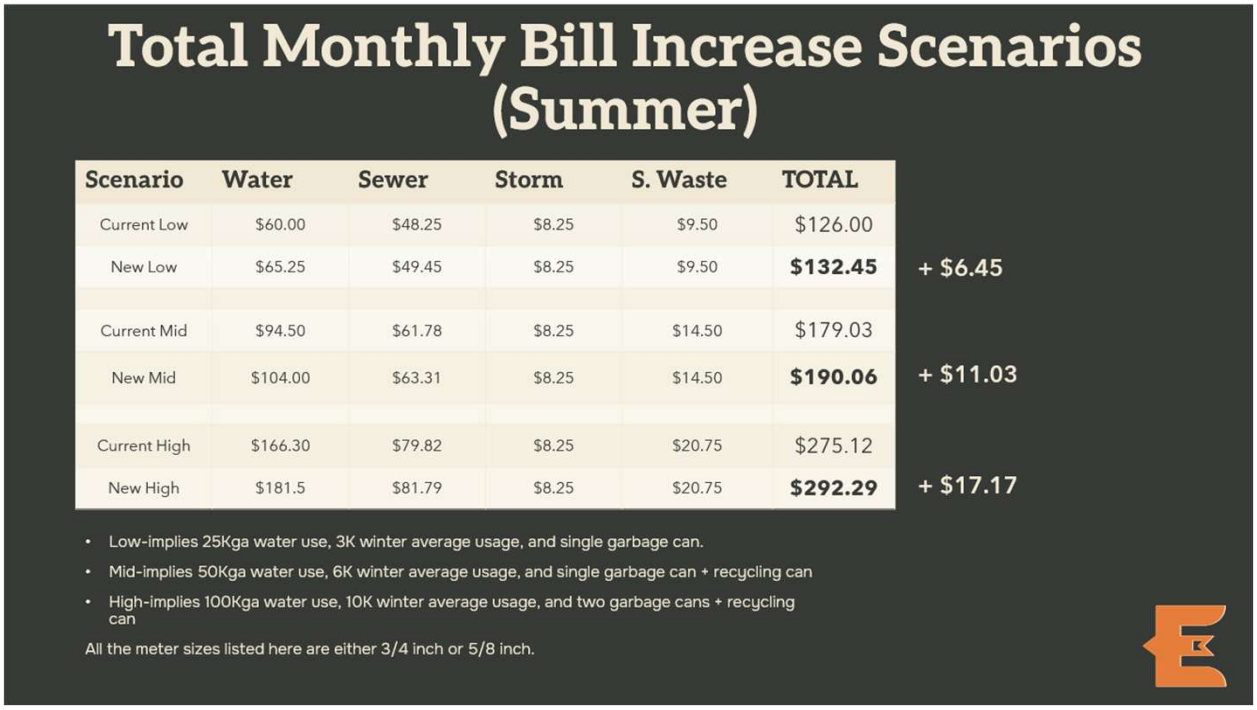


Figure 9 – Stormwater Rate



IMPACT TO RESIDENTS

Figure 10 – Total Monthly Bill Scenarios



Total Monthly Bill Increase Scenarios (Summer)

Scenario	Water	Sewer	Storm	S. Waste	TOTAL	
Current Low	$60.00	$48.25	$8.25	$9.50	$126.00	
New Low	$65.25	$49.45	$8.25	$9.50	**$132.45**	+ $6.45
Current Mid	$94.50	$61.78	$8.25	$14.50	$179.03	
New Mid	$104.00	$63.31	$8.25	$14.50	**$190.06**	+ $11.03
Current High	$166.30	$79.82	$8.25	$20.75	$275.12	
New High	$181.5	$81.79	$8.25	$20.75	**$292.29**	+ $17.17

- Low-implies 25Kga water use, 3K winter average usage, and single garbage can.
- Mid-implies 50Kga water use, 6K winter average usage, and single garbage can + recycling can
- High-implies 100Kga water use, 10K winter average usage, and two garbage cans + recycling can

All the meter sizes listed here are either 3/4 inch or 5/8 inch.

The table above summarizes the projected total monthly utility bill impacts under low, mid, and high usage scenarios for summer months, comparing current rates to the proposed 2025 rates. For low-usage households (approximately 25,000 gallons of water, 3,000 gallons winter average, and a single garbage can), the total monthly bill would increase by $6.45, from $126.00 to $132.45. For mid-level users (about 50,000 gallons, 6,000 gallons winter average, with a garbage and recycling can), the monthly bill would rise by $11.03, from $179.03 to $190.06. High-usage households (around 100,000 gallons, 10,000 gallons winter average, with two garbage cans and a recycling can) would see the largest increase, with bills rising by $17.17, from $275.12 to $292.29. These increases reflect adjustments to the water and sewer rates, while stormwater and solid waste rates remain unchanged. Importantly, all the meter sizes modeled here are either ¾ inch or ⅝ inch, ensuring consistency in the billing comparisons.

OPTIONS

1. Approve the proposed rate adjustments to ensure financial stability and service reliability.

2. Modify the proposed adjustments, understanding that alternative scenarios may require additional analysis to confirm revenue adequacy.

3. Maintain current rates and structures, accepting the risk of fund deficits, deferred projects, and potential service impacts.

RECOMMENDATION

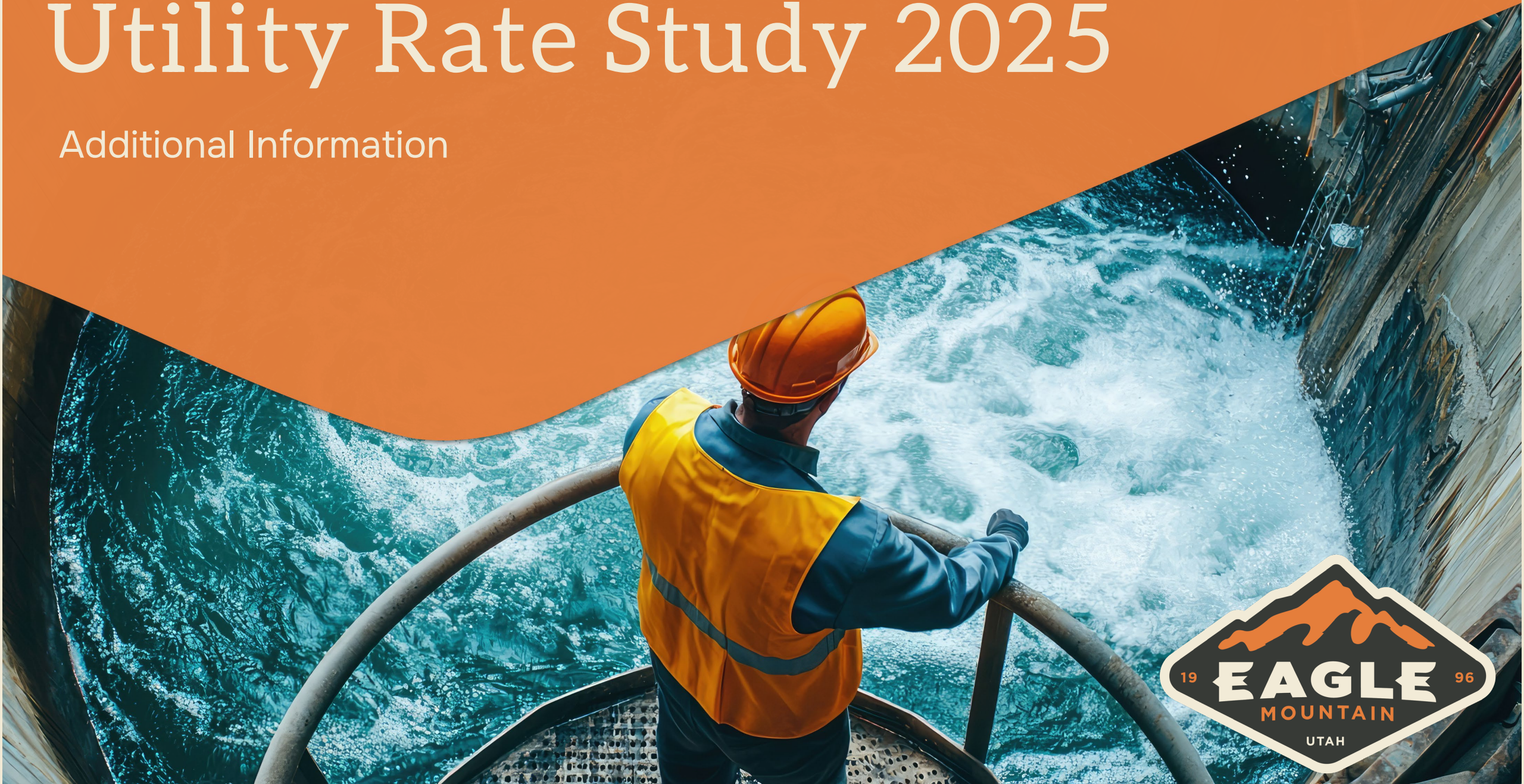
City staff recommends approval of the proposed rate adjustments for water, sewer, and stormwater as outlined in the 2025 rate study update. These changes align with the City's strategic financial goals, ensure fair cost distribution, and support essential operational and capital needs.

ITEMS FOR CONSIDERATION

The utility rate study carefully considers several key drivers that influence the need for adjustments. Rising costs for energy, chemicals, and regional service charges are placing growing pressure on operational budgets. At the same time, the City reviews projected fund balances to ensure financial resilience and alignment with established reserve practices. The study highlights the importance of maintaining equitable rate structures that promote fairness across user classes while encouraging conservation and responsible resource use. Additionally, the analysis incorporates capital project funding needs and the impacts of future debt service, ensuring that essential long-term infrastructure investments can be supported without undermining the financial health of the utility funds. The study also recognizes that further analysis will be required, particularly regarding the upcoming wastewater treatment plant expansion and the completion of the stormwater system's repair and replacement plans, to fully understand the long-term costs and ensure the financial sustainability of these systems.

Utility Rate Study 2025

Additional Information



Residential Users

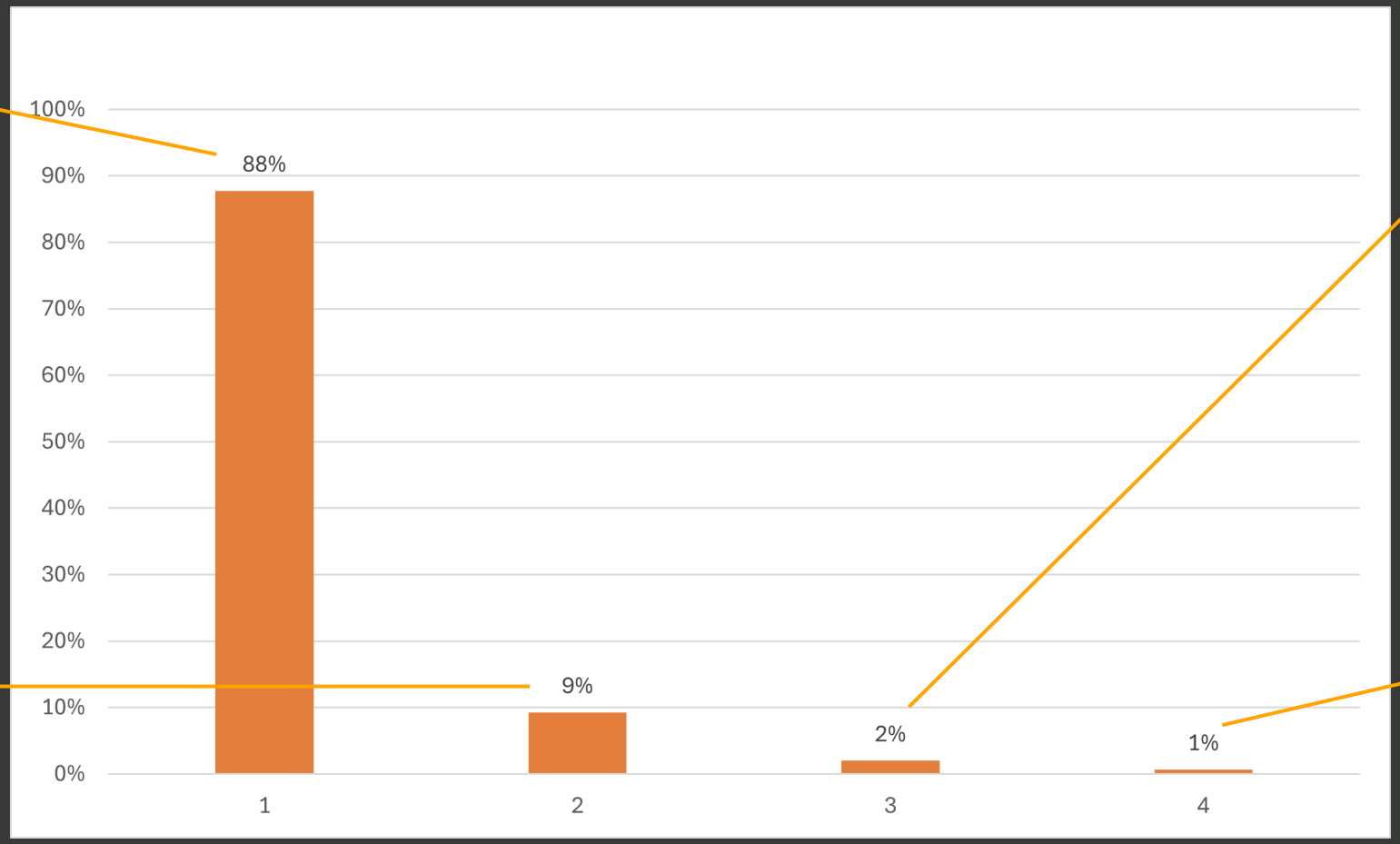
Percentage of Residential Users per Tier Level

13,761 water meters were billed for consumption in Tier 1, at a rate of $1.38 per 1,000 gallons.

1,452 water meters were billed for consumption in Tier 2, at a rate of $1.46 per 1,000 gallons.

313 water meters were billed for consumption in Tier 3, at a rate of $1.52 per 1,000 gallons.

105 water meters were billed for consumption in Tier 4, at a rate of $1.52 per 1,000 gallons.



Total Meters: 15,681

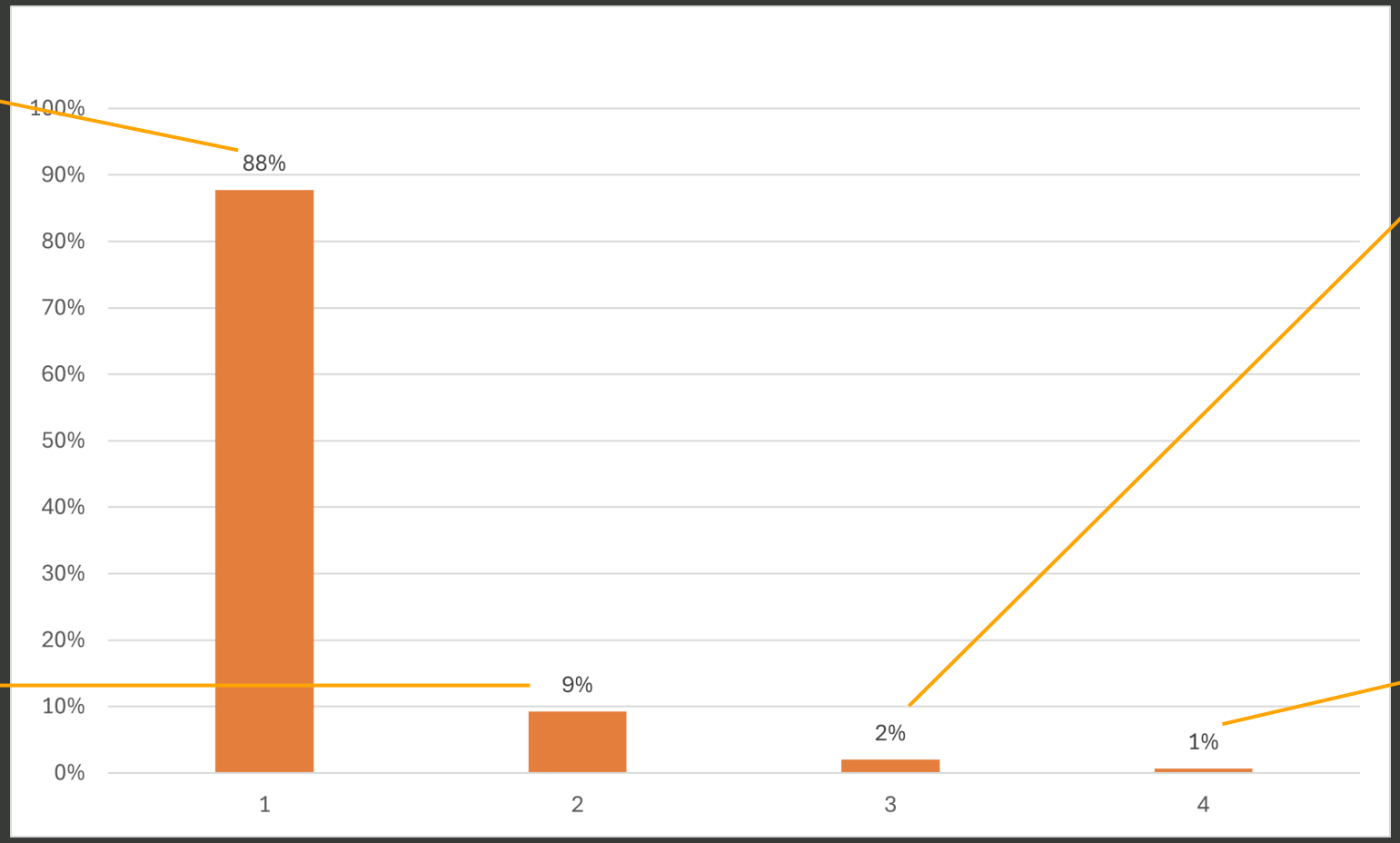
Residential Actual Usage – Jul 2024

Tier 1 Level: 0-65 Kgal

Highest: 65 Kgal
Average: 29 Kgal
Median: 26 Kgal
Lowest: 0 Kgal

Tier 2 Level: 65-115 Kgal

Highest: 50 Kgal
Average: 24Kgal
Median: 19 Kgal
Lowest: 0 Kgal



Tier 3 Level: 115-165 Kgal

Highest: 50 Kgal
Average: 28 Kgal
Median: 26 Kgal
Lowest: 1 Kgal

Tier 4 Level: Over 165 Kgal

Highest: 565 Kgal
Average: 87 Kgal
Median: 45 Kgal
Lowest: 0 Kgal

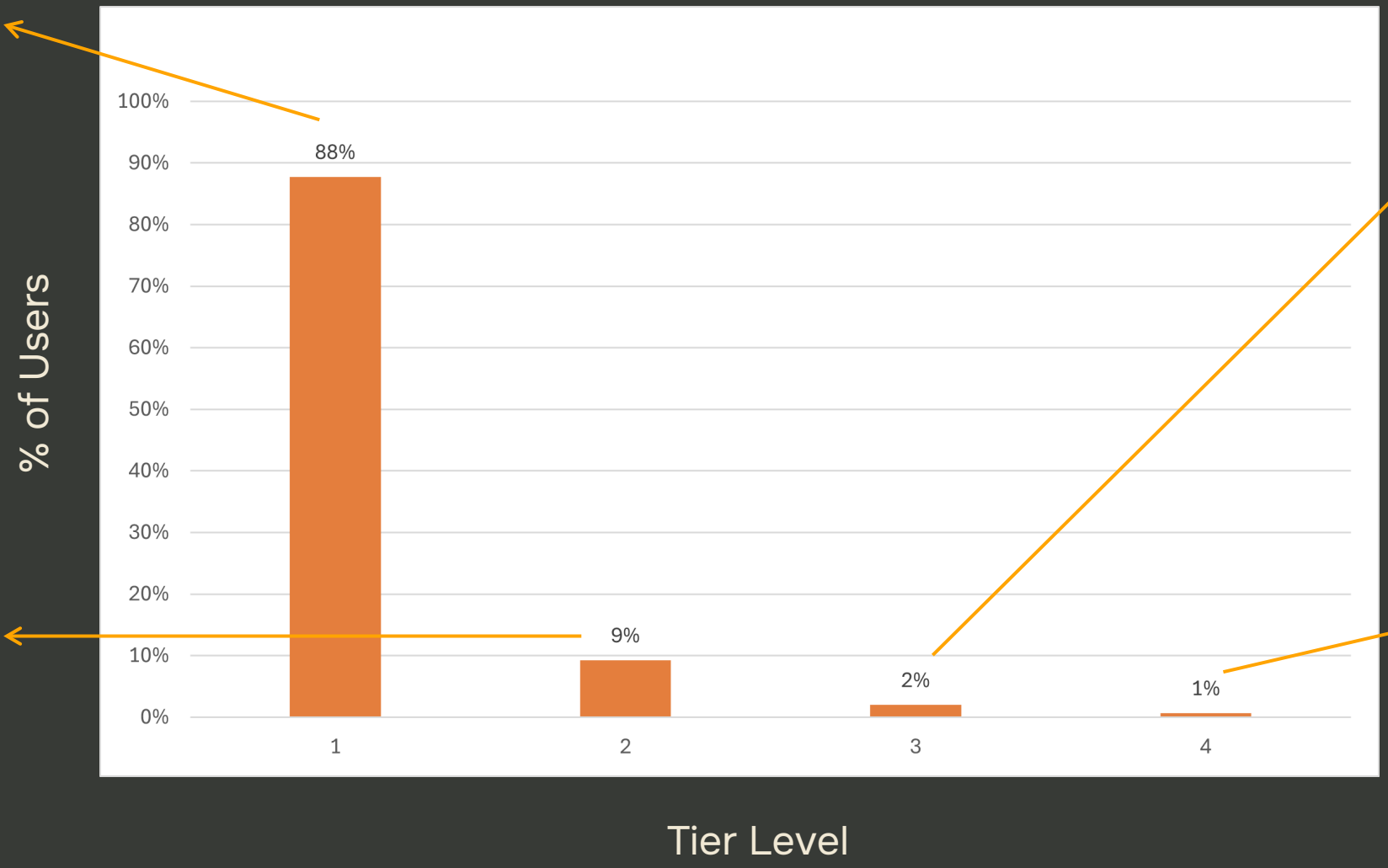
Impact to Residents

New Proposed Rate:
Tier 1: $1.55
$0.17 increase per Kgal

About 88% of residents could see up to a $12.05 monthly water cost increase at 65 Kgal Tier 1 usage, including a $1 base rate adjustment

New Proposed Rate:
Tier 2: $1.64
$0.18 increase per Kgal

About 9% of residents may see a monthly water cost increase of up to $21.05 for using 115 Kgal (65 Kgal in Tier 1 and 50 Kgal in Tier 2), including a $1 base rate adjustment.



New Proposed Rate:
Tier 3: $1.70
$0.18 increase per Kgal

About 2% of residents may see a monthly water cost increase of up to $30.05 for using 165 Kgal (65 in Tier 1, 50 in Tier 2, and 50 Kgal in Tier 3), including a $1 base rate adjustment.

New Proposed Rate:
Tier 4: $1.77
$0.19 increase per Kgal

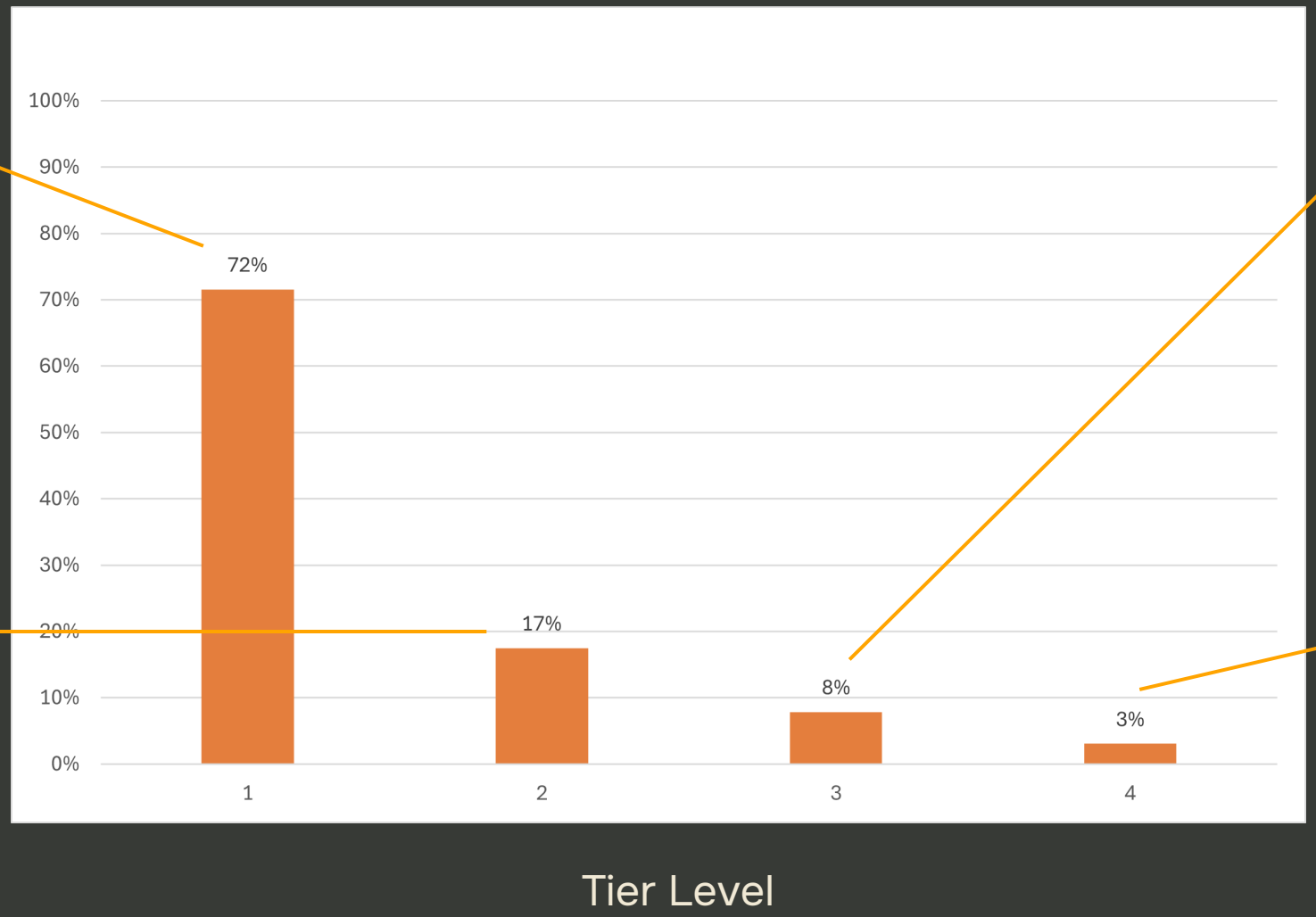
Tier 4 has no usage limit. About 1% of residents may see a monthly water cost increase of at least $30.05, plus $1.77 per additional Kgal.

Large Residential Users
(>0.5 acre)

Percentage of Residential (>0.5 acre) Users per Tier Level

491 water meters were billed for consumption in Tier 1, at a rate of $1.38 per 1,000 gallons.

120 water meters were billed for consumption in Tier 2, at a rate of $1.46 per 1,000 gallons.



54 water meters were billed for consumption in Tier 3, at a rate of $1.52 per 1,000 gallons.

21 water meters were billed for consumption in Tier 4, at a rate of $1.52 per 1,000 gallons.

Total Meters: 686

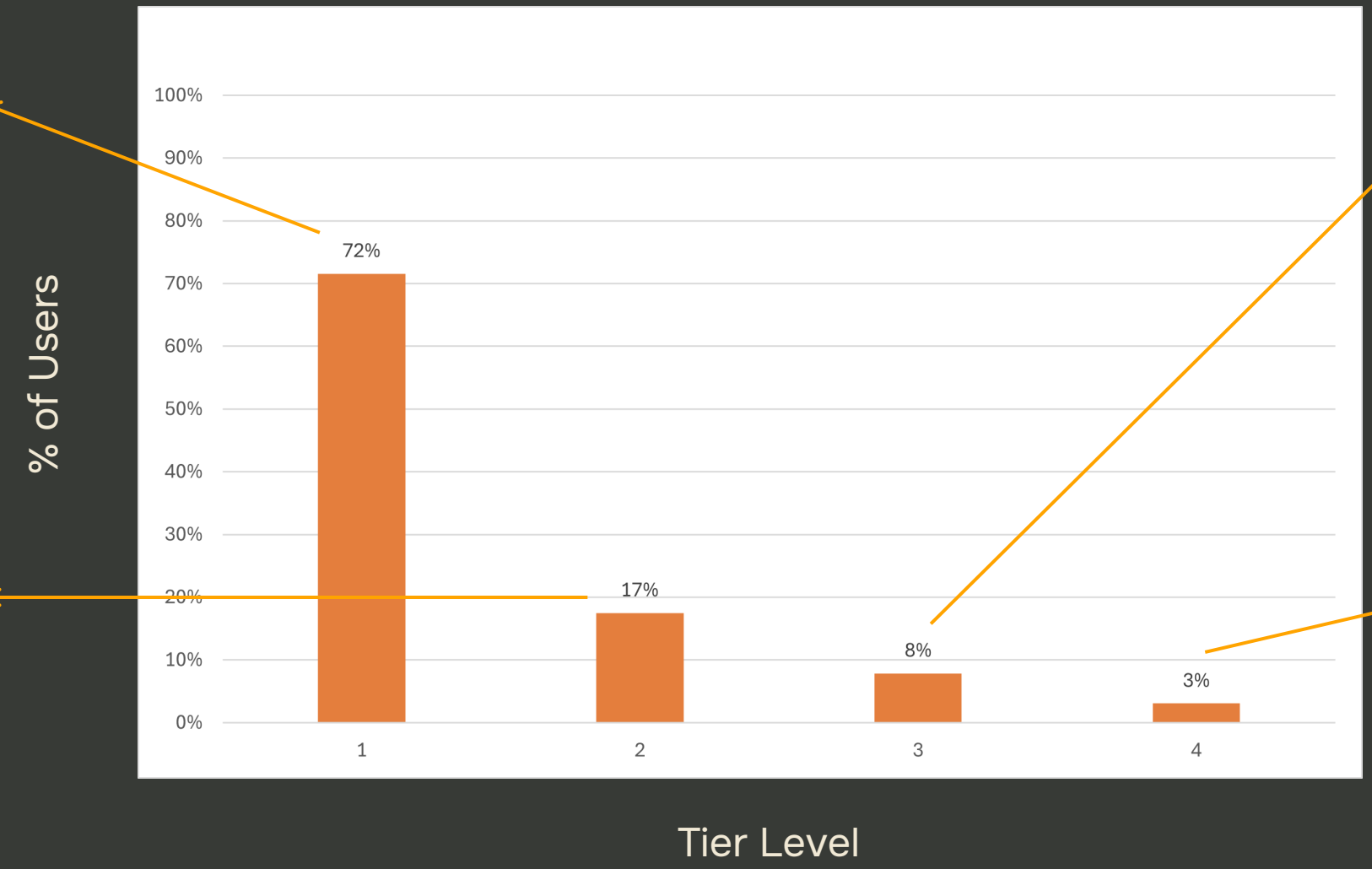
Large Residential Actual Usage – Jul 2024

Tier 1 Level: 0-120 Kgal

Highest: 120 Kgal
Average: 78 Kgal
Median: 83 Kgal
Lowest: 0 Kgal

Tier 2 Level: 120-170 Kgal

Highest: 50 Kgal
Average: 34 Kgal
Median: 42 Kgal
Lowest: 0 Kgal



Tier 3 Level: 170-230 Kgal

Highest: 60 Kgal
Average: 38 Kgal
Median: 42 Kgal
Lowest: 1 Kgal

Tier 4 Level: Over 230 Kgal

Highest: 196 Kgal
Average: 51 Kgal
Median: 35 Kgal
Lowest: 0 Kgal

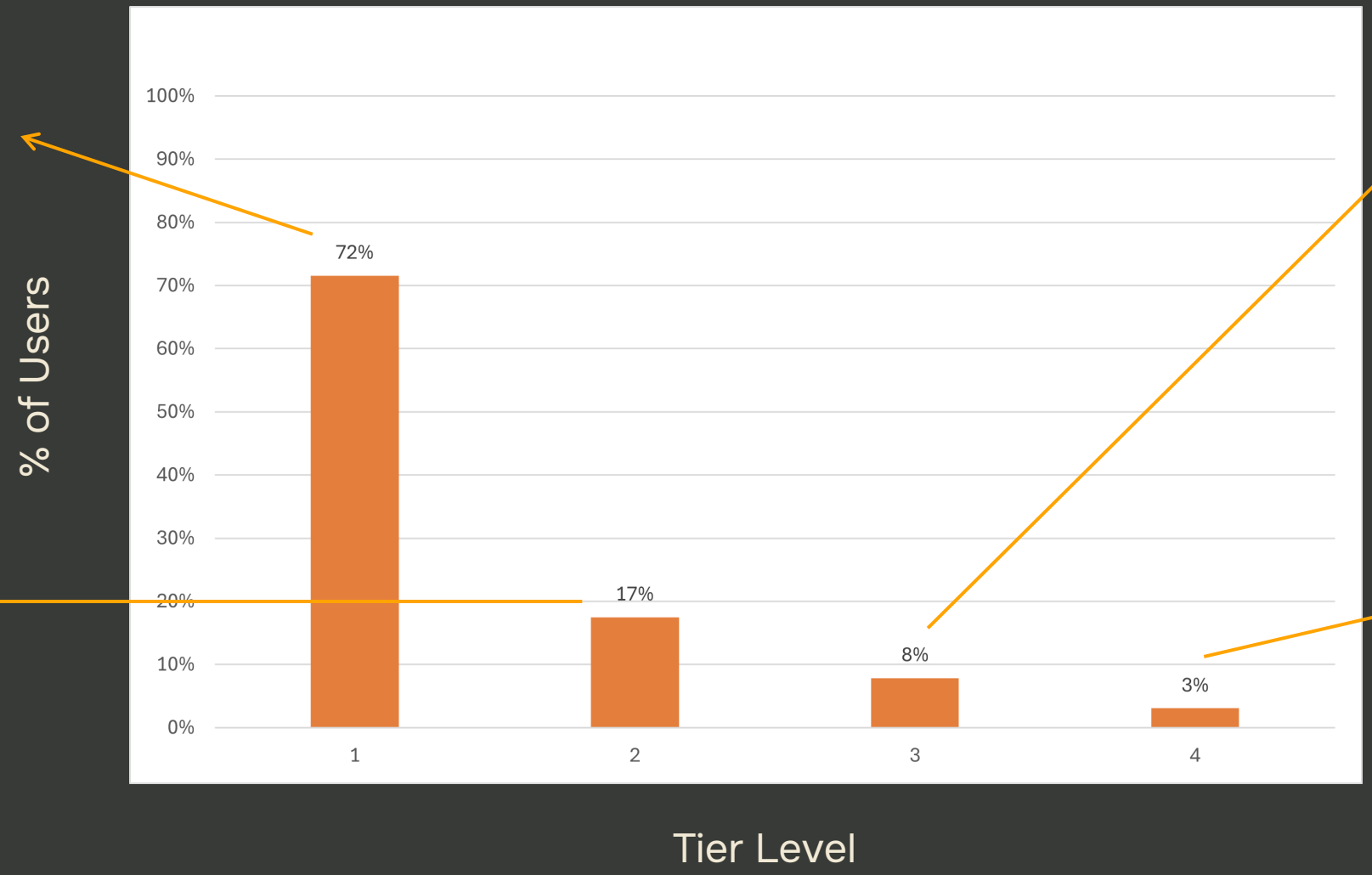
Impact on Large Residential Users

New Proposed Rate:
Tier 1: $1.55
$0.17 increase per Kgal

About 72% of residents could see up to a $21.40 monthly water cost increase at 120 Kgal Tier 1 usage, including a $1 base rate adjustment

New Proposed Rate:
Tier 2: $1.64
$0.18 increase per Kgal

About 17% of residents may see a monthly water cost increase of up to $30.40 for using 170 Kgal (120 Kgal in Tier 1 and 50 Kgal in Tier 2), including a $1 base rate adjustment.



New Proposed Rate:
Tier 3: $1.70
$0.18 increase per Kgal

About 8% of residents may see a monthly water cost increase of up to $41.20 for using 230 Kgal (120 in Tier 1, 50 in Tier 2, and 60 Kgal in Tier 3), including a $1 base rate adjustment.

New Proposed Rate:
Tier 4: $1.77
$0.19 increase per Kgal

Tier 4 has no usage limit. About 3% of residents may see a monthly water cost increase of at least $41.20, plus $1.77 per additional Kgal.

Meter Size

Number of Meters per Meter Size

Meter Size	# of Meters
3/4 or 5/8	16,369
1	111
1.5	80
2	233
3	72
4	12
6	4
8	1
10	0
TOTAL	16,882

Summary

- The majority of residential users fall within Tier 1 for water consumption.
- Approximately 1% of residential users and 3% of large residential users are billed exclusively at Tier 4 rates.
- 97% of water meters are the standard size 3/4” or 5/8” meters with the base fee of $25.50 in July 2024.

All of this information is based on July 2024 water consumption data. However, when analyzing data over a full year, about 93–95% of residential users consistently remain in Tier 1 and pay only the minimum base fee, which varies by meter size.

Timeline

IF APPROVED by the City Council, new Water and Sewer rates (volume & base rates) will take effect on July 1, 2025, and will appear on August billing statement.

Assistance Options for Residents Struggling to Pay Utility Bills:

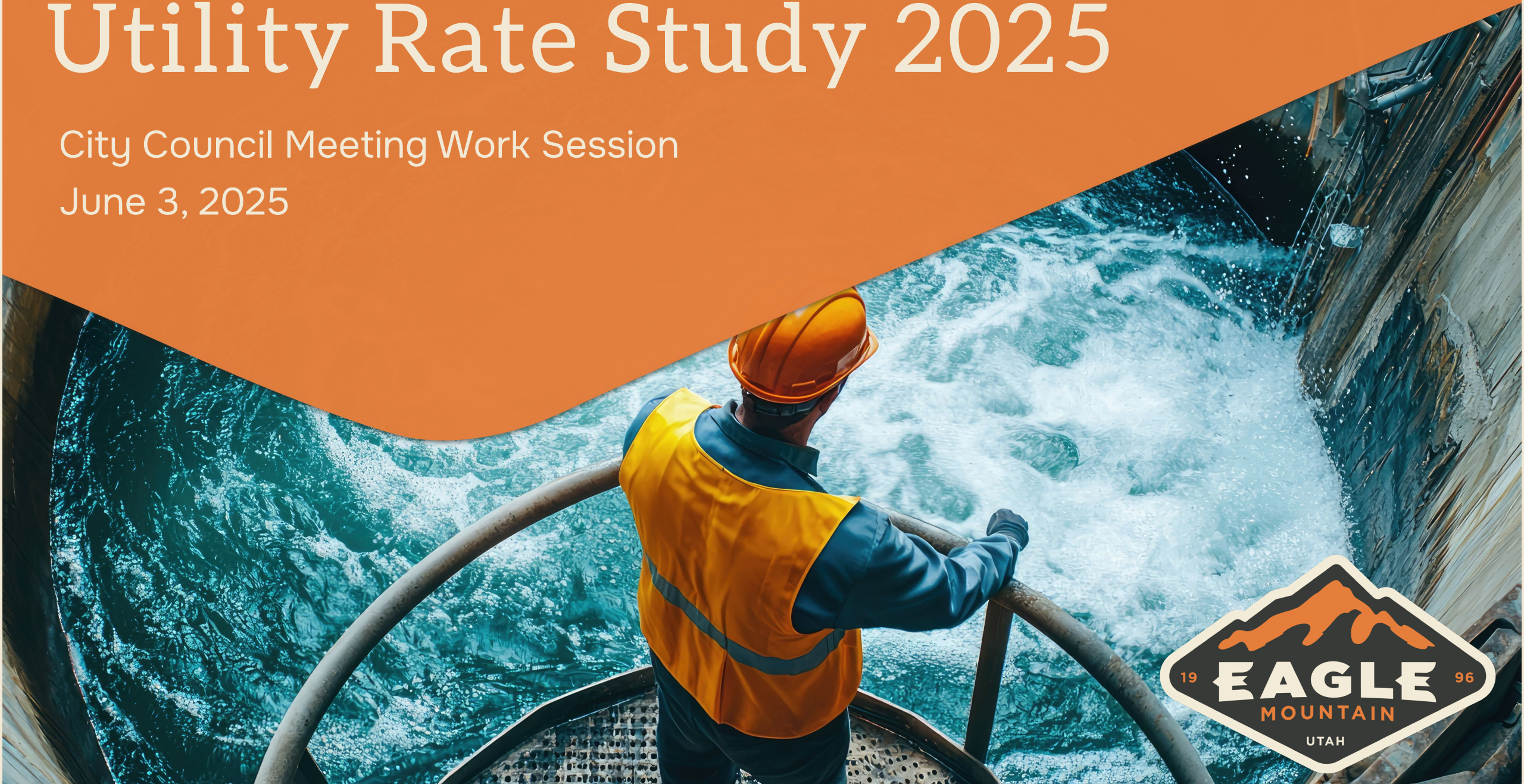
- **Equal Pay Plan:** Starting July 1, 2025, residents can opt into an equal monthly payment plan based on their average bill over the past 12 months. Payments will be periodically reviewed to ensure they reflect actual usage.

- **Utility Assistance Program:** Residents eligible for the HEAT Program may also apply for the City's Utility Assistance Program, available while funds last.

Utility Rate Study 2025

City Council Meeting Work Session

June 3, 2025



EAGLE MOUNTAIN UTAH 1996

Agenda

1 Background & Previous Actions

Review of past rate studies and council decisions affecting utility services.

2 Fund Analysis

Examination of Water, Sewer, and Stormwater fund performance and projections.

3 Consumption Trends

Analysis of changing water usage patterns affecting revenue streams.

4 Rate Proposals

Recommended changes to maintain service quality and financial stability.

5 Community Impact

Comparison with other cities and effects on typical resident bills.

Background & Previous Actions

Water (June 2024)

Base rate held at $25.50; 12% consumption rate increase approved to avoid deficit in FY 2027.

Sewer (June 2024)

New meter-based rates and volume structures, based on the winter average, have been introduced to ensure equity among users and revenue stability.

Stormwater (December 2024)

ERU definition updated from 2,500 to 4,000 sq ft; fee remained $8.25.

Fund Analysis

Water

- Operational cost, especially the rising energy and chemical prices.
- Increasing costs on active water infrastructure projects
- Two additional staff

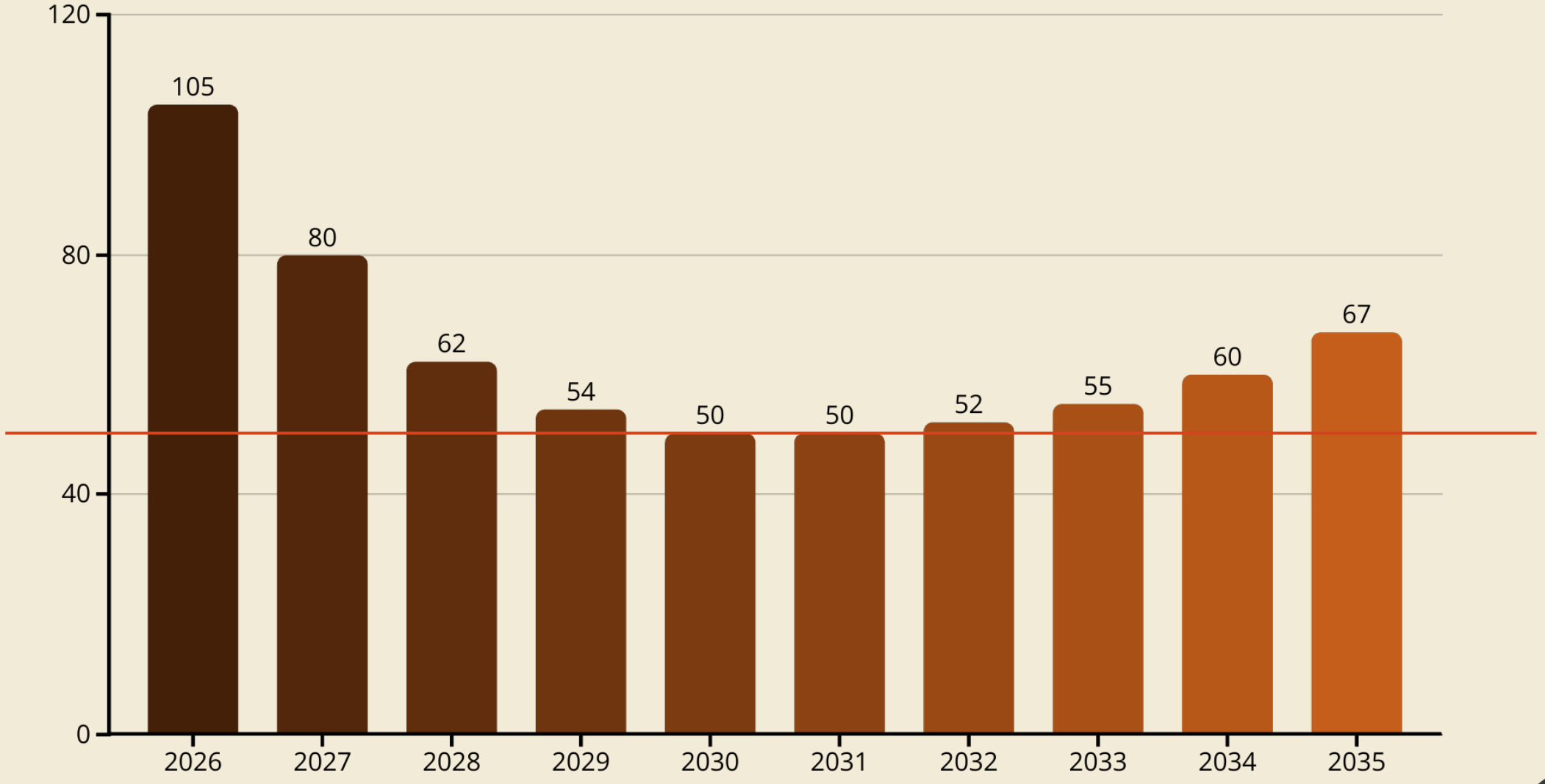
Sewer

- Accommodating increases from TSSD treatment cost
- Cover operational costs for FY 2026
- Two additional staff

Stormwater

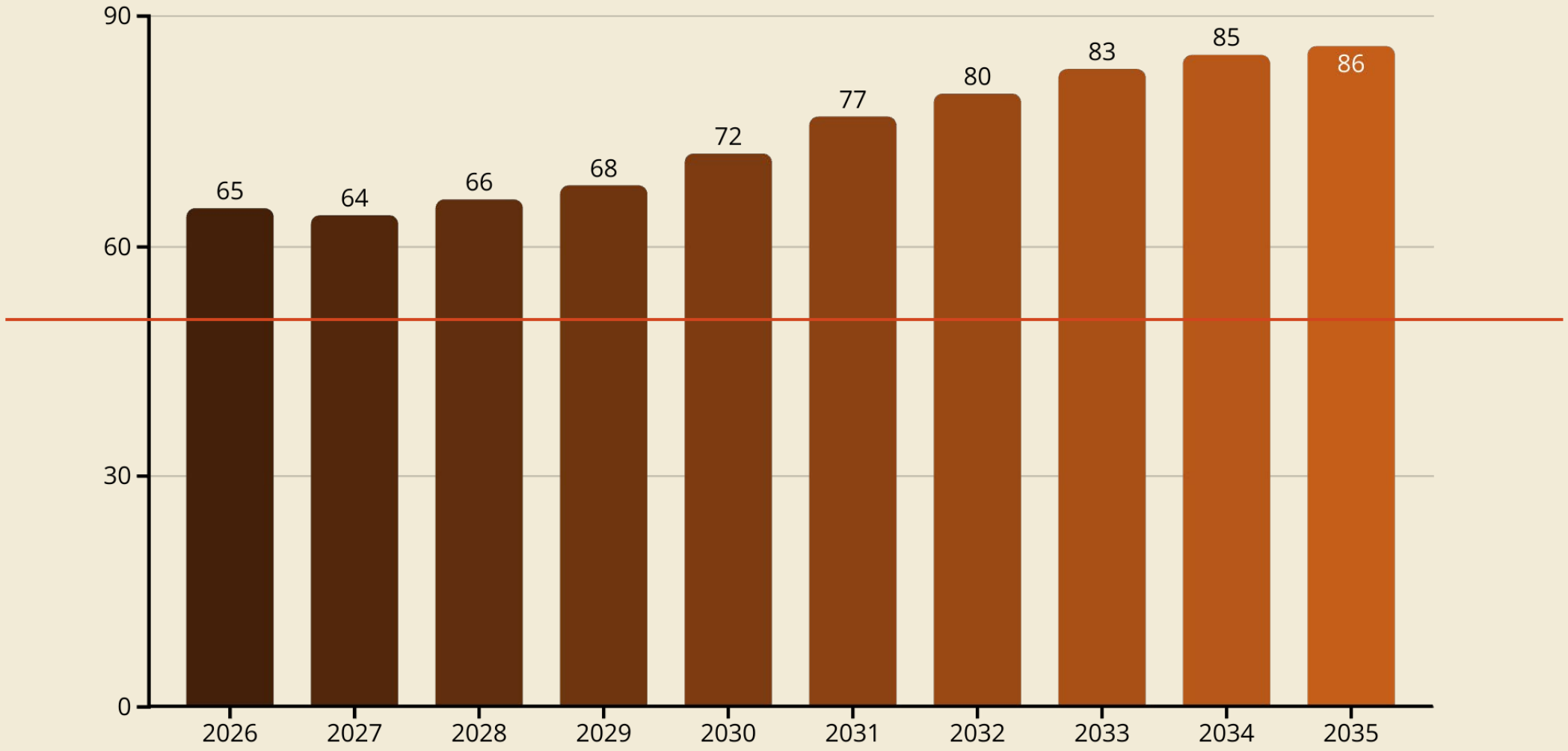
- Evaluating operational costs on organizational changes, new personnel, and equipment.
- Recent changes in ERU calculation provide revenue sufficiency for FY 2026 operations.

Water Fund Analysis



Target: Maintain a fund balance of at least 50% of operational costs.

Sewer Fund Analysis



Target: Maintain a fund balance of at least 50% of operational costs.

Stormwater Fund Analysis

Target: Maintain a fund balance of at least 50% of operational costs.

Water Consumption Trends

5.23%

Overall Increase

Water consumption growth from FY 2024 to FY 2025

15.88%

Residential

21.05%

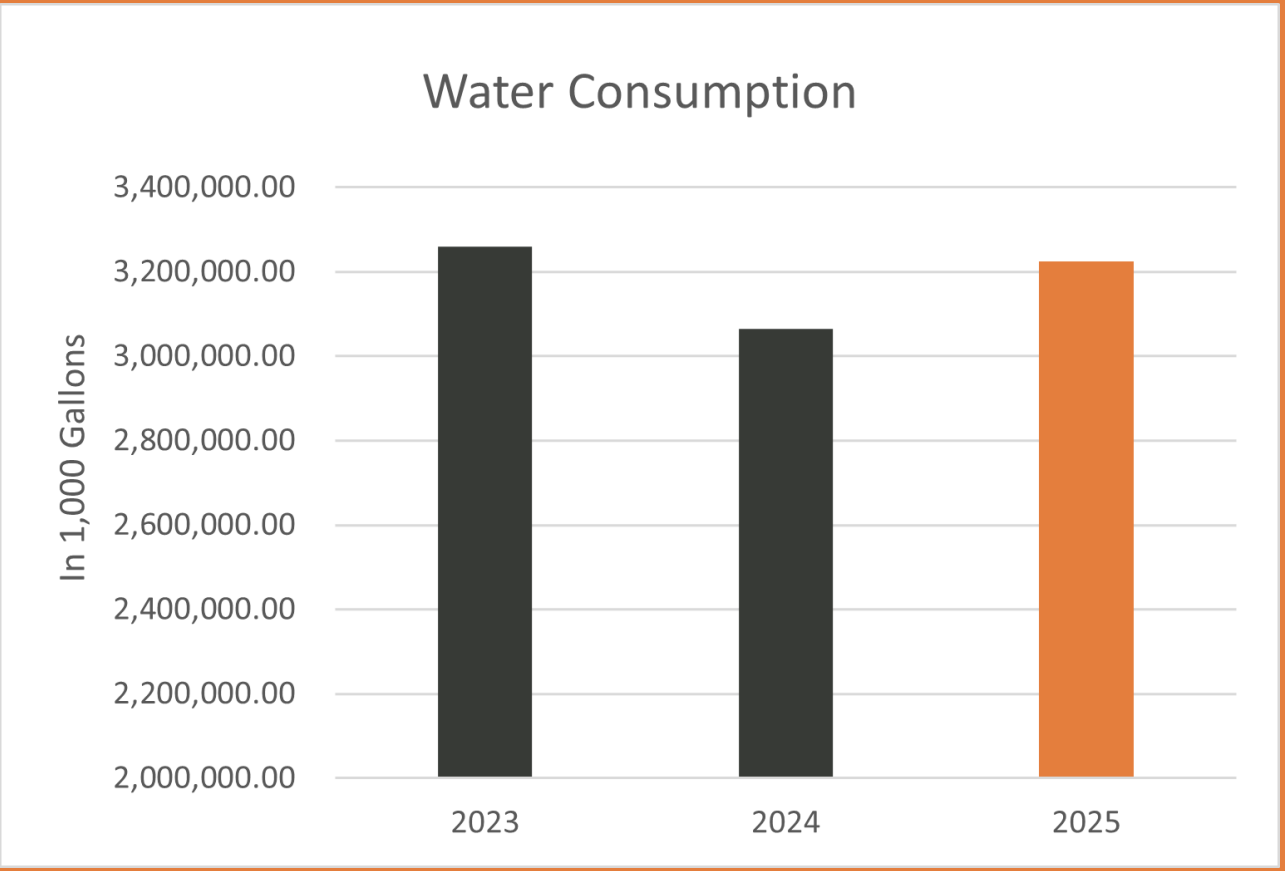
Residential over 0.5 acre

19.36%

Commercial

34.02%

Industrial



Proposed Rate Changes

Water

12% volume rate increase ($1.38 to $1.55)

Base rate increase from $25.50 to $26.50

Sewer

2.5% base rate increase ($34.72 to $35.59)

Winter average usage rate up from $4.51 to $4.62

Industrial base rate increases by 5% ($37.75 to $39.64)

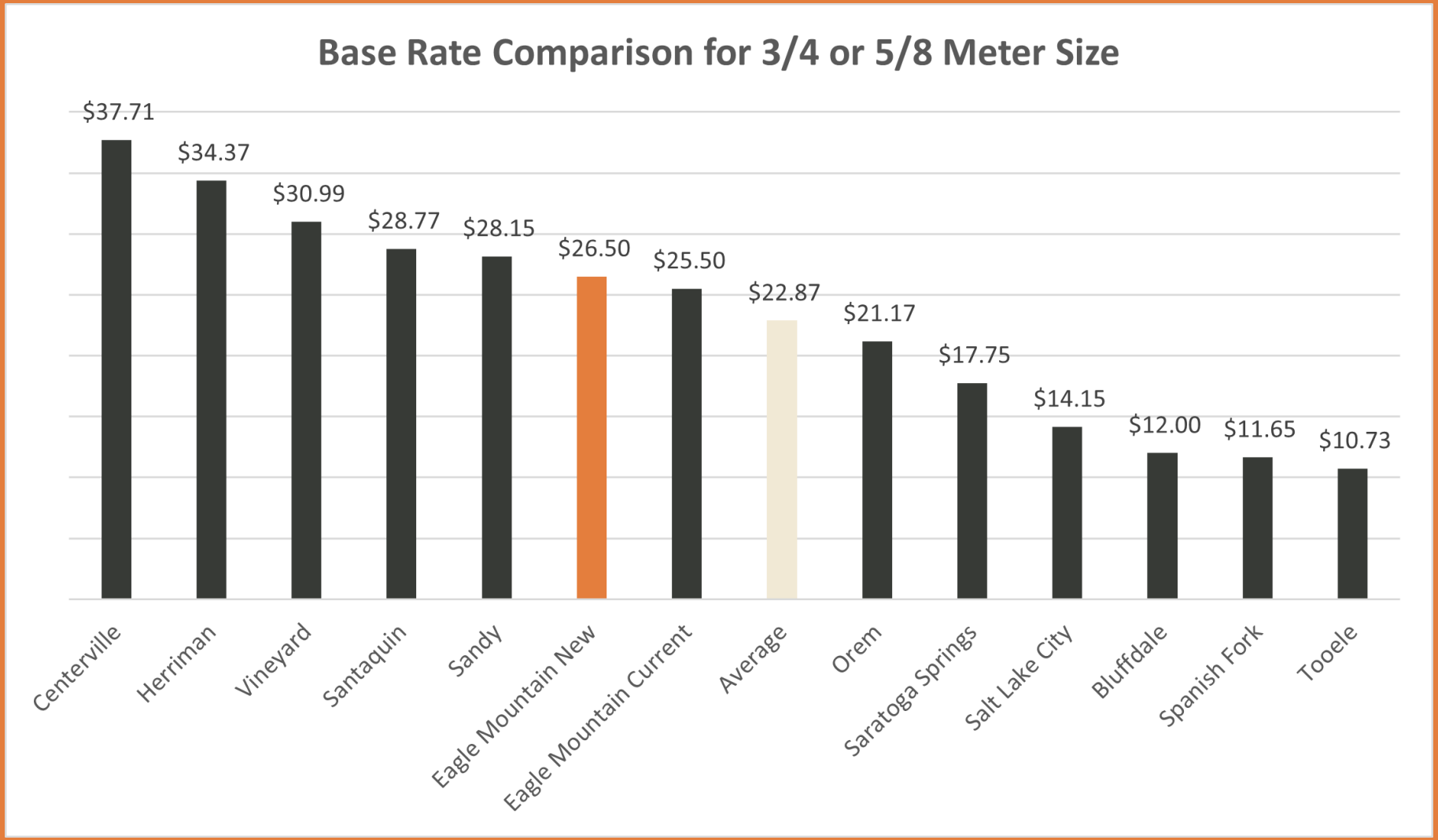
Stormwater

Maintain current rate of $8.25 per ERU

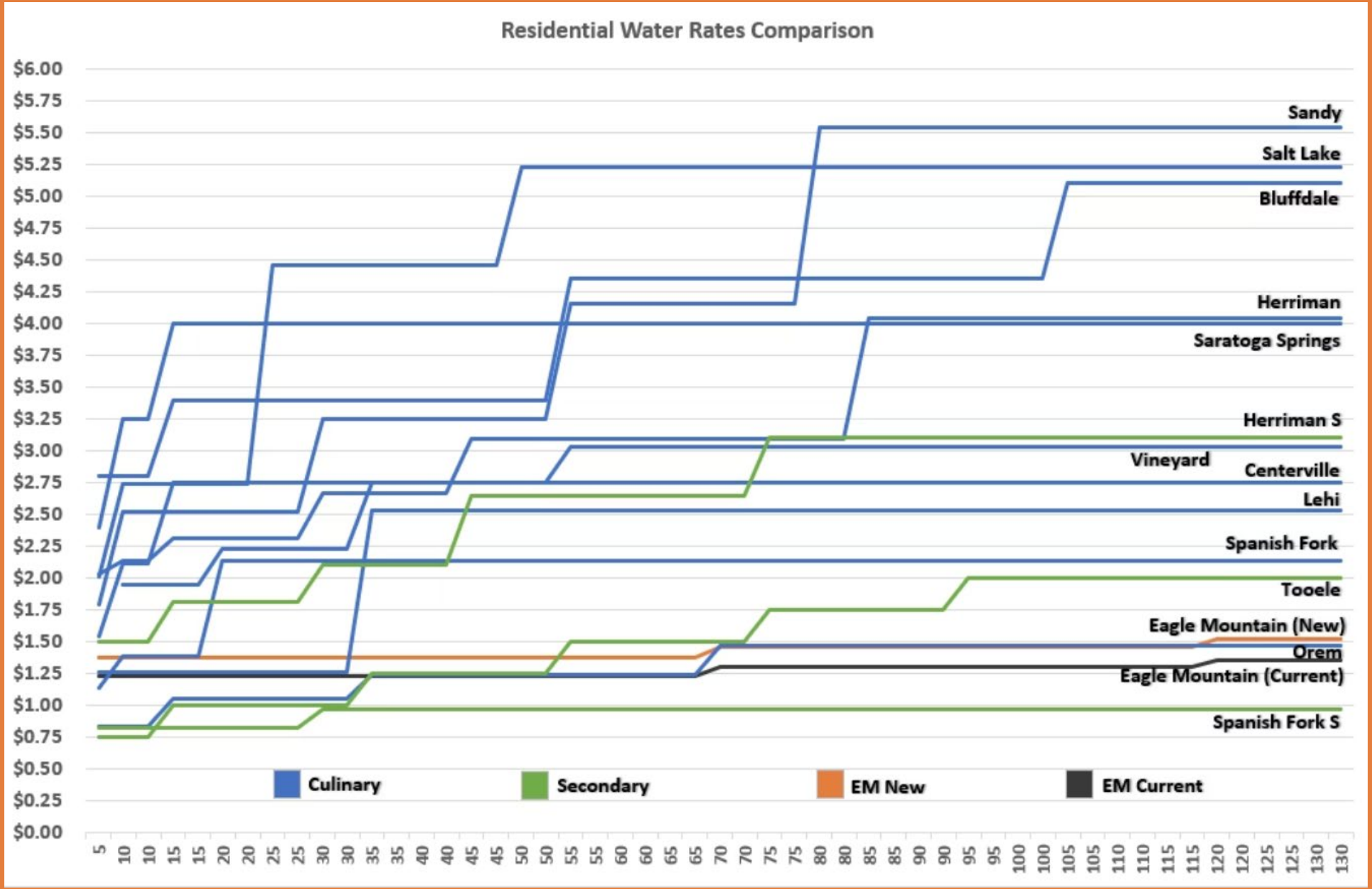
Reassessment after Master Plan & Repair and replacement completion

Comparisons to Other Cities

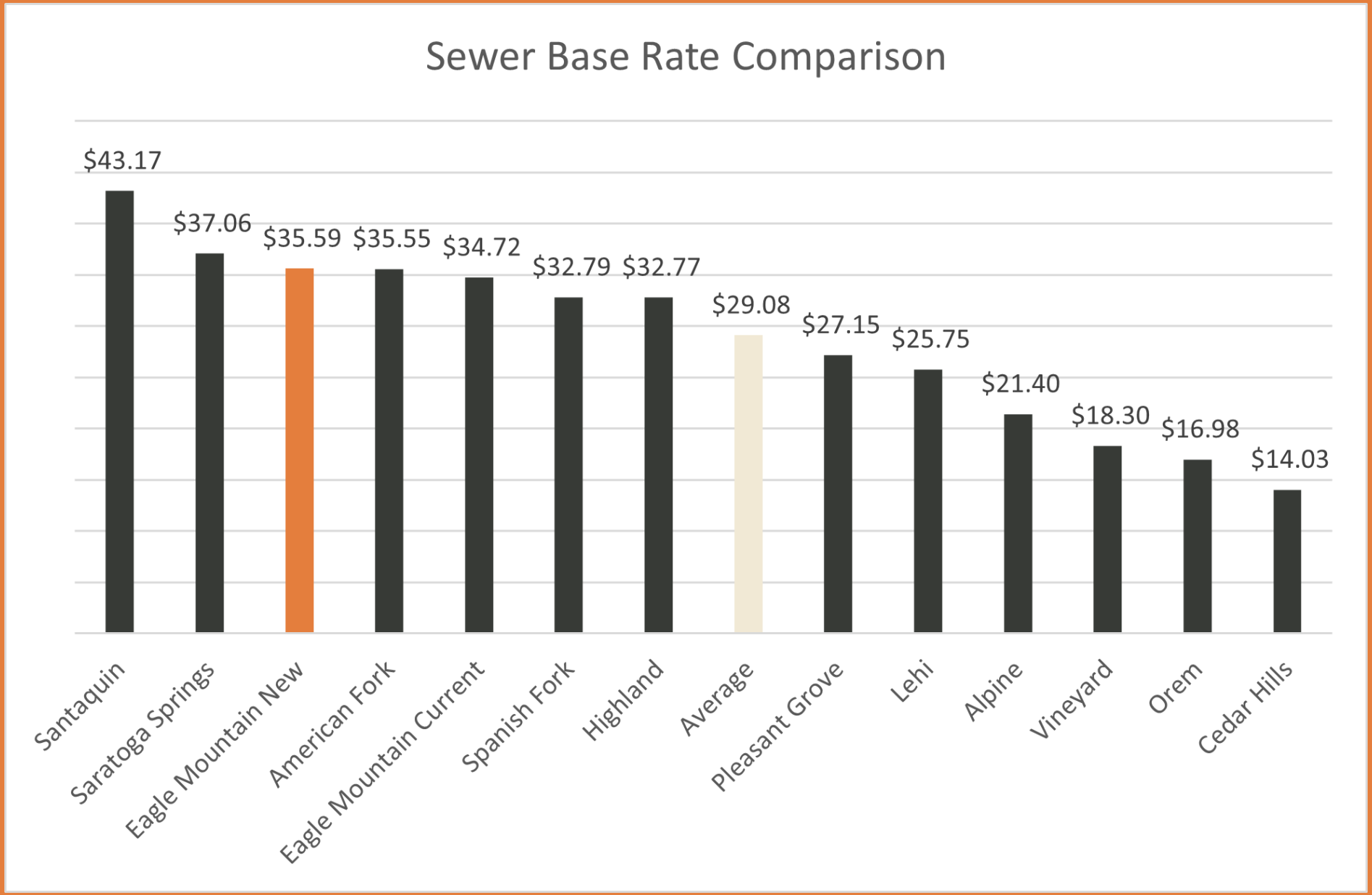
Water Base Rates



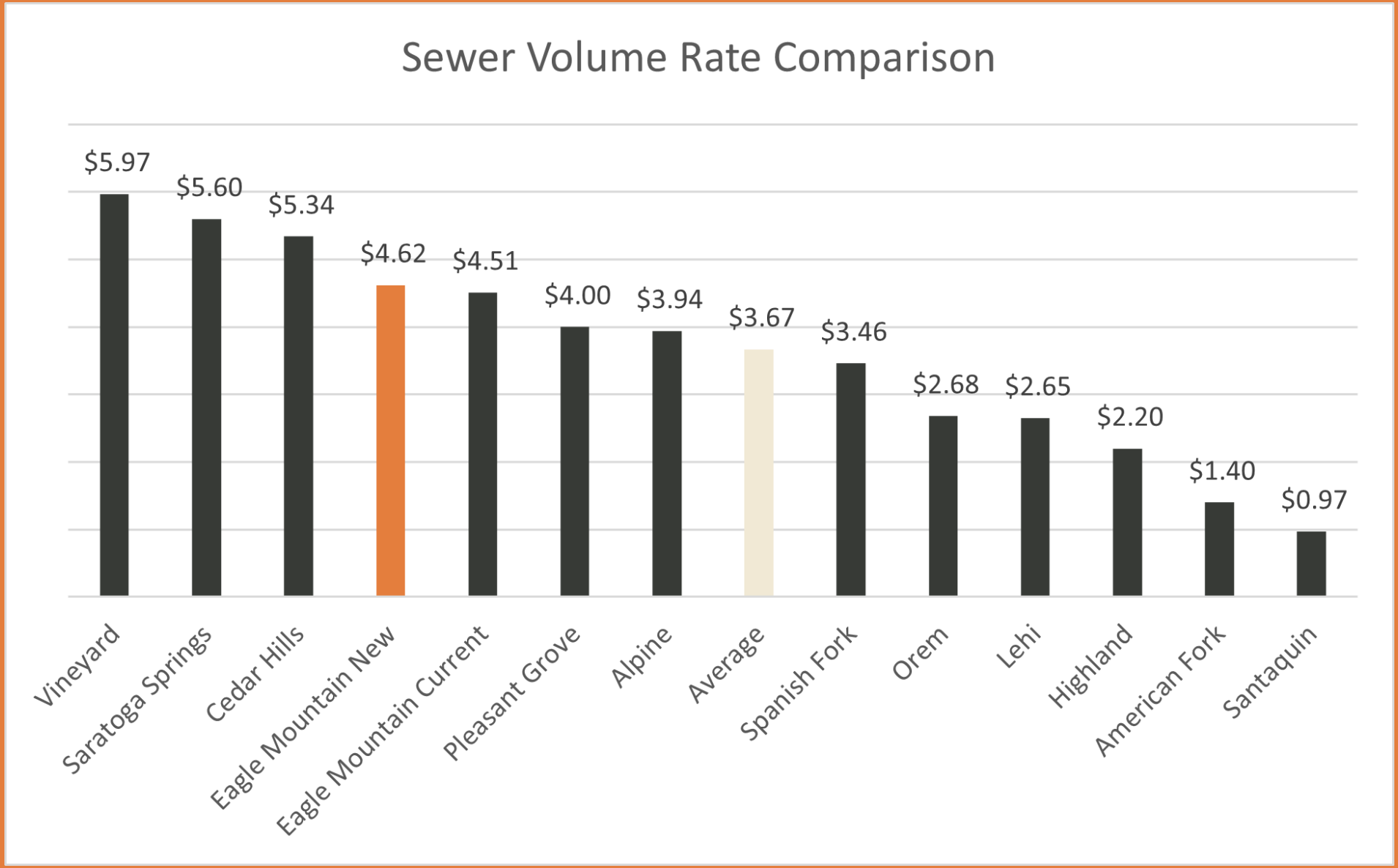
Water Consumption Rates



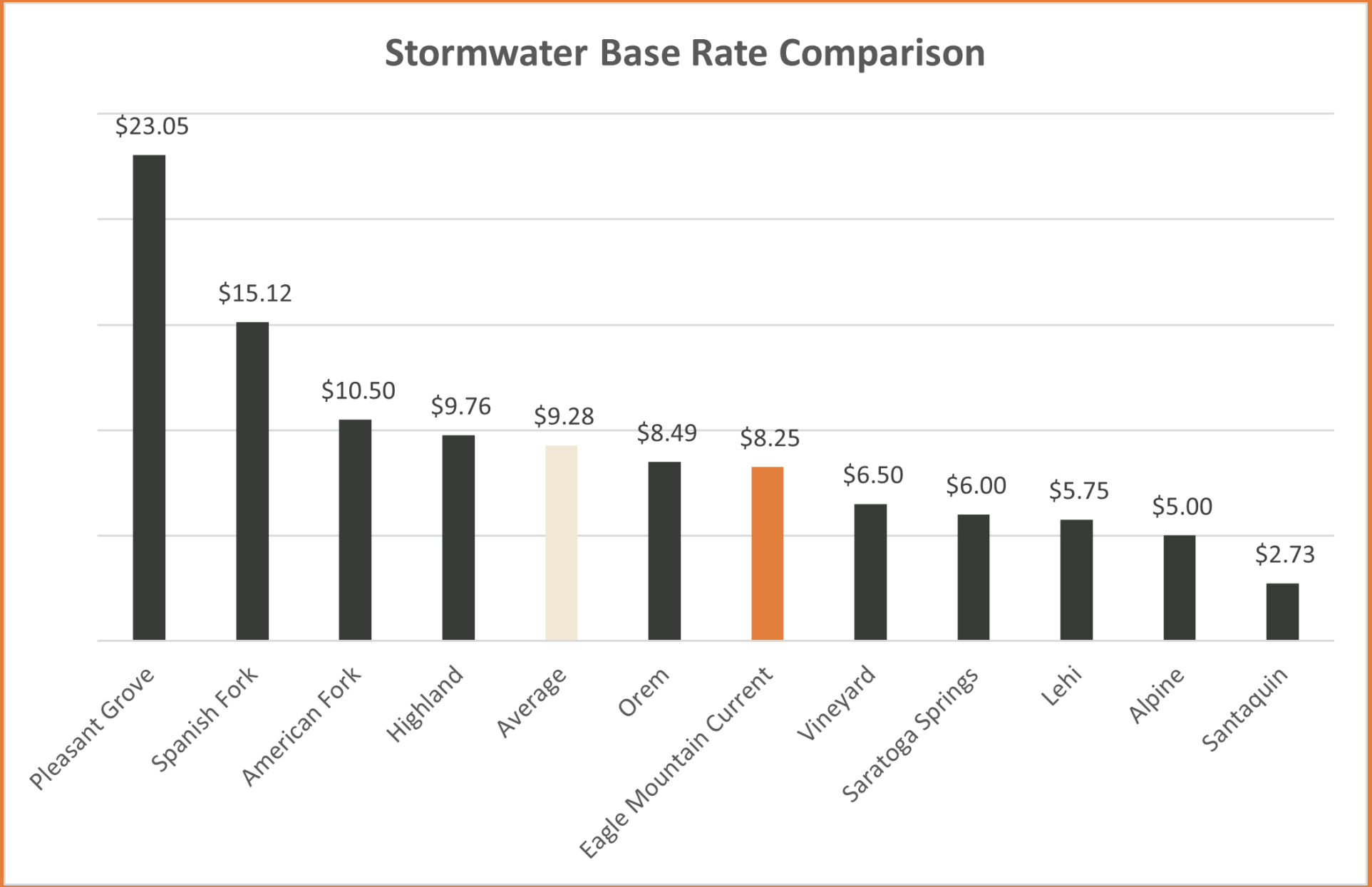
Sewer Base Rates



Sewer Volume Rates



Stormwater Rates



Resident Impact

Low Usage Impact

$6.45 monthly increase

(from $126.00 to $132.45)

25Kga water; 3K winter average sewer; 1 garbage can

Medium Usage Impact

$11.03 monthly increase

(from $179.03 to $190.06)

50Kga water; 6K winter average sewer; 1 garbage can & 1 recycle can

High Usage Impact

$17.17 monthly increase

(from $275.12 to $292.29)

100Kga water; 10K winter average sewer; 2 garbage cans & 1 recycle can

All meter sizes listed above are either 3/4 or 5/8 inch.

Discussion

Any questions or concerns

Implementation timeline for rate adjustments

Thank You

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement with Utah County Sheriff's Office for Law Enforcement Services
ITEM TYPE:	Resolution
FISCAL IMPACT:	• Eagle Mountain City will reimburse Utah County for costs including salaries, benefits, equipment, insurance and overhead. • Costs will increase 4% annually with provisions for additional services and adjustments for any statutory changes. • Overtime costs will be billed separately.
APPLICANT:	Utah County Board of County Commissioners

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Fionnuala Kofoed, Assistant City Manager	Fionnuala Kofoed

RECOMMENDATION:
Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, approving an Interlocal Cooperation Agreement with Utah County Sheriff's Office for Law Enforcement Services.

BACKGROUND:
The proposed agreement for law enforcement services will be effective July 1, 2025, and provides patrol deputies, detectives, school resources officers and support staff. The agreement designates the Utah County Sheriff as the Chief of Police for Eagle Mountain City and includes 33 sworn law enforcement officers and 3 civilian positions, totaling 36 personnel.

The City will reimburse Utah County for costs, including salaries, benefits, equipment and insurance. Costs will increase 4% annually and may be adjusted for additional services or statutory changes. Any overtime costs will be billed separately.

The City will provide office space and cover maintenance, utilities and other related expenses. Utah County will purchase necessary equipment, which will remain assigned to Eagle Mountain and, upon termination, the equipment will be transferred, sold or retained based on depreciated terms.

Utah County will prosecute certain misdemeanors and ordinance violations referred to the Utah

County Justice Court unless Eagle Mountain City arranges alternative prosecution.

The agreement aims to provide cost-effective law enforcement services to Eagle Mountain City while leveraging Utah County's established infrastructure and personnel. The agreement is effective from July 1, 2025, through June 30, 2028.

ITEMS FOR CONSIDERATION:

1. Duration and Renewal

- The agreement is effective from July 1, 2025, to June 30, 2028, with automatic renewals for four-year terms unless terminated with one year's notice.

2. Law Enforcement Services

- Utah County Sheriff's Office will provide comprehensive law enforcement services, including patrol deputies, detectives, school resource officers, and administrative staff.

3. Staffing Plan

- Eagle Mountain City will receive 33 sworn law enforcement officers and 3 civilian positions, totaling 36 personnel.

4. Office Space

- Eagle Mountain City will provide suitable office space and cover maintenance, utilities and related expenses.

5. Equipment

- Utah County will buy suitable equipment, which will remain assigned to Eagle Mountain City.
- Upon termination, equipment will be transferred, sold or retained based on depreciation terms.

6. Prosecution

- Utah County will prosecute certain misdemeanors and ordinance violations referred to the Uyah County Justice Court unless Eagle Mountain City arranges alternative prosecution.

7. Termination

- The agreement can be terminated voluntarily with one year's notice or due to breach with a 15-day cure period.

8. Amendments

- Any changes to the agreement require written approval by both parties and compliance with applicable laws.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. Agreement
3. CONFIDENTIAL - Final Cost per position Eagle Mountain 2025-2026

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN EAGLE MOUNTAIN CITY AND UTAH COUNTY FOR LAW ENFORCEMENT SERVICES

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the Interlocal Agreement between Eagle Mountain City and Utah County for Law Enforcement Services, as set forth more specifically in Exhibit A.

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah, as follows:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Interlocal Agreement between Eagle Mountain City and Utah County for Law Enforcement Services, as set forth in Exhibit A.

2. The Interlocal Cooperation Agreement between Eagle Mountain City and Utah County for Law Enforcement Services, attached hereto as Exhibit A and incorporated herein, is hereby approved.

3. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 17th day of June, 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 17th day of June, 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

AGREEMENT NO. 2025-511

INTERLOCAL COOPERATION AGREEMENT WITH EAGLE MOUNTAIN CITY FOR LAW ENFORCEMENT SERVICES

THIS AGREEMENT, made and entered into this 11th day of June, 2025, by and between UTAH COUNTY, a body corporate and politic of the State of Utah, hereinafter referred to as the COUNTY, and EAGLE MOUNTAIN CITY, a political subdivision of the State of Utah, hereinafter referred to as CITY.

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Section 202(1)(d), Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another to provide law enforcement services to public agencies; and

WHEREAS, the parties to this AGREEMENT are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, the CITY should provide peace officers to preserve the public peace, prevent crime, detect and arrest offenders, suppress riots, protect persons and property, remove nuisances existing in public streets, roads and highways, enforce every law relating to the suppression of offenses, and perform all duties required of them by ordinance or resolution; and

WHEREAS, the CITY has previously appointed the Utah County Sheriff as a marshal or ex-officio Chief of Police, does not presently have a police force or any law enforcement officers, and desires to contract with the COUNTY for the purpose of authorizing and appointing the Utah County Sheriff and his deputies as the Police Force for the CITY; and

WHEREAS, the COUNTY has an established Sheriff's Office complete with physical plant, equipment, administration, and personnel, to handle the needs of the CITY; and

WHEREAS, the CITY and the COUNTY desire to save taxpayer money while providing police protection to the CITY through mutual cooperation; and

WHEREAS, the COUNTY is agreeable to rendering such services on the terms and conditions hereinafter set forth;

NOW, THEREFORE, based on the mutual consideration contained herein, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. EFFECTIVE DATE; DURATION.

This Interlocal Cooperation Agreement shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution hereof by the governing bodies of the COUNTY and the CITY. This Interlocal Cooperation Agreement shall commence July 1, 2025, and terminate June 30, 2028. Thereafter, this AGREEMENT shall automatically renew for a four-year term terminating June 30, 2031, pursuant to the terms stated herein, unless either party notifies the other in writing that it does not intend to renew at least one year prior to the end of the initial term.

The prior agreement between the parties for law enforcement services, Agreement 2020-1005 dated December 2, 2020, will terminate effective at midnight June 30, 2025, upon the execution of this agreement by the parties.

Section 2. ADMINISTRATION OF INTERLOCAL COOPERATION AGREEMENT.

The COUNTY and the CITY do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Interlocal Cooperation Agreement. The COUNTY

and the CITY agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953, as amended, the governing body of the COUNTY shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties. The COUNTY agrees to keep all books and records in such form and manner as the County Auditor shall specify and further agrees that said books and records shall be open for examination by CITY at reasonable times. All records created or received by the COUNTY in the performance of this AGREEMENT shall be COUNTY records and shall be made available to CITY officials on reasonable notice during business hours. The parties agree that no joint real or personal property will be acquired, held, or disposed of as part of this AGREEMENT, provided however, that the CITY will furnish suitable office space for the use of COUNTY deputy sheriffs, office specialists, and other support staff assigned to work in the CITY as provided in Section 3 below. COUNTY deputy sheriffs, office specialists, and support staff are the employees of, and under the supervision and control of COUNTY. CITY shall provide all maintenance, repair, janitor services, phone, utilities and building improvements for the office space.

Section 3. PURPOSES AND DESCRIPTION OF SERVICES.

This Interlocal Cooperation Agreement has been established and entered into between the COUNTY and the CITY for the purpose of providing law enforcement services to the CITY by deputies of the Utah County Sheriff's Office. The COUNTY agrees to provide law enforcement by and through the Utah County Sheriff's Office for and on behalf of the CITY. The Utah County Sheriff is hereby appointed as the Chief of Police of the CITY pursuant to Sections 10-3-918 and 10-3-913, Utah Code Annotated, 1953, as amended, and his deputy sheriffs shall be deemed to be

police officers of the CITY pursuant to Sections 10-3-918, 10-3-919, 10-3-914, and 10-3-915, Utah Code Annotated, 1953, as amended during the initial and renewal terms of this AGREEMENT.

To provide law enforcement services to CITY, COUNTY currently provides CITY with full-time deputies plus office specialists and support staff as indicated in the attached staffing plan. The staffing plan shall provide sufficient personnel, including but not limited to supervisors, deputies, detectives, school resource officers and office staff, to ensure the needs of the CITY and its residents are being met, and the personnel are able to carry out their duties in a safe and efficient manner. COUNTY will provide personnel per the staffing plan (collectively referred to hereafter as "Deputy Services"). COUNTY will consult with CITY prior to final assignment of full-time deputies to provide law enforcement services to CITY.

During the initial and renewal terms, at the request of CITY, and as funds are available to CITY as determined by CITY in its sole discretion, COUNTY will provide additional personnel and support services, including, but not limited to, upgraded technology and software, as requested by CITY ("Additional Services") and the staffing plan will be amended accordingly as provided in Section 11 below. COUNTY will consult with CITY prior to acquiring Additional Services and final assignment of full-time deputies to provide law enforcement services to CITY.

Section 4. MANNER OF FINANCING.

Prior to the commencement of the initial, and renewal terms, COUNTY shall document and verify the cost of Deputy Services including but not limited to salary, benefits, overtime, equipment, overhead, and other associated costs, including, but not limited to, software, and insurance reimbursement costs per Section 9, hereinafter the "Cost", and provide the same to

CITY. The Cost shall not include overtime, on-call, support technology, and other law enforcement services (by way of example, Utah County Major Crimes Task Force dues, Flock Safety) provided to CITY which are calculated, billed, and paid separately by CITY.

COUNTY agrees to notify CITY of the Cost by May 1st, for the renewal term commencing July 1st. The Cost established at the beginning of the initial and renewal terms shall automatically increase 4% per year on July 1st of each contract year. COUNTY will bill CITY monthly for the Cost. Within 30 days of billing from COUNTY, the CITY shall pay the Cost to the COUNTY. Any billing amounts which remain unpaid in full more than 30 days from billing shall bear interest at 12% per annum until paid in full. Should the cost of Deputy Services increase by more than 4% but less than 6% in any given year, COUNTY may notify the CITY and CITY may object, in writing, to the increase over 4% within 30 days of notification. If CITY agrees or does not object to the increase over 4% within 30 days, the increase will be included in the Costs of this agreement at the start of the next fiscal year.

The cost of Additional Services added during the initial or renewal terms shall apply at the time the Additional Services are provided, and the Cost of the Deputy Services shall increase accordingly. The increased cost of the Deputy Services shall then be used to determine the yearly automatic increase.

Additional law enforcement expenses incurred by COUNTY as a result of federal or state statute or regulation will be added to the Cost of the Deputy Services which shall be increased accordingly.

COUNTY shall attempt to limit overtime costs; however, COUNTY will bill CITY for overtime costs monthly as they are incurred. If COUNTY anticipates that the overtime costs for

any month will exceed 7% of the Cost for the month, COUNTY shall notify CITY as soon as possible of the estimated overtime costs and the reason(s) for the anticipated overtime costs. COUNTY shall also provide a detailed description of the overtime costs for any month if requested by CITY.

Section 5. TERMINATION.

A. Voluntary. Either party shall have the right at any time after the effective date of this AGREEMENT to terminate this AGREEMENT without cause by giving the other party one year's notice in writing by registered mail, return receipt requested. If notice is given, this AGREEMENT shall terminate upon the expiration of one year from the receipt of the notice and the liability of the parties hereunder for the further performance of the terms of this AGREEMENT shall thereupon cease, but neither party shall be relieved of the duty to perform their obligations up to the date of termination.

B. Breach. In the event that either party deems the other to be in breach of any provision hereof, the party claiming the existence of the breach on the other's part shall notify the other in writing of such claimed breach. The alleged breaching party shall have fifteen (15) days in which to commence all actions necessary to cure the alleged breach and shall notify the complaining party in writing of the actions taken to cure the alleged breach. In the event the actions reasonably necessary to cure the alleged breach are not commenced in a timely manner, the complaining party may terminate this Agreement.

Section 6. SUPPLIES AND EQUIPMENT

COUNTY and/or CITY may provide such office equipment (telephones. desks, chairs, etc.) and supplies as they deem necessary or desirable for the office specialists and support staff.

Office equipment provided by either party to this AGREEMENT shall remain the property of the party providing the office equipment.

COUNTY agrees to purchase the necessary equipment for Deputy and Additional Services funded by CITY, including but not limited to vehicles, radios, and computers. As part of the Cost established by this AGREEMENT, CITY will repay the initial costs of the above equipment at the established depreciation terms for each item as established in the yearly budget. Large equipment items, such as vehicles and computers, shall remain assigned to the CITY, regardless of personnel changes. At the end of the depreciation period for CITY assigned equipment, or such longer period memorialized in writing by the Sheriff and CITY, COUNTY shall sell at auction the equipment pursuant to COUNTY'S policies and procedures. The revenue generated by said sales will be paid to the CITY, or deducted from the Costs, within 30 days of receipt of said revenue. Should COUNTY desire to retain any CITY assigned equipment after the established depreciation period, COUNTY shall pay CITY the fair market value of said equipment.

Upon termination of the AGREEMENT for any reason prior to the end of the initial or renewal term, the equipment shall be disposed of in the following order:

a. Fully depreciated equipment shall be transferred to CITY.

b. COUNTY shall transfer to CITY any partially depreciated equipment upon CITY's payment of the remaining depreciation of the equipment to COUNTY.

c. COUNTY may retain any remaining equipment by paying CITY the lesser of the fair market value of the equipment as of the date of termination or the depreciation of the equipment paid by CITY to COUNTY during the initial or renewal term of this AGREEMENT.

d. Any remaining partially depreciated equipment shall be sold at auction by COUNTY pursuant to COUNTY's policies and procedures. The proceeds of the sale of the equipment shall be divided by the parties based on the percentage of paid depreciation (CITY percentage - paid depreciation divided by total depreciation times sale price) and unpaid depreciation (COUNTY percentage - unpaid depreciation divided by total depreciation times sale price) after deducting the reasonable costs of sale from the sale price.

e. Any equipment which has not been depreciated and for which CITY has paid as part of the Cost, shall become CITY equipment upon termination of the AGREEMENT.

Section 7. REFERENCE TO JUSTICE COURT.

Subject to prosecutor discretion, County shall prosecute class B and class C misdemeanor citations and complaints and egregious CITY criminal ordinance violators arising in CITY which CITY refers to the Utah County Justice Court in Provo, Utah until such time as CITY provides or arranges for an alternative CITY prosecutor or refers CITY citations and complaints to another justice court. COUNTY shall have no obligation to prosecute the above CITY misdemeanors or criminal ordinances if prosecution conflicts with the Rules of Professional Responsibility, statutory county attorney duties and obligations, any other rule, law, or regulation applicable to county attorneys or the practice of law or is contrary to the exercise of prosecutorial discretion.

Section 8. INDEMNIFICATION.

Each party shall indemnify and save harmless the other, its officers, volunteers, agents and employees from all suits, actions, or claims of any character related in any manner to injuries or damage received or sustained by any person, persons, or property arising out of a party's acts or omissions related in any manner to the performance of this AGREEMENT by either party. A party

shall not indemnify the other for intentional torts committed by the other's officers, volunteers, agents, or employees. No third party is intended by the parties to be benefitted by the indemnification or any other provision of this AGREEMENT. Nothing contained herein shall be interpreted as a waiver by COUNTY or CITY of the protections and immunities contained in the Governmental Immunity Act of Utah, UCA 63G-7-101 et. seq, or a successor statute, including the liability limits contained therein.

Section 9. INSURANCE

The parties shall carry commercial general liability insurance in the minimum amount of the liability limits stated in the Governmental Immunity Act of Utah, UCA 63G-7-101 *et. seq.,* or a successor statute, to insure against loss or liability arising out of a party's performance of this AGREEMENT. In exchange for the mutual indemnification above, COUNTY maintaining this insurance coverage, COUNTY's exposure to liability for law enforcement within CITY limits and COUNTY's provision of services under this AGREEMENT on a reimbursement basis, CITY shall pay COUNTY said insurance costs as calculated in the Costs to offset the cost of COUNTY providing this insurance coverage. COUNTY's provision of insurance shall not be construed to be an indemnification or hold harmless of CITY. In the event of a claim against CITY or COUNTY arising out of either party's performance under this AGREEMENT, each party shall maintain their own defense in any action in which they are a party.

Section 10. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the County Clerk of Utah County and with the CITY Recorder and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 11. AMENDMENTS.

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) executed by a duly authorized official of each of the parties, (b) submitted to and approved by an Authorized Attorney as required by Section 11-13-202.5(3), Utah Code Annotated, 1953, as amended, and (c) filed in the official records of each party.

Section 12. SEVERABILITY.

If any term or provision of this AGREEMENT or the application thereof shall to any extent be invalid or unenforceable, the remainder of this AGREEMENT, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this AGREEMENT unenforceable.

Section 13. GOVERNING LAW.

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 14. PRIOR AGREEMENTS

This is the entire AGREEMENT between the parties. From the commencement of services under this AGREEMENT, all prior agreements between the parties for the provision of law enforcement services to CITY by COUNTY are terminated, superseded, and replaced. However, services rendered under the prior agreement are governed by and subject to the terms and conditions of the prior agreement until the commencement of services under this AGREEMENT.

The parties hereto waive and disclaim any interest in prosecution costs and the citation credit from prior agreements.

Authorized and passed on the 11th day of June, 2025.

UTAH COUNTY

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

DocuSigned by:
Brandon B. Gordon
FCC2EEE5B8EA4AD...

BRANDON B. GORDON, Commission Chair

Signed by:

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: Signed by: Jolynn Clegg 9D992F0F25144C0...
Deputy

APPROVED AS TO FORM AND
COMPLIANCE WITH APPLICABLE LAW:
JEFFREY S. GREY
Utah County Attorney

By: DocuSigned by: B2D92CE347C04B9...
Deputy Utah County Attorney

EAGLE MOUNTAIN CITY

Authorized and passed on the _____day of _____, 2025.

_____
Mayor

ATTEST: _____
CITY RECORDER

APPROVED AS TO FORM AND
COMPLIANCE WITH APPLICABLE LAW:

_____
CITY ATTORNEY

UTAH COUNTY SHERIFF'S OFFICE
SHERIFF
MICHAEL L. SMITH

Staffing for Eagle Mountain City - 2025

Positions	Number in Position
Chief Deputy	1
Patrol Lieutenant	1
Patrol Sergeant	5
Patrol Deputy	18
School Resource Deputy	3
Patrol Deputy A.C.O.	1
Detective	2
Sex Crimes Detective	2
Victim Advocate	1
Office Specialist	1
1000 HR Office Specialist	1

(33 Sworn LEO's, 3 Civilian positions = 36)

Address - 3075 North Main, Spanish Fork, Utah 84660 **Phone** – 801-851-4000

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the Fourth Amendment to the Porter's Crossing Master Development Agreement.
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	SK Hart

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Marcus Draper, City Attorney	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council approve the fourth amendment to the Porter's Crossing Master Development Agreement.

BACKGROUND:
SK Hart is looking to rezone a parcel that is approximately 1/3 acre in the Porter's Crossing Development from Open Space to R1.

Due to changes brought about by prior amendments to the Porter's Crossing Master Development Plan, this parcel is no longer necessary for the development to meet its open space requirements. The parcel is unimproved and is located between 2 homes. It is essentially just a vacant lot. This amendment to the MDA in conjunction with the MDP amendment would allow the unimproved vacant lot to be developed into a single family home.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:
1. Resolution
2. Exhibit A

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE FOURTH AMENDMENT TO THE PORTER'S CROSSING MASTER DEVELOPMENT AGREEMENT

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Fourth Amendment to the Porter's Crossing Master Development Agreement, as set forth more specifically in Exhibit A; and

WHEREAS, the City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Fourth Amendment to the Porter's Crossing Master Development Agreement, as set forth in Exhibit A.

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah:

1. The Fourth Amendment to the Porter's Crossing Master Development Agreement, attached hereto as Exhibit A, is hereby approved.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 17th day of June, 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 17th day of June, 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

When Recorded Return To:

Eagle Mountain City
c/o Gina Olsen, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

EAGLE MOUNTAIN CITY

FOURTH AMENDMENT TO

MASTER DEVELOPMENT AGREEMENT
DATED MARCH 23, 2016
FOR THE
PORTER'S CROSSING TOWN CENTER
MASTER DEVELOPMENT

This FOURTH AMENDMENT ("Fourth Amendment") to the MASTER DEVELOPMENT AGREEMENT FOR PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT dated and recorded March 23, 2016 ("MDA") , the First Amendment thereto, titled "Master Development Agreement for Porter's Crossing Town Center, but dated January 16, 2018 ("First Amendment"), the SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT DATED March 23, 2016 FOR THE PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT dated June 5, 2018 and recorded July 3, 2018 ("Second Amendment") and the THIRD AMENDMENT TO MASTER DEVELOPMENT AGREEMENT DATED September 23, 2024 and recorded October 30, 2024 FOR THE PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT dated June 5, 2018 (cumulatively, "Prior Agreement") is entered into between Eagle Mountain City, a Utah municipal corporation ("City") and Pony Express Land Development, Inc. a Utah corporation ("Developer") as of the date last executed below.

This Amendment is made with reference to the following facts.

A. All of the capitalized terms in this Fourth Amendment shall have the meanings specified in the Prior Agreements except as modified below.

B. The City and Developer have determined that it is in the best interest of the Parties to amend portions of the Prior Agreement as set forth below.

C. On March 23, 2016, the Porter's Crossing Town Center Master Development labeled parcel 3c as part of the open space land group see Exhibit 3. On June 5, 2018, the Second Amendment to the Porter's Crossing Town Center Master Development labeled parcel 3c as part of an "existing development". See Exhibit 3A. Ultimately, this parcel was not sold with that "existing development". Within the Second Amendment, an open space acreage and amenity point calculation was prepared for the total dwelling units in Pods 2, 4, 6a and 6b, and this calculation did not consider parcel 3c as open space. See Exhibit 5, Section 1. The result of this calculation revealed a shortage of 3.86 acres of open space and 218 amenity points. See Exhibit 5, Section 1. To cure this shortage the Developer paid an in-lieu fee to the city in the amount of $697,496. See Exhibit 5, Section 1. On September 23, 2024, the Third Amendment to the Porters Crossing Town Center Master Development created new residential and commercial land use areas, new zoning designations and a new total number of dwelling units. As a result of these changes the Second Amendment open space acreage and amenity point calculation needed to be revised. See Exhibit 4. Parcel 3c was not considered open space in the revised calculation. The revised calculation used the previously paid in-lieu fee and the new number of dwelling units to arrive at the new requirements for open space and amenities. See Exhibit 4.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. **Property Subject to this Fourth Amendment.** The legal description of Pod 3c is set forth in Exhibit 2a attached hereto.

2. **Pod 3c.** All references to Pod 3c in the Prior Agreement are hereby modified and amended as set forth herein:

   A. Pod 3c shall be zoned as R1 residential and developed in accordance with the City's laws as of the effective date of this Fourth Amendment except as specifically modified herein.

3. **Interpretation and Effect of this Fourth Amendment of the Prior Agreement.** If any provision of the Prior Agreement or any prior amendments thereto conflict with this Fourth Amendment, including the Exhibits hereto, then the provisions of this Fourth Amendment shall control. All definitions not explicitly defined herein shall have the meaning as defined in the Prior Agreement. All Prior Agreements and Amendments shall remain in full force and effect except as explicitly modified by this Fourth Amendment.

Dated this 2 day of June, 2025.

PONY EXPRESS LAND DEVELOPMENT, INC.

By: _____

Print Name: Khosrow Semnani

Title: Manager

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On the 2nd day of June 2025, personally appeared before me Khosrow B. Semnani, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Pony Express Land Development, Inc.

KELLY MARIE COOK
Notary Public, State of Utah
Commission #736188
My Commission Expires
03/18/2028

_____
NOTARY PUBLIC

ATTEST:

EAGLE MOUNTAIN CITY

_____
City Recorder

_____
Tom Westmoreland, Mayor

Approved as to form:

_____
City Attorney

STATE OF UTAH)
)
COUNTY OF UTAH)

On the _____ day of June, 2025, personally appeared before me _____, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Eagle Mountain City

_____

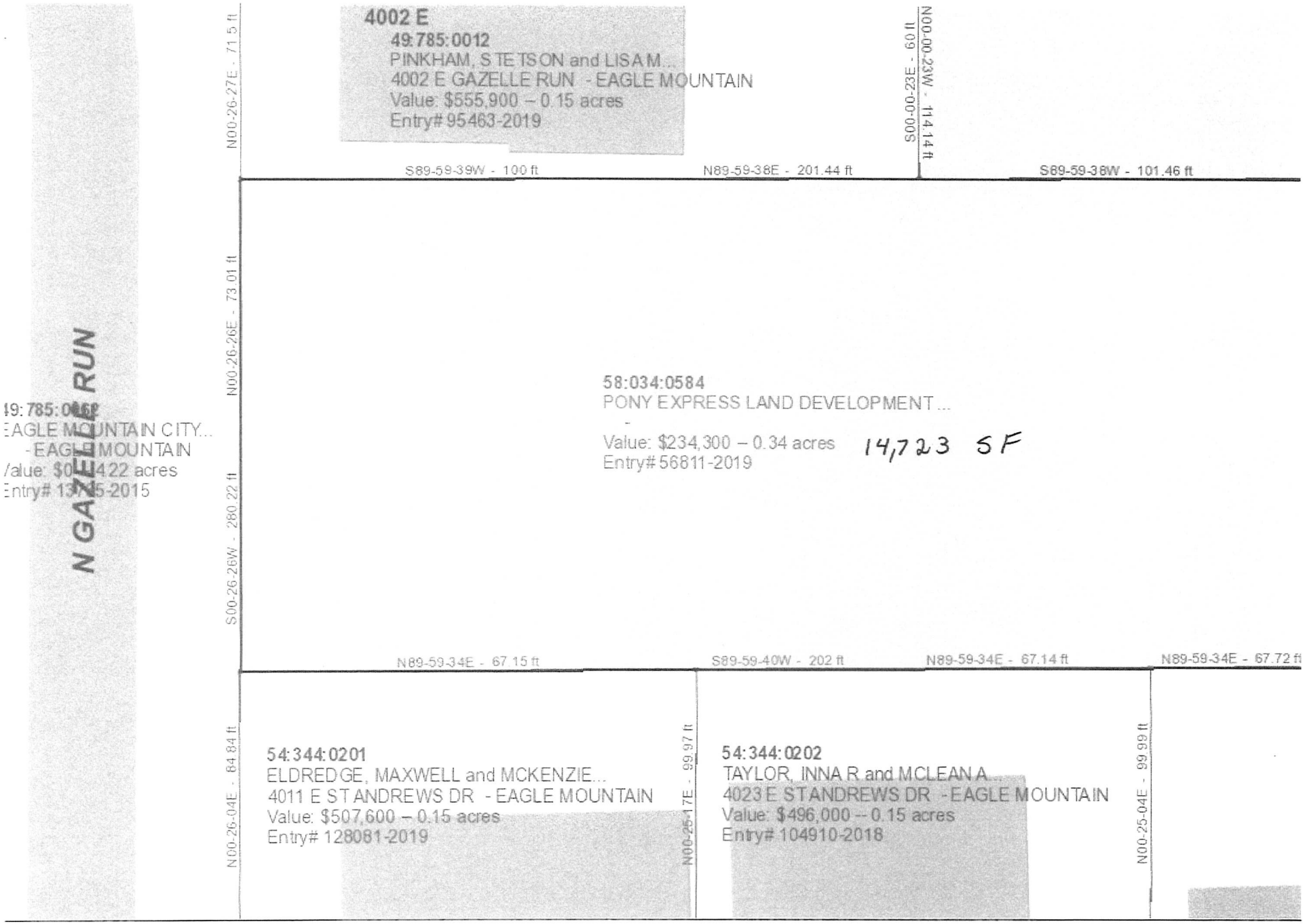
NOTARY PUBLIC

Exhibit 2A

Legal Description and Diagram of Property

COM N 0 DEG 11' 40" E 1208.07 FT & W 172.66 FT & N 89 DEG 59' 35" W 680.33 FT & N 0 DEG 26' 26" E 99.95 FT FR SE COR. SEC. 20, T5S, R1W, SLB&M.; N 0 DEG 26' 26" E 73.01 FT; N 89 DEG 59' 38" E 201.44 FT; S 73 FT; S 89 DEG 59' 40" W 202 FT TO BEG. AREA 0.338 AC.

Serial Number: 58:034:0584



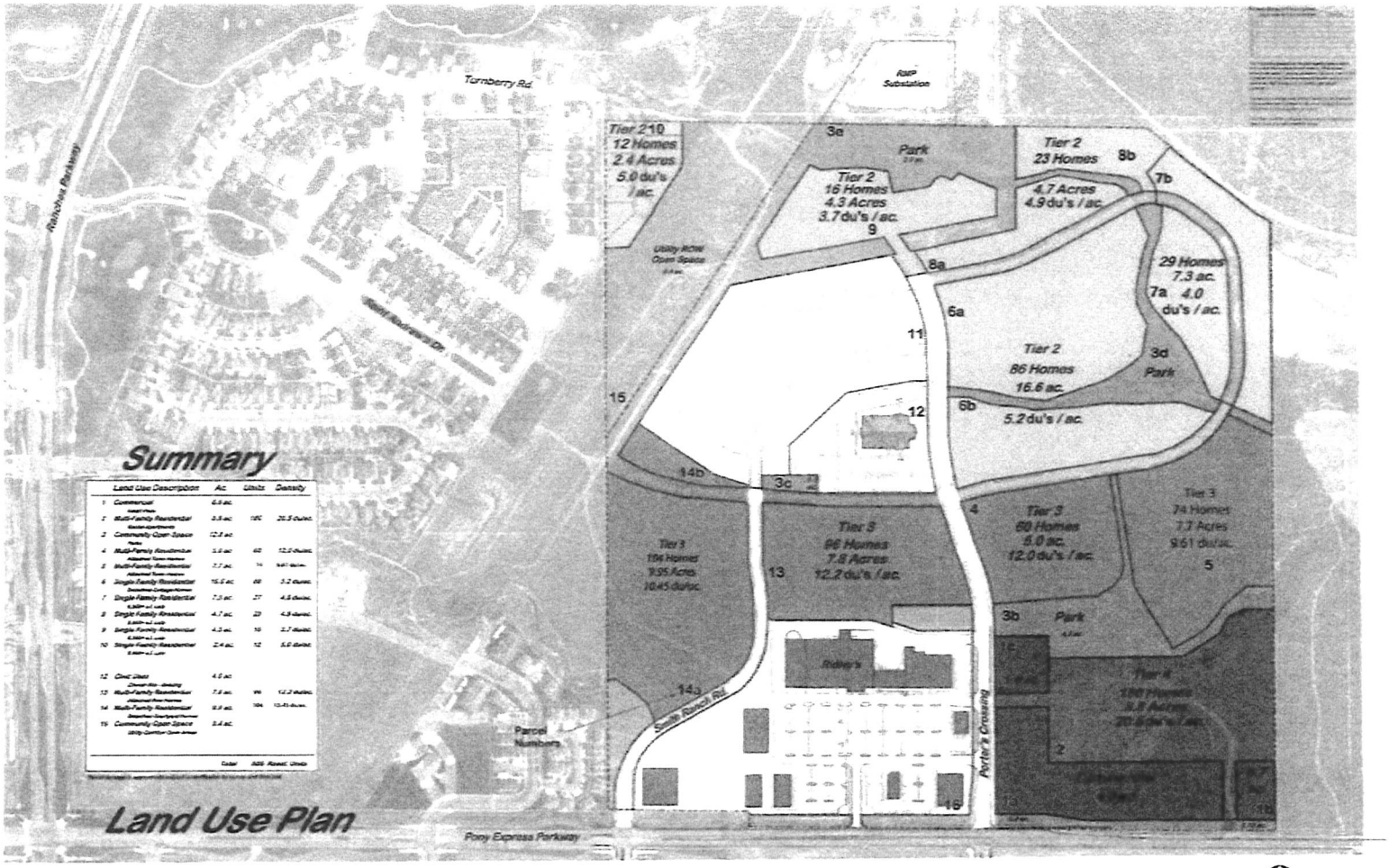
Utah County Parcel Map

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

Date: 12/7/2022

N

Exhibit 3



	Land Use Description	Ac.	Units	Density
1	Commercial	6.5 ac.		
2	Multi-Family Residential	3.5 ac.	100	20.5 du/ac.
3	Community Open Space	12.8 ac.		
4	Multi-Family Residential	5.0 ac.	60	12.0 du/ac.
5	Multi-Family Residential	7.7 ac.	74	9.61 du/ac.
6	Single-Family Residential	16.6 ac.	86	5.2 du/ac.
7	Single-Family Residential	7.3 ac.	27	4.0 du/ac.
8	Single-Family Residential	4.7 ac.	23	4.9 du/ac.
9	Single-Family Residential	4.3 ac.	16	3.7 du/ac.
10	Single-Family Residential	2.4 ac.	12	5.0 du/ac.
12	Civic Uses	4.0 ac.		
13	Multi-Family Residential	7.8 ac.	96	12.2 du/ac.
14	Multi-Family Residential	9.9 ac.	194	19.45 du/ac.
15	Community Open Space	3.4 ac.		
	Total	105	Resid. Units	

Porter's Crossing Village Center Plan

December 22, 2015

Exhibit 3A

LAND USE PLAN

EXHIBIT 3A

LAND USE SUMMARY:

Pod	Land Use Description	Acreage	Units	Density
1	Commercial	4.9		
	Retail Pad			
2	Mixed Use	11.6	180	15.5 du/ac.
	Residential over Retail			
3	Community Open Space	12.7		
	Parks			
4	Multi-Family Residential	7.6	123	16.2 du/ac.
	Attached Townhomes			
5	Single Family Residential	27.4	169	6.2 du/ac.
	Detached Single Family Homes			
5a	Institutional	12.3		
	Innovation Center, Assisted Living Care Center, School			
10	Civic Uses	5.0		
	Church Site			
11	Single Family Residential	2.3	14	6.0 du/ac.
	Detached Single Family Homes			
12	Civic Uses	4.5		
	Church Site			
13	Single & Multi-Family Residential	4.3	24	5.6 du/ac.
	Attached Townhomes & Detached Single Family Homes			
14	Multi-Family Residential	10.0	50	5.0 du/ac.
	Attached Town Homes - Flexible			
15	Community Open Space	4.0		
	Utility Corridor Open Areas			
16	Commercial	11.9		
	Neighborhood Retail			
	Total		732 Residential Units	

30' Wide Trail Corridor For Future Trail

GENERAL NOTES:

THE INFORMATION DEPICTED ON THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO MODIFICATION AND REVISION. ALL LAND USES, ACREAGE CALCULATIONS, DENSITY CALCULATIONS, LOT SIZES, ROAD WIDTHS AND LOCATIONS OF VARIOUS COMPONENTS OF THE PLAN ARE BASED ON PRELIMINARY DATA, TOPOGRAPHY, BOUNDARIES AND DESIGN PARAMETERS.

SITE LAYOUTS, INCLUDING ROADS, PARKING, BUILDINGS, LOT AND OPEN SPACE AREA AMENITIES ARE ILLUSTRATIVE IN NATURE AND SUBJECT TO FINAL SITE DESIGN AND MUNICIPAL APPROVAL PROCESSES.

UNIT TOTALS SHOWN FOR EACH PARCEL MAY SURPASS ALLOWABLE PROJECT DENSITY TO ALLOW FOR ADJUSTMENT IN DESIGN.

Porter's Crossing Village Center Plan

Exhibit 4

EAGLE MOUNTAIN

Porter's Crossing Town Center
Open Space Calculations

On July 18, 2023, the Eagle Mountain City Council approved the Third Amendment to the Master Development Agreement for the Porter's Crossing Town Center Master Development. Paragraph 10 of that amendment required the City to recalculate the amount of open space, improvements, and amenities required for the new developments (Pods 9 and 10).

Following a detailed analysis of all required and provided open space and amenity points, and the previously received in-lieu fee ($697,496.00 for 3.86 acres and 218 amenity points), the City hereby determines that development of Pods 9 and 10 (maximum 250 dwelling units) will require the following along with the submittal of a master site plan and/or site plan application, based on the recalculation example below (The recalculation example below uses the information from Exhibit 3 of the Third Amendment to the Master Development Agreement for Porter's Crossing Town Center Master Development):

Recalculation Method for the Open Space Worksheet for Pod 9 and Pod 10.

City code 17.25.040 Residential Development Standards. Zones MF1 and MF2 by bedroom category	1 bed	2 bed	3 bed	Totals
Pod 9 apartments.	64	93	38	192
Pod 9 townhomes.			25	25
Pod 10 townhomes.			33	33
Total dwelling units.	64	93	96	250
Required sqft of open space per bedroom.	750	750	1,000	
Total required sqft of open space per bedroom.	48,750	69,750	96,000	214,500
Divided by the sqft in an acre.				43,560
Total required acres of open space				4.86

Open Space Requirements

Recalculated open space requirements, per Pod, using the previously received in-lieu fee	Acres		
	Required	Provided	Balance
Pods 2, 3b, 3d, 3e, 4, 6a and 6b	6.818	6.111	0.707
Pods 9 and 10	4.86	1.707	3.153
Previously received in lieu fee		3.860	(3.860)
Totals			

Amenity Point Requirements

Recalculated amenity point requirements, per Pod, using the previously received in lieu fee.	Points		
	Required	Provided	Balance
Pods 2, 3b, 3d, 3e, 4, 6a and 6b.	682	683	(1)
Pods 9 and 10	486		486
Previously received in lieu fee.		218	(218)
Totals			267

Amenity Points

1. The proposed amenities should reflect, generally, the amenities shown in the conceptual plans approved with the Third Amendment to the MDA (trails, pickleball courts, pavilions, gazebos, playgrounds).
2. Amenities constructed inside the PacifiCorp power easement and the Kern River gas easement must comply with the encroachment specifications of each easement.
3. The regional trail that will be constructed along Nessa Way (in the utility corridor) will not count towards required amenity points, as it replaces the required sidewalks along the road.

Open Space

1. Improved public open space surrounding the amenities and generally in accordance with the conceptual plans.
2. Open space improvements constructed inside the PacifiCorp power easement and the Kern River gas easement must comply with the encroachment specifications of each easement.
3. Private open space and improvements as generally shown in the approved conceptual plans.

This accomplishes the recalculation requirements in paragraph 10 of the Third Amendment to the Master Development Agreement for the Porter's Crossing Town Center Master Development.

PONY EXPRESS LAND DEVELOPMENT, INC.

By: [signature]

Print Name: Khosrow B. Semnani

Title: President

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On the 16 day of ~~January, 2024~~ October, 2024, personally appeared before me Kelly M Cook, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Pony Express Land Development, Inc.

KELLY MARIE COOK
Notary Public, State of Utah
Commission #736188
My Commission Expires
03/18/2028

[signature]
NOTARY PUBLIC

ATTEST:

EAGLE MOUNTAIN CITY

For: City Recorder

Tom Westmoreland, Mayor

Approved as to form:

City Attorney

STATE OF UTAH)
)
COUNTY OF UTAH)

On the 18th day of ~~January~~ November, 2024, personally appeared before me , who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Eagle Mountain City

LOREEN N JOHNSON
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 725202
COMM. EXP 06-10-2026

NOTARY PUBLIC

Exhibit 5

Porters Crossing Town Center
Parks and Open Space Development Cost Estimates
EXHIBIT 7a

	PODS			Totals
	2	4	6a, 6b	
Project Acreage	*12*	*10*	*36*	*58*
Number of DU	*180*	*128*	*169*	*477*
Open Space Acreage Required	*4.13*	*2.94*	*3.88*	*10.95*
Amenity Points Required	*413*	*294*	*388*	*1,095*

SECTION 1 - PARKS & OPEN SPACE IMPROVEMENTS

				Total
Contribution for Required Open Space-	3.86 Acres x $3.50 Per Square Foot			$ 588,496
(Developer reserves the right to improve Pod 3e as improved open space at its own expense.)	218 Amenity Points x $500 Per Point			$ 109,000
				$ 697,496
Pool and Clubhouse Costs				
Pools	$ 300,000	$ 300,000		$ 600,000
Clubhouses	$ 150,000	$ 150,000		$ 300,000
	$ 450,000	$ 450,000		$ 900,000

SECTION 2 - PARKS & OPEN SPACE IMPROVEMENTS WITH RECREATION CENTER DEVELOPMENT

City Council and Staff Minimum Recommended Open Space Improvements					Total
	Points	**76**	**307**	**495**	**878**
Benches-10 Total, (2 Points per Bench), $800/Bench	**20**	$ 4,800	$ 1,600	$ 1,600	$ 8,000
Pavillions-2 Total(4pts/100 SF), 900 SF Each $33.33/SF	**36**		$ 30,000	$ 30,000	$ 60,000
Basketball-1 Half Court, 1,320 SF, (100pts/6,600 SF)$ 18.94/SF	**20**	$ 25,000			$ 25,000
Trees-100trees Total,(2 pts/5 Trees), $200/Tree	**20**	$ 4,000	$ 6,000	$ 10,000	$ 20,000
Swings-1 Total (7 pts/4+ Swings)	**7**		$ 3,500		$ 3,500
Playground Version 1-1 Total	**160**		$ 80,000		$ 80,000
Playground Version 2-1 Total	**180**			$ 90,000	$ 90,000
Playground Disc Swing-1 Total ($6,600 @ 13pts)	**13**			$ 6,600	$ 6,600
Trails (6 pts/100 Linear Feet) 7,038 LF*$17/LF	**422**	$ 11,200	$ 32,000	$ 76,500	$ 119,700
Total Minumum Recommended Amenities	**878**	$ 45,000	$ 153,100	$ 214,700	$ 412,800

SECTION 3 - RECREATION CENTER FUNDS RECONCILIATION

Estimated Developer Savings to be Diverted to Recreation Center Construction	
Funds Available for Recreation Center Construction From Amenities in Parks	$ 697,496
Funds Available for Recreation Center Construction From Pool and Clubhouse Savings	$ 900,000
Total Developer Contribution for Recreation Center	$ 1,597,496
Estimated Developer Funds to be Recovered from Fee Reimbursement Agreement	
Developer Advance Funding Provided to Recreation Center-Per Agreement with City	$ 2,600,000
Land Value to the City for Recreation Center (5.48 Acres at $2.51 per Square Foot) See Note (1)	$ 600,000
Estimated Developer Savings From Required Improvements to Open Space	$ (697,496)
Estimated Developer Savings from Required Clubhouse and Pool	$ (900,000)
Excess Developer Funding Towards Recreation Center (Subject to Fee Reimbursement Agreement)	$ 1,602,504

Notes

(1)-Actual acreage deeded to City is 8 acres, including property in power corridor.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to Porter's Crossing Master Development Plan and Rezone of 1 lot from Open Space to R1.
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	N/A
APPLICANT:	SK Hart

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Neighborhood Residential 3 Zone: Open Space	0.34 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to Porter's Crossing Master Development Plan and Rezoning of 1 lot from Open Space to R1

BACKGROUND:
SK Hart is looking to rezone a parcel that is approximately 1/3 acre in the Porter's Crossing Development from Open Space to R1. Due to changes brought about by prior amendments to the Master Development Plan, this parcel is no longer necessary for the development to meet its open space requirements. The parcel is unimproved and is located between 2 homes. It is essentially just a vacant lot. This amendment to the MDP in conjunction with the MDA amendment would allow the unimproved vacant lot to be developed into a single family home.

ITEMS FOR CONSIDERATION:

16.10.070 Criteria for approval of MDPs

A master development application shall be evaluated using the following criteria. The planning commission and city council will determine compliance with these 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? -- **Complies**
2. Natural Hazards. Can the proposed development reasonably be established without hazard of slope failure (rockfall, landslides, debris flows, and similar earth movements)? -- **Complies**
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? -- **Complies**
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? -- **Complies**

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

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. -- **Complies**

B. Criteria Related to Infrastructure.

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

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? -- **Complies**

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 sufficient to meet the development need, including both the building lots and common improved open space? -- **Complies**

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. -- **Complies**

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? -- **Complies**

D. Criteria Related to Design.

1. Open Space.

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

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

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

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

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:

1. Ordinance
2. Parcel Rezone

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE FOURTH AMENDMENT TO THE PORTER'S CROSSING MASTER DEVELOPMENT PLAN AND REZONING ONE VACANT LOT FROM OPEN SPACE TO R1

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands that are part of the Porter's Crossing Master Development Plan, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve an amendment to the Porter's Crossing Master Development Plan by rezoning of certain property, as set forth in Exhibit A.

2. The one lot depicted and described in Exhibit A is hereby rezoned from Open Space to R1 on/for 0.34 acres of property located in the SE ¼ of Section 20, T5S, R1W, located between 4011 E St. Andrews Drive and 4002 E Gazelle Run, known in the Utah County records as Parcel No. 58:034:0584 in Eagle Mountain City 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 17th day of June, 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 17th day of June, 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 _____.

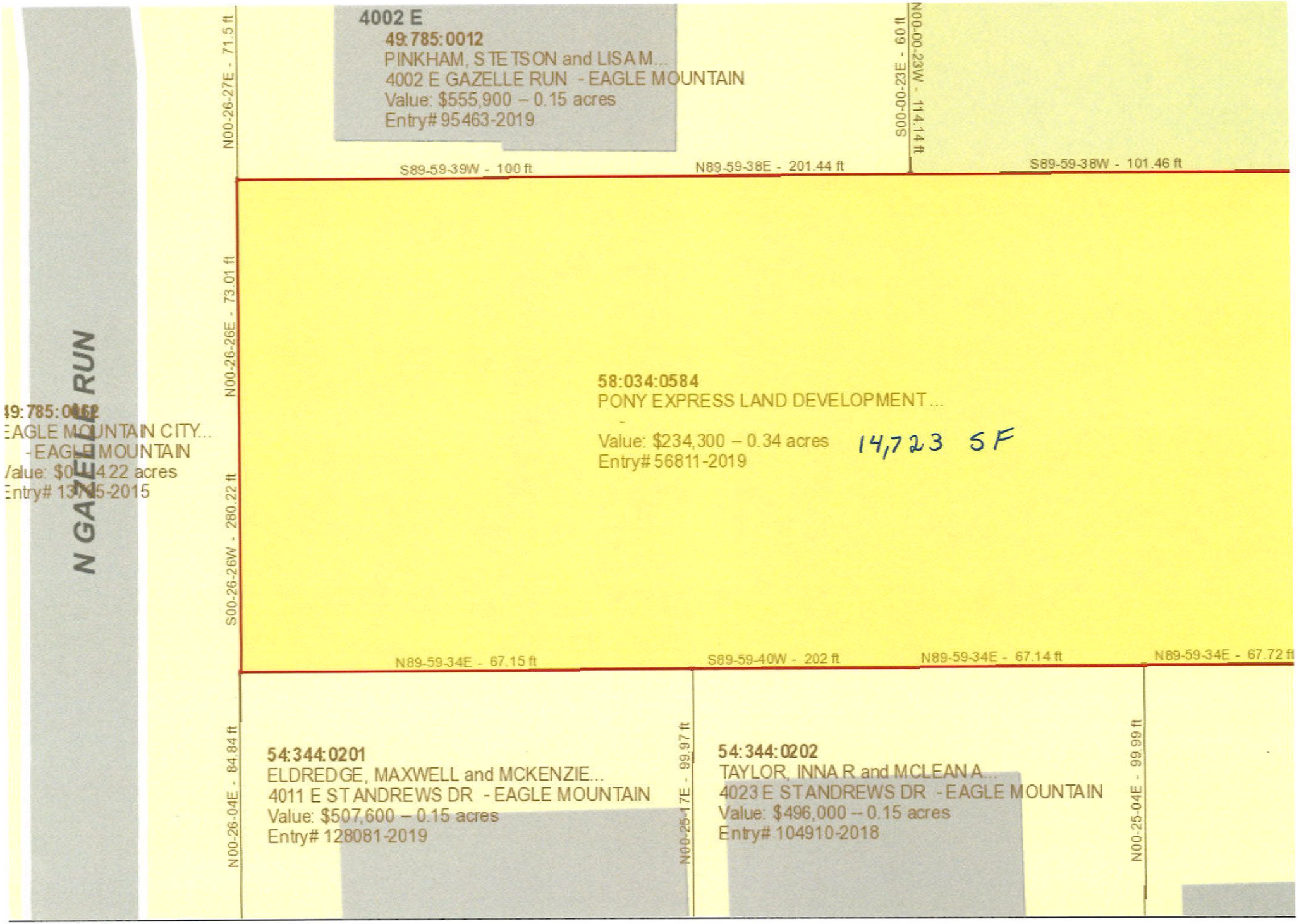
Exhibit A

Exhibit 2A

Legal Description and Diagram of Property

COM N 0 DEG 11' 40" E 1208.07 FT & W 172.66 FT & N 89 DEG 59' 35" W 680.33 FT & N 0 DEG 26' 26" E 99.95 FT FR SE COR. SEC. 20, T5S, R1W, SLB&M.; N 0 DEG 26' 26" E 73.01 FT; N 89 DEG 59' 38" E 201.44 FT; S 73 FT; S 89 DEG 59' 40" W 202 FT TO BEG. AREA 0.338 AC.

Serial Number: 58:034:0584



Utah County Parcel Map

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

Date: 12/7/2022

N

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	PUBLIC HEARING - Pursuant to Utah Code 10-3-818(2)(b)(i), Consideration of Public Comment on Proposed Compensation Increases for Statutory/Executive Officers in the Fiscal Year 2025-2026 Budget.
ITEM TYPE:	Public Hearing Only
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Kimberly Ruesch, Administrative Services Director	Kimberly Ruesch

RECOMMENDATION:
Staff recommends that the City Council hold a public hearing to receive public comment on compensation increases for executive municipal officers.

BACKGROUND:
Utah Code 10-3-818(2)(b)(i) states that before a governing body may adopt a final budget or a final amended budget that includes a compensation increase for an executive municipal officer, a public hearing on the compensation increase needs to take place.

"Compensation" means:
(A) salary, including salary paid under a contract;
(B) a budgeted bonus or budgeted incentive pay;
(C) a vehicle allowance; and
(D) deferred salary.

"Executive municipal officer" means:
(A) the city or town manager or chief administrative officer;
(B) the assistant city or town manager or assistant city or town chief administrative officer;
(C) the city or town attorney;
(D) an individual who is the head or chief of a city or town department or division; or
(E) an individual who is the chief assistant or deputy of an individual described.

ITEMS FOR CONSIDERATION:
The fiscal year 2025-2026 proposed budget includes funding for compensation increases for executive municipal officers, which may include a combination of cost of living of 2.9%, merit increases up to 3%, a tier 2 pension stipend of 0.80%, and market adjustments in connection with the

City's compensation plan.

The fiscal year 2025-2026 proposed budget includes compensation for all other employees based on these same criteria.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. FY 2026 Executive Compensation Proposal – Maximum

EXECUTIVE MUNICIPAL OFFICERS

Fiscal Year 2026 Compensation Changes

Position	Maximum Increase
Assistant Building Official	6.70%
Assistant City Engineer	6.47%
Assistant City Manager	5.90%
Assistant Public Works Director	12.61%
Assistant Public Works Director	11.19%
City Attorney	5.90%
City Engineer	5.90%
City Manager	10.90%
City Recorder	7.90%
City Treasurer	15.41%
Communications Manager	5.90%
Community Development Director	11.04%
Deputy City Manager	5.90%
Economic Development Director	6.47%
Finance Director	5.90%
Finance Manager	4.47%
GIS Administrator	5.90%
Human Resource Manager	6.70%
Legislative Affairs Director	5.90%
Library Assistant Director	5.90%
Library Director	5.90%
Open Space Manager	5.90%
Operations Director	5.90%
Public Works Director	10.60%
Recreation Manager	5.90%
Special Events/Senior Center Manager	6.47%
Wastewater Manager	6.47%
Water Manager	10.83%

Note: Includes up to 3% for merit, 2.9% cost of living, 0.80% Tier 2 Pension, market driven adjustments based on City's compensation plan.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Seventh Amendment to the 2024-2025 Fiscal Year Annual Budget.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	TBD
APPLICANT:	City-Initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Kimberly Ruesch, Administrative Services Director	Kimberly Ruesch

RECOMMENDATION:
Staff recommends that the City Council hold a public hearing and adopt an Ordinance of Eagle Mountain City, Utah, Approving the Seventh Amendment to the 2024-2025 Fiscal Year Annual Budget.

BACKGROUND:
State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the seventh amendment to the 2024-2025 Fiscal Year Annual Budget.

ITEMS FOR CONSIDERATION:
The budget amendment as proposed will increase the fiscal year 2024-2025 budget by $_____. The majority of the increase accounts for _____. A detailed list of additional items included in this amendment can be viewed in the Budget Amendment Detail attachment.

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 *(SEVENTH 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 the fiscal year 2024-2025.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 17th day of June, 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 17th day of June, 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

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE EAGLE MOUNTAIN CITY FISCAL YEAR 2025-2026 ANNUAL BUDGET TOTALING $_____ AND THE CERTIFIED TAX RATE

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to adopt an annual budget for operations, debt amortization, and capital outlay to define more accurately revenue projections, capital projects and to authorize necessary expenditures.

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

1. The City Council finds that all required notices have been given and that a public hearing has been conducted on June 3, 2025 and June 17, 2025, where public comment was received and considered, and that the Council may consider and adopt the Fiscal Year 2025-2026 budget.

2. "BUDGET YEAR" means the 2025-2026 fiscal year for which this budget is made, unless the context of the Ordinance requires otherwise.

3. "FISCAL YEAR" means that year which begins on the first day of July 2025 and ends on the last day of June 2026.

4. APPROPRIATIONS. The Municipal Budget (the "Budget") for Eagle Mountain City for the fiscal year is hereby adopted as set forth on Exhibit A and incorporated as though fully set forth herein. From the effective date of this Ordinance, the several amounts stated in Exhibit A expenditures are appropriated for expenditures within each fund and department enumerated in the budget.

5. ANTICIPATED REVENUES. The stated anticipated revenues include revenue from all sources, including grants and loans, except such revenues as derived from Revenue Bonds and Special Improvement District Bonds funding, and shall be classified in accordance with the chart of accounts of the municipality.

6. FUND BALANCE. The fund balance for each fund shall be available for emergency appropriation by the City Council.

7. ANTICIPATED SURPLUS FROM MUNICIPAL UTILITY OR ENTERPRISE FUNDS. The anticipated revenue and proposed expenditures of each utility or other public service enterprise owned or operated by the City is stated in a separate section of the budget; and

as to each such utility, anticipated surplus, if legally available for general purposes and to the extent such surplus is to be used to support budget operations, is stated as an item of revenue in the budget.

8. APPROVAL OF EXPENDITURES. The Mayor shall be the Budget Officer and have charge of the administration of the financial affairs of the City and to that end shall supervise and be responsible for the disbursement of all monies and have control over all expenditures to ensure that the appropriations to each department and fund are not exceeded. He shall exercise financial budgetary control over each office, department, and agency and shall cause separate accounts to be kept for the items of appropriation contained in the budget.

9. COMPLIANCE WITH STATE STATUTE. The Budget Officer is hereby directed to file a certified copy of the adopted budget with the Utah State Auditor's Office 30 days from adoption of this ordinance. This Ordinance shall be forwarded to the County Auditor and the State Tax Commission in accordance with UCA 59-2-913 and 59-2-920, and the Mayor is authorized to execute the Certified Tax Rate Resolution provided by the State Tax Commission with a rate of 0.000534%.

10. ADOPTION & EFFECTIVE DATE. This Ordinance adopting the budget of Eagle Mountain City for 2025-2026 is hereby adopted on June 17, 2025, and effective for the fiscal year 2025-2026.

ENACTED this 17th day of June, 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, Utah on this 17th day of June, 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 State Tax Commission - Property Tax Division **Resolution Adopting Final Tax Rates and Budgets**	**Form PT-800** Rev. 02/15

County: UTAH **Tax Year: 2025**

It is hereby resolved that the governing body of:

EAGLE MOUNTAIN CITY

approves the following property tax rate(s) and revenue(s) for the year: **2025**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations	2,839,998	0.000534
	$2,839,998	**0.000534**

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date:_____

Title:_____

Order	Dept	Issue / Item
2024.001i (was 2023.028)	22	**GP Full Build Out Scenarios**
2023.032	24	**Irrigation pipe requirements**
2023.011a	24	**Airport Road**
2023.011b	24	**Mid Valley Road**
2023.043	24	**Adjust Transportation Master Plan to designate MidValley as an expressway**
2024.005	24	**Transportation**

2023.013	21	**City-wide Trail Network Plan**
2023.039	21	**MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication**

Description	Priority [see EMMC 2.15.100]	Legislative Prio E Matrix:
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**
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**
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**
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**
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**
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**

Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	**Secondary Priority**	**Schedule**
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**

orities List

Status	Target Date	Date of last update
In Progress	4/29/2025	6/11/2025
In Progress	6/30/2024	6/11/2025
In Progress	10/1/2025	6/11/2025
In Progress	12/31/2025	6/11/2025
In Progress	12/5/2023	6/11/2025
Not Started	TBD	6/11/2025

In Progress	7/30/2024	6/5/2025
Completed	12/31/2024	6/5/2025

Comments/Update	Date Adopted		Assigned
We have hired consultants to create master plans for transportation, water, sewer, and stormwater. These master plans will include design of the full buildout scenarios for each of these. We have reviewed drafts of these plans and the consultants are working on finalizing the master plans.	4/2/2024		Larsen Hogge
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 that has been charged for us this spring.	5/16/2023		Hogge
Contractor is almost complete with Phase 2. Striping has been done and we are waiting for signage before the road can be opened. Phase 3 will complete the connection to SR73 and extension to the north of SR73. Construction on Phase 3 has begun and will be complete before school starts in August.	5/16/2023		Hogge
Civil Science has been awarded the design contract for this project. Completion is expected by fall 2025. Property acquisition and the design are complete. It will be going out to bid in the next few weeks.	5/16/2023		Hogge
CC approved an interlocal cooperation agreement with Mountainland Association of Governments for funding the Midvalley Road Feasibility Study (from Pony Express Parkway to Mountainview Corridor) on 10/01/2024. Avenue Consultants has been hired to complete the feasibility study for the connection to Saratoga Springs through Hidden Hollow. They have worked with city council to select an alignment and are refining the design and cost estimates. The transportation master plan is almost completed and the expressway is included in that update.	8/15/2023		Hogge
The transportation master plan update is almost complete and these connections are included in that update.	10/15/2024		Hogge

The Council hired Bike Utah as the consultant for this plan. 1st Info gathering meeting was held. Project is underway. Todd Black is the project manager.	5/16/2023	Mumford
Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The City Council approved the code amendment. This is complete.	1/3/2023	Mumford

Economic Growth						
Infrastructure Networks	×	×	×	×	×	
Reputational Evolution						
Generational Planning	×	×	×	×		
Environmental Stewardship					×	
Service Enhancement						

x x

x

Order	Dept	Issue / Item
2025.001		Traffic Safety
2025.002		Neighborhood Traffic Safety
2025.003		Use of ATV's, OHV's, and motorcycles on local trails and local parks
2025.004		Improved Public Safety
2025.005		Improved Public Safety

	Legislative Priorities List	
Description	**Priority [see EMMC 2.15.100]**	**E Matrix:**
Need to develop traffic calming methods to improve traffic safety by reducing traffic speeds to posted limits.	High	
Identify neighborhoods were traffic speeds exceed posted limits. Identify neighborhoods were traffic speeds are creating unsafe conditions.	High	
Need to ensure that motorized vehicles are not operating on local trails and parks. Council want a presentation regarding this issue at a future work meeting with recommendations on how to accomplish this goal i.e. signage, education outreach, more enforcement etc..	High	
Council would like a presentation regarding the development of a Youth Court Program.		
Council would like a presentation regarding the creation of a EMC Justice Court.		

Status	Target Date	Date of last update	Comments/Update

Date Adopted		Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
6/6/2025					X				X
6/6/2025					X				X
6/6/2025					X				X
6/6/2025									X
6/6/2025									X

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JUNE 17, 2025**
TITLE:	COMMUNICATION ITEM - Fiscal Year 2025 Fraud Risk Assessment
ITEM TYPE:	Communication Item
FISCAL IMPACT:	None
APPLICANT:	City-initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Kimberly Ruesch, Administrative Services Director	

RECOMMENDATION:
Staff recommends the City Council review the annual Fraud Risk Assessment.

BACKGROUND:
In 2020, the Office of the State Auditor implemented a program designed to help measure and reduce the risk of undetected fraud, abuse, and noncompliance in local governments of all types and sizes. The assessment assigns an overall risk level of undetected fraud based upon points earned for the implementation of the identified best practices. The assessment is not a replacement or duplication of the internal control assessment performed by an independent auditor as part of a financial statement audit. While they are both risk assessments, their methodologies and purposes are distinct. The assessment is performed internally each year and provided to the Council before the end of the fiscal year.

This item is being provided for the Council's review and information.

ITEMS FOR CONSIDERATION:
Eagle Mountain City's risk level falls within the "Low" category.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. FY2025 Fraud Risk Assessment

Fraud Risk Assessment

Continued

*Total Points Earned: 355 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?		20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	—	20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: Eagle Mountain City

*Completed for Fiscal Year Ending: 6/30/2025 *Completion Date: 6/10/2025

*CAO Name: Ben Reeves *CFO Name: Kimberly Ruesch

*CAO Signature: *CFO Signature:

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	✓			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	✓			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".			✓	
4. Are all the people who have access to blank checks different from those who are authorized signers?	✓			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	✓			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	✓			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	✓			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	✓			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	✓			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	✓			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	✓			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	✓			

* MC = Mitigating Control