



EAGLE MOUNTAIN CITY COUNCIL MEETING

SEPTEMBER 2, 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 - Annexation Policy Plan

2. AGENDA REVIEW

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

3. CITY MANAGER INFORMATION ITEMS

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. APPOINTMENTS

8.A. Library Advisory Board

1. Dani McKean - Completing term through December 2025
(new 4-year term reappointment may occur in December 2025)

9. PUBLIC COMMENTS

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

10. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

11. BOND RELEASES

11.A. Eagle Point Phase J, Plat 4 - Into Warranty

11.B. Firefly NPA 5 Wrangler Road and Pole Canyon Boulevard - Into Warranty

11.C. Eagle Point Plat D - Out of Warranty

11.D. Pacific Springs Phase A, Plat 4 - Out of Warranty

11.E. Porter Ranch Townhomes 1 & 2 - Out of Warranty

12. MINUTES

12.A. August 26, 2025 Minutes - Special City Council Meeting - Primary Election Canvass

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN - Ranches Academy Addition

14. ORDINANCES

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing EMMC 2.19. Director of Legislative Affairs, and Amending EMMC 2.15.100 and 2.17.010

15. RESOLUTIONS

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Pressure Releasing Valve (PRV) Cost Sharing Agreement for the Browns Meadow Subdivision

SCHEDULED ITEMS

ORDINANCES/PUBLIC HEARINGS

16. ALPINE SCHOOL DISTRICT ELEMENTARY 133

16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133

BACKGROUND: *(Presented by Planner Steven Lehmitz)* Rezone approval from Agriculture to Public Facilities for a new elementary school to be located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

16.B. PRELIMINARY PLAT & SITE PLAN - Alpine School District Elementary 133

BACKGROUND: *(Presented by Planner Steven Lehmitz)* Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

17. RESOLUTIONS/PUBLIC HEARING

- 17.A. PUBLIC HEARING/RESOLUTION - Resolution of Eagle Mountain City, Utah approving the Culinary Water Master Plan and Impact Fee Facilities Plan (IFFP)

BACKGROUND: *(Presented by City Engineer Vince Hogge/Psomas Representatives)* Psomas Engineering has been working with the City Engineering and the Public Works Department to develop a Master Plan for the City's culinary water utilities. The goal of this plan is to stay ahead of the rapid growth the City is experiencing. The plan shows what the City's culinary water system will need to look like at full build-out, and is intended to guide planning for growth in different areas.

18. ORDINANCES

- 18.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the First Amendment to Master Development Agreement for Ault Farms (Parkway Fields)

BACKGROUND: *(Presented by City Attorney Marcus Draper)* Flagship Homes, developer of Parkway Fields (formerly Ault Farms), is requesting approval to bond for their required privacy fencing due to supply delays. This would allow building permits to be issued, with Certificates of Occupancy withheld until the fencing is installed.

19. LEGISLATIVE ITEMS

- 19.A. UPDATE - Legislative Priorities List

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

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

21. COMMUNICATION ITEMS

22. ADJOURNMENT

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

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be

held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on August 28, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.



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

ENGINEERING

Tuesday, August 19, 2025

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

SUBJECT: Eagle Point phase 'J' plat 4 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
Eagle Point phase "J" plat 4 Bond
Reduced

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

Bond Release	
Original Bond Amount:	\$ 51,772.44
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 4,706.59
Amount Remaining in Bond :	\$ 47,065.85

Bond Releases Summary	
#1	\$ 4,706.59
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 4,706.59

8/20/2025

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SWPPP & SITE WORK										
a	SWPPP	1	0.01	LS	\$3,000.00	\$30.00	0	1	99%	\$30.00	\$30.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	49719	497.19	SF	\$1.20	\$596.63	0	49719	99%	\$596.63	\$596.63
b	6 inch Road base(also behind curb)	49719	497.19	SF	\$0.55	\$273.45	0	49719	99%	\$273.45	\$273.45
c	9 inch sub-base(e-fill)9behind curb)	49719	497.19	SF	\$0.75	\$372.89	0	49719	99%	\$372.89	\$372.89
d	30" curb & gutter	3230	32.3	LF	\$21.00	\$678.30	0	3230	99%	\$678.30	\$678.30
e	5' Sidewalk	3161	31.61	LF	\$26.00	\$821.86	0	3161	99%	\$821.86	\$821.86
f	Stop signs	1	0.01	EA	\$200.00	\$2.00	0	1	99%	\$2.00	\$2.00
g	Street signs	3	0.03	EA	\$200.00	\$6.00	0	3	99%	\$6.00	\$6.00
h	ADA ramps	3	0.03	EA	\$650.00	\$19.50	0	3	99%	\$19.50	\$19.50
3	CULINARY WATER										
a	8" culinary water c-900 w/fitings	1626	16.26	LF	\$28.00	\$455.28	0	1626	99%	\$455.28	\$455.28
b	Fire Hydrant	3	0.03	EA	\$4,200.00	\$126.00	0	3	99%	\$126.00	\$126.00
c	8" gate valves w/collars	3	0.03	EA	\$1,400.00	\$42.00	0	3	99%	\$42.00	\$42.00
d	Connect to existing water w/valve	3	0.03	EA	\$1,400.00	\$42.00	0	3	99%	\$42.00	\$42.00
e	3/4 inch water service	31	0.31	EA	\$1,100.00	\$341.00	0	31	99%	\$341.00	\$341.00
f	Air vac	1	0.01	EA	\$1,100.00	\$11.00	0	1	99%	\$11.00	\$11.00
4	STORM DRAIN										
a	15" ADS HP pipe	187	1.87	LF	\$25.00	\$46.75	0	187	99%	\$46.75	\$46.75
b	Connect to existing combo box	1	0.01	CY	\$500.00	\$5.00	0	1	99%	\$5.00	\$5.00
c	Connect to existing manhole	1	0.01	EA	\$500.00	\$5.00	0	1	99%	\$5.00	\$5.00
d	Install bench drain, east boundary	1600	16	LF	\$10.00	\$160.00	0	1600	99%	\$160.00	\$160.00
e	2x3 Catch Basin	4	0.04	EA	\$2,300.00	\$92.00	0	4	99%	\$92.00	\$92.00
5	SEWER										
a	8" PVC Sewer pipe	1217	12.17	LF	\$26.00	\$316.42	0	1217	99%	\$316.42	\$316.42
b	48" dia. Manholes	3	0.03	EA	\$2,600.00	\$78.00	0	3	99%	\$78.00	\$78.00
c	4" sewer laterals	27	0.27	EA	\$650.00	\$175.50	0	27	99%	\$175.50	\$175.50
d	Connect to existing 12" sewer main	1	0.01	EA	\$1,000.00	\$10.00	0	1	99%	\$10.00	\$10.00
TOTAL CONSTRUCTION COST						\$4,706.59					
Original 10% Bond Coverage						\$47,065.85					
TOTAL BOND AMOUNT:						\$51,772.44					
							Released this Period			\$4,706.59	

Vince Hogge, P.E.
Engineering Director

8-20-2025
Date

Robert Ballif
Engineering Tech. II

8/20/25
Date



DATE: Tuesday, August 19, 2025
TO: Vince Hogge
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Eagle Point phase "J" plat 4 walk through into warranty-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:

1. 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.
2. Need the Auto-CAD as build.
3. All lots missing the water and sewer stamps on the curb, place a brass pin in the curb with a "W" for water and a "S" for sewer stamped on the brass pin.
4. Missing the street signs and stop sign.

Carriage Hill Dr.:

1. Lot #401 section of curb to replace.
2. Lot #428 sewer manhole add step.

Ophir Dr.:

1. Lot #405 sewer manhole add step.
2. Lot #421 & 422 place the asphalt trail.
3. Lot #406 replace concrete at the ADA ramp.
4. Lot #421 at intersection south valve clean.
5. Lot #408 sewer manhole clean & add step.
6. House # 4198 sections of sidewalk to be replaced.
7. Lot #417 sections of sidewalk to replace.
8. Lot #417 air vac place concrete pad 4' wide and from curb to sidewalk. Do not cover the bottom hole. Lid to be water not sewer.
9. Lot #411 sections of sidewalk to replace.
10. Lot #415 sewer manhole add step.

Floyd Court:

1. Lot #407 section of sidewalk to replace.

Clarkston Dr.:

1. Lot #412 sewer manhole clean and grout pipe.
2. Lot #414 sections of sidewalk to be replaced.

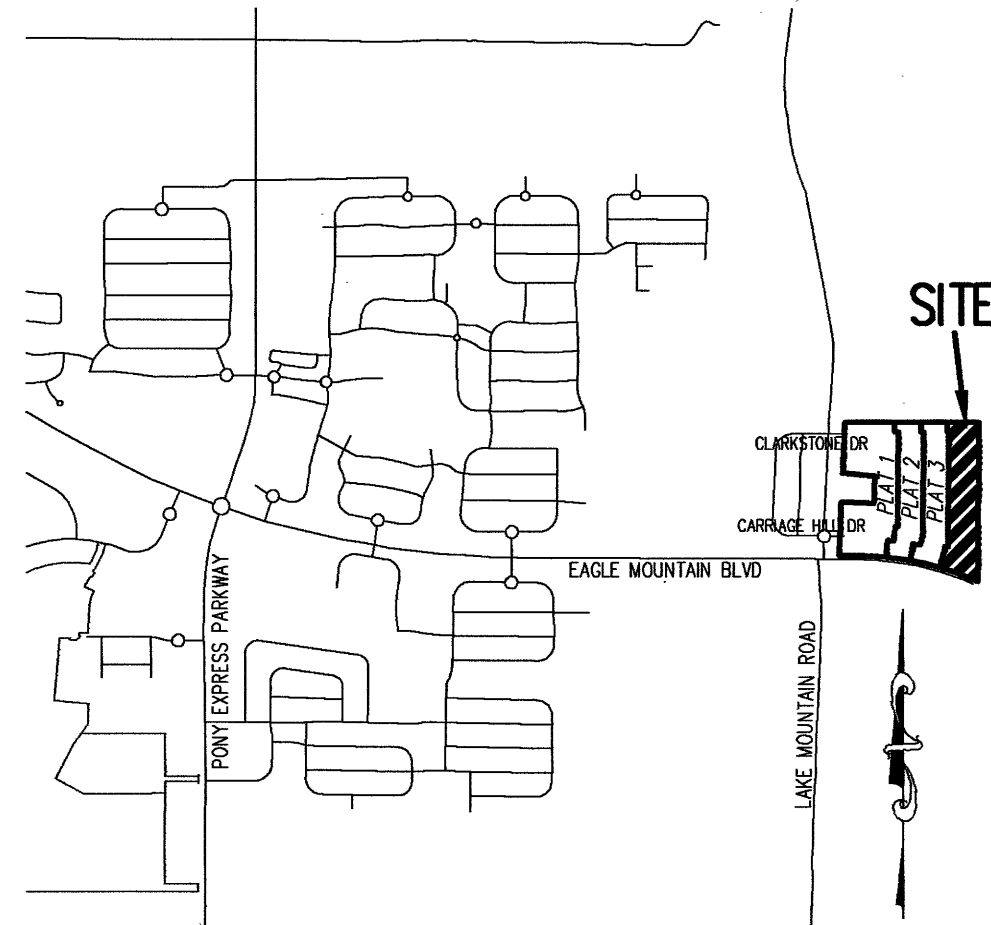
Eagle Mountain Blvd.:

1. Place the asphalt trail to the property line.

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.

EAGLE POINT PHASE J PLAT 4

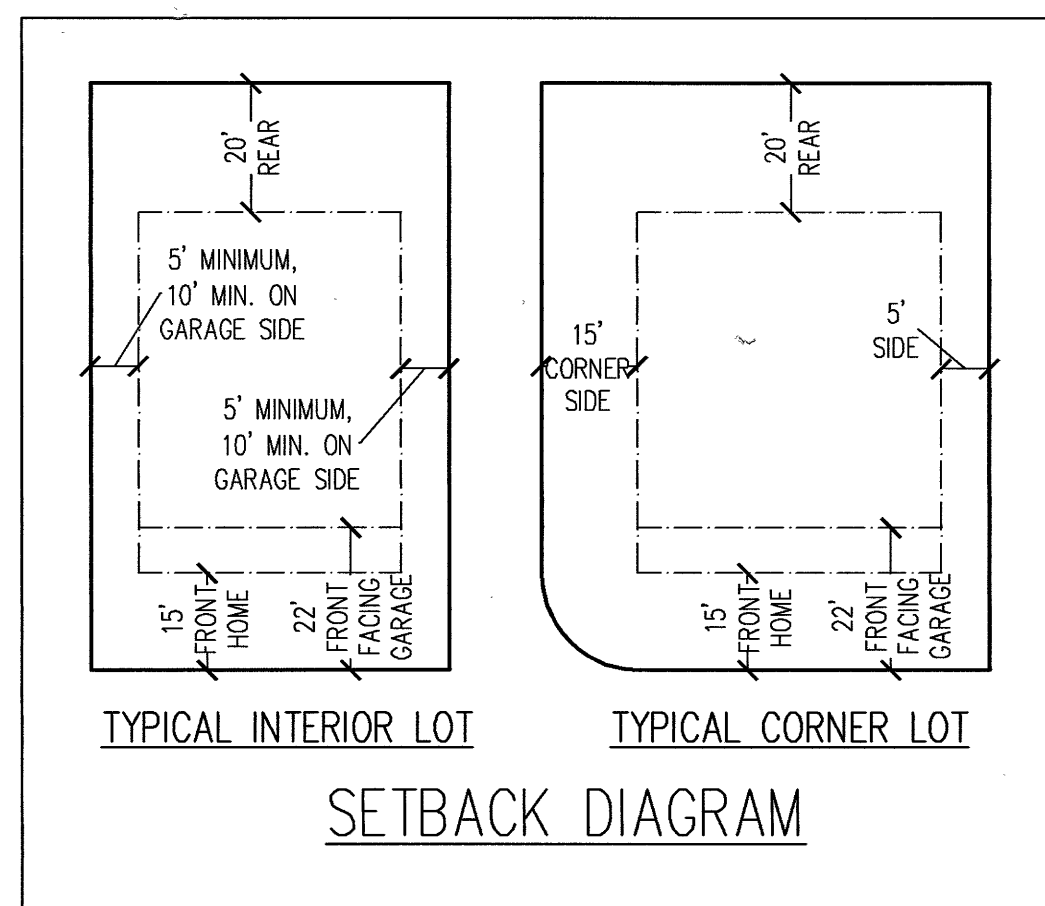
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3046.50	424.06	7°58'31"	423.72	N 89°58'51" W
C2	3233.00	29.52	0°31'23"	29.52	S 73°42'40" E
C3	60.00	25.46	24°18'54"	25.27	S 60°34'42" E
C4	60.00	26.34	25°3'3"	26.13	S 60°28'46" E
C5	60.00	51.57	49°14'55"	50.00	N 82°19'15" E
C6	60.00	51.57	49°14'55"	50.00	N 33°41'19" E
C7	60.00	33.21	31°42'34"	32.78	N 7°24'25" W
C8	60.00	162.69	155°21'28"	117.24	N 54°25'11" E
C9	28.00	52.83	108°6'39"	45.34	N 54°29'17" E
C10	25.00	46.92	107°32'31"	40.33	N 54°12'13" E
C11	20.00	31.42	90°0'0"	28.28	N 44°34'2" W
C12	20.00	31.42	90°0'0"	28.28	N 45°25'58" E
C13	25.00	39.46	90°25'58"	35.49	N 44°47'1" W
C14	60.00	24.64	23°32'0"	24.47	N 12°11'57" E
C15	60.00	30.18	28°49'19"	29.87	N 9°33'18" E
C16	60.00	60.95	58°12'16"	58.36	N 33°57'30" W
C17	60.00	53.09	50°41'37"	51.37	N 88°24'26" W
C18	60.00	144.22	137°43'12"	111.92	N 44°53'39" W
C19	60.00	24.88	23°45'15"	24.70	S 78°7'23" W
C20	3091.50	75.20	1°23'37"	75.20	S 73°15'32" E
C21	3091.50	90.17	1°40'16"	90.17	S 71°43'36" E
C22	3091.50	157.85	2°55'32"	157.84	S 69°25'42" E
C23	3091.50	15.32	0°17'2"	15.32	S 67°49'24" E
C24	3091.50	4.68	0°5'12"	4.68	S 67°38'17" E
C25	3091.50	68.25	1°15'53"	68.25	S 66°57'44" E
C26	3091.50	411.47	7°37'34"	411.17	S 70°8'34" E
C27	60.00	24.81	23°41'40"	24.64	N 11°24'52" W



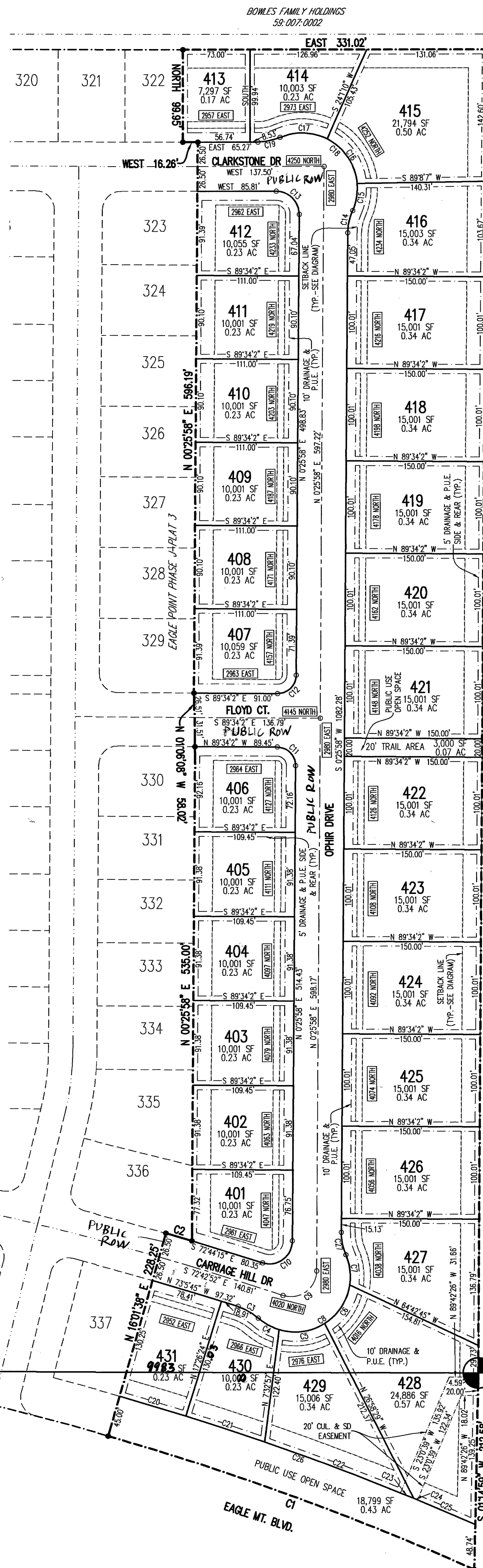
VICINITY MAP
SCALE: 1"=2000'

FIRE NOTE:

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



Scale 1" = 80'



PHASE J PLAT 4 CALCULATIONS

TOTAL ACRES:	11.74 ACRES
BUILDABLE ACRES:	11.74 ACRES
TOTAL ACRES IN LOTS:	9.16 ACRES
RIGHT-OF-WAY AREA:	2.08 ACRES
TOTAL OPEN SPACE:	0.50 ACRES
TOTAL IMPROVED OPEN SPACE:	0.50 ACRES
AVERAGE LOT SIZE:	12,875 SF/0.30 ACRES
LARGEST LOT SIZE:	24,886 SF/0.57 ACRES
SMALLEST LOT SIZE:	7,297 SF/0.17 ACRES
OVERALL DENSITY:	2.64 LOTS/ACRE
TOTAL # OF LOTS:	31 LOTS

PLAT NOTES:

- ALL PUBLIC USE OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY. PUBLIC USE OPEN SPACE IS A PUBLIC UTILITY EASEMENT.
- SETBACKS: FRONT=15'
DRIVEWAY=22'
REAR=20'
CORNER=15'
SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

LOT DRAINAGE NOTES:

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

DIRECT COMMUNICATIONS

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

Maureen Clifford 7/13/2022
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

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

Mark Stork 7/6/22
ROCKY MOUNTAIN POWER 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 13 day of July, 2022
By: [Signature] Title: [Signature]
Dominion Energy

SURVEYOR'S CERTIFICATE

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

JUNE 7, 2022
DATE
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 01°14'59" W, A DISTANCE OF 212.58 FEET; THENCE ALONG THE ARC OF A 3,046.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°58'31" FOR 424.06 FEET (CHORD BEARS N 69°58'05" W 423.72 FEET); THENCE ALONG THE EASTERLY BOUNDARY LINE OF EAGLE POINT PHASE J PLAT 3 FOR THE FOLLOWING SEVEN COURSES AND DISTANCES: 1) N 16°01'38" E, A DISTANCE OF 228.25 FEET, 2) ALONG THE ARC OF A 3,233.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°31'23" FOR 29.52 FEET (CHORD BEARS S 73°42'40" E 29.52 FEET), 3) N 00°25'58" E, A DISTANCE OF 535.00 FEET, 4) N 01°06'08" W, A DISTANCE OF 58.02 FEET, 5) N 00°25'58" E, A DISTANCE OF 598.19 FEET, 6) WEST, A DISTANCE OF 16.26 FEET, 7) NORTH, A DISTANCE OF 99.95 FEET; THENCE EAST, A DISTANCE OF 331.02 FEET; THENCE S 00°25'58" W, A DISTANCE OF 1,432.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 511,386.49 SQUARE FEET OR 11.7398 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

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): PATTERSON HOMES, LLC
PRINTED NAME OF OWNER

Scott Dunn, Manager 1/10/2023

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 18 day of January, 2023 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 01-08-2024

709876
COMMISSION NUMBER

Julie Ann Allen
NOTARY PUBLIC SIGNATURE
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 16 DAY OF February, 2023

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

FINAL PLAT 4

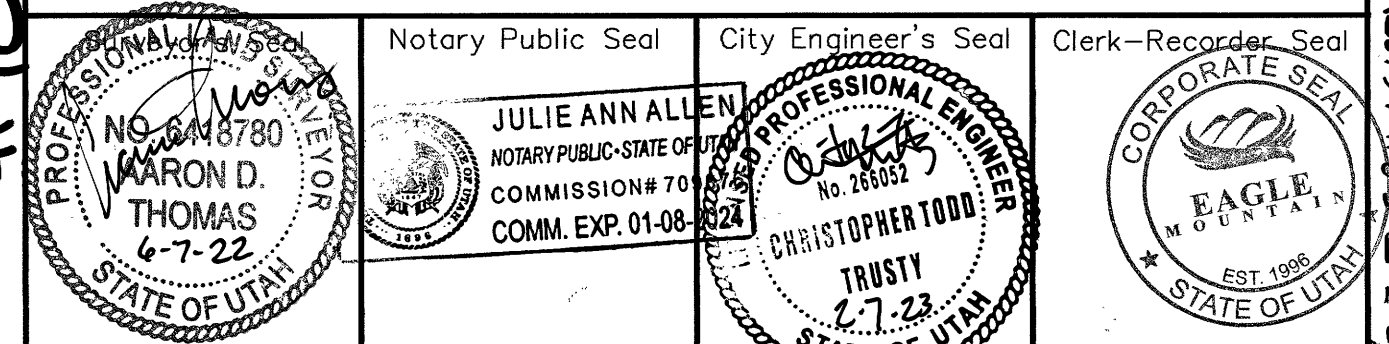
EAGLE POINT PHASE J
SUBDIVISION

LOCATED IN THE SE CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM





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

ENGINEERING

Wednesday, July 30, 2025

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

SUBJECT: Firefly NPA 5 Wrangler Rd. 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
 Wrangler Rd. Bond
 Reduced

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

1st Bond Release	
Original Bond Amount:	\$ 23,546.08
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 946.00
Amount Remaining in Bond:	\$ 22,600.08

Bond Releases Summary	
#1	\$ 946.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 946.00

7/30/2025

							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	ROADWAY IMPROVEMENTS										
a	3-inch Surface Course	37840	0	SF	\$1.25	\$0.00	0	37840	100%	\$0.00	\$0.00
b	6-inch Road base	37840	0	SF	\$0.70	\$0.00	0	37840	100%	\$0.00	\$0.00
c	9-inch sub-base(e-fill)	37840	0	SF	\$0.92	\$0.00	0	37840	100%	\$0.00	\$0.00
2	CULINARY WATER										
a	12" culinary water c-900 & fittings	1892	18.92	LF	\$50.00	\$946.00	0	1892	100%	\$946.00	\$946.00
b	12" gate valve	4	0	EA	\$2,200.00	\$0.00	0	4	100%	\$0.00	\$0.00
c	Fire Hydrant	4	0	EA	\$3,500.00	\$0.00	0	4	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$946.00					
Original 10% Bond Coverage						\$22,600.08					
TOTAL BOND AMOUNT:						\$23,546.08					
							Released this Period			\$946.00	

Vince Hogge

Vince Hogge, P.E.
 Engineering Director

7-30-2025
 Date

Robert Ballif
 Robert Ballif
 Engineering Tech. II

7/30/25
 Date



DATE: Wednesday, July 30, 2025
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: Firefly NPA 5 & Wrangler Rd. entering warranty-updated

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

Robert Ballif-Engineering Tech. II

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

General Notes:

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

Caldwell Rd.:

1. ~~Place brass pins in the asphalt for the water cans stamped with a 'W' on the pin.~~
2. ~~Place property pins in the asphalt.~~
3. ~~Grade should slope away from the road into the lots.~~
4. ~~Street/stop sign to be fixed.~~

Weekley Rd.:

1. ~~Place brass pins in the asphalt for the water cans stamped with a 'W' on the pin.~~
2. ~~Place property pins in the asphalt.~~
3. ~~Grade should slope away from the road into the lots.~~
4. ~~Lot #128 section of asphalt to be fixed.~~

Cheyenne Rd.:

1. ~~Place brass pins in the asphalt for the water cans stamped with a 'W' on the pin.~~
2. ~~Place property pins in the asphalt.~~
3. ~~Grade should slope away from the road into the lots.~~
4. ~~Lot #107 fire hydrant to low needs a 6 inch riser.~~
5. ~~Lot #'s 106 & 105 section of asphalt to be fixed.~~
6. ~~North end air vac to be finished, turn on ball & corp. valves and lid to say water without an ERT hole. PVC not to be glued, slip fit. (detail attached). Cannot see the PVC pipe in the vent tower.~~

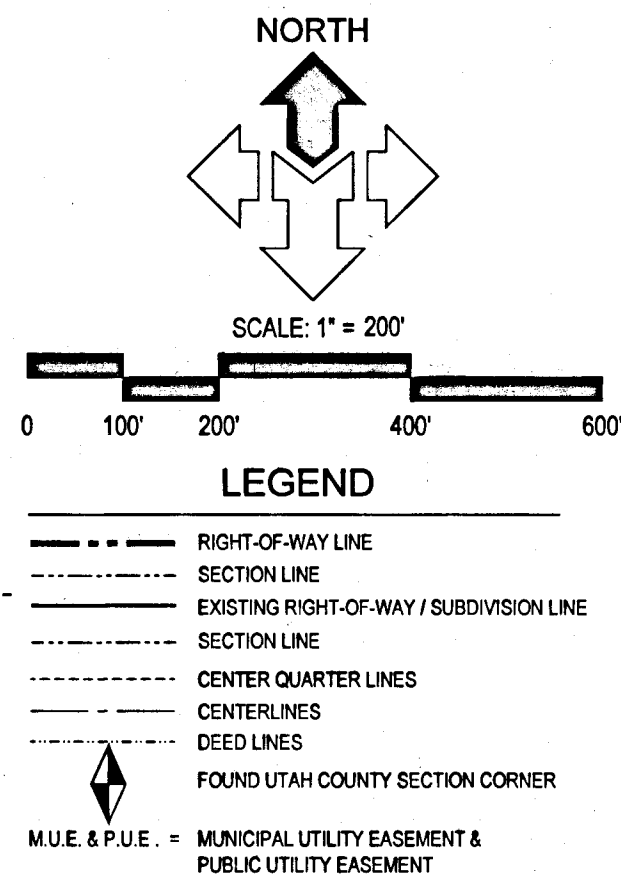
Wrangler Rd.:

1. ~~Place brass pins in the asphalt for the water cans stamped with a 'W' on the pin.~~
2. ~~Grade should slope away from the road into the lots.~~
3. ~~Multiple fire hydrants are too high & need to be lowered; spec. is 1 to 6 inches from the bottom bolts. (on the hydrant detail).~~
4. Missing the street and stop signs. Wait for the road to be fully completed.

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

WRANGLER ROAD & POLE CANYON BOULEVARD

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SW-1/4 OF SEC. 17; THE E-1/2 OF SEC. 18 &
THE E-1/2 OF SEC. 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6135190, IN ACCORDANCE WITH TITLE 68, CHAPTER 22 OF THE UTAH CODE, AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS DEDICATION PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, HEREINAFTER TO BE KNOWN AS:

WRANGLER ROAD & POLE CANYON BOULEVARD

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND FOR PUBLIC ROADWAY PURPOSES, SITUATE WITHIN THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 17, THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 18, AND THE NORTHEAST QUARTER (NE-1/4) OF SECTION 19, ALL IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, PLAT "A", WHITE HILLS COUNTY ESTATES, RECORDED AS ENTRY NO. 48277, MAP NO. 5575 OF OFFICIAL UTAH COUNTY RECORDS, SAID POINT BEING MARKED BY A BRASS MONUMENT STAMPED "S. 2763", SAID POINT BEING N 29°21'2" E, ALONG THE QUARTER SECTION LINE COMMON TO SECTIONS 17 & 18, A DISTANCE OF 1779.74 FEET, FROM THE UTAH COUNTY BRASS MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19, & 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 89° 52' 16" W, A DISTANCE OF 33.51 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHWESTERLY ALONG THE ARC TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 07' 44", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS S 75° 03' 52" W, A DISTANCE OF 51.98 FEET, THENCE S 60° 00' 00" W, A DISTANCE OF 33.13 FEET TO THE BEGINNING OF A CURVE, THENCE WESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 75° 12' 02", HAVING A RADIUS OF 120.00 FEET, AND WHOSE LONG CHORD BEARS N 82° 23' 59" W, A DISTANCE OF 146.44 FEET, THENCE N 44° 47' 58" W, A DISTANCE OF 20.53 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 45° 01' 18", HAVING A RADIUS OF 87.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 20' 07" W, A DISTANCE OF 66.69 FEET, THENCE N 89° 52' 16" W, A DISTANCE OF 614.23 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 36' 18", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 19' 34" W, A DISTANCE OF 21.14 FEET, THENCE S 00° 31' 20" E, A DISTANCE OF 37.89 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 25° 10' 24", HAVING A RADIUS OF 1028.50 FEET, AND WHOSE LONG CHORD BEARS S 13° 00' 37" W, A DISTANCE OF 448.25 FEET, THENCE S 25° 41' 49" W, A DISTANCE OF 56.69 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 41' 48", HAVING A RADIUS OF 1171.50 FEET, AND WHOSE LONG CHORD BEARS S 10° 20' 59" W, A DISTANCE OF 620.16 FEET, THENCE S 05° 00' 00" E, A DISTANCE OF 532.92 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 47' 39", HAVING A RADIUS OF 520.50 FEET, AND WHOSE LONG CHORD BEARS S 01° 22' 49" W, A DISTANCE OF 117.77 FEET, THENCE S 07° 47' 39" W, A DISTANCE OF 42.22 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 12' 21" E, A DISTANCE OF 21.21 FEET, THENCE S 82° 12' 21" E, A DISTANCE OF 16.02 FEET TO THE BEGINNING OF A CURVE, THENCE EASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 07° 47' 39", HAVING A RADIUS OF 221.50 FEET, AND WHOSE LONG CHORD BEARS S 89° 01' 11" E, A DISTANCE OF 30.11 FEET, THENCE EAST, A DISTANCE OF 225.89 FEET, THENCE SOUTH, A DISTANCE OF 57.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 61° 41' 45", HAVING A RADIUS OF 14.50 FEET, AND WHOSE LONG CHORD BEARS S 49° 09' 07" W, A DISTANCE OF 18.87 FEET TO THE BEGINNING OF REVERSE CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 38' 01", HAVING A RADIUS OF 918.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 15' 46" W, A DISTANCE OF 233.16 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF NPAS PHASE "A", PLAT 1, THENCE N 67° 00' 44" W, ON A RADIAL LINE TO SAID CURVE, FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 13° 34' 21", HAVING A RADIUS OF 888.80 FEET, AND WHOSE LONG CHORD BEARS N 18° 09' 09" E, A DISTANCE OF 205.23 FEET TO THE BEGINNING OF A COMPOUND CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 19' 55", HAVING A RADIUS OF 17.50 FEET, AND WHOSE LONG CHORD BEARS N 40° 20' 33" W, A DISTANCE OF 26.68 FEET, THENCE WEST, A DISTANCE OF 152.45 FEET TO THE BEGINNING OF A CURVE, THENCE WESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07° 47' 39", HAVING A RADIUS OF 278.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 06' 11" W, A DISTANCE OF 37.89 FEET, THENCE N 82° 12' 21" W, A DISTANCE OF 15.16 FEET TO THE BEGINNING OF A CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 19' 55", HAVING A RADIUS OF 17.50 FEET, AND WHOSE LONG CHORD BEARS S 54° 50' 09" W, A DISTANCE OF 23.85 FEET TO THE BEGINNING OF A REVERSE CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 72° 58' 14", HAVING A RADIUS OF 628.50 FEET, AND WHOSE LONG CHORD BEARS S 48° 21' 49" W, A DISTANCE OF 747.43 FEET TO THE BEGINNING OF A REVERSE CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 10' 16", HAVING A RADIUS OF 923.00 FEET, AND WHOSE LONG CHORD BEARS S 18° 16' 45" W, A DISTANCE OF 189.70 FEET TO THE BEGINNING OF A REVERSE CURVE, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 82° 29' 31", HAVING A RADIUS OF 14.50 FEET, AND WHOSE LONG CHORD BEARS S 28° 29' 51" W, A DISTANCE OF 20.95 FEET, THENCE S 19° 48' 54" E, A DISTANCE OF 215.09 FEET TO A POINT OF INTERSECTION WITH NORTHERLY LINE OF AFORESAID NPAS PHASE "A", PLAT 1, THENCE WESTERLY ALONG THE ARC OF A CURVE AND SAID NORTHERLY LINE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 08' 05", HAVING A RADIUS OF 860.00 FEET, AND WHOSE LONG CHORD BEARS S 70° 11' 05" W, A DISTANCE OF 50.00 FEET, THENCE N 19° 48' 54" W, ON A NON-TANGENTIAL & NON-RADIAL LINE, A DISTANCE OF 215.09 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 82° 29' 31", HAVING A RADIUS OF 14.50 FEET, AND WHOSE LONG CHORD BEARS N 68° 03' 39" W, A DISTANCE OF 20.95 FEET, THENCE N 22° 18' 28" W, ON A RADIAL LINE TO PRECEDING CURVE, A DISTANCE OF 57.00 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 43' 58", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 03' 34" E, A DISTANCE OF 46.74 FEET TO THE BEGINNING OF A COMPOUND CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 25' 19", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 38' 13" E, A DISTANCE OF 246.03 FEET TO THE BEGINNING OF A REVERSE CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 77° 38' 13" E, HAVING A RADIUS OF 671.50 FEET, AND WHOSE LONG CHORD BEARS N 46° 19' 16" E, A DISTANCE OF 711.85 FEET, THENCE N 07° 47' 39" E, A DISTANCE OF 85.75 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 47' 39", HAVING A RADIUS OF 471.50 FEET, AND WHOSE LONG CHORD BEARS N 01° 22' 45" E, FOR A DISTANCE OF 105.07 FEET, THENCE N 05° 00' 00" W, A DISTANCE OF 532.92 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 41' 48", HAVING A RADIUS OF 1228.50 FEET, AND WHOSE LONG CHORD BEARS N 10° 20' 59" E, A DISTANCE OF 620.16 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 25° 10' 24", HAVING A RADIUS OF 1028.50 FEET, AND WHOSE LONG CHORD BEARS N 13° 00' 37" E, A DISTANCE OF 54.09 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 22' 42", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 47' 58" W, A DISTANCE OF 20.53 FEET, THENCE N 01° 20' 38" W, ON A NON-RADIAL BEARING TO PRECEDING CURVE, A DISTANCE OF 61.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 36' 18", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 19' 34" E, A DISTANCE OF 21.14 FEET, THENCE N 89° 17' 54" E, ON A NON-RADIAL LINE TO PRECEDING CURVE, A DISTANCE OF 76.12 FEET, THENCE S 89° 52' 16" E, A DISTANCE OF 616.20 FEET TO THE BEGINNING OF A REVERSE CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 45° 07' 44", HAVING A RADIUS OF 90.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 33' 52" E, A DISTANCE OF 60.07 FEET, THENCE N 89° 20' 52" E, ON A NON-RADIAL LINE TO PRECEDING CURVE, A DISTANCE OF 183.16 FEET, THENCE S 89° 52' 16" E, A DISTANCE OF 680.25 FEET TO THE WESTERLY LINE OF S.R.-73 (CORY B. WIDE MEMORIAL HIGHWAY) UDOT PROJECT NO. S-9503, THENCE S 08° 42' 32" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 118.94 FEET, THENCE S 08° 51' 32" E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 34.90 FEET, TO THE NORTH LINE OF AFORESAID PLAT "A", WHITE HILLS COUNTY ESTATES, THENCE N 89° 52' 16" W, ALONG SAID NORTH LINE, A DISTANCE OF 632.00 FEET TO THE POINT "C", BEGINNING.

CONTAINS 426,522 SQUARE FEET, OR 9.752 ACRES.

ENT. 62882-2025 MAP# 18645

UTAH COUNTY RECORDS
2025 FEB 25 11:45 PM FEE 0.00 BY MC
RECORDED FOR EAGLE MOUNTAIN CITY

Dennis K. Withers
DENNIS K. WITHERS, P.L.S.
L.S. LICENSE NO. 6135190
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT(S) OF LAND, AND DO HEREBY CAUSE THE SAME TO BE DEDICATED FOR PERPETUAL USE OF THE PUBLIC, AND DO HEREBY GRANT, BARGAIN AND CONVEY ANY RIGHT TITLE AND INTEREST IN AND TO THE HEREON DESCRIBED TRACT OF LAND TO EAGLE MOUNTAIN CITY, FOR THE PURPOSES OF A PUBLIC ROAD RIGHT-OF-WAY, THROUGHFARE, AND MUNICIPAL UTILITY EASEMENTS AND PUBLIC UTILITY EASEMENTS (M.U.E. & P.U.E.) FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY LINES, FACILITIES, AND STREET IMPROVEMENTS.

BY: NATHAN SHIPP ITS: MANAGER SIGNATURE: <i>Nathan Shipp</i> DATE: Feb 11, 25	GSFJV, LLC BY: NATHAN SHIPP ITS: MANAGER SIGNATURE: <i>Nathan Shipp</i> DATE: Feb 11, 25	GRANT SMITH FARMS, LLC BY: JAMES E. SMITH ITS: MANAGER SIGNATURE: <i>James E. Smith</i> DATE: Feb 11, 25	GRANT SMITH FARMS, LLC BY: CAREY G. SMITH ITS: MANAGER SIGNATURE: <i>Carey G. Smith</i> DATE: Feb 11, 25
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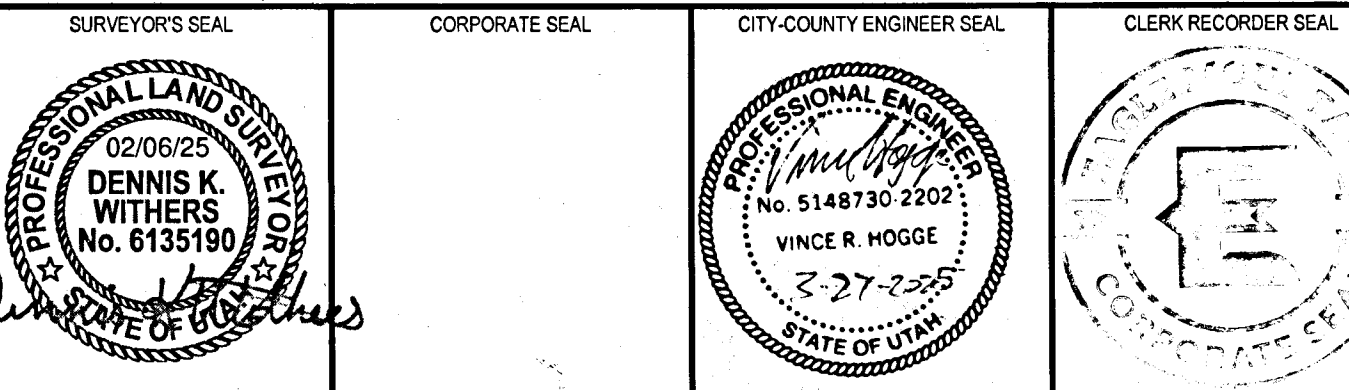
PLAT

WRANGLER ROAD & POLE CANYON BOULEVARD

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SW-1/4 OF SEC. 17; THE E-1/2 OF SEC. 18 &
THE E-1/2 OF SEC. 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN.

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 11th DAY OF February, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, *Nathan Shipp*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT COUNTRY WOOD RANCH, LLC, A CORPORATION, AND THAT NATHAN SHIPP, SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES November 3, 2027
MY COMMISSION # 734032
NOTARY PUBLIC
RESIDING IN UTAH COUNTY
Dennis K. Withers
A notary public
Commissioned in Utah
Dennis K. Withers

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 11th DAY OF February, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, *Nathan Shipp*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT GSFJV, LLC, A CORPORATION, AND THAT NATHAN SHIPP, SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES November 3, 2027
MY COMMISSION # 734032
NOTARY PUBLIC
RESIDING IN UTAH COUNTY
Dennis K. Withers
A notary public
Commissioned in Utah
Dennis K. Withers

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 12th DAY OF February, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, *James E. Smith*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT GRANT SMITH FARMS, LLC, A CORPORATION, AND THAT JAMES E. SMITH & CAREY G. SMITH, SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES November 3, 2027
MY COMMISSION # 734032
NOTARY PUBLIC
RESIDING IN UTAH COUNTY
Dennis K. Withers
A notary public
Commissioned in Utah
Dennis K. Withers

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS DEDICATION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND AS INTENDED FOR THE PERPETUAL USE OF THE PUBLIC THIS 19th DAY OF August, A.D. 2025.
APPROVED BY MAYOR: *Vince Hage*
APPROVED BY CITY ATTORNEY: *Justin Allen*
APPROVED BY CITY ENGINEER: (SEE SEAL BELOW)
ATTEST: *Dennis K. Withers*
CITY RECORDER
(SEE SEAL HEREON)

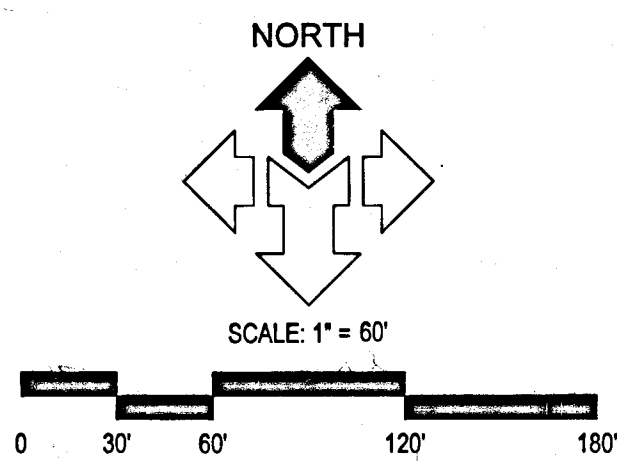
SHEET
1
OF
4

VICINITY MAP
SCALE: 1" = 200'

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

WRANGLER ROAD & POLE CANYON BOULEVARD

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SW-1/4 OF SEC. 17; THE E-1/2 OF SEC. 18 &
THE E-1/2 OF SEC. 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST
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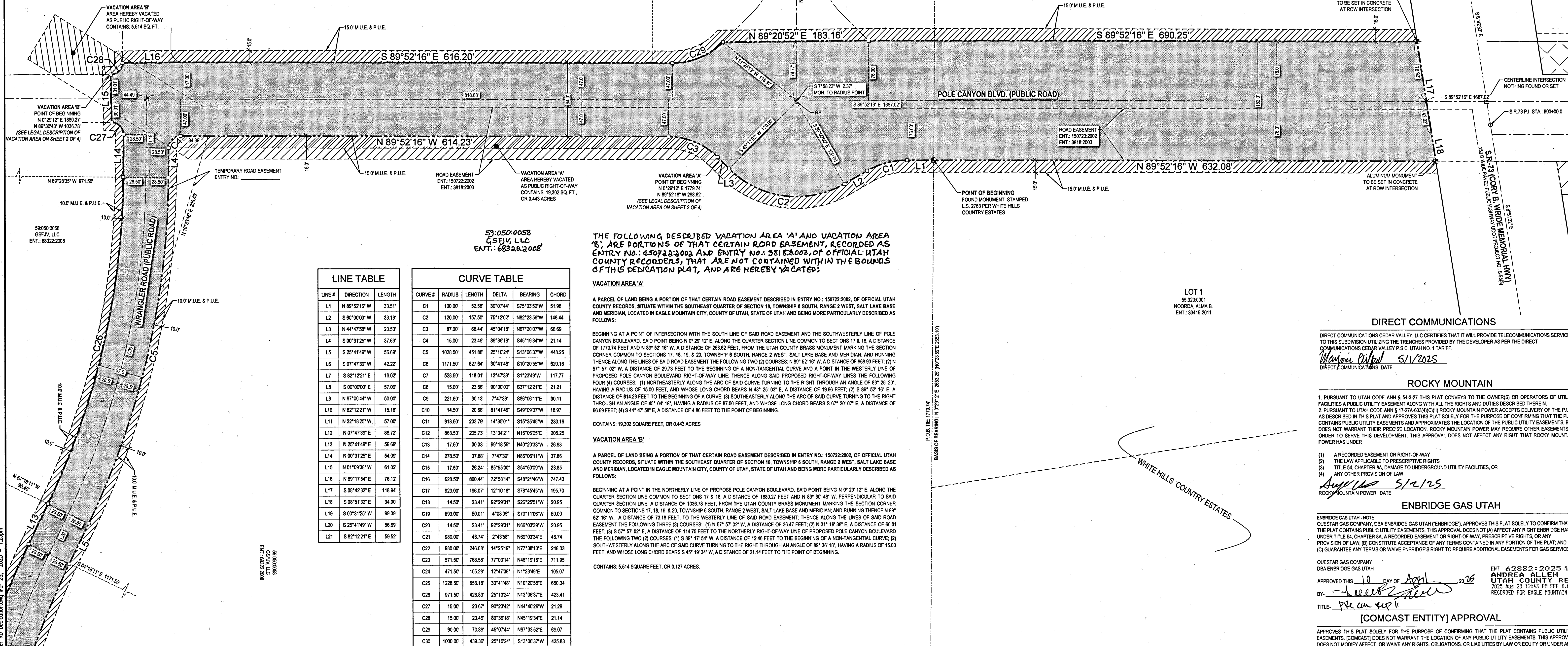
GENERAL NOTES:

- THIS ROAD DEDICATION PLAT WAS PREPARED AT THE REQUEST OF COURRH WOOD RANCH, LLC, FOR THE PURPOSE OF DEDICATING PUBLIC RIGHTS-OF-WAYS AND PUBLIC UTILITY EASEMENTS (P.U.E.) AND MUNICIPAL UTILITY EASEMENTS (M.U.E.), AS DEPICTED ON THIS PLAT.
- THE BASIS OF BEARING FOR THIS PLAT IS NORTH 0°29'12" EAST, ALONG THE QUARTER SECTION LINE COMMON TO SECTIONS 17 & 18, BETWEEN FOUND UTAH COUNTY BRASS MONUMENT MARKING THE SECTIONS CORNER COMMON TO SECTIONS 17, 18, 19, & 20 AND THE QUARTER CORNER COMMON TO SAID SECTIONS 17 & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- NEW CENTERLINE MONUMENTS, SHOWN HEREON, ARE TO BE SET UPON COMPLETION OF ROAD IMPROVEMENTS.

55-050-0058
GSF JV, LLC
ENT: 68322-2008

LEGEND

- FUTURE RIGHT-OF-WAY LINES
- RIGHT OF WAY LINES HEREBY DEDICATED
- SECTION LINE
- EXISTING ROAD EASEMENT LINES
- EXISTING RIGHT-OF-WAY LINE
- P.U.E. & M.U.E. LINES HEREBY DEDICATED
- CENTERLINE
- DEED LINES
- P.U.E. & M.U.E.
- CALCULATED POINT, NOTHING FOUND OR SET
- MONUMENT TO BE SET
- FOUND UTAH COUNTY SECTION CORNER
- FOUND SUBDIVISION MONUMENT
- ROAD EASEMENT AREA HEREBY VACATED
- PUBLIC RIGHT-OF-WAY HEREBY DEDICATED
- M.U.E. & P.U.E. = MUNICIPAL UTILITY EASEMENT & PUBLIC UTILITY EASEMENT



55-050-0058
GSF JV, LLC
ENT: 68322-2008

THE FOLLOWING DESCRIBED VACATION AREA 'A' AND VACATION AREA 'B', ARE PORTIONS OF THAT CERTAIN ROAD EASEMENT, RECORDED AS ENTRY NO. 450733-002 AND ENTRY NO. 38163-003, OF OFFICIAL UTAH COUNTY RECORDS, THAT ARE NOT CONTAINED WITHIN THE BOUNDS OF THIS DEDICATION PLAT, AND ARE HEREBY VACATED:

VACATION AREA 'A'

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN ROAD EASEMENT DESCRIBED IN ENTRY NO. 150722-2002, OF OFFICIAL UTAH COUNTY RECORDS, SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID ROAD EASEMENT AND THE SOUTHWESTERLY LINE OF POLE CANYON BOULEVARD, SAID POINT BEING N 0° 29' 12" E, ALONG THE QUARTER SECTION LINE COMMON TO SECTIONS 17 & 18, A DISTANCE OF 1179.74 FEET AND N 89° 52' 16" W, A DISTANCE OF 208.82 FEET, FROM THE UTAH COUNTY BRASS MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19, & 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE LINES OF SAID ROAD EASEMENT THE FOLLOWING TWO (2) COURSES: (1) N 89° 52' 16" W, A DISTANCE OF 668.93 FEET; (2) N 57° 57' 02" W, A DISTANCE OF 29.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND A POINT IN THE WESTERLY LINE OF PROPOSED POLE CANYON BOULEVARD RIGHT-OF-WAY LINE, THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINES THE FOLLOWING FOUR (4) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 83° 25' 20", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 48° 26' 03" E, A DISTANCE OF 19.96 FEET; (2) S 89° 52' 16" E, A DISTANCE OF 614.23 FEET TO THE BEGINNING OF A CURVE; (3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 45° 04' 18", HAVING A RADIUS OF 87.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 20' 07" E, A DISTANCE OF 66.69 FEET; (4) S 44° 47' 58" E, A DISTANCE OF 4.85 FEET TO THE POINT OF BEGINNING.

CONTAINS: 19,302 SQUARE FEET, OR 0.443 ACRES

VACATION AREA 'B'

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN ROAD EASEMENT DESCRIBED IN ENTRY NO. 150722-2002, OF OFFICIAL UTAH COUNTY RECORDS, SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF PROPOSED POLE CANYON BOULEVARD, SAID POINT BEING N 0° 29' 12" E, ALONG THE QUARTER SECTION LINE COMMON TO SECTIONS 17 & 18, A DISTANCE OF 1880.27 FEET AND N 89° 30' 48" W, PERPENDICULAR TO SAID QUARTER SECTION LINE, A DISTANCE OF 1036.78 FEET, FROM THE UTAH COUNTY BRASS MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19, & 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 89° 52' 16" W, A DISTANCE OF 13.18 FEET, TO THE WESTERLY LINE OF SAID ROAD EASEMENT; THENCE ALONG THE LINES OF SAID ROAD EASEMENT THE FOLLOWING THREE (3) COURSES: (1) N 57° 57' 02" W, A DISTANCE OF 36.47 FEET; (2) N 31° 19' 38" E, A DISTANCE OF 66.01 FEET; (3) S 7° 57' 02" E, A DISTANCE OF 114.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED POLE CANYON BOULEVARD THE FOLLOWING TWO (2) COURSES: (1) S 89° 17' 54" W, A DISTANCE OF 12.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 38' 15", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 19' 34" W, A DISTANCE OF 21.14 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,514 SQUARE FEET, OR 0.127 ACRES

LINE #	DIRECTION	LENGTH
L1	N 89°52'16" W	33.51
L2	S 60°00'00" W	33.13
L3	N 44°47'58" W	20.53
L4	S 00°31'25" W	37.69
L5	S 25°41'49" W	56.69
L6	S 07°47'39" W	42.22
L7	S 82°12'21" E	16.02
L8	S 00°00'00" E	57.00
L9	N 67°05'44" W	50.00
L10	N 82°12'21" W	15.16
L11	N 22°18'25" W	57.00
L12	N 07°47'39" E	85.72
L13	N 25°41'49" E	56.69
L14	N 00°31'25" E	54.09
L15	N 01°09'38" W	61.02
L16	N 89°17'54" E	76.12
L17	S 08°42'32" E	116.94
L18	S 08°51'32" E	34.90
L19	S 00°31'25" W	99.39
L20	S 25°41'49" W	56.69
L21	S 82°12'21" E	59.52

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00	52.58	30°07'44"	S75°03'52"W	51.98
C2	120.00	157.50	75°12'02"	N82°23'59"W	146.44
C3	87.00	88.44	45°04'18"	N67°20'07"W	66.69
C4	15.00	23.45	89°36'18"	S45°19'34"W	21.14
C5	1028.50	451.88	25°10'24"	S13°06'37"W	448.25
C6	1171.50	627.64	30°41'48"	S10°20'55"W	620.16
C7	528.50	118.01	12°47'38"	S1°23'49"W	117.77
C8	15.00	23.56	90°00'00"	S37°12'21"E	21.21
C9	221.50	30.13	7°47'39"	S88°06'11"E	30.11
C10	14.50	20.68	81°41'46"	S49°09'07"W	18.97
C11	918.50	233.79	14°35'01"	S15°35'45"W	233.16
C12	868.50	205.73	13°34'21"	N16°08'05"E	205.25
C13	17.50	30.33	99°16'50"	N40°20'33"W	26.68
C14	278.50	37.88	7°47'39"	N85°06'11"W	37.86
C15	17.50	26.24	85°55'00"	S54°50'09"W	23.85
C16	628.50	800.44	72°58'14"	S48°21'46"W	747.43
C17	923.00	196.07	12°10'16"	S78°45'45"W	195.70
C18	14.50	23.41	92°29'31"	S26°25'51"W	20.95
C19	693.00	50.01	4°08'05"	S70°11'06"W	50.00
C20	14.50	23.41	92°29'31"	N68°03'30"W	20.95
C21	980.00	46.74	2°43'58"	N69°03'34"E	46.74
C22	980.00	246.68	14°25'19"	N77°38'13"E	246.03
C23	571.50	768.58	77°03'14"	N46°19'16"E	711.95
C24	471.50	105.28	12°47'38"	N1°23'49"E	105.07
C25	1228.50	658.18	30°41'48"	N10°20'55"E	650.34
C26	911.50	426.83	25°10'24"	N13°06'37"E	423.41
C27	15.00	23.67	90°23'42"	N44°40'26"W	21.29
C28	15.00	23.45	89°36'18"	N45°19'34"E	21.14
C29	90.00	70.89	45°07'44"	N67°33'52"E	69.07
C30	1000.00	439.36	25°10'24"	S13°06'37"W	435.83
C31	1200.00	642.91	30°41'48"	S10°20'55"W	635.25
C32	500.00	111.65	12°47'38"	S1°23'49"W	111.42
C33	250.00	34.01	7°47'39"	S88°06'11"E	33.88
C34	897.50	266.61	17°01'13"	N14°22'39"E	265.63
C35	600.00	806.91	77°03'14"	S46°19'16"W	747.46
C36	951.50	239.50	14°25'19"	S77°38'13"W	238.87
C37	951.50	45.38	2°43'58"	S69°03'34"W	45.38
C38	693.00	21.01	1°44'12"	S71°23'03"W	21.00
C39	693.00	29.01	2°23'53"	S69°19'00"W	29.00

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.
Matthew Culp 5/1/2025
 DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN

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-604(4)(v) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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
Andrew 5/1/25
 ROCKY MOUNTAIN POWER DATE

ENBRIDGE GAS UTAH

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 EASEMENT, RIGHT-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. 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 PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.
 QUESTAR GAS COMPANY
 DBA ENBRIDGE GAS UTAH
 APPROVED THIS 10 DAY OF April 2025
 BY: *Heidi*
 TITLE: *PRELIMINARY*
 [COMCAST ENTITY] APPROVAL
 APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. [COMCAST] DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES BY LAW OR EQUITY OR UNDER AND EASEMENT, RIGHT-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. 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 PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.
 COMCAST REPRESENTATIVE: *Elvella* DATE: 4/10/25

19868
 62882-2025 MAP# 11-245
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2025 AUG 20 12:43 PM FEE 0.00 BY IC
 RECORDED FOR EAGLE MOUNTAIN CITY

PREPARED BY:
McNEIL ENGINEERING
 Designing for the Future Since 1983™
 8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
 TEL: (801) 255-7700 FAX: (801) 255-8071
 E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SW-1/4 OF SEC. 17; THE E-1/2 OF SEC. 18 &
THE E-1/2 OF SEC. 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

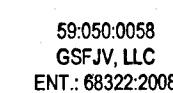


CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00	52.58	30°07'04"	S75°03'52"W	51.88
C2	120.00	157.57	75°12'02"	N82°23'59"W	146.44
C3	87.00	88.44	45°04'18"	N87°20'07"W	66.69
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C6	1171.50	627.64	30°41'48"	S10°20'55"W	620.16
C7	528.59	118.01	12°47'38"	S1°23'49"W	117.77
C8	15.00	23.56	90°00'00"	S37°12'21"E	21.21
C9	221.50	30.13	7°47'39"	S86°08'11"E	30.11
C10	14.50	20.88	81°14'46"	S40°09'07"W	18.97
C11	918.50	233.79	14°35'01"	S15°38'45"W	233.16
C12	868.50	205.73	13°34'21"	N16°06'05"E	205.68
C13	17.50	30.33	89°16'55"	N40°20'33"W	26.25
C14	278.50	37.88	7°47'39"	N86°01'11"W	37.86
C15	17.50	30.44	86°55'00"	S54°50'09"W	27.85
C16	628.50	800.44	72°58'14"	S48°21'10"W	743.43
C17	923.00	196.07	12°10'16"	S78°45'45"W	196.70
C18	14.50	23.41	92°29'31"	S28°25'51"W	20.95
C19	693.00	50.01	9°08'06"	S70°11'06"W	50.00
C20	14.50	23.41	92°29'31"	N86°03'39"W	20.95
C21	980.00	47.64	2°43'58"	N69°03'34"E	46.74
C22	980.00	246.68	14°26'19"	N77°38'13"E	246.03
C23	571.50	768.58	77°03'14"	N16°19'16"E	711.95
C24	471.50	105.28	12°47'38"	N1°23'49"E	105.07
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C26	971.50	426.83	25°10'24"	N13°03'03"E	423.41
C27	15.00	23.67	90°23'42"	N44°40'26"W	21.29
C28	15.00	23.46	89°36'18"	N45°19'34"E	21.24
C29	90.00	78.09	45°07'44"	N67°35'52"E	68.67
C30	1000.00	439.36	25°10'24"	S13°03'03"W	439.03
C31	1200.00	842.91	30°41'48"	S10°20'55"W	635.25
C32	500.00	111.65	12°47'38"	S1°23'49"W	111.42
C33	250.00	34.01	7°47'39"	S86°08'11"E	34.08
C34	897.50	266.61	17°01'13"	N14°22'39"E	266.63
C35	650.00	806.91	77°03'14"	S46°19'16"W	746.87
C36	951.50	238.50	14°25'19"	S77°38'13"E	237.46
C37	951.50	45.38	2°43'58"	S69°03'34"W	45.38
C38	693.00	21.01	1°44'52"	S71°23'03"W	21.00
C39	693.00	26.01	2°23'53"	S68°19'00"W	26.00



LEGEND

- | | |
|---|--|
| ---- | FUTURE RIGHT-OF-WAY LINES |
| ---- | RIGHT-OF-WAY LINES HEREBY DEDICATED |
| ---- | SECTION LINE |
| ---- | EXISTING ROAD EASEMENT LINES |
| ---- | EXISTING RIGHT-OF-WAY LINE |
| ---- | P.U.E. & M.U.E. LINES HEREBY DEDICATED |
| ---- | CENTERLINE |
|  | P.U.E. & M.U.E. |
|  | CALCULATION POINT, NOTHING FOUND OR SET |
| | MUNICIPAL TO BE SET |
|  | FOUND UTAH COUNTY SECTION CORNER |
|  | PUBLIC RIGHT-OF-WAY HEREBY DEDICATED |
| M.U.E. & P.U.E. | MUNICIPAL UTILITY EASEMENT & PUBLIC UTILITY EASEMENT |



PREPARED BY:

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ENT 62882:2025 MAP# 19868
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 20 12:43 PM FEE 0.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

SHEET |

Circumstance	Percentage (%)
If someone is attacking you	85
If someone is threatening you	75
If someone is harassing you	65
If someone is insulting you	55
If someone is annoying you	45

1

WRANGLER ROAD & POLE CANYON BOULEVARD

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SW-1/4 OF SEC. 17, THE E-1/2 OF SEC. 18 &
THE E-1/2 OF SEC. 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

LINE #	DIRECTION	LENGTH
L1	N 89°52'16" W	33.51'
L2	S 60°00'00" W	33.13'
L3	N 44°47'58" W	20.53'
L4	S 00°31'25" W	37.69'
L5	S 25°41'40" W	56.69'
L6	S 07°47'39" W	42.22'
L7	S 82°12'21" E	16.02'
L8	S 00°00'00" E	57.00'
L9	N 67°06'44" W	50.00'
L10	N 82°12'21" W	15.16'
L11	N 22°18'22" W	57.00'
L12	N 07°47'39" E	85.72'
L13	N 25°41'49" E	86.89'
L14	N 00°31'25" E	54.09'
L15	N 01°09'38" W	61.02'
L16	N 89°17'54" E	76.12'
L17	S 08°42'32" E	118.94'
L18	S 08°51'32" E	34.90'
L19	S 00°31'25" W	99.39'
L20	S 25°41'49" W	56.69'
L21	S 82°12'21" E	59.52'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	52.58'	30°07'44"	S79°03'52"W	51.98'
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C3	87.00'	68.44'	45°04'18"	N67°20'07"W	66.69'
C4	15.00'	23.46'	89°36'18"	S45°19'34"W	21.14'
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C6	1171.50'	627.64'	30°41'48"	S10°20'55"W	620.16'
C7	528.50'	118.01'	12°47'38"	S1°23'49"W	117.77'
C8	15.00'	23.56'	90°00'00"	S37°12'21"E	21.21'
C9	221.50'	30.13'	7°47'39"	S85°06'11"E	30.11'
C10	14.50'	20.88'	81°41'48"	S49°09'07"W	18.97'
C11	918.50'	233.79'	14°35'01"	S15°35'45"W	233.16'
C12	868.50'	205.73'	13°34'23"	N16°06'00"E	205.25'
C13	17.50'	30.33'	99°18'55"	N40°20'33"W	28.88'
C14	278.50'	37.88'	7°47'39"	N86°06'11"W	37.86'
C15	17.50'	28.24'	85°55'00"	S54°50'09"W	23.85'
C16	628.50'	800.44'	72°58'14"	S49°21'46"W	747.43'
C17	923.00'	196.07'	12°10'18"	S78°45'45"W	195.70'
C18	14.50'	23.41'	92°29'31"	S28°25'51"W	20.95'
C19	693.00'	50.01'	4°08'05"	S70°11'09"W	50.00'
C20	14.50'	23.41'	92°29'31"	N66°03'39"W	20.95'
C21	880.00'	46.74'	2°43'58"	N69°03'34"E	46.74'
C22	880.00'	246.68'	14°25'19"	N77°38'13"E	246.03'
C23	571.50'	768.58'	77°03'14"	N46°19'16"E	711.95'
C24	471.50'	105.28'	12°47'38"	N1°23'45"E	105.07'
C25	1228.50'	658.18'	30°41'48"	N10°20'55"E	650.34'
C26	971.50'	426.83'	25°10'24"	N13°06'37"E	423.41'
C27	15.00'	23.67'	90°23'42"	N44°40'26"W	21.29'
C28	15.00'	23.46'	89°36'18"	N45°19'34"E	21.14'
C29	90.00'	70.89'	45°07'44"	N67°33'52"E	69.07'
C30	1000.00'	439.36'	25°10'24"	S13°06'37"W	435.83'
C31	1200.00'	642.91'	30°41'48"	S10°20'55"W	635.25'
C32	500.00'	111.65'	12°47'38"	S1°23'49"W	111.42'
C33	250.00'	34.01'	7°47'39"	S85°06'11"E	33.98'
C34	897.50'	266.61'	17°01'13"	N14°22'39"E	265.63'
C35	600.00'	806.91'	77°03'14"	S45°19'16"W	747.46'
C36	951.50'	239.50'	14°25'19"	S77°38'13"W	238.87'
C37	951.50'	45.38'	2°43'58"	S69°03'34"W	45.38'
C38	693.00'	21.01'	1°44'12"	S71°23'03"W	21.00'
C39	693.00'	29.01'	2°23'53"	S69°19'00"W	29.00'

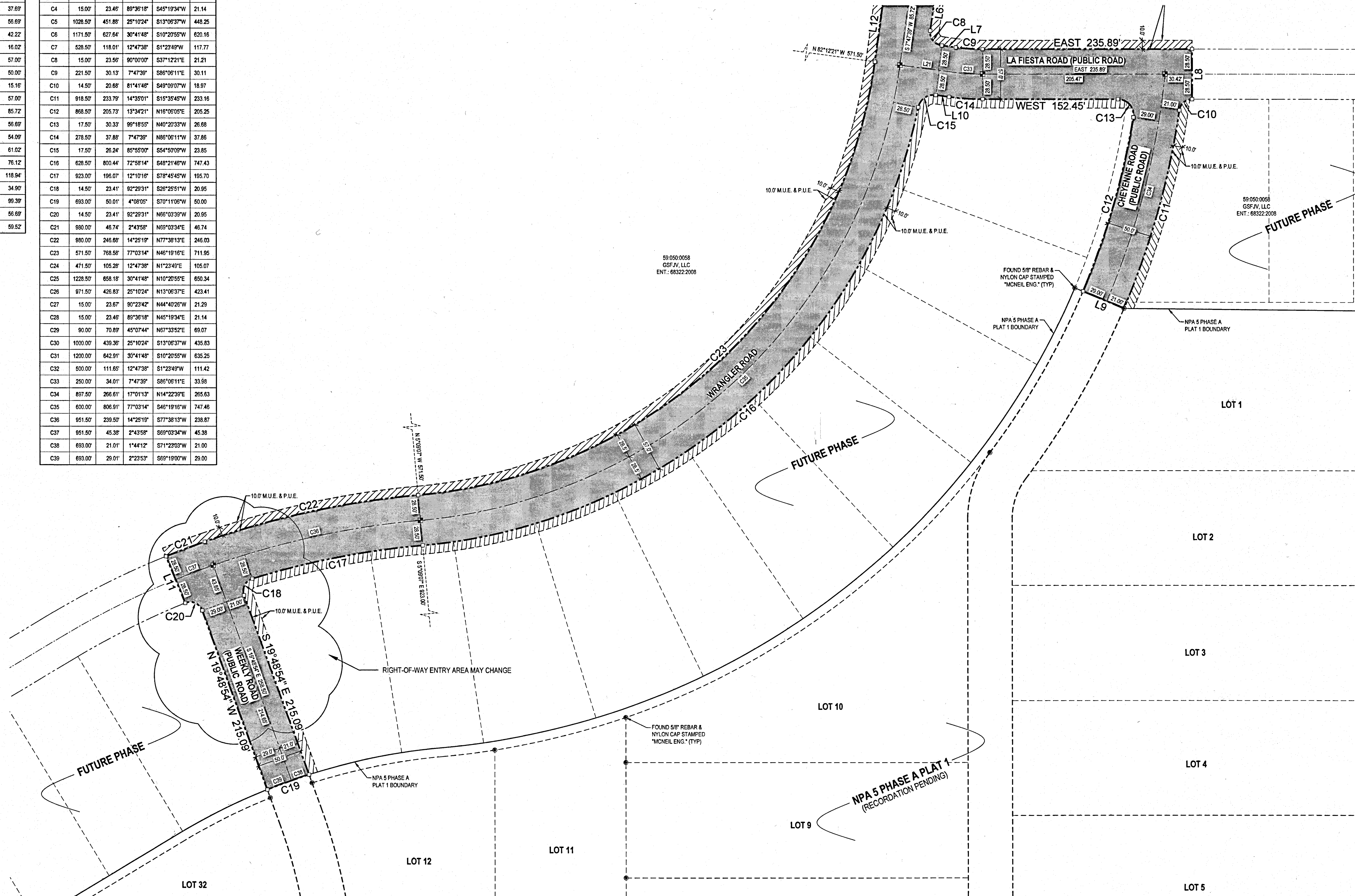
NORTH

SCALE: 1" = 60'

0 30' 60' 120' 180'

LEGEND

- FUTURE RIGHT-OF-WAY LINES
- RIGHT-OF-WAY LINES HEREBY DEDICATED
- SECTION LINE
- EXISTING ROAD EASEMENT LINES
- EXISTING RIGHT-OF-WAY LINES
- P.U.E. & M.U.E. LINES HEREBY DEDICATED
- CENTERLINE
- P.U.E. & M.U.E.
- CALCULATED POINT, NOTHING FOUND OR SET
- MONUMENT TO BE SET
- FOUND UTAH COUNTY SECTION CORNER
- PUBLIC RIGHT-OF-WAY HEREBY DEDICATED
- M.U.E. & P.U.E. = MUNICIPAL UTILITY EASEMENT & PUBLIC UTILITY EASEMENT



PREPARED BY:

McNEIL ENGINEERING

Designing for the Future Since 1983™

8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

ENT 68822-2025 MAP 19565
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 APR 20 10:43 PM FEE 0.00 BY AG
RECORDED FOR EAGLE MOUNTAIN CITY



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

ENGINEERING

Monday, August 25, 2025

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

SUBJECT: **Eagle Point plat 'D' 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



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

Tuesday, February 9, 2021

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

Subject: **Eagle Point plat D** Bond Letter Requirements

City Recorder:

I have reviewed the improvement requirements for **Eagle Point plat D** Subdivision, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	SWPPP				
a	Rough grading	8500	CY	\$2.00	\$17,000.00
b	Clear & grub	3000	CY	\$2.00	\$6,000.00
c	Swppp	1	LS	\$2,500.00	\$2,500.00
2	ROADWAY IMPROVEMENTS				
a	3 inch Surface Course	185000	SF	\$1.10	\$203,500.00
b	6 inch Road base(also behind curb)	195000	SF	\$0.60	\$117,000.00
c	9 inch sub-base(e-fill)9behind curb)	195000	SF	\$0.60	\$117,000.00
d	30" curb & gutter	12800	LF	\$21.00	\$268,800.00
e	4' Sidewalk	50400	SF	\$4.80	\$241,920.00
f	Street signs	15	EA	\$200.00	\$3,000.00
g	Stop signs	11	EA	\$200.00	\$2,200.00
h	ADA access ramps	22	EA	\$1,300.00	\$28,600.00
3	CULINARY WATER				
a	8" culinary water c-900 w/fittings	6300	LF	\$28.00	\$176,400.00
b	Fire Hydrant	13	EA	\$5,250.00	\$68,250.00
c	8" gate valves	24	EA	\$1,750.00	\$42,000.00
d	Sampling station	1	EA	\$1,200.00	\$1,200.00
e	3/4" water service	155	EA	\$1,000.00	\$155,000.00
f	Air vac	2	EA	\$500.00	\$1,000.00
g	Back fill import	9000	TON	\$10.25	\$92,250.00
4	STORM DRAIN				
a	15" storm drain	165	LF	\$28.00	\$4,620.00
b	18" storm drain	1007	LF	\$34.00	\$34,238.00

Eagle Point plat D bond letter

Final Audit Report

2021-02-09

Created:	2021-02-09
By:	Julie Bencomo (jbencomo@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1sv3KnkwBdyXKkqBURzjxXvB1c8e5Xq5

"Eagle Point plat D bond letter" History

-  Document created by Julie Bencomo (jbencomo@emcity.org)
2021-02-09 - 4:10:43 PM GMT- IP address: 206.251.40.168
-  Document emailed to Chris Trusty (ctrusty@emcity.org) for signature
2021-02-09 - 4:11:08 PM GMT
-  Email viewed by Chris Trusty (ctrusty@emcity.org)
2021-02-09 - 5:04:02 PM GMT- IP address: 67.177.27.107
-  Document e-signed by Chris Trusty (ctrusty@emcity.org)
Signature Date: 2021-02-09 - 5:04:47 PM GMT - Time Source: server- IP address: 67.177.27.107
-  Agreement completed.
2021-02-09 - 5:04:47 PM GMT



DATE: Monday, August 25, 2025
FROM: Robert Ballif Engineering Tech. II
SUBJECT: Eagle Point plat "D" walk through exit warranty-Updated

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

Robert Ballif – Engineering Tech. II

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

General:

1. Exit sewer video.
2. Remove the concrete pile debris in the lots.
3. Any ADA ramps with a gap between the curb & ADA to be filled with sika flex.

Morning Glory Way:

1. The edges of the gutter are low. Crack Seal or micro surface to bring above lip of curb.
2. Sections of sidewalk or curb and gutter marked with red 'X' to be removed and replaced.
3. Intersection of Wild Rose storm drain manhole clean.
4. Crack seal asphalt patches, replace them if they are settling.

Columbine Way:

1. The edges of the gutter are low. Crack Seal or micro surface to bring above lip of curb.
2. Sections of sidewalk or curb and gutter marked with red 'X' to be removed and replaced.
3. Crack seal asphalt patches, replace them if they are settling.
4. Lot #461 by the ADA the ADA is holding water, fix so the water flows.
5. Lot #485 by double inlets sag in the asphalt to be fixed.
6. Missing the street stop at intersection of Blossom St. & Columbine Way.

Marigold Dr.:

1. The edges of the gutter are low. Crack Seal or micro surface to bring above lip of curb.
2. Sections of sidewalk or curb and gutter marked with red 'X' to be removed and replaced.
3. Crack seal asphalt patches, replace them if they are settling.
4. Knuckle at Columbine the sewer manhole by water way settling and hole in the asphalt to be fixed.
5. Lot #394 sag in gutter, remove debris to see if it will flow.
6. Lot #516 asphalt to be fixed.
7. Lot #'s 403 & 404 ADA ramp to be fixed.

Holly Hock Ln.:

1. The edges of the gutter are low. Crack Seal or micro surface to bring above lip of curb.
2. Sections of sidewalk or curb and gutter marked with red 'X' to be removed and replaced.
3. Crack seal asphalt patches, replace them if they are settling.
4. Lot #399 fire hydrant patch to be completed and valve to be collard. The hydrant was on, and ice had formed, thaw then check the hydrant.

Daffodile Dr.:

1. The edges of the gutter are low. Crack Seal or micro surface to bring above lip of curb.
2. Sections of sidewalk or curb and gutter marked with red 'X' to be removed and replaced.
3. Crack seal asphalt patches, replace them if they are settling.
4. Lot #498 sewer manhole in the gutter to have a non-vented lid. Remove the blow-up pool wash out.

- ~~5. Lot #419 fire hydrant had been moved, we will need it pressure tested and BT's done on it.~~

Sego Lily Dr.:

- ~~1. The edges of the gutter are low. Crack Seal or micro surface to bring above lip of curb.~~
- ~~2. Sections of sidewalk or curb and gutter marked with red 'X' to be removed and replaced.~~
- ~~3. Crack seal asphalt patches, replace them if they are settling.~~

Yellow Blossom St.:

- ~~1. The edges of the gutter are low. Crack Seal or micro surface to bring above lip of curb.~~
- ~~2. Sections of sidewalk or curb and gutter marked with red 'X' to be removed and replaced.~~
- ~~3. Crack seal asphalt patches, replace them if they are settling.~~

Sunflower Dr.:

- ~~1. The edges of the gutter are low. Crack Seal or micro surface to bring above lip of curb.~~
- ~~2. Sections of sidewalk or curb and gutter marked with red 'X' to be removed and replaced.~~
- ~~3. Crack seal asphalt patches, replace them if they are settling.~~
- ~~4. Lot #458 sewer manhole add step.~~

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.

EAGLE POINT PLAT "D"

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.45	S46°32'00"W
L2	11.45	S46°32'00"W
L3	8.56	S01°01'56"W
L4	9.78	S89°24'01"E
L7	9.47	N03°15'22"E
L8	1.22	N03°15'22"E
L11	10.00	N03°15'22"E
L15	20.04	S89°24'01"E
L16	12.58	S89°24'01"E
L17	5.19	S89°24'01"E
L18	12.57	S89°24'01"E
L19	16.90	N88°58'04"W
L21	51.48	N61°32'42"E
L22	51.48	N60°20'45"W
L23	30.96	S36°45'10"W
L24	27.99	S26°07'12"E
L25	40.70	N56°26'57"W
L26	51.78	N29°54'13"E
L27	32.22	S51°55'11"W
L28	51.18	S28°12'23"E
L29	49.95	N29°00'14"W
L30	54.08	S28°33'55"W
L31	25.00	S88°58'04"E
L32	51.78	N29°54'13"E
L33	26.96	S69°03'36"W
L34	51.18	S28°12'23"E
L35	51.78	N29°54'13"E
L36	26.90	N67°19'28"W
L37	51.18	S28°12'23"E
L38	25.53	N12°20'15"E
L39	31.21	S36°09'59"E
L40	51.48	S61°32'42"W
L41	51.48	S60°20'45"E
L42	33.57	N42°27'41"E
L43	27.98	N26°05'08"W
L44	26.85	S21°57'58"W
L45	25.02	S89°07'54"E
L46	49.71	N26°56'25"W
L47	53.36	S31°11'48"W
L48	35.91	N47°23'00"E
L49	49.71	N26°56'25"W
L50	53.36	S31°11'48"W
L51	26.74	S65°56'46"E
L52	49.71	N26°56'25"W
L53	53.36	S31°11'48"W
L54	48.37	N65°52'07"E
L55	32.04	S39°18'46"W
L56	31.54	N06°24'33"E
L57	32.24	N87°32'22"E
L58	22.96	S85°54'17"E
L59	22.91	S00°30'53"E
L60	23.84	N87°23'02"W
L61	22.93	S01°23'33"W
L62	30.00	N00°35'59"E

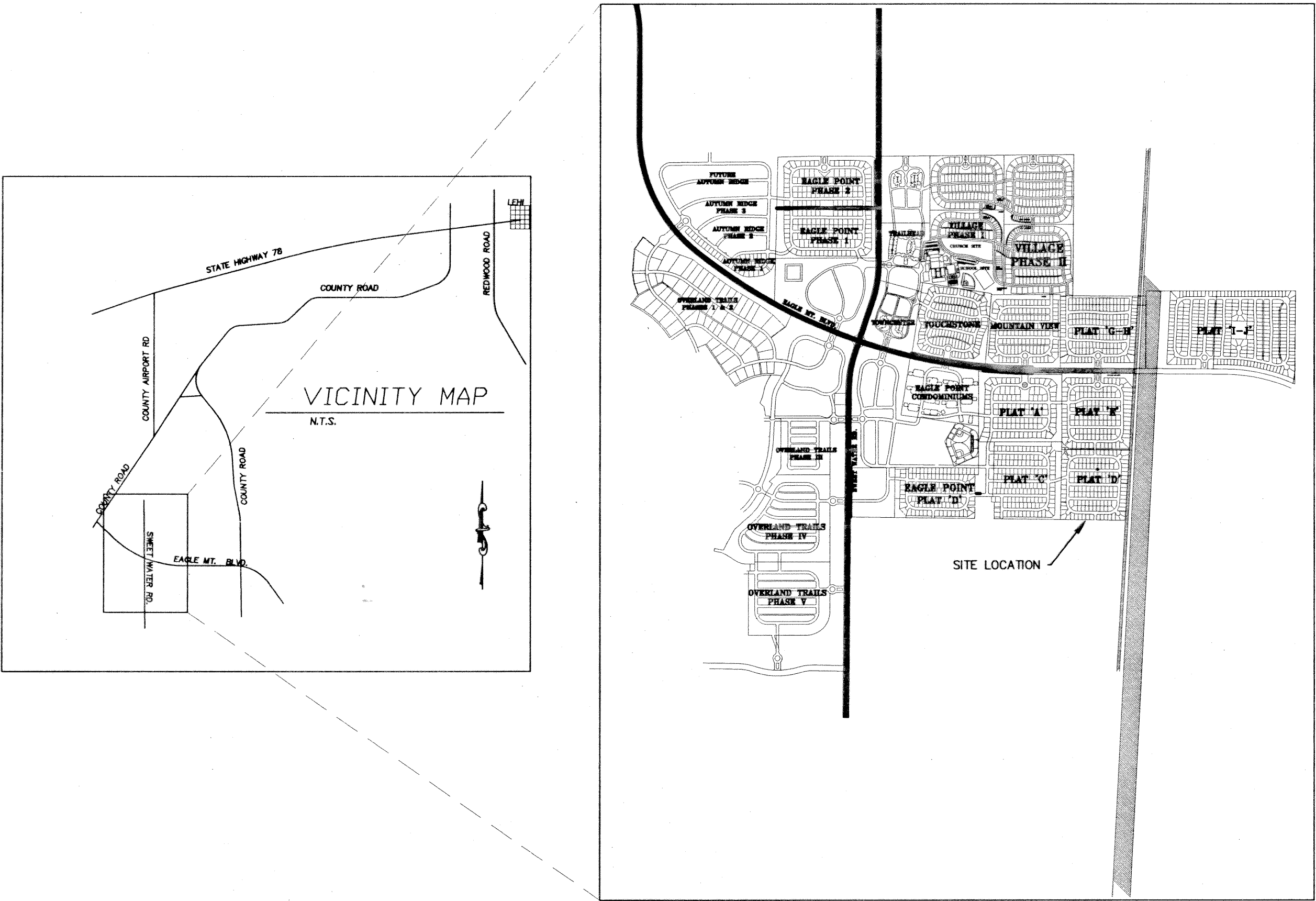
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH DIR	CH DIS
C1	90°00'00"	20.00	31.42	20.00	N45°35'59"E	28.28
C2	09°35'21"	205.00	34.31	17.19	S85°48'18"W	34.27
C3	22°46'42"	205.00	81.50	41.30	S69°37'16"W	80.96
C4	19°56'23"	20.00	6.96	3.52	N68°12'07"E	6.93
C5	65°14'46"	20.00	22.78	12.80	S69°12'18"E	21.56
C6	94°29'54"	20.00	32.99	21.64	N83°49'53"W	29.37
C7	94°29'54"	20.00	32.99	21.64	S03°06'06"E	29.37
C8	63°50'52"	20.00	22.29	12.46	N18°25'37"W	21.15
C9	20°27'57"	20.00	7.14	3.61	N23°43'47"E	7.11
C10	19°02'09"	205.00	68.11	34.37	S24°26'42"W	67.80
C11	13°53'41"	205.00	49.71	24.98	S07°58'47"W	49.59
C12	82°49'31"	20.00	28.91	17.64	N42°26'42"E	26.46
C13	12°21'54"	205.00	44.24	22.21	S77°40'30"W	44.15
C14	07°31'30"	155.00	20.36	10.19	S75°15'19"W	20.34
C15	102°00'52"	20.00	35.61	24.70	N49°58'30"W	31.09
C16	17°02'34"	205.00	60.98	30.72	S07°53'27"E	60.75
C17	16°15'22"	205.00	58.16	29.28	S24°32'25"E	57.97
C18	53°10'13"	20.00	18.56	10.01	N06°05'00"W	17.90
C19	54°21'53"	20.00	18.98	10.27	N47°41'03"E	18.27
C20	94°15'10"	40.00	65.80	43.08	S27°44'24"W	58.63
C21	49°24'09"	40.00	34.49	18.40	S44°05'15"E	33.43
C22	97°54'13"	40.00	68.35	45.94	N62°15'34"E	60.33
C23	53°43'45"	20.00	18.75	10.13	S40°10'20"W	18.08
C24	53°48'21"	20.00	18.78	10.15	N86°03'37"W	18.10
C25	90°00'00"	20.00	31.42	20.00	N44°24'01"W	28.28
C26	90°00'00"	20.00	31.42	20.00	S45°35'59"W	28.28
C27	15°44'43"	205.00	56.33	28.35	S67°01'47"E	56.16
C28	14°26'34"	205.00	51.68	25.98	N66°17'44"E	51.54
C29	70°28'15"	20.00	24.60	14.13	N85°41'26"W	23.08
C30	14°29'53"	205.00	51.87	26.08	S82°09'05"E	51.73
C31	17°04'58"	205.00	61.12	30.79	N82°03'30"E	60.89
C32	45°35'03"	20.00	15.91	8.40	N27°39'48"W	15.50
C33	105°23'31"	40.00	73.58	52.50	S57°34'02"E	63.63
C34	45°45'08"	40.00	31.94	16.88	N46°51'38"E	31.10
C35	88°49'09"	40.00	62.01	39.18	N20°25'30"W	55.98
C36	45°24'00"	20.00	15.85	8.37	S58°29'17"E	15.44
C37	70°39'17"	20.00	24.66	14.18	S00°27'39"E	23.13
C38	14°26'12"	205.00	51.65	25.96	N27°38'54"E	51.52
C39	17°15'59"	205.00	61.78	31.12	N24°58'52"W	61.54
C40	47°45'49"	20.00	16.67	8.86	S09°43'57"E	16.19
C41	17°10'25"	205.00	61.45	30.96	N11°50'35"E	61.22
C42	19°36'15"	205.00	70.14	35.42	N06°32'45"W	69.80
C43	59°43'51"	20.00	20.85	11.48	S44°00'53"W	19.92
C44	86°24'54"	40.00	60.33	37.57	N30°40'21"E	54.77
C45	90°00'00"	20.00	31.42	20.00	S44°24'01"E	28.28
C46	47°28'17"	155.00	128.42	68.16	N65°39'53"W	124.78
C47	46°42'35"	155.00	126.36	66.93	S67°14'41"W	122.89
C48	42°51'28"	155.00	115.94	60.83	S22°27'40"W	113.26
C49	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C50	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C51	45°11'07"	155.00	122.24	64.50	N19°20'11"W	119.09
C52	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C53	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C54	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C55	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C56	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C57	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C58	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C59	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C60	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C61	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C62	40°45'13"	155.00	110.25	57.57	S19°20'40"E	107.94
C63	49°40'44"	155.00	134.39	71.75	S64°33'39"E	130.22
C64	46°14'25"	155.00	125.09	66.18	N67°28'46"E	121.72
C65	41°06'11"	155.00	111.19	58.11	N23°48'28"E	108.83
C66	89°34'02"	180.00	281.38	178.65	S45°48'58"W	253.60
C67	19°32'23"	180.00	61.39	30.99	S81°15'45"W	61.09
C68	90°25'58"	180.00	284.10	181.36	S44°11'02"E	255.52
C69	87°20'36"	180.00	274.40	171.84	N46°55'41"E	248.59
C70	92°39'24"	180.00	291.09	188.55	N43°04'19"W	260.39
C71	62°27'28"	40.00	43.60	24.25	N43°45'50"W	41.48
C72	92°36'52"	40.00	64.66	41.87	S58°42'00"W	57.84
C73	67°03'29"	20.00	23.41	13.25	N45°55'18"E	22.09
C74	40°26'10"	20.00	14.11	7.37	S80°19'52"E	13.82
C75	16°54'43"	205.00	60.51	30.48	N68°34'08"W	60.29
C80	12°22'32"	205.00	44.28	22.23	N83°12'45"W	44.19
C81	16°21'12"	40.00	11.42	5.75	N73°00'41"W	11.38
C82	00°24'06"	205.00	1.44	0.72	S00°49'53"W	1.44

PLAT "D" NOTES

MINIMUM LOT FRONTAGE = 60 FEET
MINIMUM LOT SIZE = 6,000 SQ. FEET
AVERAGE LOT SIZE = 7,788 SQ. FEET
TOTAL LOTS = 148
TOTAL PARK ACRES = .31
TOTAL PLAT ACRES = 35.79
TOTAL LOT ACRES = 26.44
TOTAL STREET ACRES = 8.28
TOTAL PUBLIC USE OPEN SPACE ACRES = .76

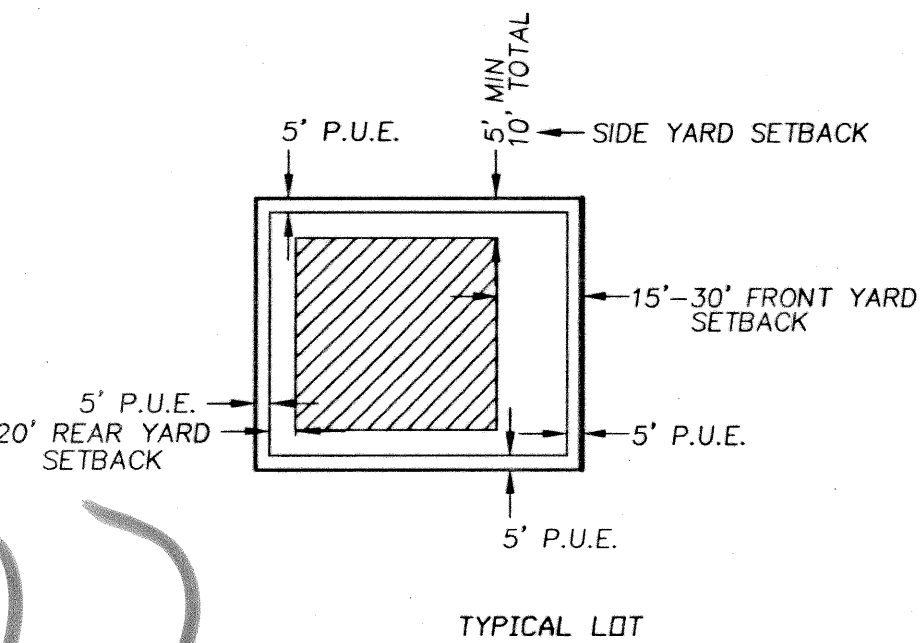
PROJECT #99039 DRAFTED BY JCD/SKS 01/28/00
PLOT VIEW = '60' File name: F:\SDSKPROJ\99039\0_PLAT.DWG

SUBDIVISION NAME: EAGLE POINT "PLAT D"
TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
OWNER/DEVELOPER: PATTERSON CONSTRUCTION INC.
ATTN: WAYNE PATTERSON
2245 NORTH 1200 EAST
LEHI, UTAH 84043



LEGEND

STREET MONUMENT
LOT ADDRESS



MCM ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING
P.O. BOX 189
HEBER, UT 84032
(435) 654-0939

8482-97 (sheet 1 of 2)

SURVEYOR'S CERTIFICATE

I, MELVIN MCQUARRIE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 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 INTO 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 IS TRUE AND CORRECT.

DATE: 1/31/00 SURVEYOR: Melvin C. McQuarrie

PLAT "D" BOUNDARY DESCRIPTION

COMMENCING AT A POINT S00°28'57"W ALONG THE SECTION LINE A DISTANCE OF 1360.31 FEET AND EAST A DISTANCE OF 1156.32 FEET FROM THE NORTHWEST CORNER OF SECTION 18, T6S, R1W, SLB8M;

THENCE S89°24'01"E 1240.83';
THENCE S03°12'41"W 1284.91';
THENCE N89°13'41"W 1191.95';
THENCE N01°01'56"E 1280.02' TO THE POINT OF BEGINNING.

CONTAINS 35.79 ACRES MORE OR LESS.

TOWN ATTORNEY APPROVAL

APPROVED THIS 7 DAY OF March, A.D. 2000, BY THE TOWN ATTORNEY OF EAGLE MOUNTAIN TOWN.

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 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS EASEMENTS AND ALL OTHER PLACES OF PUBLIC USE TO THE TOWN OF EAGLE MOUNTAIN, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

PATTERSON CONSTRUCTION INC.
WAYNE PATTERSON, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 7 DAY OF February, A.D. 2000, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

David L. Little
NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF TOWN OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7th DAY OF March, A.D. 2000.

APPROVED: David L. Little, Mayor ATTEST: Wendy S. Outh, Deputy Clerk
MAYOR CLERK-RECORDER (SEE SEAL BELOW)

TOWN ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , A.D. 20 , BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN TOWN.

DIRECTOR-SECRETARY: Wendy S. Outh CHAIRMAN, PLANNING COMMISSION

TOWN ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN.

APPROVED THIS 21 DAY OF Feb, A.D. 2000
TOWN ENGINEER

EAGLE POINT PLAT "D"

TOWN OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: No. 178851 Melvin C. McQuarrie STATE OF UTAH 1/31/00

NOTARY PUBLIC: David L. Little

TOWN ENGINEER SEAL: Wendy S. Outh

CLERK-RECORDER SEAL: Wendy S. Outh

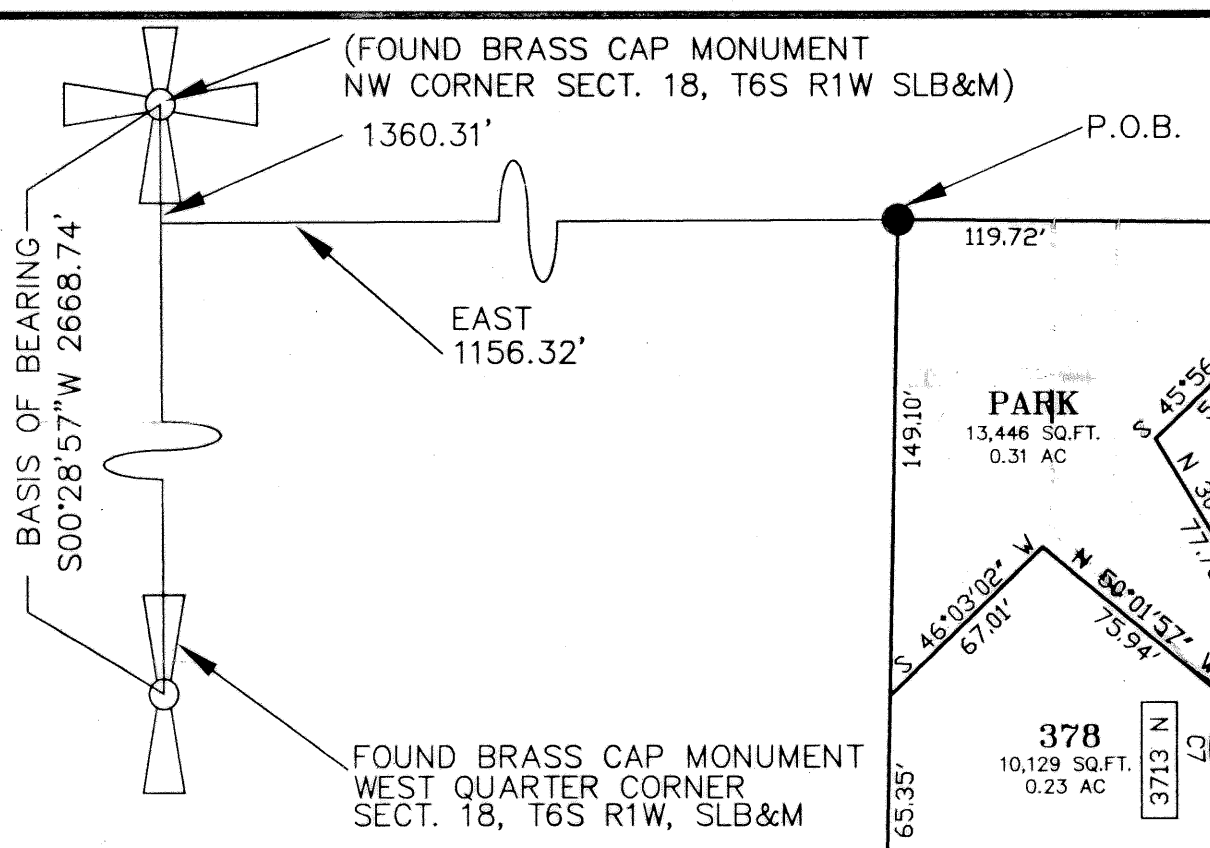
95c 18, T6S, R1W
TV-038
1-28-00 12:36:13 pm EST
d_plat.dwg

SHEET 1 OF 2

8482-97 (Sheet 2 of 2)

EAGLE POINT PLAT "D"

EAGLE MOUNTAIN PROPERTIES L.C.
BOOK NO. 4390
PAGE NO. 476

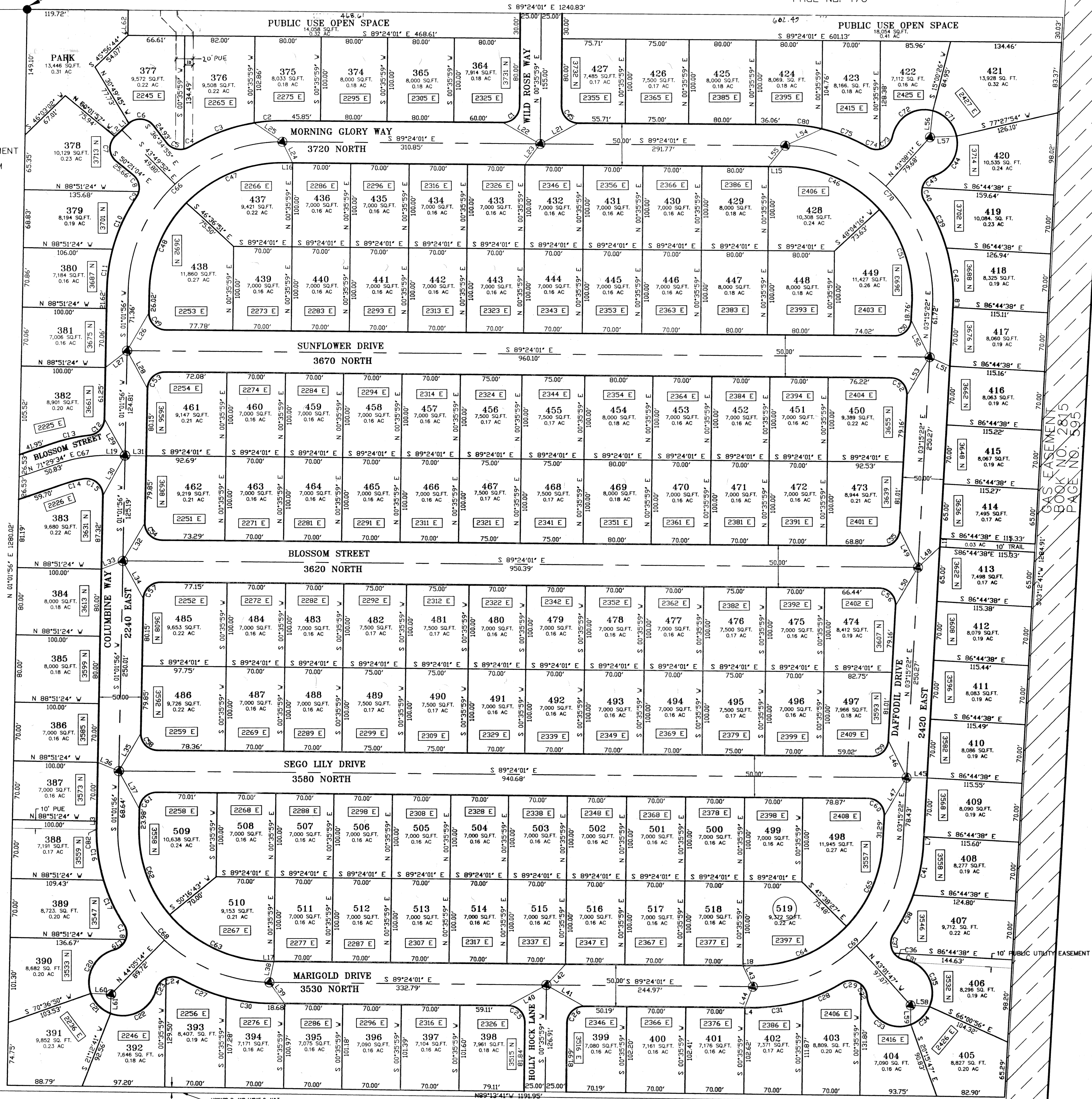


EAGLE POINT PLAT A
ENTRY NO. 4208-98
38-254-PLL

Scale 1" = 60 ft

PATTERSON CONSTRUCTION INC.
BOOK NO. 4878
PAGE NO. 255

Mc ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING
P.O. BOX 189
HEBER, UT 84032
(435) 654-0939



UP&L EASEMENT
BOOK NO. 1195/
PAGE NO. 269



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

ENGINEERING

Tuesday, August 19, 2025

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

SUBJECT: Pacific Springs phase 'A' plat 4 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



Bond Release Request Letter
Pacific Springs phase A plat 4
Reduced

Engineering Division
2565 North Sweetwater Road
Eagle Mountain City, Utah 84043
(801) 789-6671

1st Bond Release		
Original Bond Amount:	\$	78,890.15
Previous Release Amount:	\$	-
Amount to Release this Period:	\$	20,440.00
Amount Remaining in Bond:	\$	58,450.15

Bond Releases Summary	
#1	\$ 20,440.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 20,440.00

4/25/2024

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE WORK										
a	Mobilization	1	0	EA	\$5,000.00	\$0.00	0	0%	100%	\$0.00	\$0.00
b	SWPPP	1	0	EA	\$8,500.00	\$0.00	0	0%	100%	\$0.00	\$0.00
2	STREETS										
a	Roadway Asphalt Paving 3"	36125	0	SF	\$1.29	\$0.00	0	0%	100%	\$0.00	\$0.00
b	Road Base Gravel 6"	45072	0	SF	\$0.65	\$0.00	0	0%	100%	\$0.00	\$0.00
c	Engineering fill Subbase 9"	45072	0	SF	\$0.52	\$0.00	0	0%	100%	\$0.00	\$0.00
d	30" Curb & Gutter modified	2412	0	LF	\$17.00	\$0.00	0	0%	100%	\$0.00	\$0.00
e	6" base under sidewalk	2349	0	LF	\$4.50	\$0.00	0	0%	100%	\$0.00	\$0.00
f	Concrete Sidewalk	11823	0	SF	\$6.50	\$0.00	0	0%	100%	\$0.00	\$0.00
g	ADA ramps	4	4	EA	\$435.00	\$1,740.00	4	100%	100%	\$1,740.00	\$0.00
h	Stop/Street signs	2	2	EA	\$350.00	\$700.00	2	100%	100%	\$700.00	\$0.00
i	Streetlights	3	3	EA	\$6,000.00	\$18,000.00	3	100%	100%	\$18,000.00	\$0.00
3	SEWER										
a	8" PVC Sewer Pipe	1723	0	LF	\$42.00	\$0.00	0	0%	100%	\$0.00	\$0.00
b	48" Manholes	6	0	EA	\$3,800.00	\$0.00	0	0%	100%	\$0.00	\$0.00
c	4" sewer lateral service	31	0	EA	\$1,425.00	\$0.00	0	0%	100%	\$0.00	\$0.00
4	CULINARY WATER										
a	8" Culinary Water Pipe	1170	0	LF	\$24.00	\$0.00	0	0%	100%	\$0.00	\$0.00
b	8" Gate Valve	4	0	EA	\$1,750.00	\$0.00	0	0%	100%	\$0.00	\$0.00
c	8" cross	1	0	EA	\$1,420.00	\$0.00	0	0%	100%	\$0.00	\$0.00
d	8" bend	5	0	EA	\$705.00	\$0.00	0	0%	100%	\$0.00	\$0.00
e	Fire Hydrant w/ valve	3	0	EA	\$6,257.00	\$0.00	0	0%	100%	\$0.00	\$0.00
f	3/4" Water Service Line & Meter Box	31	0	EA	\$1,615.00	\$0.00	0	0%	100%	\$0.00	\$0.00
g	2" blow off w/valve	1	0	EA	\$2,328.00	\$0.00	0	0%	100%	\$0.00	\$0.00
5	STORM DRAIN										
a	15" HDPE	985	0	LF	\$33.80	\$0.00	0	0%	100%	\$0.00	\$0.00
b	12" HDPE	115	0	LF	\$33.80	\$0.00	0	0%	100%	\$0.00	\$0.00
c	60" manholes	4	0	EA	\$4,940.00	\$0.00	0	0%	100%	\$0.00	\$0.00
d	Curb inlet	2	0	EA	\$2,125.00	\$0.00	0	0%	100%	\$0.00	\$0.00
e	Combo box	2	0	EA	\$5,541.00	\$0.00	0	0%	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$20,440.00					
Original 10% Bond Coverage						\$58,450.15					
TOTAL BOND AMOUNT:						\$78,890.15					
							Released This Period		\$20,440.00		

APPROVED BY EAGLE MOUNTAIN:

Christopher T. Trusty P.E.
Engineering Director

4/25/24
Date

Robert Ballif
Engineering Tech. II

4/25/24
Date



DATE: Tuesday, August 19, 2025
TO: Vince Hogge
FROM: Robert Ballif Engineering Tech. II
SUBJECT: **Pacific Springs phase 'A' plat 4 walk through**

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

Robert Ballif – Engineering Tech. II
Brian Haskell – R5 Homes

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

General Notes:

- ~~1. Exit sewer video.~~
- ~~2. Crack seal phase lines.~~

Orville St.:

- ~~1. Marked sidewalk & curb to be removed and replaced with a red 'X'.~~
- ~~2. Marked concrete with red dot to have concrete spill removed.~~
- ~~3. House #5382 removes land bridge and check sidewalk for damage.~~
- ~~4. Clean out all inlets.~~
- ~~5. Lot #412 settling asphalt by combo box.~~

Sulley Wy.:

- ~~1. Marked sidewalk & curb to be removed and replaced with a red 'X'.~~
- ~~2. Marked concrete with red dot to have concrete spill removed.~~
- ~~3. Clean out all inlets.~~
- ~~4. Lot #414 storm drain manhole clean and pipe to be fixed, broken.~~
- ~~5. Lot #418 section of sidewalk to be inspected before placing concrete.~~
- ~~6. House #5348 section of sidewalk to be inspected before placing concrete.~~

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



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

ENGINEERING

Wednesday, August 27, 2025

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

SUBJECT: Porter Ranch Townhomes phase 1 & 2 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



BOND RELEASE REQUEST LETTER
Porter Ranch Townhomes phases 1 & 2
Reduced

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

3rd Bond Release	
Original Bond Amount:	\$ 283,735.08
Previous Release Amount:	\$ 213,777.55
Amount to Release this Period:	\$ 11,153.90
Amount Remaining in Bond:	\$ 38,803.63

Bond Releases Summary	
#1	\$ 197,833.20
#2	\$ 3,338.00
#3	\$ 11,153.90
#4	\$ -
TOTAL	\$ 212,325.11

8/7/2018

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	EARTH WORK										
a	Clear & Grub	42570	21285	SF	\$0.05	\$1,064.25	40,442	2128.5	100%	\$53.21	\$1,064.25
b	Strip & Stockpile	788	394	CY	\$3.00	\$1,182.00	749	39.4	100%	\$59.10	\$1,182.00
c	Site cut/fill	2365	1182.5	CY	\$4.00	\$4,730.00	2,247	118.25	100%	\$236.50	\$4,730.00
d	Finish subgrade	42570	42570	SF	\$0.14	\$5,959.80	40,442	2128.5	100%	\$297.99	\$5,959.80
e	Flat work	1260	1260	SF	\$0.85	\$1,071.00	1,134	126	100%	\$107.10	\$1,071.00
f	Compaction testing	1	1	LS	\$5,000.00	\$5,000.00	1	0.1	100%	\$500.00	\$5,000.00
2	ROADWAY IMPROVEMENTS										
a	3" asphalt	23068	23068	SF	\$1.30	\$29,988.40	23,068	0	100%	\$0.00	\$29,988.40
b	6" road base	27337	27337	SF	\$0.75	\$20,502.75	27,337	0	100%	\$0.00	\$20,502.75
c	9" Subbase (under road & curb/gutter)	27337	32181	SF	\$0.85	\$27,353.85	27,337	0	100%	\$0.00	\$27,353.85
d	30" Curb & Gutter	984	984	LF	\$13.00	\$12,792.00	984	0	100%	\$0.00	\$12,792.00
e	4" waterway	341	341	LF	\$15.00	\$5,115.00	341	0	100%	\$0.00	\$5,115.00
f	6" base under curb & gutter	1384	1384	LF	\$2.85	\$3,944.40	1,384	0	100%	\$0.00	\$3,944.40
g	6" base under sidewalk	1321	1321	LF	\$4.50	\$5,944.50	1,321	0	100%	\$0.00	\$5,944.50
h	6" curb wall	400	400	LF	\$11.50	\$4,600.00	400	0	100%	\$0.00	\$4,600.00
i	6" road base under sidewalk & exterior flat work	1260	1260	SF	\$1.00	\$1,260.00	1,260	0	100%	\$0.00	\$1,260.00
j	Sidewalk & exterior flat work	1260	1260	SF	\$3.00	\$3,780.00	1,260	0	100%	\$0.00	\$3,780.00
k	5" sidewalk	1321	1321	LF	\$13.50	\$17,833.50	1,321	0	100%	\$0.00	\$17,833.50
l	ADA ramps	2	2	EA	\$600.00	\$1,200.00	2	0	100%	\$0.00	\$1,200.00
3	CULINARY WATER										
a	8" PVC water main	592	0	LF	\$19.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	8" valves	5	0	EA	\$1,250.00	\$0.00	0	0	100%	\$0.00	\$0.00
c	3/4" Water service laterals w/meter	29	29	EA	\$950.00	\$27,550.00	29	0	100%	\$0.00	\$27,550.00
d	2" Water service laterals w/meter	110	110	LF	\$10.00	\$1,100.00	110	0	100%	\$0.00	\$1,100.00
e	Fire Hydrant w/valve	2	0	EA	\$4,300.00	\$0.00	0	0	100%	\$0.00	\$0.00
f	Connect to existing	1	0	EA	\$1,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
g	8" bend	2	0	EA	\$500.00	\$0.00	0	0	100%	\$0.00	\$0.00
h	8" tee	7	4	EA	\$550.00	\$2,200.00	7	0	100%	\$0.00	\$2,200.00
i	8" plug & mark	1	0	EA	\$250.00	\$0.00	0	0	100%	\$0.00	\$0.00
4	CULINARY WATER phase 2										
a	8" PVC water main	1108	516	LF	\$19.00	\$9,804.00	1,108	0	100%	\$0.00	\$9,804.00
b	8" valves	4	1	EA	\$1,250.00	\$1,250.00	4	0	100%	\$0.00	\$1,250.00
c	8" bend	6	3	EA	\$500.00	\$1,500.00	6	0	100%	\$0.00	\$1,500.00
d	8" tee	4	1	EA	\$550.00	\$550.00	4	0	100%	\$0.00	\$550.00
e	Fire Hydrant w/valve	2	1	EA	\$4,300.00	\$4,300.00	2	0	100%	\$0.00	\$4,300.00
f	Connect to existing	1	0	EA	\$1,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
5	SEWER										
a	8" PVC sewer main	920	0	LF	\$20.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	60" manhole w/concrete collars	5	0	EA	\$2,650.00	\$0.00	0	0	100%	\$0.00	\$0.00
c	60" manhole w/concrete collars	4	0	EA	\$2,650.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	6" lateral	3	0	EA	\$1,350.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	Connect to existing	1	0	EA	\$2,000.00	\$0.00	0	0	100%	\$0.00	\$0.00
6	SEWER phase 2										
a	8" PVC sewer main	380	0	LF	\$20.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	60" manhole w/concrete collars	2	0	EA	\$2,650.00	\$0.00	0	0	100%	\$0.00	\$0.00
7	STORM DRAIN										
a	15" RCP	158	158	LF	\$32.00	\$5,056.00	158	0	100%	\$0.00	\$5,056.00
b	Inlet box w/grate large	1	1	EA	\$2,000.00	\$2,000.00	1	0	100%	\$0.00	\$2,000.00
c	Inlet box w/grate small	4	4	EA	\$1,600.00	\$6,400.00	4	0	100%	\$0.00	\$6,400.00
8	MISC.										
a	Street Signs	6	6	EA	\$700.00	\$4,200.00	0	0	0%	\$0.00	\$0.00
b	Street lights	3	3	EA	\$3,300.00	\$9,900.00	0	3	100%	\$9,900.00	\$9,900.00
TOTAL CONSTRUCTION COST						\$229,131.45					
Original 10% Bond Coverage						\$34,603.63					
TOTAL BOND AMOUNT:						\$263,735.08					
							Released this Period			\$11,153.90	

Christopher T. Trusty
Christopher T. Trusty P.E.
Engineering Director

8/15/18
Date

Marty Blair
Marty Blair
Eagle Mountain City Inspector

8/9/18
Date



BOND RELEASE REQUEST LETTER
Porter Ranch Townhomes off site

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

4th Bond Release	
Original Bond Amount:	\$ 147,786.93
Previous Release Amount:	\$ 115,268.59
Amount to Release this Period:	\$ 8,998.37
Amount Remaining in Bond :	\$ 23,519.98

Bond Releases Summary	
#1	\$ 64,188.82
#2	\$ 9,805.13
#3	\$ 41,274.84
#4	\$ 8,998.37
TOTAL	\$ 124,266.95

8/7/2018

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	EARTH WORK									
a	Clear & Grub	19083	SF	\$0.10	\$1,908.30	18,129	954.15	100%	\$95.42	\$1,908.30
b	Strip & Stockpile	353	CY	\$3.00	\$1,059.00	335	17.85	100%	\$52.95	\$1,059.00
c	Site cut/fill	2478	CY	\$4.00	\$9,912.00	2,354	123.9	100%	\$495.60	\$9,912.00
2	ROADWAY IMPROVEMENTS									
a	3" asphalt	14679	SF	\$1.45	\$21,284.55	14,679	0	100%	\$0.00	\$21,284.55
b	6" road base	16147	SF	\$0.75	\$12,110.25	16,147	0	100%	\$0.00	\$12,110.25
c	9" Subbase (under road & curb/gutter)	26149	SF	\$0.85	\$22,226.65	26,149	0	100%	\$0.00	\$22,226.65
d	30" Curb & Gutter	1180	LF	\$13.00	\$15,340.00	1,180	0	100%	\$0.00	\$15,340.00
e	4' waterway	140	LF	\$15.00	\$2,100.00	140	0	100%	\$0.00	\$2,100.00
f	6" base under curb & gutter	1180	LF	\$2.85	\$3,363.00	1,180	0	100%	\$0.00	\$3,363.00
g	6" base under sidewalk	1080	LF	\$3.60	\$3,888.00	648	324	90%	\$1,166.40	\$3,499.20
h	4' sidewalk	1080	LF	\$12.00	\$12,960.00	648	324	90%	\$3,888.00	\$11,664.00
i	ADA ramps	2	EA	\$600.00	\$1,200.00	2	0	100%	\$0.00	\$1,200.00
3	CULINARY WATER									
a	3/4" Water service laterals w/meter	1	EA	\$950.00	\$950.00	1	0	100%	\$0.00	\$950.00
b	Connect to existing	1	EA	\$1,500.00	\$1,500.00	1	0	100%	\$0.00	\$1,500.00
c	Cap & relocate existing water meter	1	EA	\$2,500.00	\$2,500.00	1	0	100%	\$0.00	\$2,500.00
4	STORM DRAIN									
a	Curb inlet box	1	EA	\$1,600.00	\$1,600.00	1	0	100%	\$0.00	\$1,600.00
b	Connect to existing	1	EA	\$1,000.00	\$1,000.00	1	0	100%	\$0.00	\$1,000.00
5	MISC.									
a	Street Signs	12	EA	\$700.00	\$8,400.00	0	0	0%	\$0.00	\$0.00
b	Street lights	1	EA	\$3,300.00	\$3,300.00	0	1	100%	\$3,300.00	\$3,300.00
c	Construction entrance	1	LS	\$2,500.00	\$2,500.00	1	0	100%	\$0.00	\$2,500.00
d	Silt fence	500	LF	\$2.50	\$1,250.00	500	0	100%	\$0.00	\$1,250.00
e	Demo existing playground equip.	1	LS	\$4,000.00	\$4,000.00	1	0	100%	\$0.00	\$4,000.00
TOTAL CONSTRUCTION COST					\$134,351.75					
10% Bond Coverage					\$13,435.18					
TOTAL BOND AMOUNT:					\$147,786.93	Released this Period		\$8,998.37		

Christopher T. Rusty P.E.
Engineering Director

8/13/18
Date

Marty Bahr
Eagle Mountain City Inspector

8/9/18
Date



DATE: Wednesday, August 27, 2025
TO: Vince Hogge
FROM: Robert Ballif Engineering Tech. II
SUBJECT: **Porter Ranch Townhomes Walk through**

A walk-thru was performed at Porter Ranch Townhomes Subdivision. The following were present.

Robert Ballif – Engineering Tech. II

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

General Notes:

- ~~1. Exit sewer video. Need the sewer fixes.~~
- ~~2. All abandoned valves and concrete fixed need to be inspected before replacing.~~

St. Andrews Drive:

- ~~1. Crack seal all asphalt cracks in the roadway.~~
- ~~2. West island by basket ballpark sections of curb to be replaced. Marked with red 'X'.~~
- ~~3. Sections of sidewalk to be replaced. Marked with red 'X'.~~
- ~~4. Where the gas main crosses the road there are sags in the asphalt to be fixed.~~
- ~~5. All fire hydrants are missing the location wire.~~
- ~~6. Alley homes house #8278 sewer manhole clean.~~
- ~~7. Alley homes #8260 sewer manhole settling around the collar to be fixed.~~
- ~~8. South side of the road the waterway has multiple sections to be fixed, the inlet box to be fixed.~~
- ~~9. Fire hydrant by house #8207 to be turned towards the road. Gate valve needs to be exercised, it is hard to turn.~~

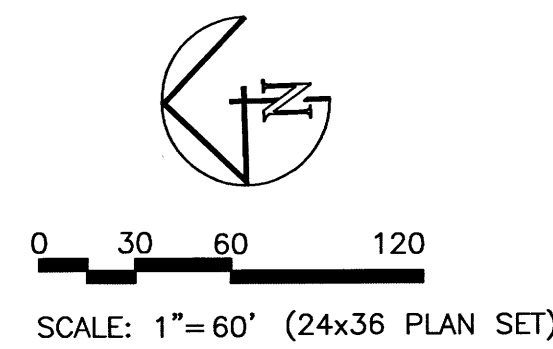
Gazelle Run:

- ~~1. Home 8232, intersection of Peaks Way and intersection at Ridleys entrance blow off's need to be abandoned in the open space areas. The blow off's needs to be abandoned/terminated at the "tee", not just the standpipe removed. This will need to be fixed.~~
- ~~2. Sections of sidewalk to be replaced. Marked with red 'X'.~~
- ~~3. Section of sidewalk just south of street sign grind down tripping hazard.~~

Trejo Lane:

- ~~1. Sewer manhole add step.~~

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.



PORTER RANCH TOWNHOMES

PART OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASELINE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

LEGEND

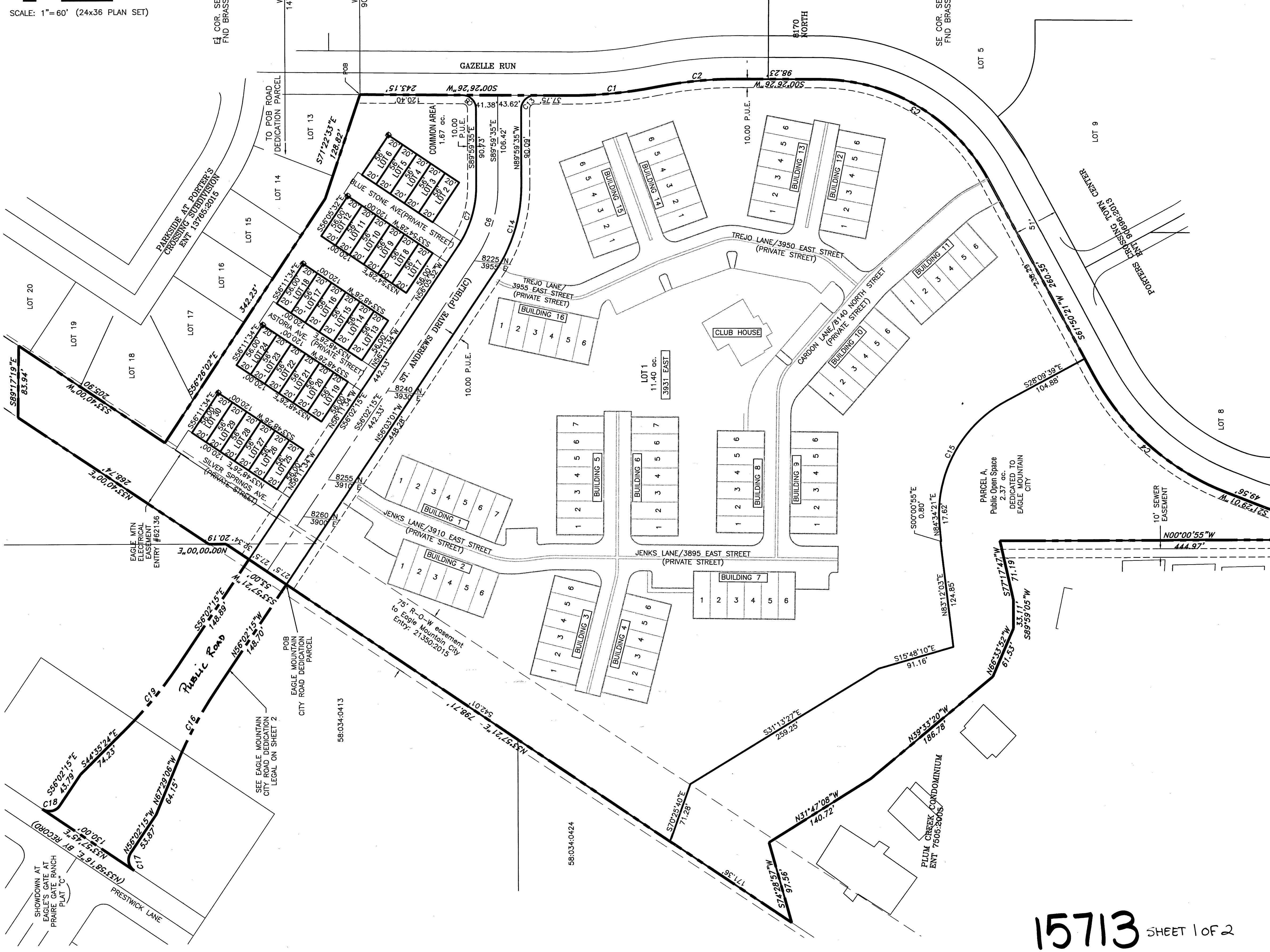
SECTION CORNER

SET 5/8"x24" REBAR
w/ CAP #275617

BOUNDARY LINE

TABULATIONS

1. TOTAL ACREAGE: 16.97 AC.
2. SMALLEST LOT SIZE: 1120 s.f.
3. LARGEST LOT SIZE: 11.4 AC.
4. NUMBER OF UNITS: 29
5. NUMBER OF APARTMENTS: 99
6. PUBLIC OPEN SPACE: 2.37 AC.



ENT. 92080:2017 Map # 15713
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 SEP 19 3:05 PM FEE \$1.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	105.78	525.50	11°31'58"	S05°19'33"E	105.60
C2	95.51	474.50	11°31'58"	S05°19'33"E	95.35
C3	240.58	224.50	61°23'55"	N31°08'24"E	229.23
C4	211.65	300.50	40°21'19"	S41°39'42"W	207.31
C5	71.68	200.00	20°32'08"	S11°12'57"W	71.30
C6	88.90	150.00	33°57'20"	S73°00'55"E	87.60
C7	73.78	124.50	33°57'20"	S73°00'55"E	72.71
C8	25.01	16.00	89°33'59"	N45°13'25"E	22.54
C9	146.30	650.00	12°53'45"	N27°22'28"E	145.99
C10	65.37	250.00	14°58'53"	S26°19'54"W	65.18
C11	153.05	680.00	12°53'45"	N27°22'28"E	152.73
C12	126.62	220.00	32°58'39"	S17°20'01"W	124.88
C13	25.25	16.00	90°26'01"	N44°46'34"W	22.71
C14	99.23	177.50	32°01'55"	S73°58'38"E	97.95
C15	176.10	150.00	67°16'00"	N61°47'39"W	166.16
C16	98.10	491.00	11°26'51"	N61°45'41"W	97.94
C17	23.56	15.00	90°00'00"	S78°57'45"W	21.21
C18	23.56	15.00	90°00'00"	S11°02'15"E	21.21
C19	98.10	491.00	11°26'51"	S50°18'49"E	97.94

PORTER RANCH TOWNHOMES

PART OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASELINE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

SHEET 1 OF 2

15713 SHEET 1 OF 2

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
allianceclogan@yahoo.com

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS 14 DAY OF SEPTEMBER, A.D. 2017

MAYOR [Signature]

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

EAGLE MOUNTAIN CITY ENGINEER

APPROVED THIS 14 DAY OF SEPTEMBER, A.D. 2017, BY THE CITY ENGINEER.

[Signature]
EAGLE MOUNTAIN CITY ENGINEER

EAGLE MOUNTAIN CITY COUNCIL

APPROVED THIS 13 DAY OF SEPTEMBER, A.D. 2017, BY THE EAGLE MOUNTAIN CITY COUNCIL

[Signature]
EAGLE MOUNTAIN, MAYOR

EAGLE MOUNTAIN CITY ATTORNEY

APPROVED THIS 13 DAY OF SEPTEMBER, A.D. 2017, BY THE CITY ATTORNEY.

[Signature]
EAGLE MOUNTAIN CITY ATTORNEY

SURVEYORS SEAL

[Seal]
BRIAN G. LYON
275617
8/31/17
STATE OF UTAH

NOTARY PUBLIC SEAL

[Seal]
ANTHONY R. ROBERTSON - 82008
NOTARY PUBLIC - STATE OF UTAH
COMMISSION EXPIRES MAY 3, 2020

CITY ENGINEERS SEAL

[Seal]
CHRISTOPHER TOOD
TRUSTY
STATE OF UTAH

CLERK-RECORDER SEAL

[Seal]
EAGLE MOUNTAIN
EST. 1996
STATE OF UTAH

Sec 20-5-1W 70-039

NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY TRAVIS TAYLOR
2. THE BASIS OF BEARING IS N 00°11'38" E BETWEEN THE SOUTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
3. PROPOSED BUILDINGS ON LOT 1 ARE SHOWN FOR ADDRESSING PURPOSES ONLY AND DOESN'T CONSTITUTE A SUBDIVISION OF LOT 1.
4. SILVER SPRINGS AVE, ASTORIA AVE AND BLUE STONE ARE COMMON AREA AND PUBLIC UTILITY EASEMENTS.

LOTS POINT OF BEGINNING LOCATED FROM POB PORTER RANCH TOWNHOMES	
LOT	DISTANCE/BEARING
LOT 2-6	58.11°/S55°04'53" W
LOT 7-12	119.93°/N 82°57'12" W
LOT 13-18	209.17°/N 71°14'25" W
LOT 19-24	293.14°/N 66°56'21" W
LOT 25-30	386.94°/N 64°22'25" W

ADDRESS/LOT AREA TABLE		
LOT	ADDRESS	LOT AREA
1	SEE LOT 1 ADDRESSES TABLE	11.40 ac.
2	8228 N BLUE STONE AVE.	1120 s.f.
3	8232 N BLUE STONE AVE.	1120 s.f.
4	8234 N BLUE STONE AVE.	1120 s.f.
5	8238 N BLUE STONE AVE.	1120 s.f.
6	8242 N BLUE STONE AVE.	1120 s.f.
7	8235 N BLUE STONE AVE.	1120 s.f.
8	8237 N BLUE STONE AVE.	1120 s.f.
9	8241 N BLUE STONE AVE.	1120 s.f.
10	8243 N BLUE STONE AVE.	1120 s.f.
11	8247 N BLUE STONE AVE.	1120 s.f.
12	8249 N BLUE STONE AVE.	1120 s.f.
13	8244 N ASTORIA AVE.	1120 s.f.
14	8248 N ASTORIA AVE.	1120 s.f.
15	8250 N ASTORIA AVE.	1120 s.f.
16	8254 N ASTORIA AVE.	1120 s.f.
17	8256 N ASTORIA AVE.	1120 s.f.
18	8260 N ASTORIA AVE.	1120 s.f.
19	8253 N ASTORIA AVE.	1120 s.f.
20	8255 N ASTORIA AVE.	1120 s.f.
21	8259 N ASTORIA AVE.	1120 s.f.
22	8263 N ASTORIA AVE.	1120 s.f.
23	8265 N ASTORIA AVE.	1120 s.f.
24	8269 N ASTORIA AVE.	1120 s.f.
25	8262 N SILVER SPRINGS AVE	1120 s.f.
26	8266 N SILVER SPRINGS AVE	1120 s.f.
27	8270 N SILVER SPRINGS AVE	1120 s.f.
28	8272 N SILVER SPRINGS AVE	1120 s.f.
29	8274 N SILVER SPRINGS AVE	1120 s.f.
30	8278 N SILVER SPRINGS AVE	1120 s.f.

LOT 1 ADDRESS TABLE		
BUILDING	ADDRESS	UNITS
CLUBHOUSE	3931 EAST CARDON LANE	
1	8232 NORTH JENKS LANE	1 THROUGH 7
2	8229 NORTH JENKS LANE	1 THROUGH 6
3	8203 NORTH JENKS LANE	1 THROUGH 6
4	8185 NORTH JENKS LANE	1 THROUGH 6
5	8202 NORTH JENKS LANE	1 THROUGH 7
6	8184 NORTH JENKS LANE	1 THROUGH 7
7	8165 NORTH JENKS LANE	1 THROUGH 6
8	3909 EAST CARDON LANE	1 THROUGH 6
9	3908 EAST CARDON LANE	1 THROUGH 6
10	3938 EAST CARDON LANE	1 THROUGH 6
11	3958 EAST CARDON LANE	1 THROUGH 6
12	8144 NORTH TREJO LANE	1 THROUGH 6
13	8160 NORTH TREJO LANE	1 THROUGH 6
14	8178 NORTH TREJO LANE	1 THROUGH 6
15	8192 NORTH TREJO LANE	1 THROUGH 6
16	8207 NORTH TREJO LANE	1 THROUGH 6

QUESTAR GAS COMPANY

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar 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 Questar's Right-of-way department at 1-800-366-8532.

Approved this 1 day of September, 2017 Questar Gas Company

By Cy-Hub Title Pre-Const

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

ROCKY MOUNTAIN POWER

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.

PUBLIC UTILITY EASEMENTS

Lots 1 and Common Area, excluding all areas contained within the footprints of all existing and proposed buildings, are non-exclusive public utility easements in favor of Dominion Energy, Rocky Mountain Power, Direct Communications and Eagle Mountain City.

EAGLE MOUNTAIN CITY ST. ANDREWS DRIVE ROAD DEDICATION LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence N00°11'38"E 1432.58 feet along the east line of the Southeast Quarter of said Section 20; thence West 1477.36 feet to the POINT OF BEGINNING and running

thence N 56°02'15" W 148.70 feet;
thence 98.10 feet along a curve to the left with a radius of 491.00 feet, a central angle of 11°26'51" and a chord that bear N61°45'41"W 97.94 feet;
thence N 67°29'06" W 64.15 feet;
thence N 56°02'15" W 53.87 feet;
thence 23.56 feet along a curve to the left with a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears S78°57'45"W 21.21 feet to the southeast right of way line of Prestwick Lane;
thence N 33°57'45" E 130.00 feet (N33°58'16"E, By Record) along said right of way line;
thence 23.56 feet along a curve to the left with a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears S11°02'15"E 21.21 feet;
thence S 56°02'15" E 43.79 feet;
thence S 44°35'24" E 74.23 feet;
thence 98.10 feet along a curve to the left with a radius 491.00 feet, a central angle of 11°26'51" and a chord that bears S50°18'49"E 97.94 feet;
thence S 56°02'15" E 148.89 feet;
thence S 33°57'21" W 53.00 feet to the point of beginning, containing 0.60 acres.

EAGLE MOUNTAIN CITY ST. ANDREWS DRIVE ROAD DEDICATION

KNOW ALL BY THESE PRESENTS THAT EAGLE MOUNTAIN CITY THE OWNERS OF THE PARCEL DESCRIBED ABOVE AS THE EAGLE MOUNTAIN CITY ANDREWS DRIVE ROAD LEGAL DESCRIPTION, HAVING CAUSED THE SAME TO BE SET APART AND DESIGNATED AS A PUBLIC STREET. THE SAME TO BE USED AS A PUBLIC THOROUGHFARE FOREVER, AND ALSO TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE PURPOSES AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREFTER SET OUR SIGNATURES THIS 19 DAY OF September, 2017.

John B. Lyons
JOHN B. LYONS
EAGLE MOUNTAIN CITY MAYOR

Finnuhala B. Kofod Acknowledged
BEFORE ME, JANDY HOFFMANN

Sandy Hoffmann
SANDY HOFFMANN
NOTARY PUBLIC
STATE OF UTAH
COMMISSION EXPIRES MAY 3, 2020

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 273617, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence N00°11'38"E 1344.45 feet along the east line of the Southeast Quarter of said Section 20; thence West 903.39 feet to the Southeast Corner of Lot 13, Parkside at Porter's Crossing Subdivision recorded on February 23, 2015 under Entry No. 13765:2015 and the POINT OF BEGINNING and running along the west right of way line of a point on the west right of way line of the POINT OF BEGINNING on the west right of way of Gazelle Run and Smith Ranch Road the next ten courses:

- 1) thence S 00°26'26" W 243.15 feet;
- 2) thence Southerly, 105.78 feet along a curve to the left having a radius of 525.50 feet and a central angle of 11°31'58" and a chord that bears S 05°19'33" E 105.60 feet;
- 3) thence Southerly, a distance of 95.51 feet along a reverse curve to the right having a radius of 474.50 feet and a central angle of 11°31'58" and a chord that bears S 05°19'33" E95.35 feet;
- 4) thence S 00°26'26" W 98.23 feet;
- 5) thence Southwesterly, 240.58 feet along a curve to the right having a radius of 224.50 feet and a central angle of 61°23'55" and a chord that bears S 31°08'24" W 229.23 feet;
- 6) thence S 61°50'21" W 260.35 feet;
- 7) thence Southwesterly, 211.65 feet along a curve to the left having a radius of 300.50 feet and a central angle of 40°21'20" and a chord that bears S 41°39'42" W 207.31 feet;
- 8) thence S 21°29'01" W 49.56 feet;
- 9) thence Southerly, 71.68 feet along a curve to the left having a radius of 200.00 feet and a central angle of 20°32'08" and a chord that bears S 11°12'57" W 71.30 feet;
- 10) thence S 00°56'53" W 63.79 feet to the north right of way line of Pony Express Parkway;

thence N 89°09'51" W 23.00 feet along said right of way;

thence along the boundary of Amended Plat "A" Plum Creek Condominiums the next seven courses:

- 1) thence N 00°00'55" W 444.97 feet (North 444.81 feet, By Record);
- 2) thence S 77°17'47" W 71.19 feet (S77°18'42"W 71.19 feet, By Record);
- 3) thence S 89°59'05" W 33.11 feet (West, 33.11 feet, By Record);
- 4) thence N 66°33'52" W 61.53 feet (N66°32'57"W 61.53 feet, By Record);
- 5) thence N 39°33'20" W 186.78 feet (N39°32'25"W 186.78 feet, By Record);
- 6) thence N 31°47'08" W 140.72 feet (N31°46'13"W 140.72 feet, By Record);
- 7) thence S 74°28'57" W 97.56 feet (S74°29'52"W 97.56 feet, By Record);

thence N 33°57'21" E 798.71 feet;
thence North 20.19 feet;
thence N 33°40'00" E 268.74 feet;
thence S 89°17'19" E 83.94 feet to the boundary of said Parkside at Porter's Crossing Subdivision;
thence along said boundary the next three courses:

- 1) thence S 33°40'00" W 205.90 feet;
- 2) thence S 56°26'02" E 342.23 feet;
- 3) thence S 71°22'33" E 128.82 feet to the point of beginning, containing 16.97 acres, more or less.

OWNER'S CERFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND 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 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.

Porter Ranch Town Homes, LLC
BY: WESTATES - PRTH, LLC - MANAGER
BY: WESTATES COMPANIES, LLC - MANAGER

Stan T. Rowlan
BY: STAN T. ROWLAN - MANAGER

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF DAVIS

On this 1 day of SEPTEMBER, 2017, personally appeared before me, Stan T Rowlan, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of WESTATES COMPANIES, LLC a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

* BY WESTATES - PATH, LLC FOR PORTER RANCH TOWN HOMES LLC

MY COMMISSION EXPIRES 5/3/2020 NOTARY PUBLIC RESIDING AT SANDY, UT

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20____,

MAYOR CITY RECORDER
(See Seal Below)

PORTER RANCH TOWNHOMES

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASELINE AND MERIDIAN EAGLE MOUNTAIN, UTAH

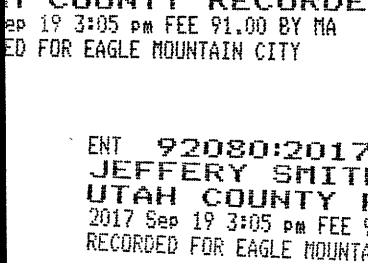
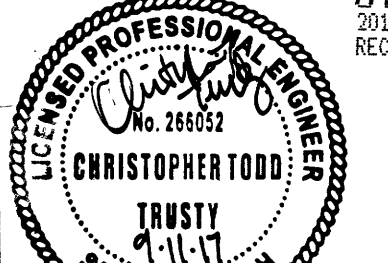
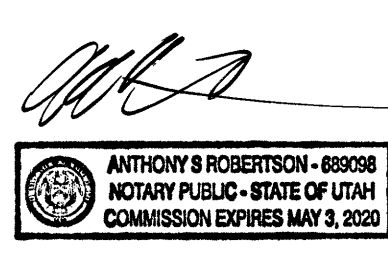
SHEET 2 OF 2

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CITY ENGINEERS SEAL

CLERK+RECORDER



15713 SHEET 2 OF 2



EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING – PRIMARY CANVASS

AUGUST 26, 2025, 3:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

3:30 PM BOARD OF CANVASSERS – CITY COUNCIL CHAMBERS

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Rich Wood.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Marcus Draper, City Attorney; Gina Olsen, City Recorder; Tyler Maffitt, Communications Manager; Brandon Larsen, Planning Director; and David Stroud, Senior Planner.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 3:42 PM.

2. RESOLUTIONS

- 2.A. RESOLUTION - A Resolution of the Board of Canvassers Certifying the Official Canvassers' Report of the August 12, 2025 Municipal Primary Election for Eagle Mountain City, Utah

City Recorder Gina Olsen presented the results of the 2025 Municipal Primary Election. The Utah County Elections Office has verified the ballots from the Primary Election with the following results:

- 26,930 ballots were mailed and a total of 6,866 were returned for a 25.5% return rate.
- 23 provisional ballots were issued, of which 2 were not counted due to incomplete information on the provisional ballot form.
- 124 ballots were returned but not counted due to missing signatures (3), signature discrepancies (3), or returned past postmark deadline (116), other reasons (2).
- 310 residents voted in person on Election Day (or an early vote center).
- 5 UOCAVA ballots were issued and returned through Enhanced Voting.

CANDIDATES AND VOTE TOTALS

Mayoral Candidates	Votes Cast
<i>Donna Rivera Burnham</i>	<i>851</i>
Melissa Clark	1,996
<i>Tom Westmoreland</i>	<i>872</i>
<i>Duncan J. Searcy</i>	<i>654</i>
Jared R. Gray	2,441

Council Candidates	Votes Cast
Emily Buss	2,163
Brett L Wright	2,809
Craig Whiting	2,880
<i>Laura Jensen</i>	<i>1,457</i>
<i>Oreta M. Tupola</i>	<i>748</i>
Charlotte Ducos	2,174

MOTION: *Councilmember Gray moved that the Board of Canvassers verify the results of the 2025 Municipal Primary Election by ratifying the results of the canvass; accept the report of the Election Official and certify the election results; and declare Four-year Mayoral candidates Melissa Clark and Jared R. Gray; and Four-year City Council candidates Emily Buss, Brett L Wright, Craig Whiting, and Charlotte Ducos eligible to be on the ballot and nominated for the General Municipal Election on November 4, 2025. 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.

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 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 Special City Council Meeting was adjourned to a closed session at 4:02 PM.

***The Special City Council Meeting reconvened at 4:32 PM*

3. ADJOURNMENT

MOTION: *Councilmember Burnham moved to adjourn the meeting at 4:34 PM.
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.

Approved by the City Council on September 2, 2025.

Gina Olsen, CMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

TITLE:	SITE PLAN - Ranches Academy Addition
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Ricky Parkinson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Civic Uses/Schools Zone: Town Core Residential	4.69 Acres

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Staff recommends that the City Council approve the Ranches Academy Addition as presented.

BACKGROUND:

Ranches Academy is proposing a few additions to the existing school building, located at 7789 N Tawny Owl Circle (Parcel No. 58:040:0059).

ITEMS FOR CONSIDERATION:

EMMC 17.55 Off-street Parking -- N/A

EMMC 17.72.030 Site design.

A. Building Location -- N/A

B. Commercial Parking Location -- N/A

EMMC 17.100.050 Site plan development standards. The following are standards required for all site plans in any zoning district:

A. Use of Property -- Complies

B. Screening Requirements -- N/A

C. Access Requirements -- Complies

D. Off-Street Truck Loading Space -- N/A

E. Utilities -- Complies

F. Grading and Drainage -- Complies

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 -- N/A

B. Windows -- N/A

C. Building Lighting -- Complies

- 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 -- Complies
- H. Enclosed Uses -- N/A
- I. Businesses Moving into Existing Buildings -- N/A
- J. Nuisances -- Complies

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:

1. Site and Elevation Plans
2. Maps

3" ASPHALT CONCRETE

8" AGGREGATE BASE

(SEE GENERAL NOTE 2)

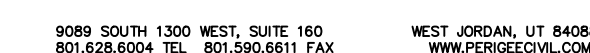
ASPHALT SECTION

SCALE: N.T.S.

A
SP01



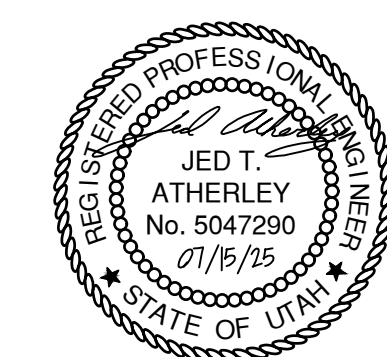
Consultant



Revisions

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Stamp

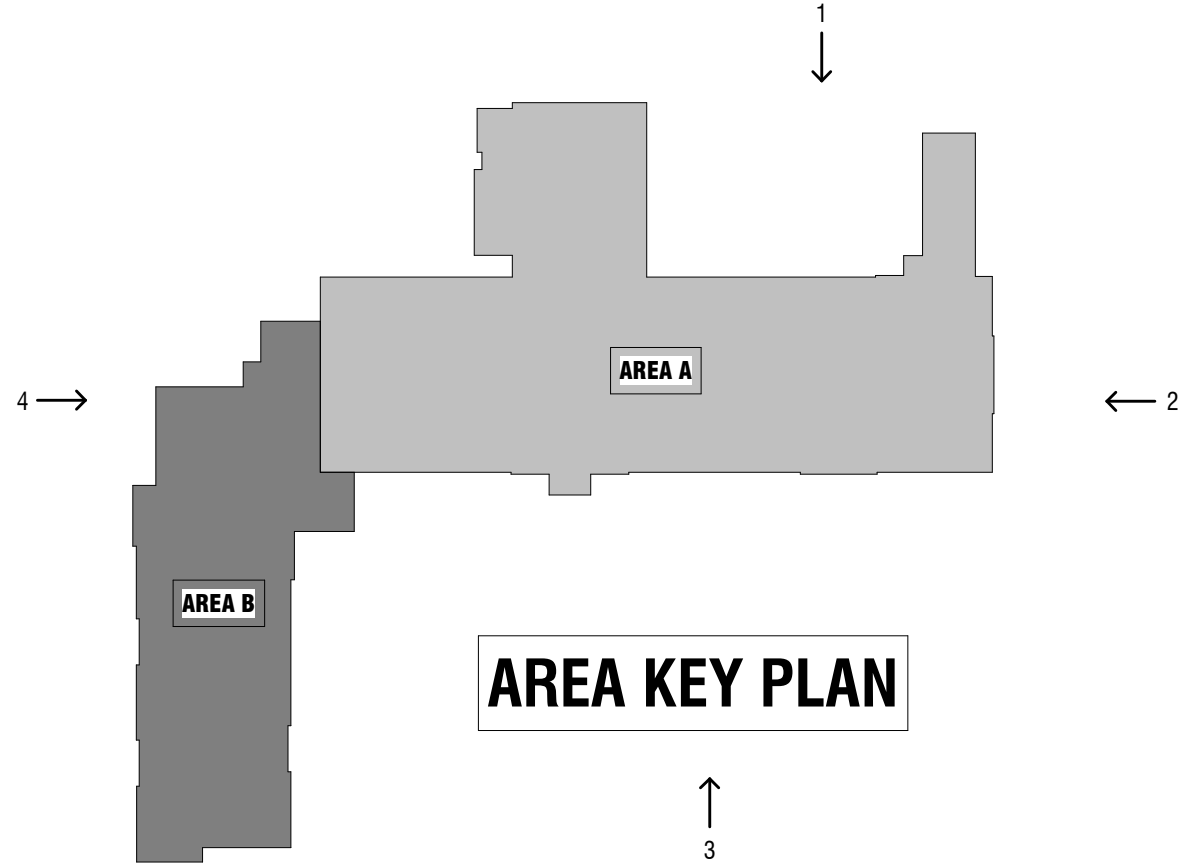


Sheet Title

SITE PLAN

Sheet Number

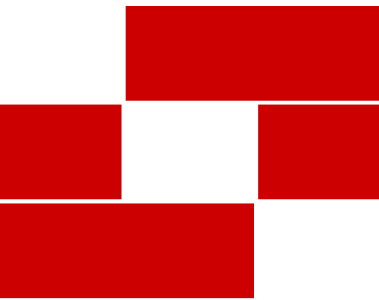
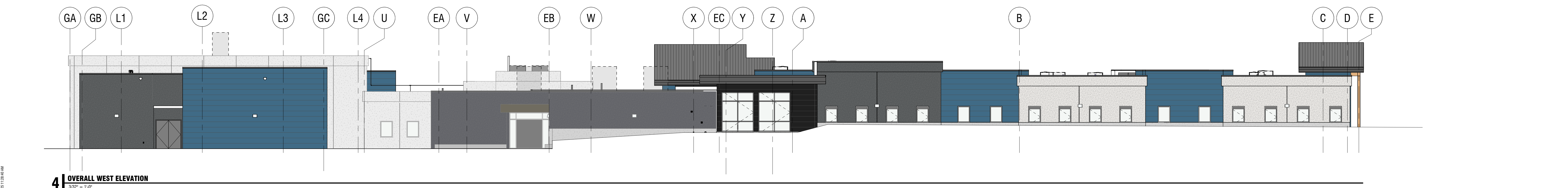
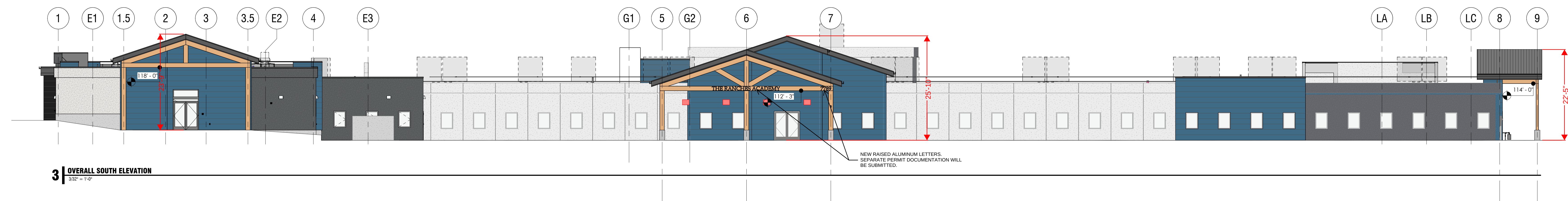
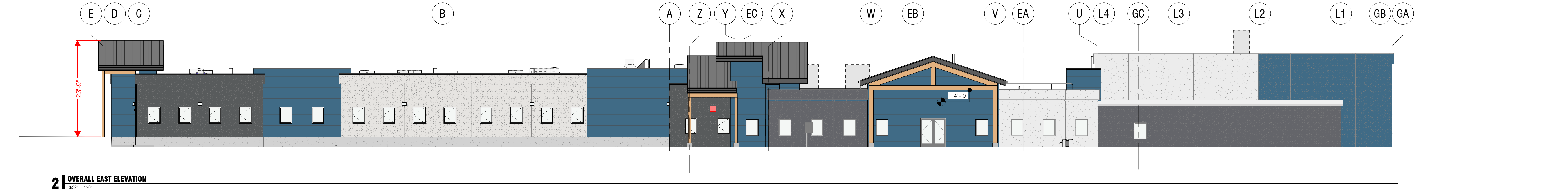
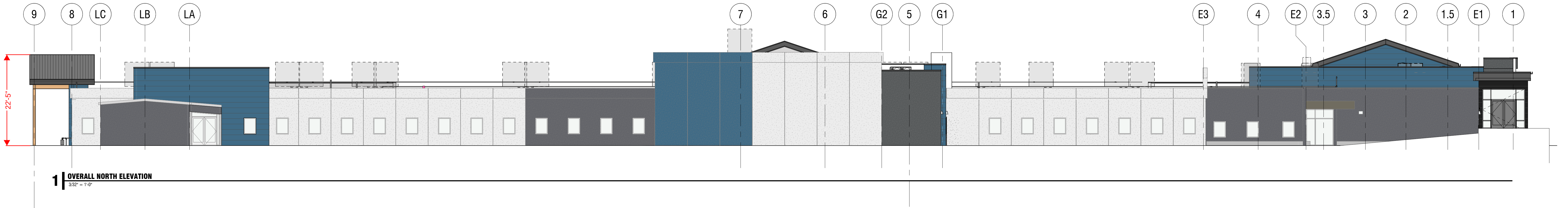
C 201



EXTERIOR MATERIAL SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	COLOR	SIZE	FINISH	COMMENTS
E-1	EIFS - COLOR 1	DRYMT	LIGHT GRAY TO MATCH P-1	--	SANDBLAST	EIFS
E-2	EIFS - COLOR 2	DRYMT	BLUE TO MATCH P-2	--	SANDBLAST	EIFS
E-3	EIFS - COLOR 2	DRYMT	DARK GRAY TO MATCH P-3	--	SANDBLAST	EIFS
EC-1	EXPOSED CONCRETE FOUNDATION WALL	--	--	--	--	--
FC-1	FIBER CEMENT LAP SIDING	HARDIEBOARD	BLUE TO MATCH E-2, P-2	8"	SELECT CEDARMILL / PAINTED	--
GL-1	1" INSULATED - LOW E - CLEAR GLASS	PPG	SOLARBAN 70XL	--	--	--
GL-1T	1" INSULATED - LOW E - TEMPERED CLEAR GLASS	PPG	SOLARBAN 70XL	--	--	--
GL-4	1/4" CLEAR GLASS	PPG	CLEAR	--	--	--
MC-1	METAL PARAPET CAP	MBCI	MIDNIGHT BRONZE	--	SIGNATURE 300	--
MS-1	METAL SOFFIT	MBCI	MIDNIGHT BRONZE	12"	SIGNATURE 300	--
P-1	PAINT - COLOR 1	SW	USEFUL GRAY SW 7050	--	--	PAINT EXISTING CONCRETE / EIFS
P-2	PAINT - COLOR 2	SW	RAINSTORM SW 6230	--	--	PAINT EXISTING CONCRETE / EIFS
P-3	PAINT - COLOR 3	SW	CITYSCAPE SW 7067	--	--	PAINT EXISTING CONCRETE / EIFS
RSS-1	STANDING SEAM ROOF	MBCI	MIDNIGHT BRONZE	--	--	--
WD-1	MASS TIMBER	--	--	--	STAINED / SEALED	--

NOTE THAT ALL EXISTING EXTERIOR SURFACES WILL RECEIVE NEW PAINT: PREP SURFACE AS NEEDED FOR FULL ADHESION.

- EXTERIOR ELEVATION GENERAL NOTES**
- REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A651 FOR FURTHER INFORMATION.
 - CONTRACTOR TO LEAVE A 3/4" GAP BETWEEN ALL DISSIMILAR MATERIAL TYP. TO BE FILLED WITH BACKER ROD AND SEALANT, COLOR AS SELECTED.
 - ALL EXPOSED EXTERIOR STEEL TO BE PAINTED (I.E. LINTELS, ETC.).
 - CONTRACTOR TO PAINT ALL VENT PIPES, EXHAUST FANS AND OTHER ROOF EQUIPMENT AND PENETRATIONS THAT ARE VISIBLE FROM THE SURROUNDING BUILDING'S STREET FRONTAGE.
 - SEE ELECTRICAL DRAWINGS FOR EXTERIOR POWER LOCATIONS, LIGHTING, HORN STROBES, CARD READERS, ETC.
 - SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FDC CONNECTION LOCATIONS, ETC.



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Consultant

THE RANCHES ACADEMY

**RANCHES
EXPANSION &
REMODEL**

7789 N TAWNY OWL CIR, EAGLE MOUNTAIN,
UT 84005

Revisions

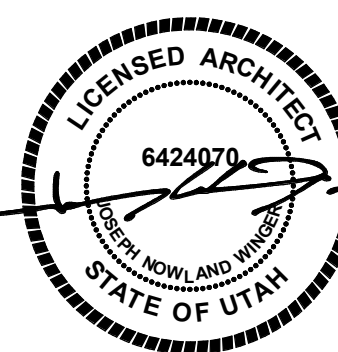
Num.	Description	Date
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Project Number 25549
Original Issue 05.02.2025
Project Status PERMIT & BID SET

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Sheet Title

**EXTERIOR
ELEVATIONS OVERALL**

Sheet Number

A201



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THE RANCHES ACADEMY

RANCHES EXPANSION & REMODEL

7789 N TAWNY OWL CIR, EAGLE MOUNTAIN
UT 84005

Revisions

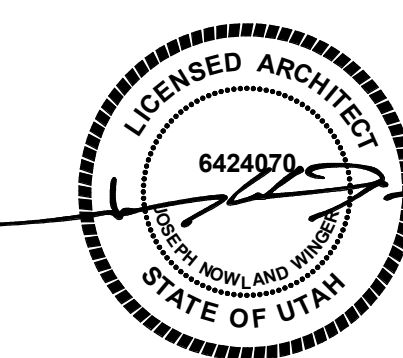
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Project Number	25549
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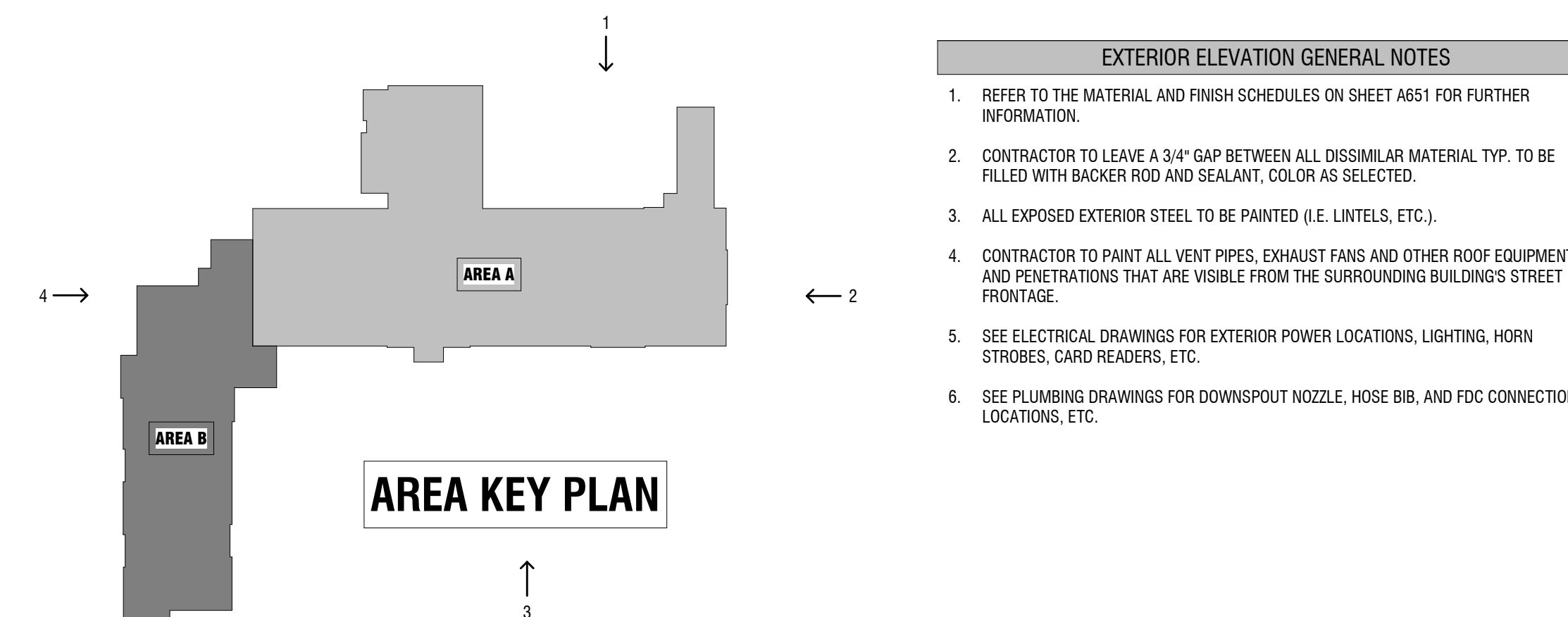


Sheet Title

EXISTING EXTERIOR
ELEVATIONS OVERALL

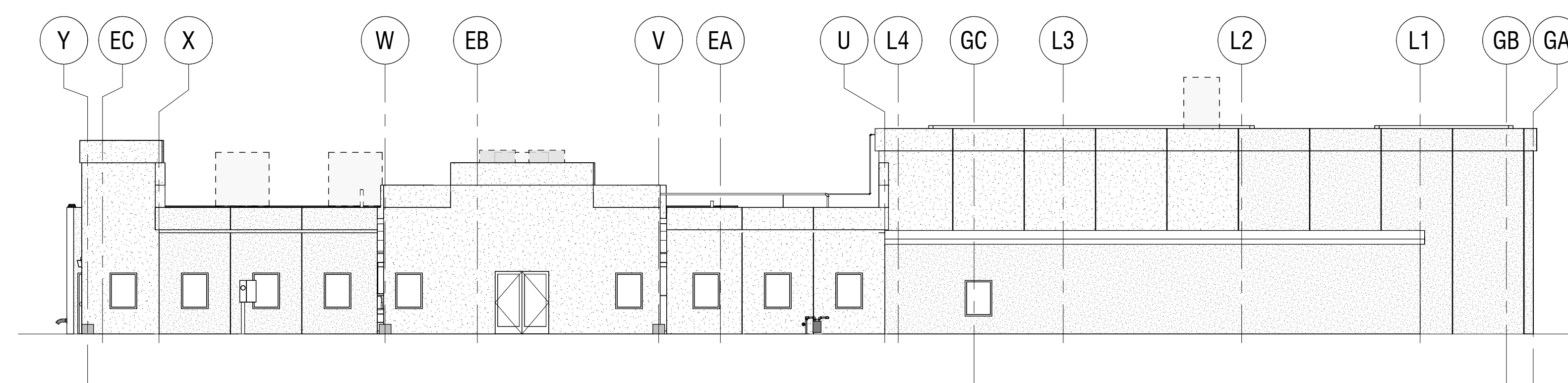
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A201 E



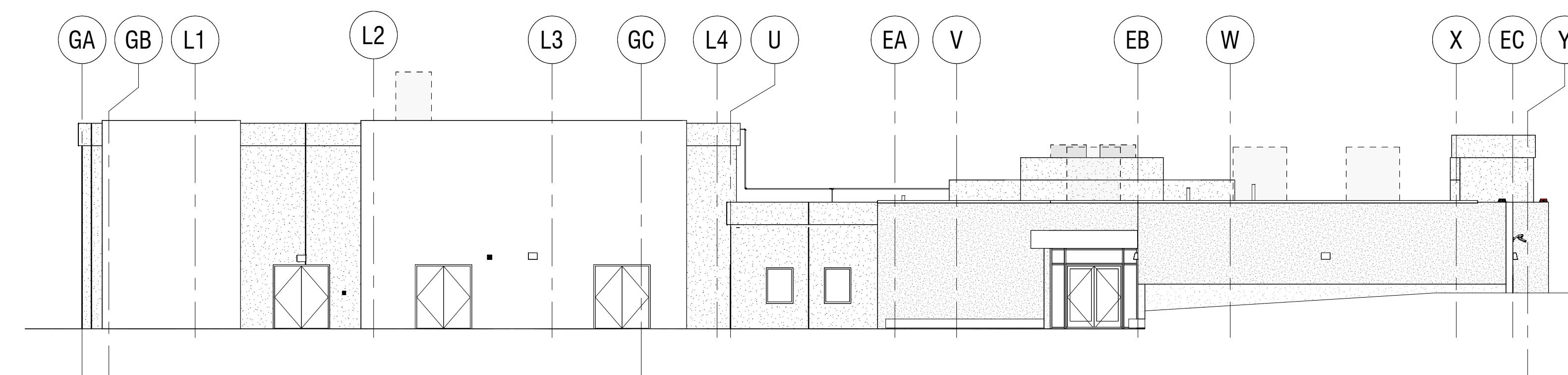
- ## EXTERIOR ELEVATION GENERAL NOTES
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 6. SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FDC CONNECTION LOCATIONS, ETC.

1 OVERALL NORTH EXISTING ELEVATION
3/32" = 1'-0"



2 | OVERALL EAST EXISTING ELEVATION
3/32" = 1'-0"

3 | OVERALL SOUTH EXISTING ELEVATION
3/32" = 1'-0"



4 | OVERALL WEST EXISTING ELEVATION
3(32' - 1'-0")



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SALT LAKE CITY, UT 84115
P (801) 534-1130

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ENV:2025-079.0

THE RANCHES ACADEMY

RANCHES EXPANSION & REMODEL

7789 N TAWNY OWL CIR, EAGLE MOUNTAIN,
UT 84005

Revisions

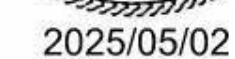
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Project Number	25549
Original Issue	05.02.2025
Project Status	PERMIT & BID SET

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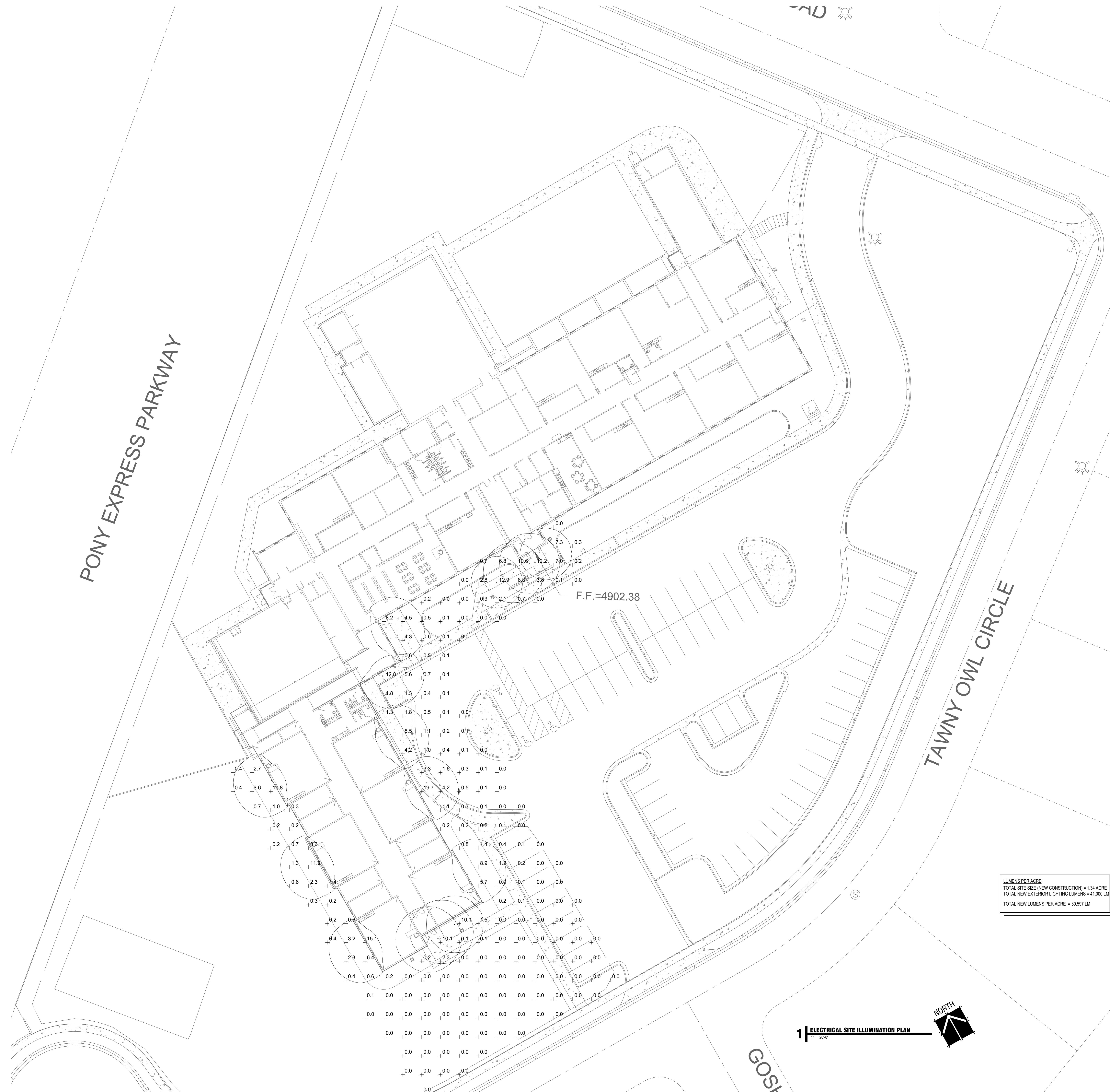


Sheet Title

ELECTRICAL SITE ILLUMINATION PLAN

Sheet Number

EG102



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Original drawing is 30" x 42" Autodesk Docs: \24549 - THE RANCHES\25079 THE RANCH ACADEMY V26 ELEC CENTRAL.dwg



WDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic

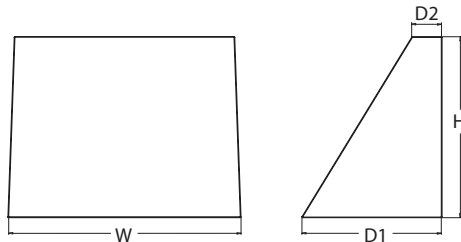


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P1 ¹	P1SW	27K	2700K	80CRI	VF	MVOLT	Shipped included	
	P2 ¹	P2SW	30K	3000K	90CRI	VF		SRM Surface mounting bracket	
	P3 ¹	P3SW	35K	3500K		VW	347 ³	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴	Shipped separately AWS 3/8inch Architectural wall spacer ⁵ PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁵
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K			480 ³		
	P5 ¹		50K ²	5000K					

Options				
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights ⁹ NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights ⁹ See page 4 for out of box functionality	DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)		DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DNAXD	Natural aluminum
PE	Photocell, Button Type ⁶		DWHXD	White
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ⁷	DSSXD	Sandstone	
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁸	DDBTXD	Textured dark bronze	
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBL BXD	Textured black	
DSLE	Dual Switching (1 Driver, 2 Light Engines)	DNATXD	Textured natural aluminum	
CCE	Coastal Construction ⁹	DWHGXD	Textured white	
		DSSTXD	Textured sandstone	



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED
Rev. 08/08/24

General Plan Category

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

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

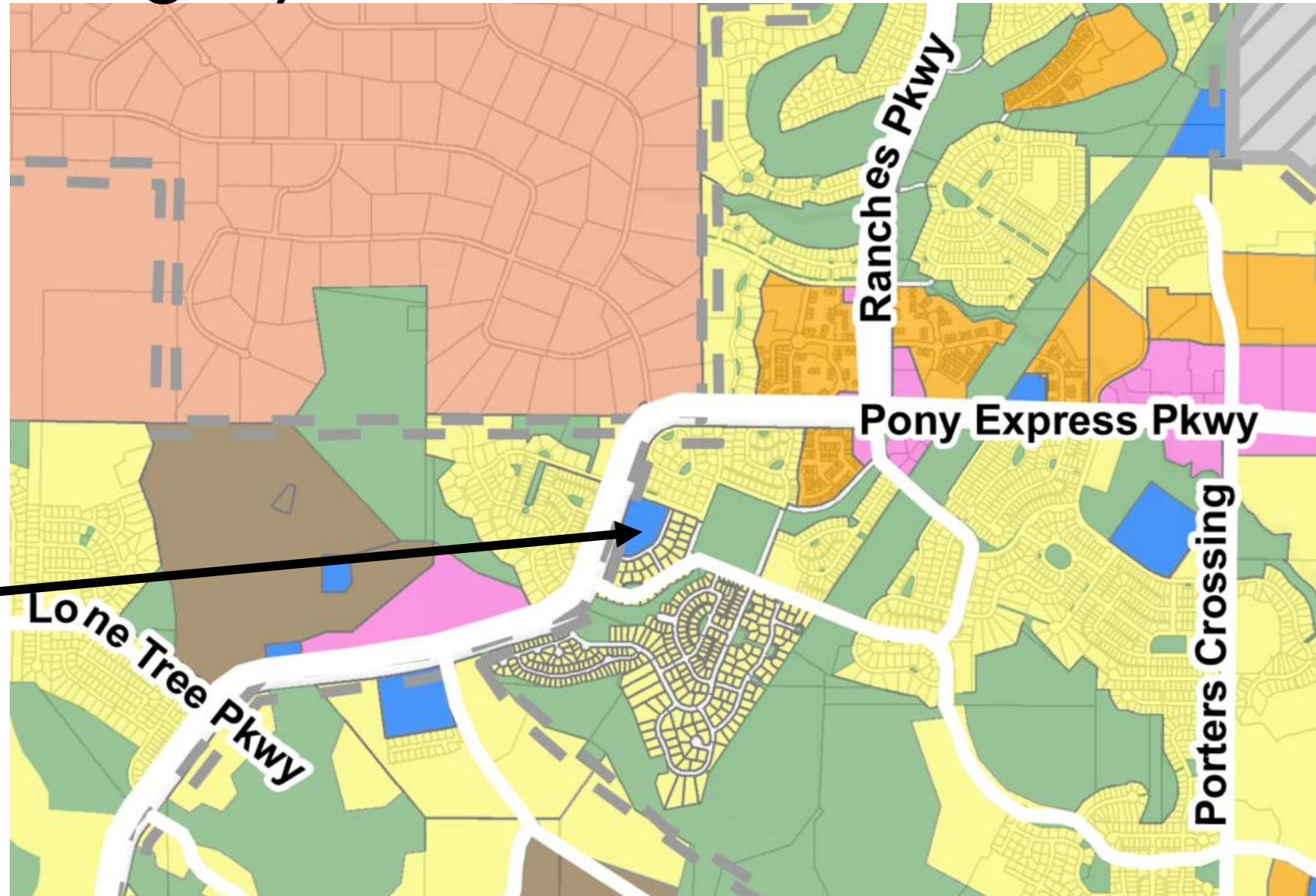
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

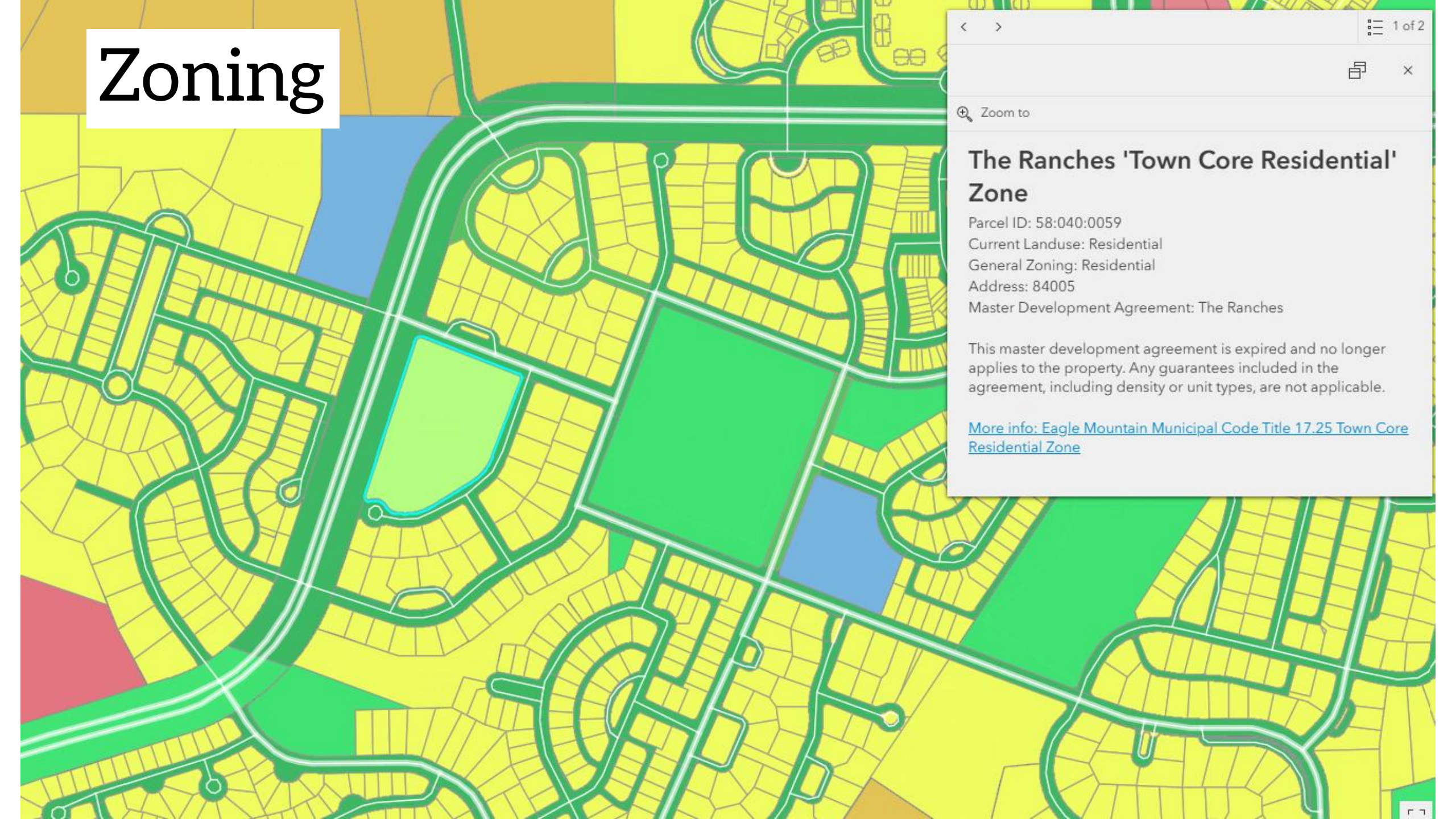
NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

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



Zoning



< > 1 of 2

Zoom to

The Ranches 'Town Core Residential' Zone

Parcel ID: 58:040:0059
Current Landuse: Residential
General Zoning: Residential
Address: 84005
Master Development Agreement: The Ranches

This master development agreement is expired and no longer applies to the property. Any guarantees included in the agreement, including density or unit types, are not applicable.

[More info: Eagle Mountain Municipal Code Title 17.25 Town Core Residential Zone](#)



58.034.0241

58.034.0558

51.398.0077

51.398.0088

51.398.0001

51.354.0001

51.398.0076

58.040.0188

58.040.0059

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36.610.0075

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36.895.0001

58.040.0326

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41.592.0086

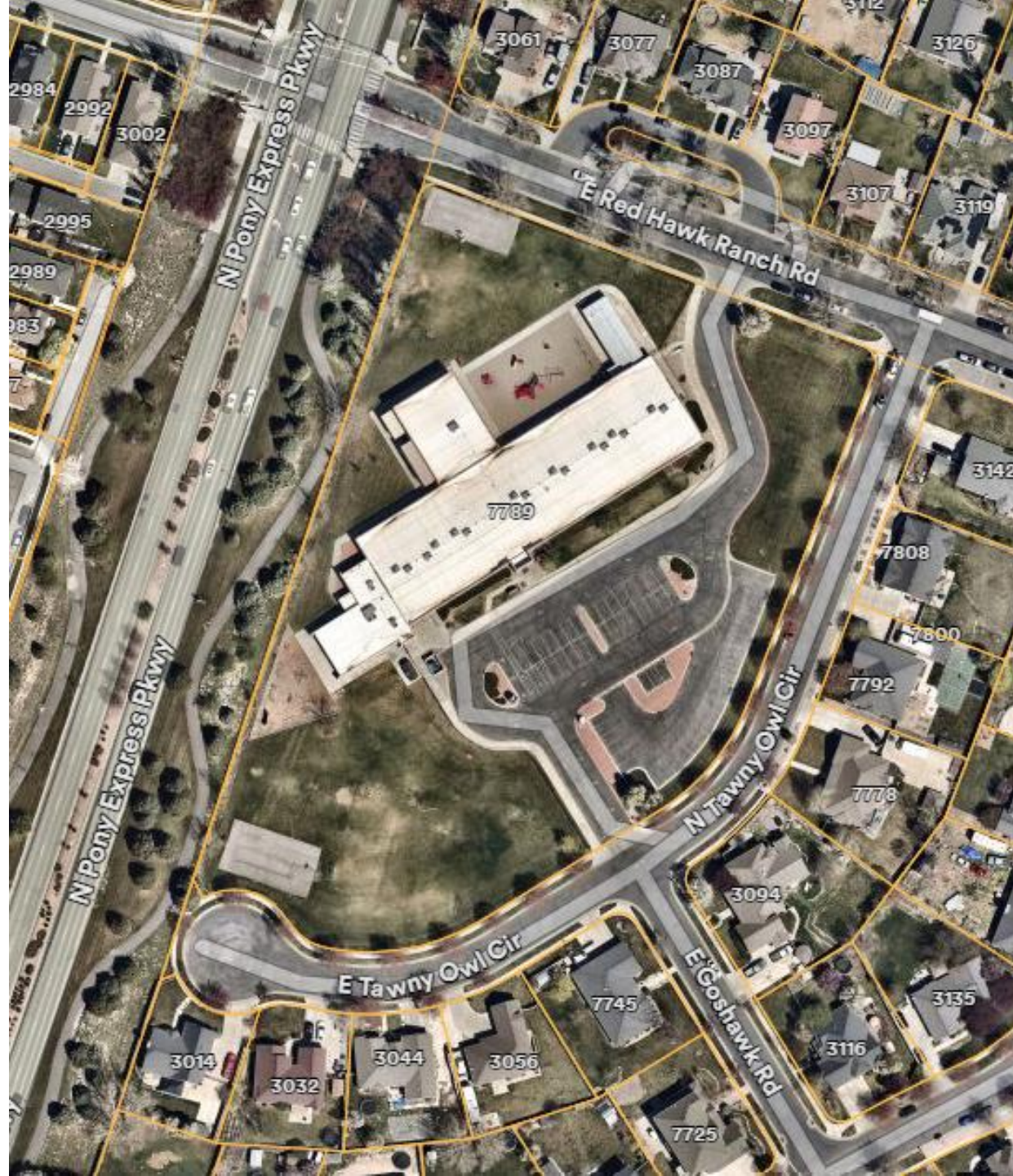
58.040.0366

58.040.0223

58.040.0391

58.040.0246

0.0375





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing EMMC 2.19. Director of Legislative Affairs, and Amending EMMC 2.15.100 and 2.17.010.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Repealing EMMC 2.19. Director of Legislative Affairs, and Amending EMMC 2.15.100 and 2.17.010.

BACKGROUND:

Due to recent organizational restructuring, it has become desirable to merge the Director of Legislative Affairs duties into another position. In order to accomplish this, the chapter in the city code relating to the Director of Legislative Affairs position would need to be repealed. Other sections of the city code need to be amended to account for the removal of Director of Legislative Affairs position from the code.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Ordinance
2. Exhibit A

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
REPEALING AND REENACTING EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 2.45 YOUTH COUNCIL

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to repeal the Eagle Mountain Municipal Code Sections 2.15.100 and 2.17,010 regarding the Director of Legislative Affairs, as described in Exhibit A.

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

1. The City Council finds that all required notices, and other requirements have been completed for the City Council to repeal the Eagle Mountain Municipal Code Sections 2.15.100 and 2.17,010 regarding the Director of Legislative Affairs.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of September, 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 2nd day of September, 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
Mayor	Mayor	Mayor	Mayor
☐ Westmoreland	☐ Westmoreland	☐ Westmoreland	☐ Westmoreland

Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

2.15.100 Legislative priorities list established.¹

The legislative priorities list is hereby established to clarify by adoption or amendment the authorized ongoing priorities of the city council and to provide direction to the city manager. ~~in prioritizing the day-to-day activities of the director of legislative affairs. No individual member of the council shall have authority to assign day-to-day activities to the director of legislative affairs, only through the legislative priorities list. Nevertheless, the mayor, as chief executive officer of the city, may assign day-to-day activities; provided, that they are reasonably calculated to pursue the adopted legislative priorities.~~ The list shall contain the following sections:

A. Adopted – High priority.

B. Adopted – Secondary priority.

C. Proposed.

The ~~director of legislative affairs shall coordinate with the~~ city manager ~~or designee to~~ shall request and schedule resources to pursue the priorities in the order identified in the legislative priorities list. In the event extenuating circumstances make it unreasonable to progress on a legislative priority, the ~~director of legislative affairs city manager or designee~~ shall seek direction from the city ~~manager council~~ to determine an appropriate course of action.

Prior to each regularly scheduled city council meeting, the ~~director of legislative affairs, under the direction of the~~ city manager ~~or designee,~~ shall prepare the legislative priorities list with a brief written status update on each adopted priority and coordinate with the city recorder's office to distribute it with the council packet.

2.17.010 Appointed municipal officials established.

In accordance with Title 10, Chapter 3, Part 9, Utah Code Annotated 1953, the mayor, with the advice and consent of the city council, shall appoint a qualified person to the offices of city recorder, city treasurer, city attorney, ~~and city engineer and director of legislative affairs~~. If Eagle Mountain City creates a municipal fire or police department, the police chief and fire chief shall also be appointed officers. All appointed officers shall continue in office until their successors are appointed and qualified. All appointments of officers designated herein shall follow the process as outlined in Chapter 2.27 EMMC, Appointment Process.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

TITLE:	RESOLUTION - Resolution of Eagle Mountain City, Utah Approving a Pressure Releasing Valve (PRV) Cost Agreement for the Browns Meadow Subdivision.
ITEM TYPE:	Resolution
FISCAL IMPACT:	Payment of the 1/3 cost sharing has been paid by Browns Meadow. A separate agreement will come at another date for the Firefly portion. Eagle Mountain City will only be responsible for 1/3 of the costs.
APPLICANT:	Garrett Schmidt, Browns Meadow Development LLC

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper, Vince Hogge

RECOMMENDATION:

City staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah Approving a Pressure Releasing Valve (PRV) Cost Agreement for the Browns Meadow Subdivision.

BACKGROUND:

Browns Meadow Development LLC ("Developer") is developing the Browns Meadow subdivision. In order to get sufficient water pressure to the development for fire code purposes without exceeding allowable limits, the City has determined that it is necessary to install a Pressure Reducing Valve ("PRV") within the water system to help stabilize pressures within both Browns Meadow and the adjacent Firefly development. The City, Developer, and the Firefly developer disputed who is responsible for the costs of the PRV. Ultimately, the parties negotiated a resolution of the dispute to present to the City Council in which each party would bear 1/3 of the cost. This agreement is with Browns Meadow in which the Developer agrees to pay 1/3 with a cap of \$40,000. Payment has already been made for the \$34,100 by Browns Meadow.

The agreement for the Firefly portion will return for approval at a later date.

ITEMS FOR CONSIDERATION:

Cost-Sharing Agreement

- Approval of the agreement with Browns Meadow Development LLC for payment of one-third (1/3) of the PRV installation costs, subject to a cap of \$40,000.
- The Developer has already paid \$34,100 toward this obligation.

Infrastructure Impact

- The PRV will provide long-term benefits by stabilizing water pressure within both Browns Meadow and Firefly developments, ensuring compliance with fire code and City engineering standards.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Agreement

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE PRESSURE REDUCING VALVE (PRV) COST SHARING AGREEMENT WITH BROWNS MEADOW DEVELOPMENT LLC

PREAMBLE

WHEREAS, Browns Meadow Development LLC (“Developer”) is developing the Browns Meadow subdivision; and

WHEREAS, in order to ensure sufficient water pressure to the development for fire code purposes, and without exceeding allowable limits, the City has determined it is necessary to install a Pressure Reducing Valve (“PRV”) within the City’s water system to stabilize pressures in both the Browns Meadow and the adjacent Firefly developments; and

WHEREAS, the parties have negotiated a resolution and under the proposed agreement with the Developer, Browns Meadow Development LLC agrees to pay one-third (1/3) of the cost of the PRV, subject to a cap of Forty Thousand Dollars (\$40,000); and

WHEREAS, the City Council finds that all required notices have been completed as required by law to consider and approve the Browns Meadow Pressure Reducing Valve (PRV) Cost Sharing Agreement, as set forth in Exhibit A.

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah:

1. The Browns Meadow Pressure Reducing Valve (PRV) Cost Sharing 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 2nd day of September, 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 2nd day of September, 2025.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

Exhibit A

PRESSURE REDUCING VALVE (PRV) COST AGREEMENT

This Agreement (“**Agreement**”) is made and entered into as of _____, by and between Browns Meadow Development LLC, a Utah limited liability company (“**Developer**”), and Eagle Mountain City, a Utah municipal corporation (“**City**”). City and Developer are collectively referred to herein as the “**Parties**” and individually as a “**Party**.”

RECITALS

A. Developer is the developer of the Browns Meadow residential community (“**Browns Meadow**”) located within Eagle Mountain City.

B. The City has determined that it is necessary to install a Pressure Reducing Valve (“**PRV**”) within the water system to help stabilize pressures within both Browns Meadow and the adjacent Firefly development.

C. Developer desires to move forward with obtaining building permits and certificates of occupancy for its development within the City and has agreed to participate in the cost of installing the PRV.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the Parties agree as follows:

1. **Recitals**. The above-stated recitals are incorporated herein as part of this Agreement.
2. **Payment Obligation**. Developer agrees to pay one-third (1/3) of the total actual cost of the PRV (“**Payment Obligation**”). The estimated cost of the PRV is \$102,300. Developer’s estimated Payment Obligation is \$34,100. Notwithstanding the foregoing, the Payment Obligation shall be capped at \$40,000. For avoidance of doubt if the total actual cost of the PRV equals or exceeds \$120,000, the Payment Obligation shall be \$40,000.
3. **Timing of Payment**. Developer shall make payment to the City of its estimated Payment Obligation of \$34,100 upon execution of this Agreement (“**Pre-Payment**”). Following installation of the PRV, the City shall notify Developer of the actual costs of the PRV and shall include invoices or receipts from all third parties providing material, labor, or equipment for the PRV. If the total cost of the PRV exceeds \$102,300, Developer shall pay to City the difference between its Pre-Payment and the total Payment Obligation.
4. **City’s Obligations**. In consideration for the Developer’s contribution toward the PRV, the City agrees as follows:
 - a. The City shall allow the Developer to proceed with the issuance of building permits for Browns Meadow.

b. The City shall not impose additional offsite water infrastructure requirements on the Developer related to pressure regulation for this phase of the project.

5. **Governmental Immunity**. The City is a governmental entity under the Utah Governmental Immunity Act (Utah Code Ann. § 63G-7-101, et seq.) (the “**Immunity Act**”). Nothing herein shall be construed as a waiver of any defenses available under the Immunity Act nor does City waive any limits of liability provided by the Immunity Act or any other provisions of Utah law.

6. **Binding Agreement**. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties.

7. **Counterparts**. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

8. **Severability**. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable, or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

9. **Waiver**. No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either Party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to, any subsequent breach of this Agreement.

10. **Amendment**. This Agreement may not be modified or amended except by any instrument in writing signed by both Parties.

11. **Interpretation**. This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

12. **No Third-Party Beneficiaries**. Enforcement of the terms of this Agreement is reserved to the Parties and their respective successors and assigns, and nothing contained herein provides any claim, benefit, or right of action for enforcement to any other person or entity not a party hereto.

13. **No Partnership**. The Parties do not by this Agreement in any way or for any purpose become partners or joint ventures with each other.

14. **Force Majeure**. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions,

regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

15. **Remedies**. The Parties will be entitled to enforce their respective rights under this Agreement through all rights and remedies available in equity including, but not limited to, injunctive relief and/or specific performance. Developer agrees and acknowledges that City shall not be liable to Developer for any indirect, special, punitive, incidental, or consequential damages and Developer hereby waives any future claims to the same.

16. **Entire Agreement**. This Agreement contains the entire agreement between the Parties, and all prior communications or agreements between the Parties or their respective representatives, whether oral or written, are merged into this Agreement and extinguished.

[signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date written below.

Dated this ____ day of _____, 2025

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, City Recorder

Marcus Draper, City Attorney
Approved as to form

BROWNS MEADOW DEVELOPMENT LLC

By: _____

Name:

Title:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133.
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Scott Johnson, Alpine School District

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Employment Center/Campus Zone: Agriculture	13.28 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133.

BACKGROUND:

Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development. To facilitate the proposal, a rezone from Agriculture is required and the Public Facilities zone was chosen as the best proposal.

ITEMS FOR CONSIDERATION:

The criteria for approval for a Rezone are listed in EMMC 17.90.060.

Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan: The Public Facilities zone is compatible with the Employment Center/Campus General Plan category.

B. Compatibility Determination: The Public Facilities zone and the proposed use of an elementary school are reasonably compatible with adjacent land uses.

C. City Services: Public services are available to the property and will not overburden capacity.

D. Traffic Generation: The roads that would be along this property are sized appropriately. However, concerns have been voiced that having a single access to the site through the Pinnacles residential development may be deemed as unhealthy or unsafe. To address this, Staff added two minor collector roads to the Transportation Master Plan that lead to the site. Additional

connections to the site will be established as surrounding development occurs.

E. Property Values: It is not expected that the rezone will negatively impact surrounding property values.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission will provide their recommendation at their meeting scheduled earlier in the day. Their recommendation will be provided during the presentation of the item.

ATTACHMENTS:

1. Ordinance
2. Exhibit A

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REZONING CERTAIN LANDS KNOWN AS ALPINE SCHOOL DISTRICT ELEMENTARY 133

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as Alpine School District Elementary 133, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve a rezone for certain lands known as Alpine School District Elementary 133, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby amended to the zones as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of September, 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 2nd day of September, 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

Rezone Exhibits

FUTURE FREEWAY

Rezone from
Agriculture to
Public Facilities

LEGEND

- R-C
- R-3
- R-2
- MF-1
- MF-2
- BUSINESS CAMPUS
- CN
- OS-1

NOTE: THE BUSINESS CAMPUS AREA IS NOT SEEKING
A REZONE AT THIS TIME.

VICINITY MAP

SITE

EAGLE MTN. BLVD.
EAGLE MOUNTAIN BLVD.
BOBBY WREN BLVD.
SCHWABER BLVD.



- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

B&H HOLDINGS
EAGLE MOUNTAIN, UTAH
REZONE EXHIBIT

REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LEI PROJECT #:

2020-0059

DRAWN BY:

DSE/BJA

DESIGNED BY:

BTG

SCALE:

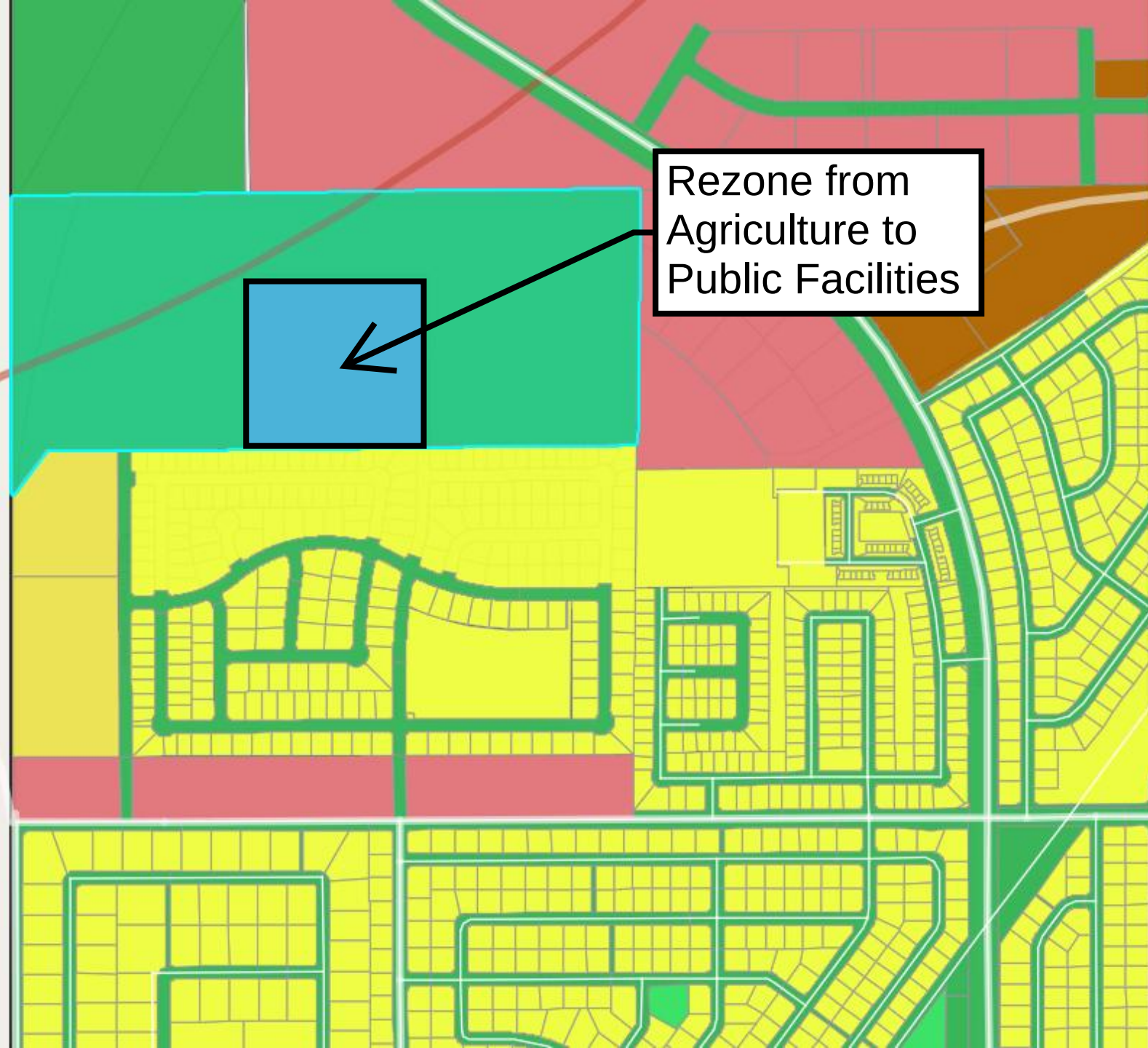
1"=120'

DATE:

4/5/2021

SHEET

1



Rezone from
Agriculture to
Public Facilities



 Zoom to

Pinnacles 'Agriculture' Zone

Parcel ID: 59:034:0160
Current Landuse: Agriculture
General Zoning: Agriculture
Address:
Master Development Agreement: Pinnacles

Agricultural zones are for agricultural pursuits on parcels that are currently being used for such purposes and to provide areas for large open lands where residents may live, own farm animals and otherwise use large parcels for agricultural purposes. Agriculture as a land use in Eagle Mountain City is encouraged. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.2)].

[More info: Eagle Mountain Municipal Code Title 17.20 Agriculture Zone](#)

[MDA Agreement](#)





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

TITLE:	PRELIMINARY PLAT & SITE PLAN - Alpine School District Elementary 133
ITEM TYPE:	Preliminary Plat & Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Scott Johnson, Alpine School District

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Employment Center/Campus Zone: Agriculture	13.28 Acres

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council approve the Preliminary Plat and Site Plan for Alpine School District Elementary 133.

BACKGROUND:

Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

ITEMS FOR CONSIDERATION:

PRELIMINARY PLAT

EMMC 16.20.020 Purpose.

The purpose of the preliminary plat application is to: review the specific layout of the lots created by the subdivision; ensure proper coordination of public and private street systems and circulation; review demand and availability of public utilities;....

EMMC 16.20.030 Preliminary plat approval required.

All proposed subdivision plats must receive preliminary plat approval by the Planning Commission and City Council... prior to action on the final plat application. The approved preliminary plat vests the application with... street configuration, and lot layouts.

EMMC 16.20.050 Approval process.

F. City Council Approval.

Compliance with all applicable development requirements and utility standards -- Yes
In the public interest -- Yes

SITE PLAN

EMMC 17.55 Off-street Parking -- N/A

EMMC 17.72.030 Site design.

A. Building Location -- N/A

B. Commercial Parking Location -- N/A

EMMC 17.100.050 Site plan development standards. The following are standards required for all site plans in any zoning district:

A. Use of Property -- Complies

B. Screening Requirements -- N/A

C. Access Requirements -- Complies

D. Off-Street Truck Loading Space -- N/A

E. Utilities -- Complies

F. Grading and Drainage -- Complies

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 -- N/A

B. Windows -- N/A

C. Building Lighting -- Complies

D. Trash Enclosures, Storage Areas, and External Structures -- N/A

E. Exterior Materials -- N/A

F. Landscape Guidelines -- Complies

G. Parking Lot and Street Lighting -- Complies

H. Enclosed Uses -- N/A

I. Businesses Moving into Existing Buildings -- N/A

J. Nuisances -- Complies

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission will provide their recommendation earlier in the day. Their recommendation will be provided during the presentation of the item.

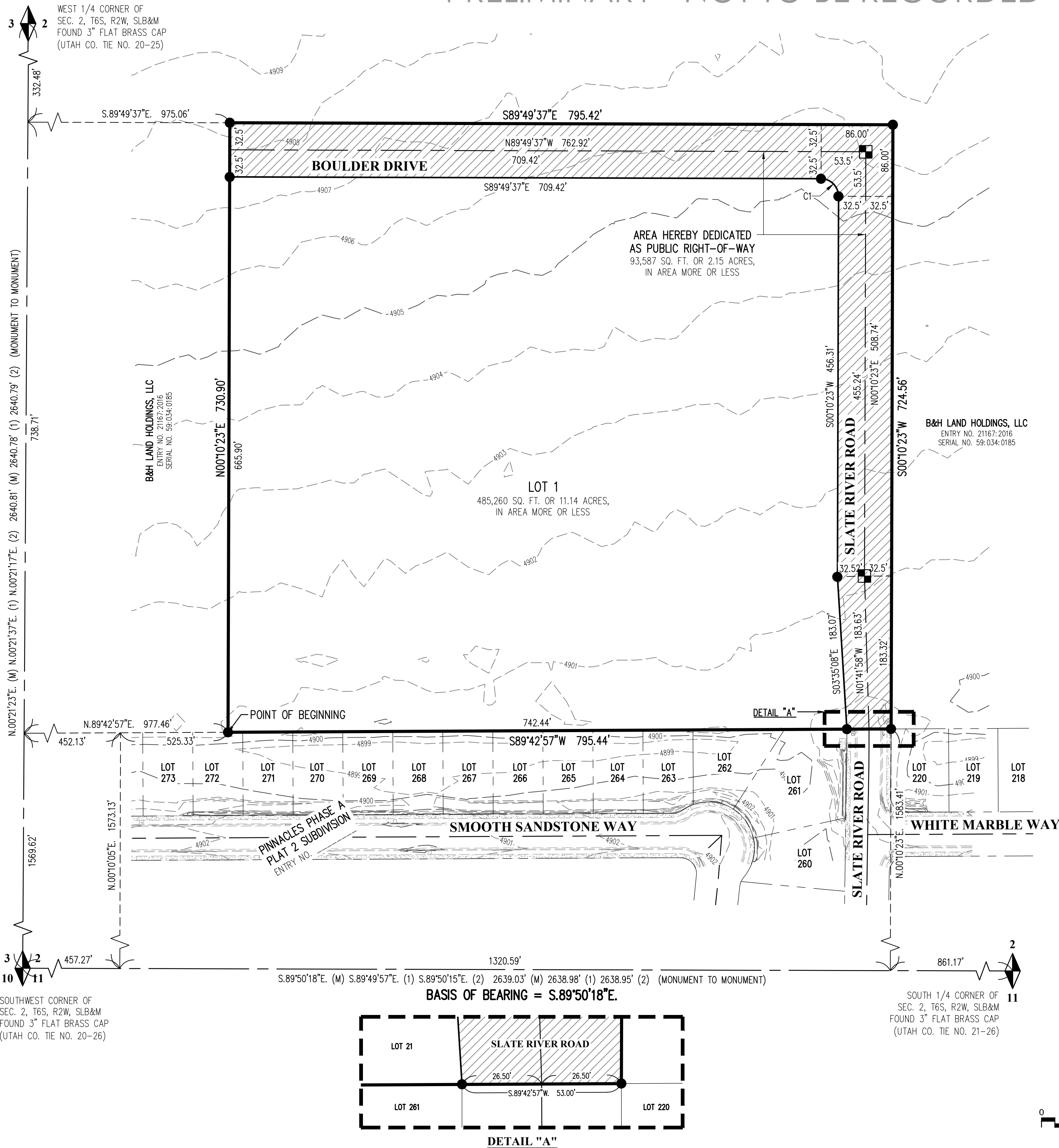
ATTACHMENTS:

1. Preliminary, Elevation, and Site Plans
2. Maps
3. Transportation Master Plan

AVIATOR ELEMENTARY SCHOOL SUBDIVISION

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

PRELIMINARY - NOT TO BE RECORDED



LEGEND

	SUBDIVISION BOUNDARY
	SUBDIVISION LOT LINE
	ADJOINER BOUNDARY
	SECTION LINE
	ROAD CENTER LINE
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	DEDICATED ROADWAY
	EXISTING CONCRETE
	UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
	STREET MONUMENT TO BE SET
	FOUND SECTION CORNER

SURVEY NOTES:
1. 5/8" X 24" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "MERIDIAN 801-569-1315" TO BE PLACED AT ALL OTHER LOT CORNERS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	21.00'	90°00'00"	32.99'	S44°49'37"E	29.70'
PLAT CALCULATIONS					
INFORMATION		ACRES	NOTES		
TOTAL ACREAGE		13.29	LOT AND ROADWAY		
BUILDABLE ACREAGE		-	-		
TOTAL ACREAGE IN LOTS		11.08	1 LOT		
TOTAL OPEN SPACE		-	-		
TOTAL IMPROVED OPEN SPACE		-	-		
AVERAGE LOT SIZE		11.08	-		
LARGEST LOT SIZE		11.08	-		
SMALLEST LOT SIZE		11.08	-		
OVERALL DENSITY		-	-		
TOTAL # OF LOTS		1	1 LOT		
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.					
DIRECT COMMUNICATIONS			DATE		

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, A PARCEL AND STREETS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "AVIATOR ELEMENTARY SCHOOL SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE OF PLAT: JUNE 4, 2025

LEGAL DESCRIPTION

A PARCEL ON LAND, UPON AN ENTIRE TRACT OF PROPERTY AS DESCRIBED IN WARRANTY DEED IN FAVOR OF B&H HOLDINGS, LLC RECORDED AS ENTRY NO. 21167:2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SITUATE IN SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED IN FAVOR OF CENTURY LAND HOLDINGS OF UTAH, LLC RECORDED AS ENTRY NO. 196901:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT IS 457.27 FEET S.89°49'57"E. ALONG THE SECTION LINE TO THE INTERSECTION OF SAID SECTION LINE AND THE WESTERLY BOUNDARY LINE OF PINNACLES PHASE A PLAT 1 SUBDIVISION RECORDED AS ENTRY NO. 61510:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND 1573.13 FEET N.00°10'05"E. ALONG SAID WESTERLY BOUNDARY LINE AND ITS EXTENSION TO THE NORTHWEST CORNER OF SAID DESCRIBED PROPERTY AND 525.33 FEET N.89°42'57"E. ALONG SAID NORTHERLY BOUNDARY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 2 (BASIS OF BEARING IS S.89°50'18"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 2); AND RUNNING THENCE N.00°10'23"E. 730.90 FEET; THENCE S.89°49'37"E. 795.42 FEET; THENCE S.00°10'23"W. 724.55 FEET TO A POINT IN SAID NORTHERLY BOUNDARY LINE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE S.89°42'57"W. 795.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 578,847 SQUARE FEET OR 13.29 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS PLAT TO SUBDIVIDE THE SUBJECT PROPERTY INTO 1-LOT AND STREETS. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°50'18"E. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN APRIL OF 2025.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) PINNACLES PHASE A PLAT 2 SUBDIVISION: ENTRY NO. _____. 2025.
- (2) UTAH COUNTY SURVEYOR'S STATE PLANE COORDINATE & DEPENDENT RESURVEY OF THE NORTHEAST QUARTER OF T.6S., R.2W., S.L.B.&M.

*NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THE PLAT.

- (M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
- (C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO A LOT AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

AVIATOR ELEMENTARY SCHOOL SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS TO EAGLE MOUNTAIN CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS _____ DAY OF _____, A.D. 2025.

OWNER: ALPINE SCHOOL DISTRICT

BY: _____

ITS: _____

ACKNOWLEDGMENT

(ALPINE SCHOOL DISTRICT)

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

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID BOARD OF EDUCATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID UNIVERSITY EXECUTED THE SAME.

NOTARY PUBLIC NAME _____ NOTARY PUBLIC
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 2025.

CITY MAYOR _____ CITY ATTORNEY _____

CITY ENGINEER _____ ATTEST: CITY RECORDER _____

COMCAST

[COMCAST ENTITY] APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. [COMCAST ENTITY] DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OR PROVISION OF TELECOMMUNICATIONS SERVICES OF THE TERMS OF SUCH SERVICES.

APPROVED THIS _____ DAY OF _____, 2025.

BY: _____

TITLE _____
COMCAST REPRESENTATIVE

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT (A) AFFECT AND LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS, 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 HAS UNDER:

APPROVED THIS _____ DAY OF _____, 2025.

BY: _____

TITLE _____
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

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 P.U.E. 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 HAS UNDER:
 - a. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - c. TITLE 54, CHAPTER 8A DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - d. ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 2025.

ROCKY MOUNTAIN POWER _____

RECORDED OWNER:

ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST,
AMERICAN FORK, UTAH 84003

PREPARED BY:



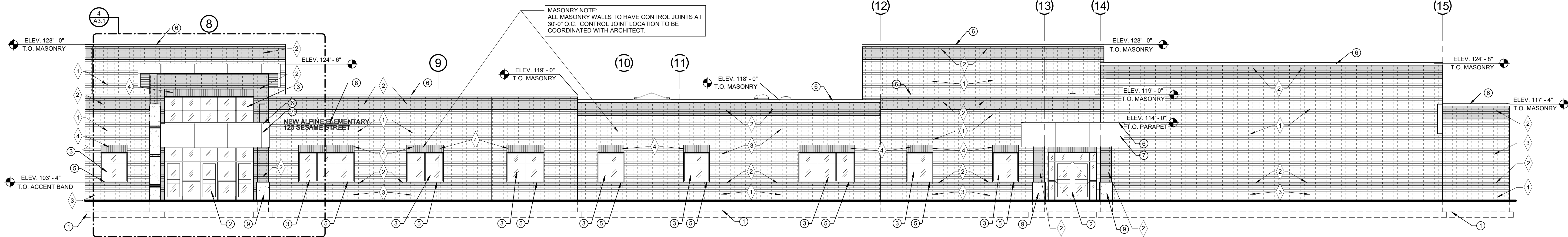
AVIATOR ELEMENTARY SCHOOL SUBDIVISION
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

SURVEYORS SEAL

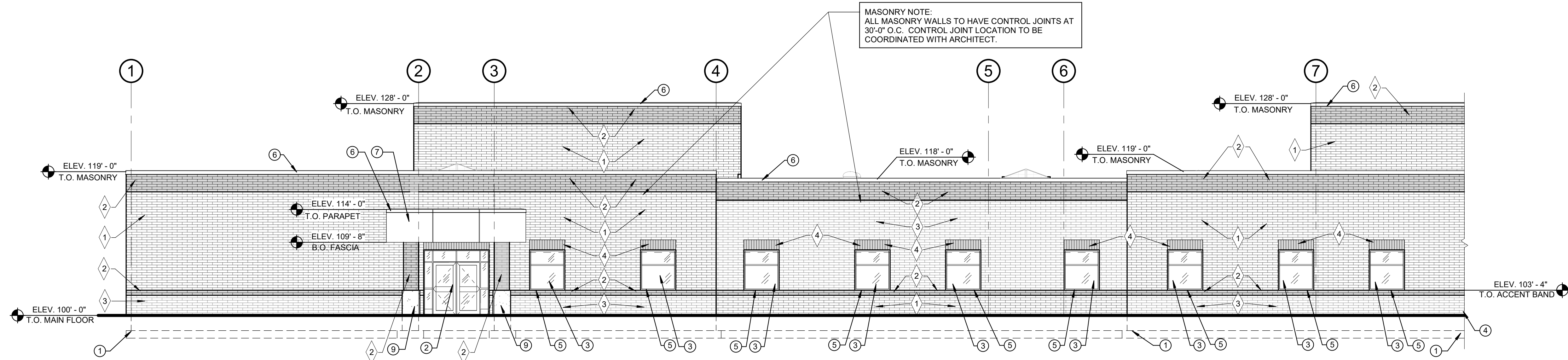
CITY ENGINEER SEAL

CLERK-RECORDER SEAL

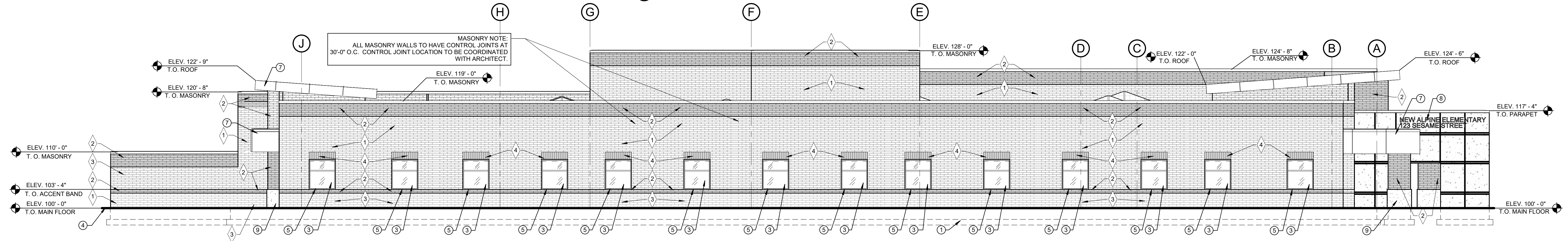
COMP. FILE
PRELIMINARY PLAT
PROJECT NO.
25050
SHEET NO.
1 OF 1



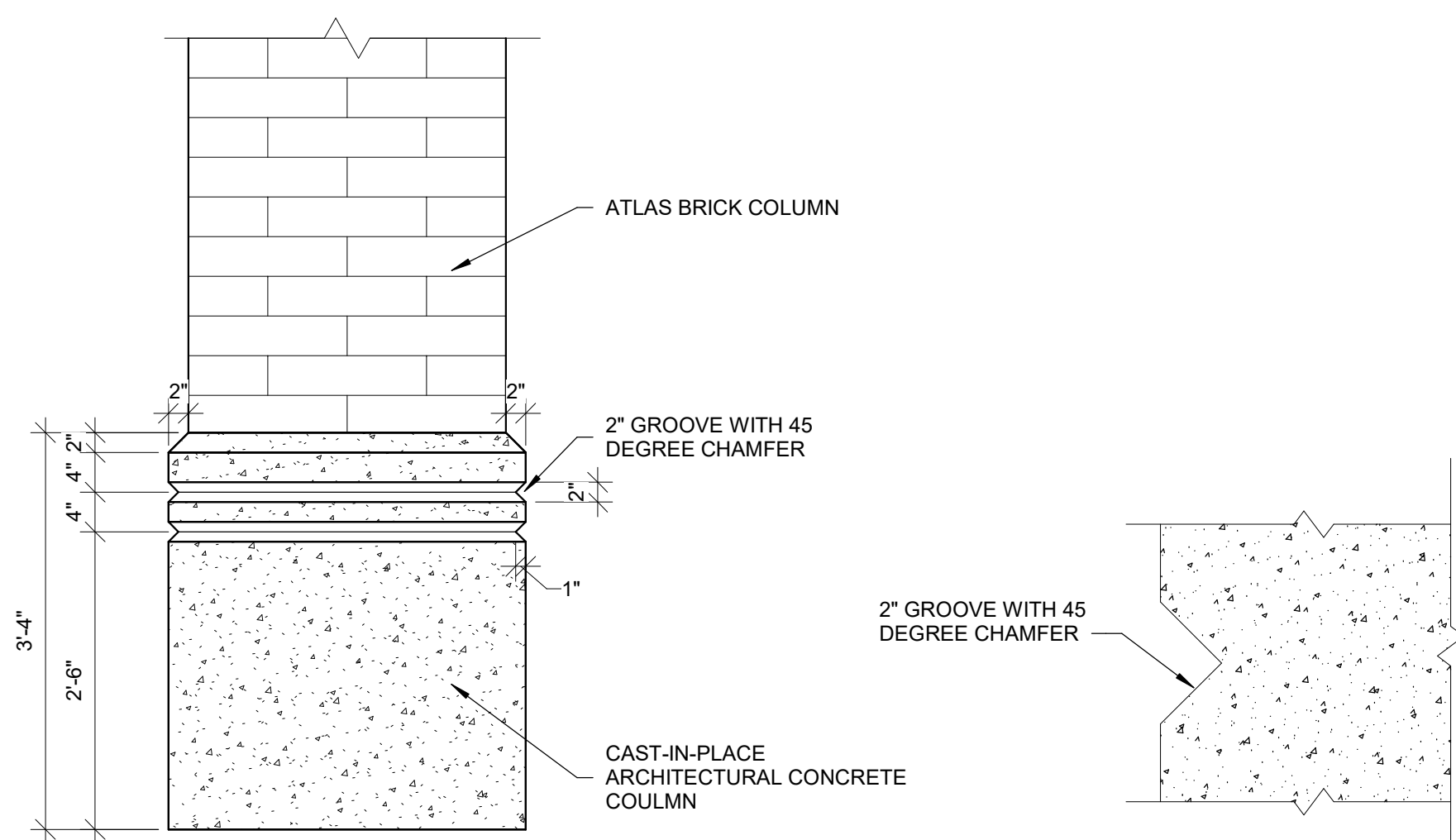
1 SOUTH ELEVATION - A
1/8" = 1'-0"



2 SOUTH ELEVATION - B
1/8" = 1'-0"

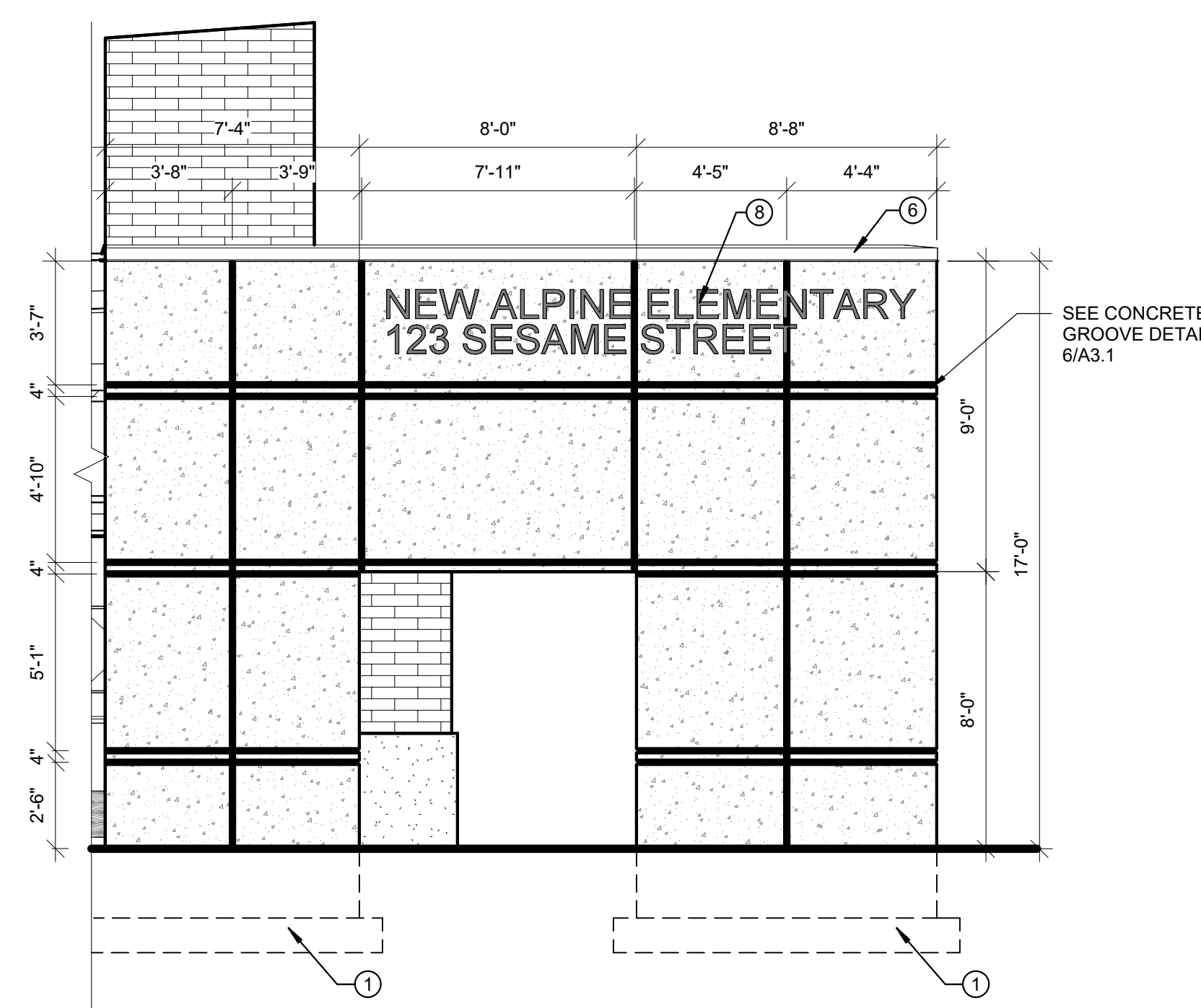


3 EAST ELEVATION
1/8" = 1'-0"

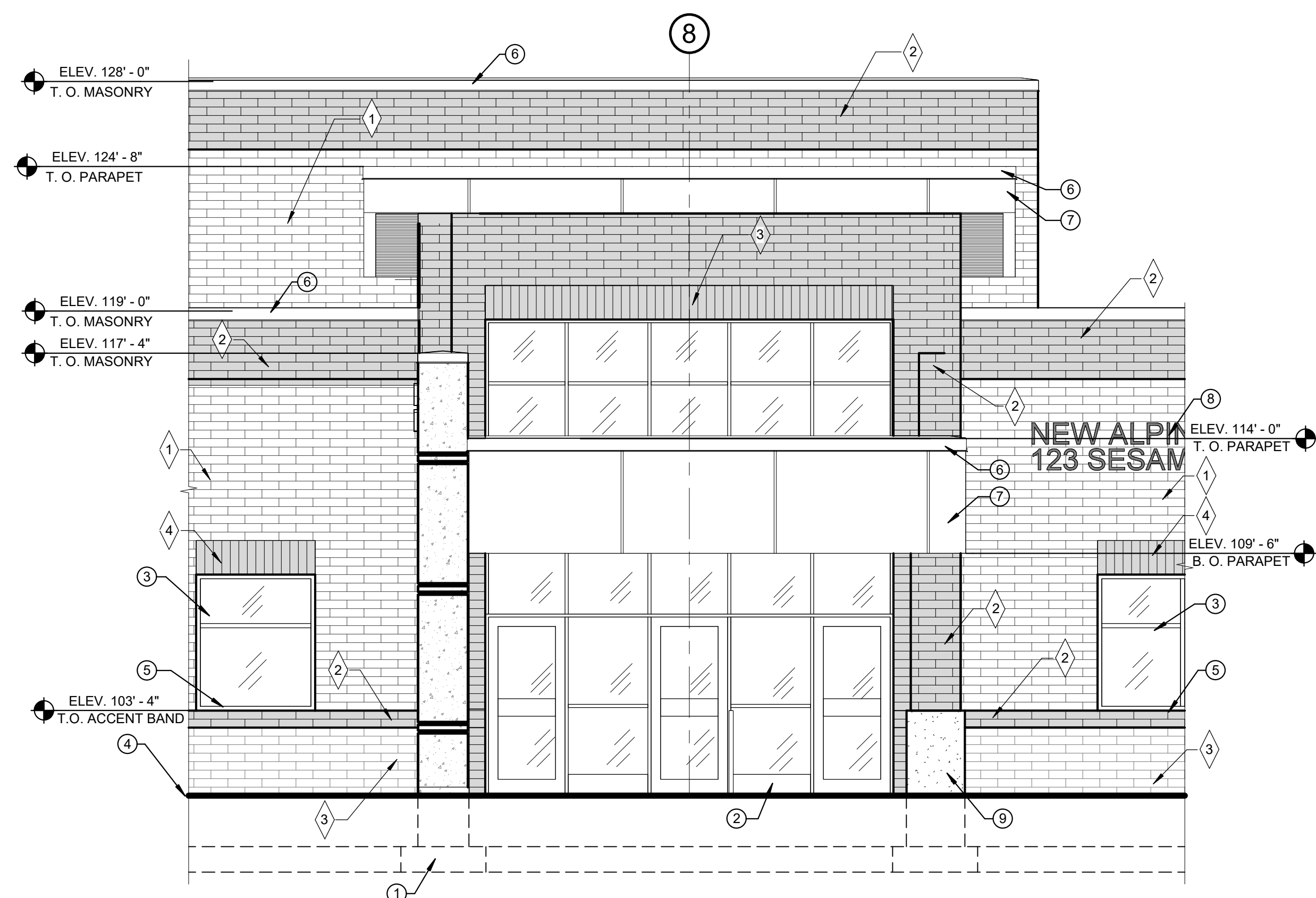


7 CONCRETE COLUMN BASE
3/4" = 1'-0"

6 CONCRETE WALL GROOVE DETAIL
NO SCALE



5 ARCHITECTURAL CONCRETE WALL DETAIL
1/4" = 1'-0"



4 SOUTH ELEVATION - ENTRY
1/4" = 1'-0"

SHEET NOTES

- CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.
- ALUMINUM WINDOW - SEE WINDOW TYPES.
- APPROXIMATE EXISTING GRADE
- PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4
- PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.
- PRE-FINISHED METAL FASCIA COMPOSITE PANELS OVER 1/2" DENZ GLASS COLOR AS SELECTED BY ARCHITECT - SEE SPECS.
- CAST METAL BUILDING LETTERS. NAME OF SCHOOL AND ADDRESS AS SHOWN ON ELEVATIONS BUILDING LETTERS SHALL BE CENTER JUSTIFIED - SEE SPECS.
- CAST-IN-PLACE ARCHITECTURAL CONCRETE COLUMN BASE - SEE DETAIL 7/A3.1 & SEE SPECS

SOILS NOTE

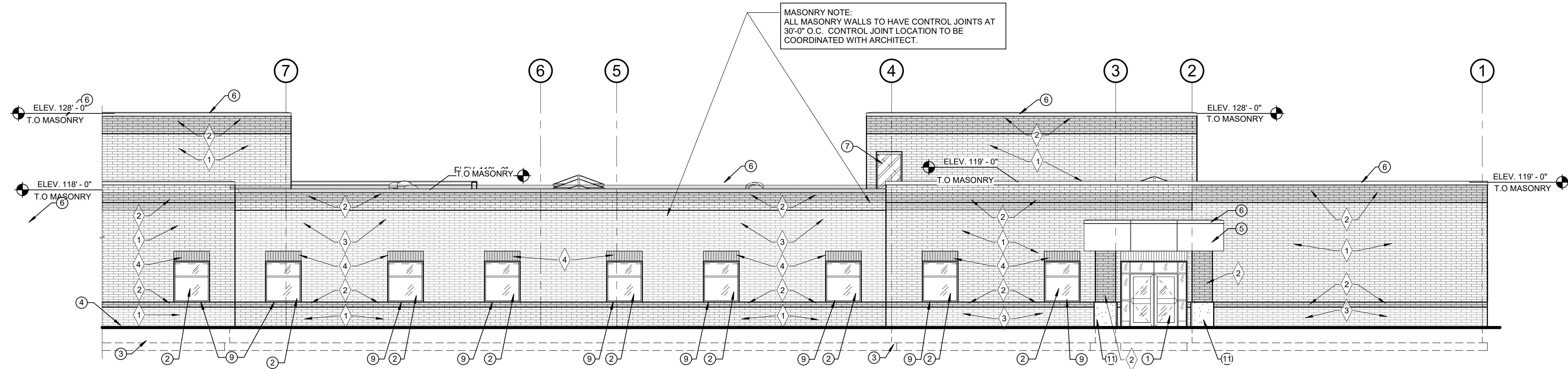
ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY SCHEDULE

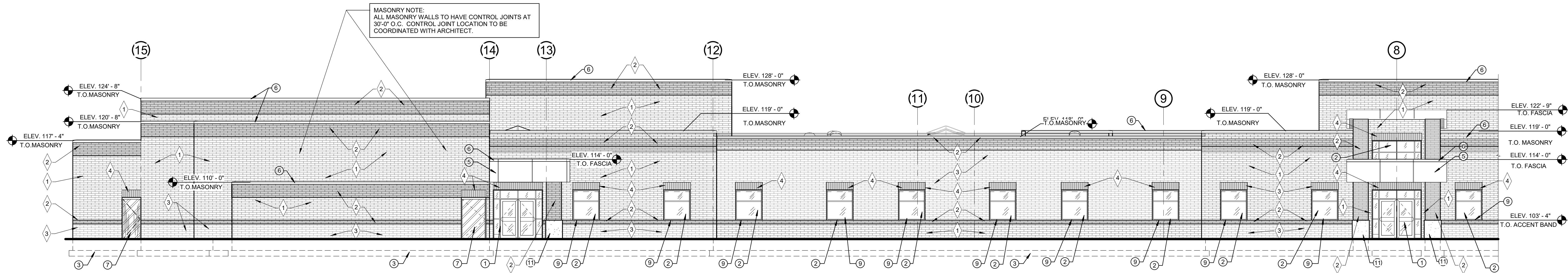
- ATLAS BRICK (FIRST COLOR) - "IRON STONE" - MATTE FINISH
- ATLAS BRICK (SECOND COLOR) - "MIDNIGHT BLACK" - MATTE FINISH
- ATLAS BRICK (THIRD COLOR) - "PLATINUM" - MATTE FINISH
- SOLDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH

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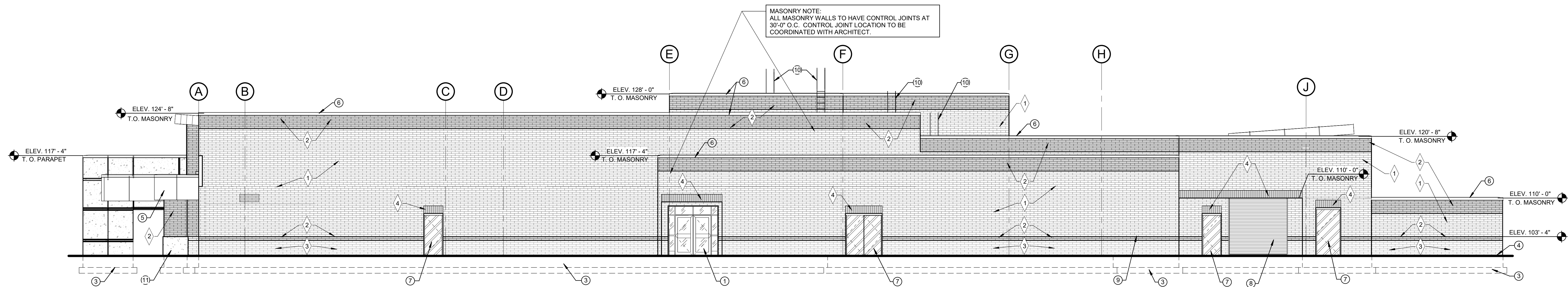
6/20/25 5:45 PM
1/8" = 1'-0"



1 NORTH ELEVATION - A
1/8" = 1'-0"



2 NORTH ELEVATION - B
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

SHEET NOTES

- 1 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.
- 2 - ALUMINUM WINDOW - SEE WINDOW TYPES.
- 3 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- 4 - APPROXIMATE EXISTING GRADE
- 5 - PRE-FINISHED METAL FASCIA COMPOSITE PANELS OVER 1/2" DENZ GLASS COLOR AS SELECTED BY ARCHITECT - SEE SPECS.
- 6 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.
- 7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- 8 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.
- 9 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4
- 10 - PRE-FABRICATED STEEL ROOF LADDER - SEE DETAIL 5/A2.4.
- 11 - CAST-IN-PLACE ARCHITECTURAL CONCRETE COLUMN BASE - SEE DETAIL 7/A3.1 & SEE SPECS

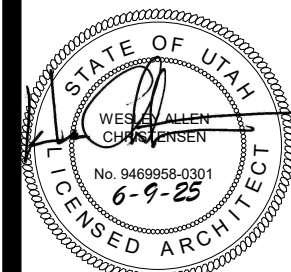
SOILS NOTE

ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY SCHEDULE

- | | |
|---|---|
| 1 | ATLAS BRICK (FIRST COLOR) - "IRON STONE" - MATTE FINISH |
| 2 | ATLAS BRICK (SECOND COLOR) - "MIDNIGHT BLACK" - MATTE FINISH |
| 3 | ATLAS BRICK (THIRD COLOR) - "PLATINUM" - MATTE FINISH |
| 4 | SOLIDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH |

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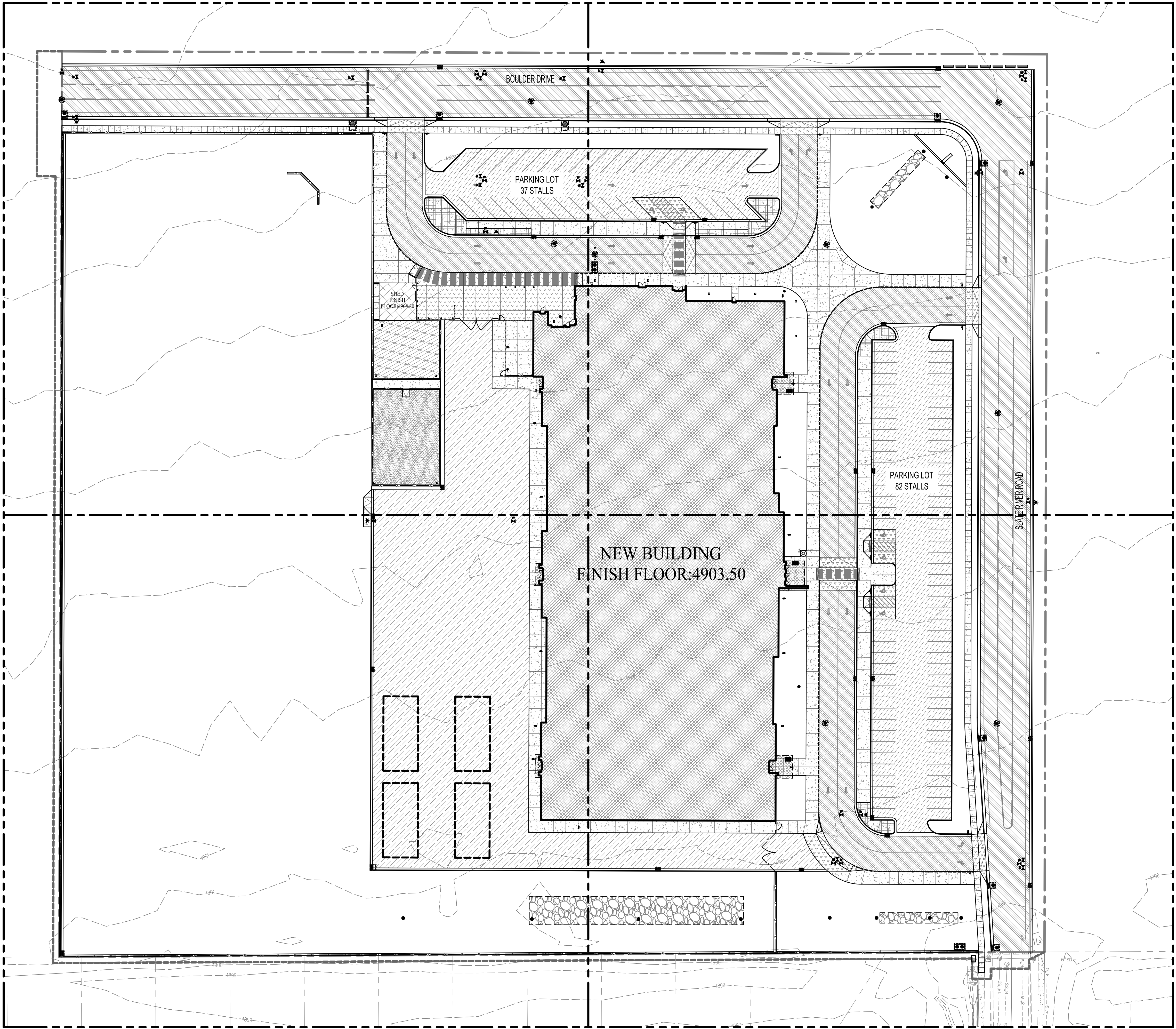
ALPINE SCHOOL DISTRICT
ELEMENTARY #133
EAGLE MOUNTAIN, UTAH
APPROX. N SLATE RIVER ROAD

PROJECT TITLE
DRAWN BY: JH
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

A3.2

CS234

CS231



CS233

CS232



- GENERAL SITE LAYOUT NOTES
1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
 2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
 3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
 4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
 5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
 6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6" MINIMUM AT ALL LOCATIONS.
 7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
 8. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.
 9. THE PROJECT LIMIT LINE, ALSO REFERRED TO AS THE CIVIL ASSUMED AREA OF DISTURBANCE, IS INTENDED TO REPRESENT THE GENERAL EXTENT OF AREAS POTENTIALLY IMPACTED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO MATERIAL STORAGE, EQUIPMENT ACCESS, AND WORK OPERATIONS ASSOCIATED WITH CIVIL SCOPE. THIS LINE IS BASED ON CIVIL DESIGN ASSUMPTIONS AND IS NOT NECESSARILY EXHAUSTIVE. ADDITIONAL AREAS OF DISTURBANCE MAY BE INDICATED ON PLAN SHEETS PREPARED BY OTHER DISCIPLINES (E.G. ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE), AND SUCH AREAS MAY EXTEND BEYOND THE CIVIL-DEFINED LIMIT LINE. THEREFORE, THE PROJECT LIMIT LINE SHOWN ON CIVIL DRAWINGS SHOULD NOT BE INTERPRETED AS THE DEFINITIVE OR SOLE BOUNDARY OF DISTURBANCE FOR THE PROJECT. IN SOME INSTANCES, A TEMPORARY PROJECT LIMIT LINE MAY ALSO BE SHOWN ON THE PLANS. THIS TEMPORARY LIMIT MAY EXTEND BEYOND THE ASSUMED PROPERTY BOUNDARIES AND IS USED TO ILLUSTRATE AREAS TEMPORARILY NEEDED FOR IMPROVEMENTS OUTSIDE OF THE OWNER'S PROPERTY, OFTEN CITY ROADWAY IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL PLAN SETS TO IDENTIFY AND ACCOUNT FOR ALL POTENTIAL AREAS OF DISTURBANCE.
 10. FOR CONCRETE SIDEWALK IN CITY ROW REFER TO APWA NO.231 DETAIL ON SHEET C104. IF NOT REFER TO DETAIL ON C100.

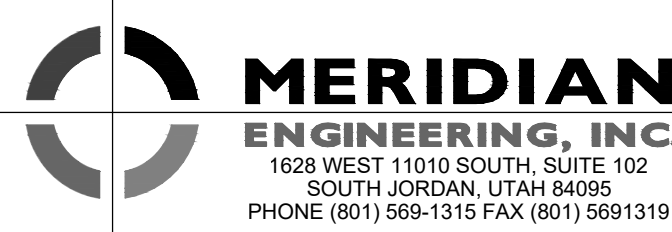
PARKING STALL COUNT

TOTAL STALLS:	119
STALLS:	113
HC STALLS:	6

HATCH LEGEND

	ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100		NEW BUILDING
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100		BUILDING OVERHANG
	SIDEWALK PER DETAILS ON SHEET C100		UNDERGROUND DETENTION BASIN REFER TO C040 PLANS
	VEHICULAR CONCRETE PER DETAIL A ON SHEET C100		PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS
	PLAYGROUND BARK REFER TO LANDSCAPING PLANS		CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
	INTEGRAL COLORED CONCRETE BROWN FINISH COLOR TO BE COORDINATED WITH OWNER		NEW SURFACE UTILITIES REFER TO C100

OVERALL SITE PLAN CS230
ASD #133 ELEMENTARY SCHOOL



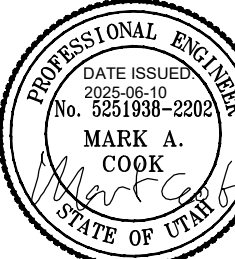
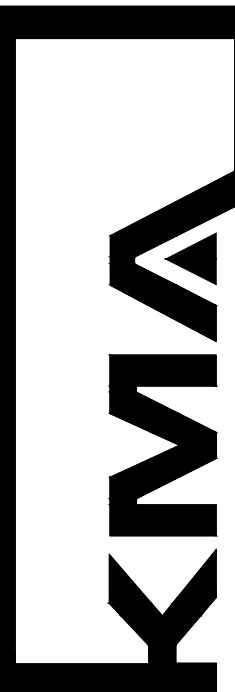
DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS230

ALPINE SCHOOL DISTRICT
ELEMENTARY #133

EAGLE MOUNTAIN, UTAH

170 NORTH MAIN STREET
SUITE 100
EAGLE MOUNTAIN, UTAH 84002
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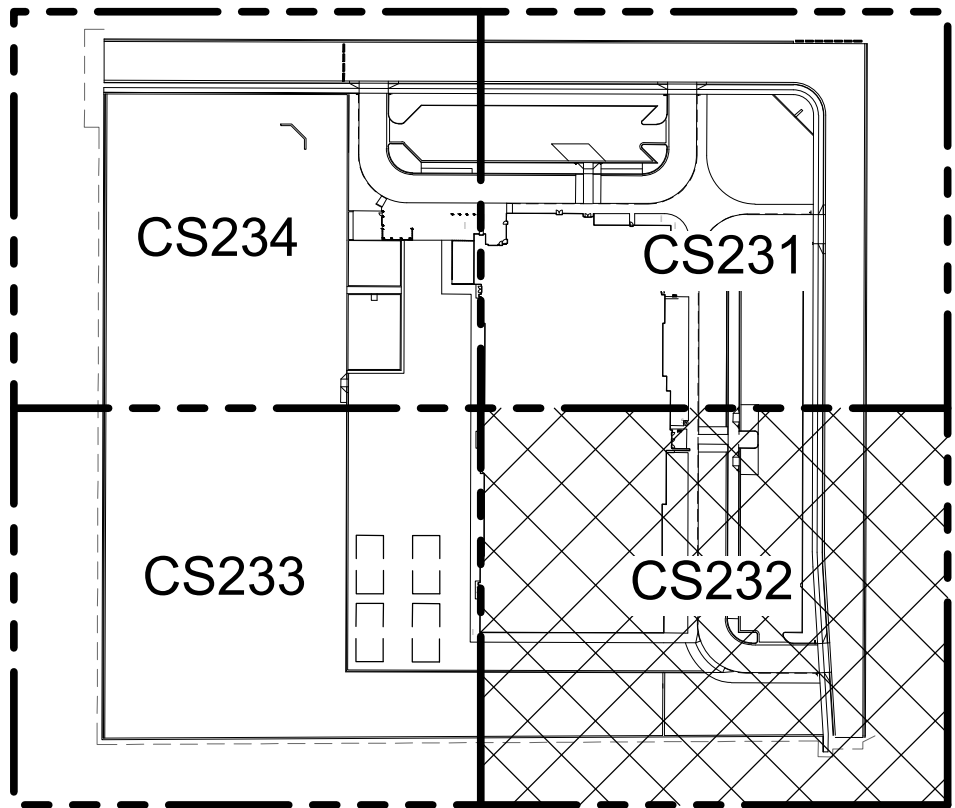
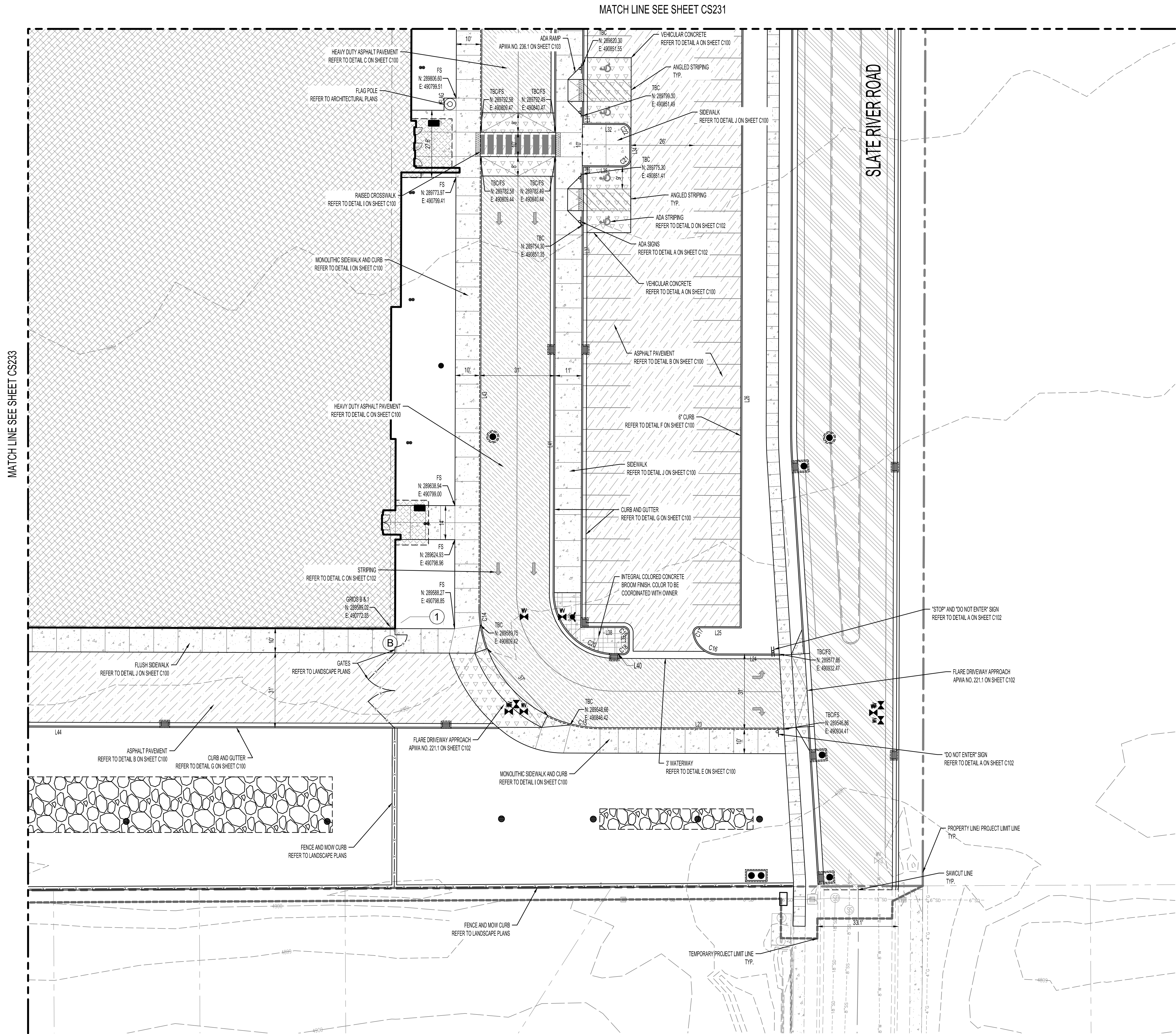
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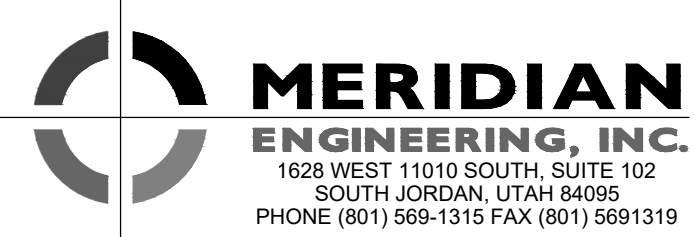
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4/20/2025 11:15:34 AM

ENLARGED SITE PLAN CS232
ASD #133 ELEMENTARY SCHOOL



HATCH LEGEND			
	ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100		NEW BUILDING
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100		BUILDING OVERHANG
	SIDEWALK PER DETAILS J ON SHEET C100		UNDERGROUND DETENTION BASIN REFER TO C340 PLANS
	VEHICULAR CONCRETE PER DETAIL A ON SHEET C100		PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS
	PLAYGROUND BARK REFER TO LANDSCAPE PLANS		CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
	INTEGRAL COLORED CONCRETE BROOM FINISH. COLOR TO BE COORDINATED WITH OWNER		NEW SURFACE UTILITIES REFER TO C100

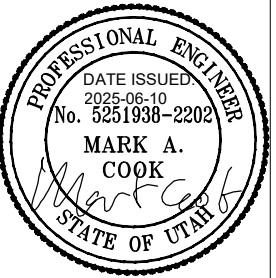


ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: CCC
CHECKED BY: MAC
DATE: 06/10/2025
PROJECT #: 25050

CS232

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SALT LAKE CITY, UTAH 84143
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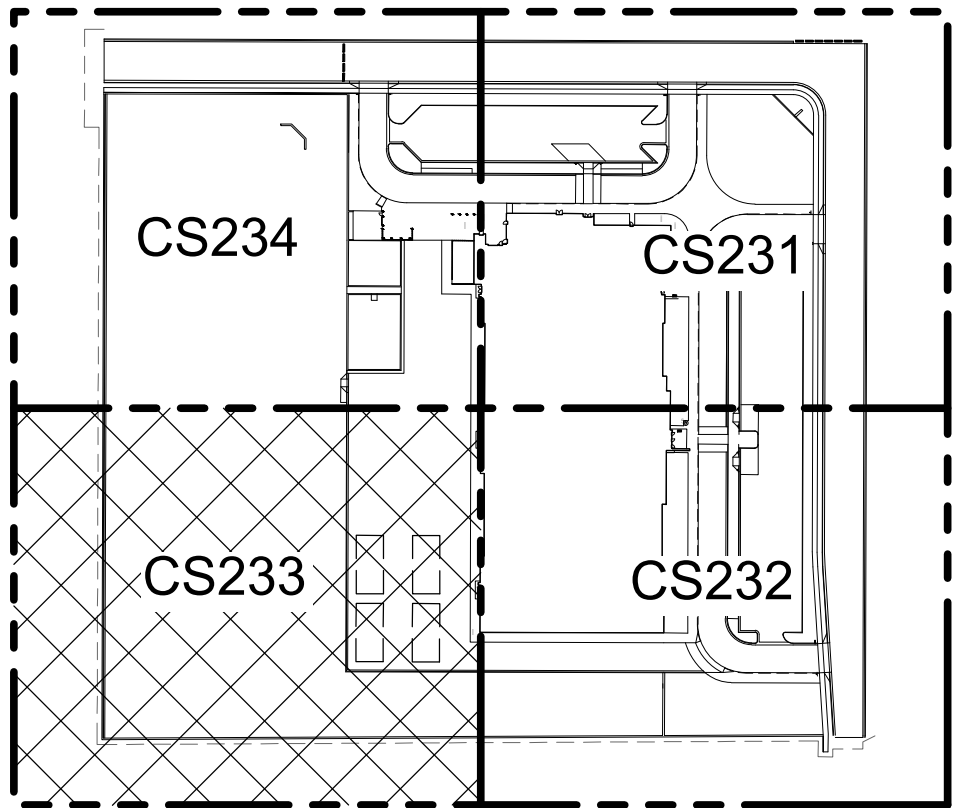
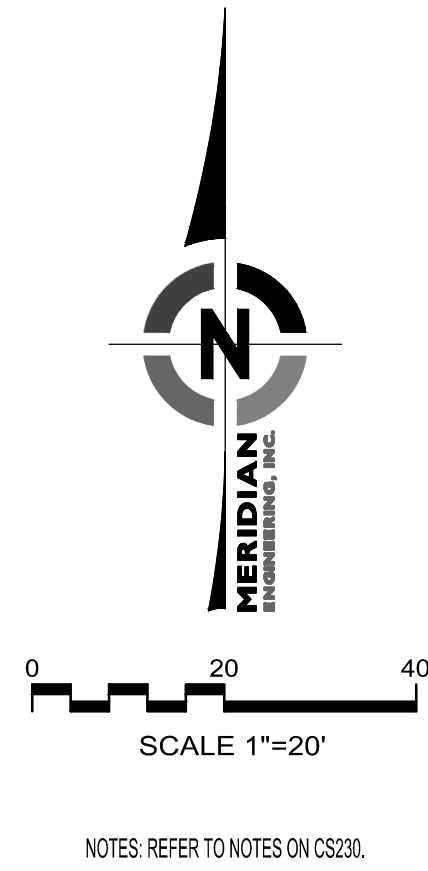
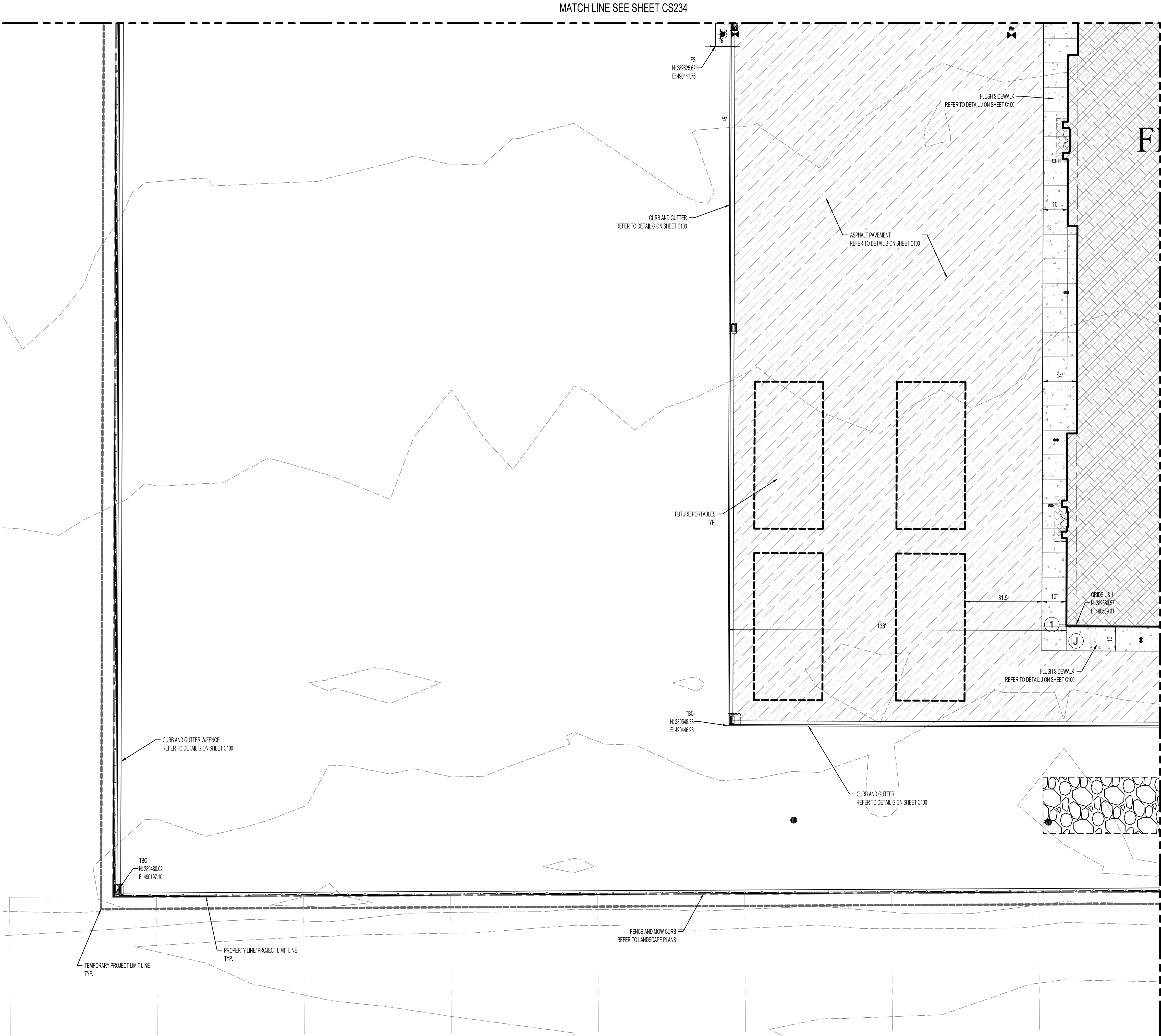


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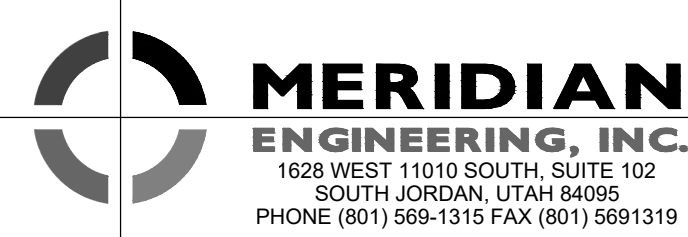
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ENLARGED SITE PLAN CS233
ASD #133 ELEMENTARY SCHOOL



VICINITY MAP
NOT TO SCALE

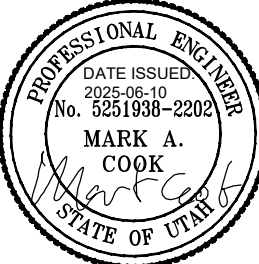
HATCH LEGEND			
	ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100		NEW BUILDING
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100		BUILDING OVERHANG
	SIDEWALK PER DETAILS ON SHEET C100		UNDERGROUND DETENTION BASIN REFER TO C0450 PLANS
	VEHICULAR CONCRETE PER DETAIL A ON SHEET C100		PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS
	PLAYGROUND BARK REFER TO LANDSCAPE PLANS		CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
	INTEGRAL COLORED CONCRETE BROOM FINISH. COLOR TO BE COORDINATED WITH OWNER		NEW SURFACE UTILITIES REFER TO C0300



ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD

EAGLE MOUNTAIN, UTAH

REVISIONS:



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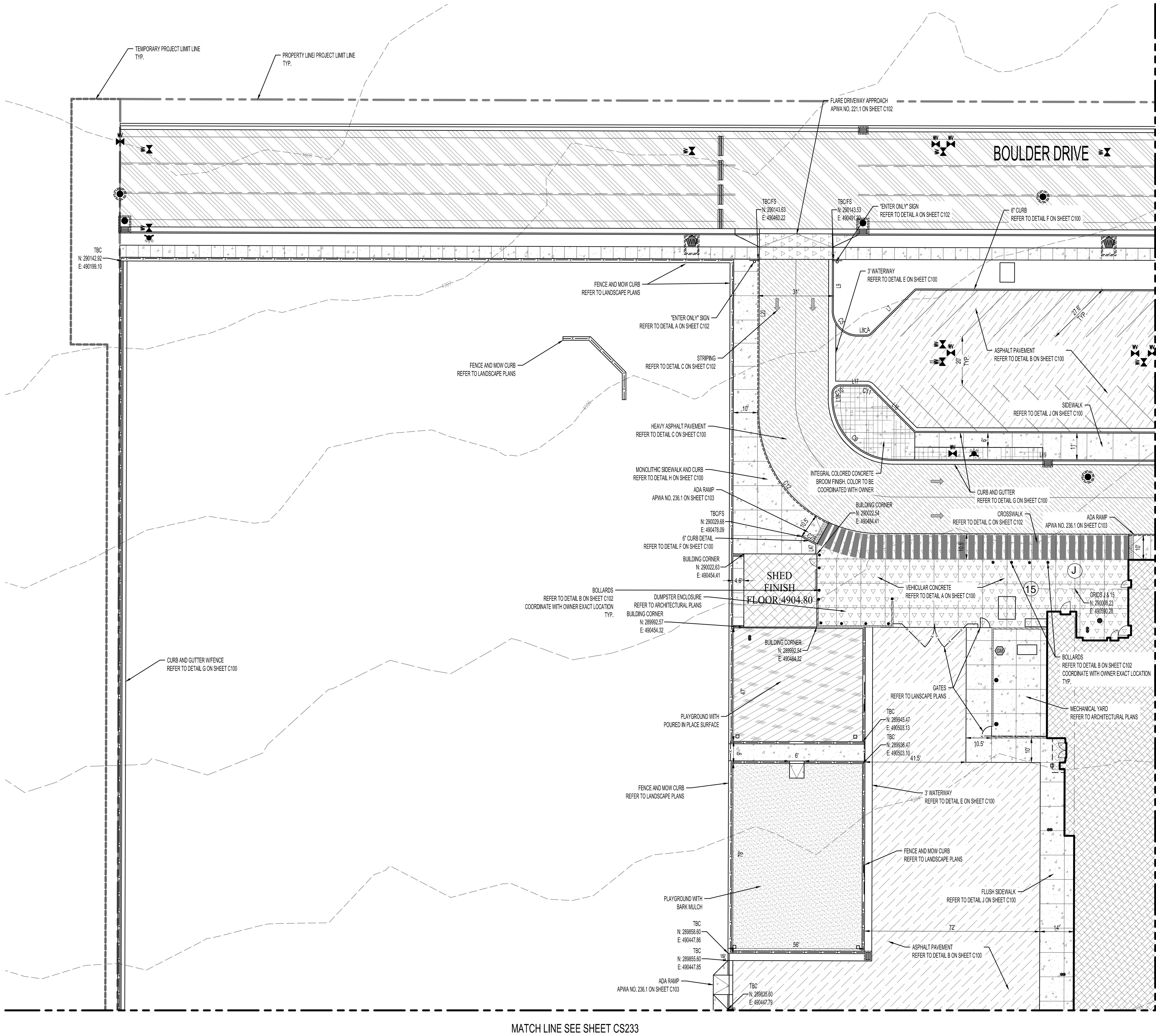
CS233

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DATE: 06/10/2025
PROJECT #: 25050

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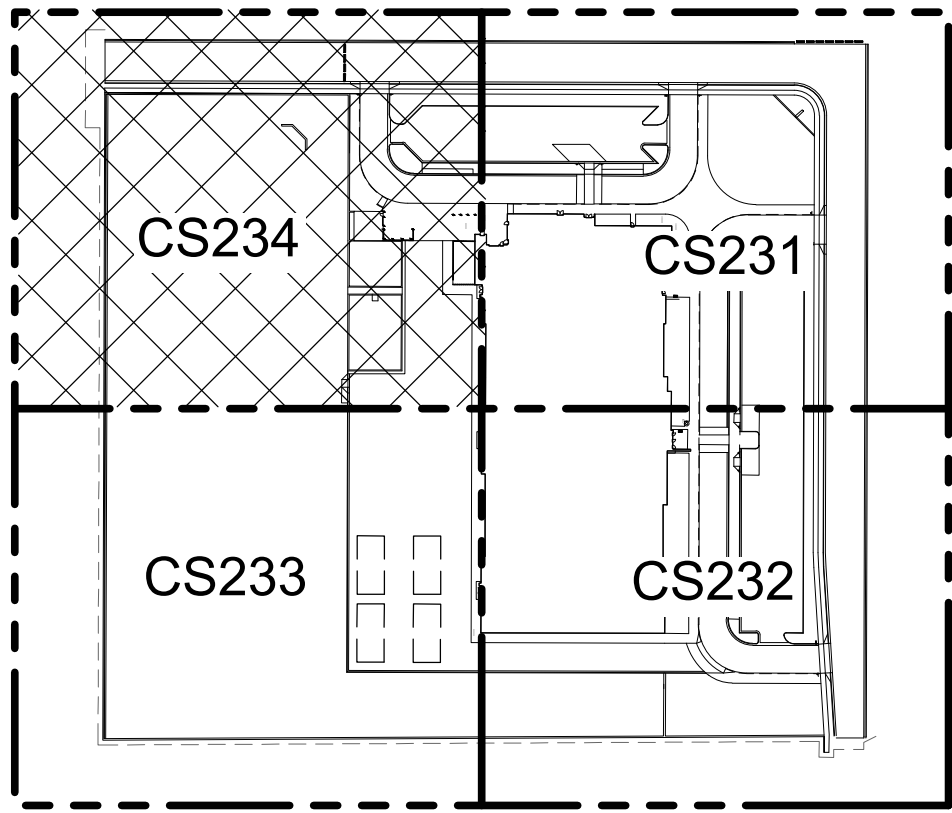
ENLARGED SITE PLAN CS234
ASD #133 ELEMENTARY SCHOOL



NOTES: REFER TO NOTES ON CS201.

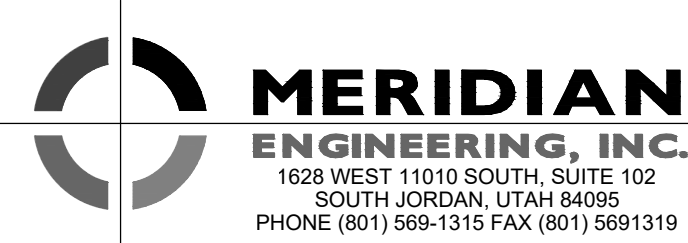
MATCH LINE SEE SHEET C231

MATCH LINE SEE SHEET CS233



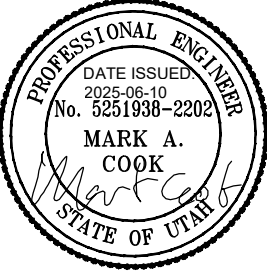
VICINTY MAP
NOT TO SCALE

HATCH LEGEND	
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	HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
	SIDEWALK PER DETAILS ON SHEET C100
	VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
	PLAYGROUND BARK REFER TO LANDSCAPE PLANS
	INTEGRAL COLORED CONCRETE BROOM FINISH, COLOR TO BE COORDINATED WITH OWNER
	NEW BUILDING
	BUILDING OVERHANG
	UNDERGROUND DETENTION BASIN REFER TO CS40 PLANS
	PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS
	CITY ROAD ASPHALT PAVEMENT SEE DETAIL D ON SHEET C100
	NEW SURFACE UTILITIES REFER TO C100



ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. N SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

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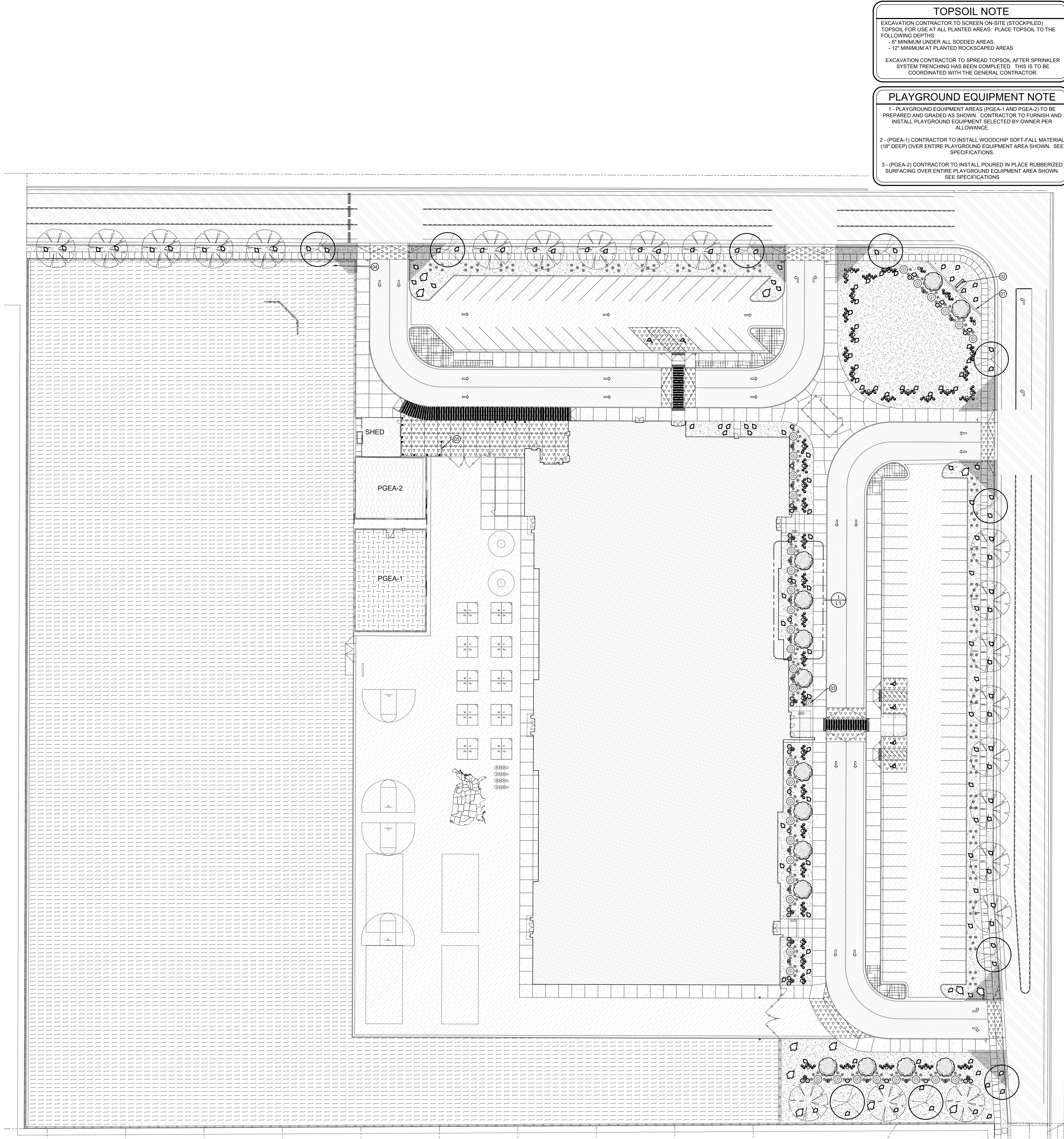


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CS234

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TOPSOIL NOTE

EXCAVATION CONTRACTOR TO SCREEN ON-SITE (STOCKPILED) TOPSOIL FOR USE AT ALL PLANTED AREAS. PLACE TOPSOIL TO THE FOLLOWING DEPTHS:
- 6" MINIMUM UNDER ALL SODDED AREAS.
- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS

EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

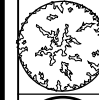
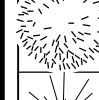
PLAYGROUND EQUIPMENT NOTE

1 - PLAYGROUND EQUIPMENT AREAS (PGEA-1 AND PGEA-2) TO BE PREPARED AND GRADED AS SHOWN. CONTRACTOR TO FURNISH AND INSTALL PLAYGROUND EQUIPMENT SELECTED BY OWNER PER ALLOWANCE.

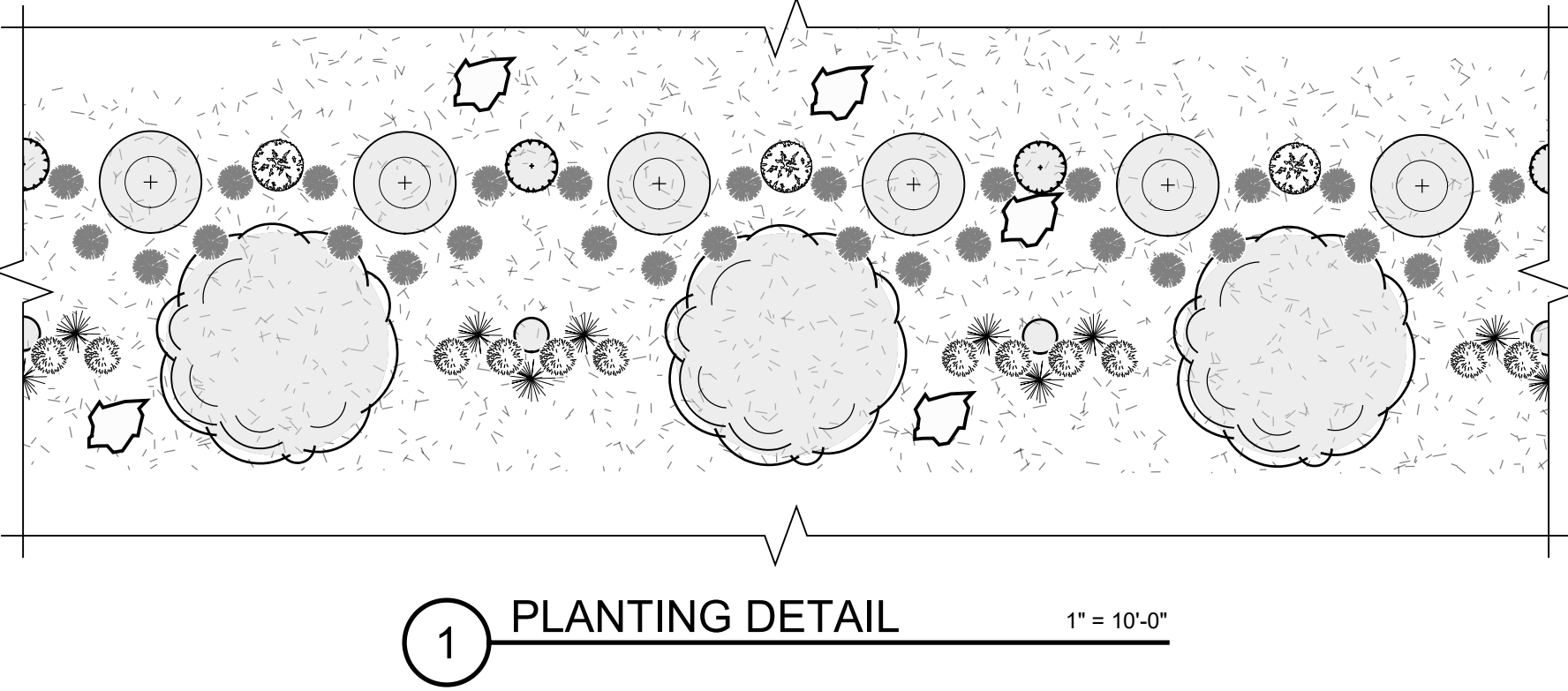
2 - (PGEA-1) CONTRACTOR TO INSTALL WOODCHIP SOFT-FALL MATERIAL (18" DEEP) OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.

3 - (PGEA-2) CONTRACTOR TO INSTALL POURED IN PLACE RUBBERIZED SURFACING OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS

PLANT SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	SOD (AS PER LOCAL VARIETY)				
	POURED-IN-PLACE RUBBERIZED PLAYGROUND SURFACING (AT PGEA-2) SEE DETAIL 16/L5				
	18" DEEP SOFT FALL WOOD CHIPS (AT PGEA-1)				
	LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT - CONCRETE COLOR NOT PERMITTED BY CITY)				
	LARGE LANDSCAPE BOULDERS 2', 3', 4' SIZES (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT) QUANTITY 150				
LANDSCAPE ROCK NOTES "TYPE 1": (6" MIN. DEPTH, FRACTURED ROCK) 30% - 4" 70% - 3"					
NOTES: A - SOD INSTALLATION AND CARE SHOULD BE SCHEDULED AS FOLLOWS: -FERTILIZE AFTER INSTALLATION -WEED CONTROL (ALLOW TO SIT FOR 1 WEEK BEFORE MOWING) -A MINIMUM OF 3 MOWINGS OF ALL PLANTED AREAS. B - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.					

PLANT SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	14	2 1/2"	Green - White 20' x 20'
	Acer grandidentatum	Bigtooth Maple	15	2 1/2"	Green - Yellow 25' x 15'
	Ginkgo biloba (Male trees only as per city request)	Ginkgo	12	2 1/2"	Green - Yellow 35' x 35'
	Euonymus alatus "Compactus"	Dwarf Burning Bush	36	5 GAL.	GREEN - RED 6' X 10'
	Spiraea x bumalda "Goldflame"	Goldflame Spiraea	32	5 GAL.	YELLOW/GREEN 4' x 4'
	Berberis thunbergii "Crimson Pygmy"	Crimson Pygmy Dwarf Japanese Barberry	17	5 GAL.	CRIMSON 2' X 3'
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	43	5 GAL.	Evergreen 2' X 2'
	Festuca glauca "Elijah Blue"	Elijah Blue Fescue	164	5 GAL.	ICE BLUE 1' X 1'
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	121	5 GAL.	GREEN 3' x 3'
	Cornus sericea "Kelsey"	Kelsey's Dwarf Red-Osier Dogwood	9	5 GAL.	GREEN - RED 3' X 3'
	Calamagrostis x acutiflora "Karl Foerster"	Feather Reed Grass	297	2 GAL.	GOLDEN 2' X 2'

- SHEET NOTES:**
- 01 - 8" X 12" CONCRETE CURBING AS SHOWN. SEE DETAIL 10/L5.
 - 02 - MARQUEE SIGN BASE. SEE DETAILS 1/L6.
 - 03 - INTERNAL HALLYARD FLAGPOLE WITH INTEGRAL LIGHTING SYSTEM. SEE DETAIL 3/L6. SURROUND WITH A 3'-0" SQUARE CONCRETE PAD.
 - 04 - SPRINKLER SYSTEM P.O.C. SEE SPRINKLER PLAN.
 - 05 - 10'-8" x 31'-4" MASONRY DUMPSTER ENCLOSURE. SEE DETAIL 2/L6. PROVIDE BLOCK-OUTS IN FOUNDATION TO ALLOW DRAINAGE THROUGH AS REQUIRED.
- GENERAL NOTES:**
- A - ALL NEW LAWN AREAS TO HAVE SOD INSTALLED. INSTALL AS PER INDUSTRY STANDARD. SEE DETAIL 2/L5.
 - B - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L5.
 - C - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.
 - D - INSTALL 2 LAYERS OF COMMERCIAL GRADE WEED MATTING TO BE INSTALLED UNDER ALL ROCKSCAPED AREAS.
 - E - SEE DETAILS 1/L1 FOR TYPICAL PLANTING LAYOUT.

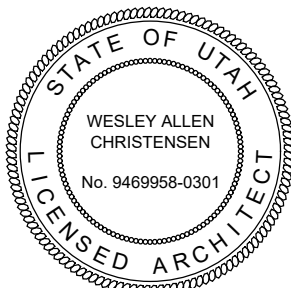


NORTH

LANDSCAPE PLAN

(15' x 21") 1" = 60'-0"
(30' x 42") 1" = 30'-0"

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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REVISIONS:

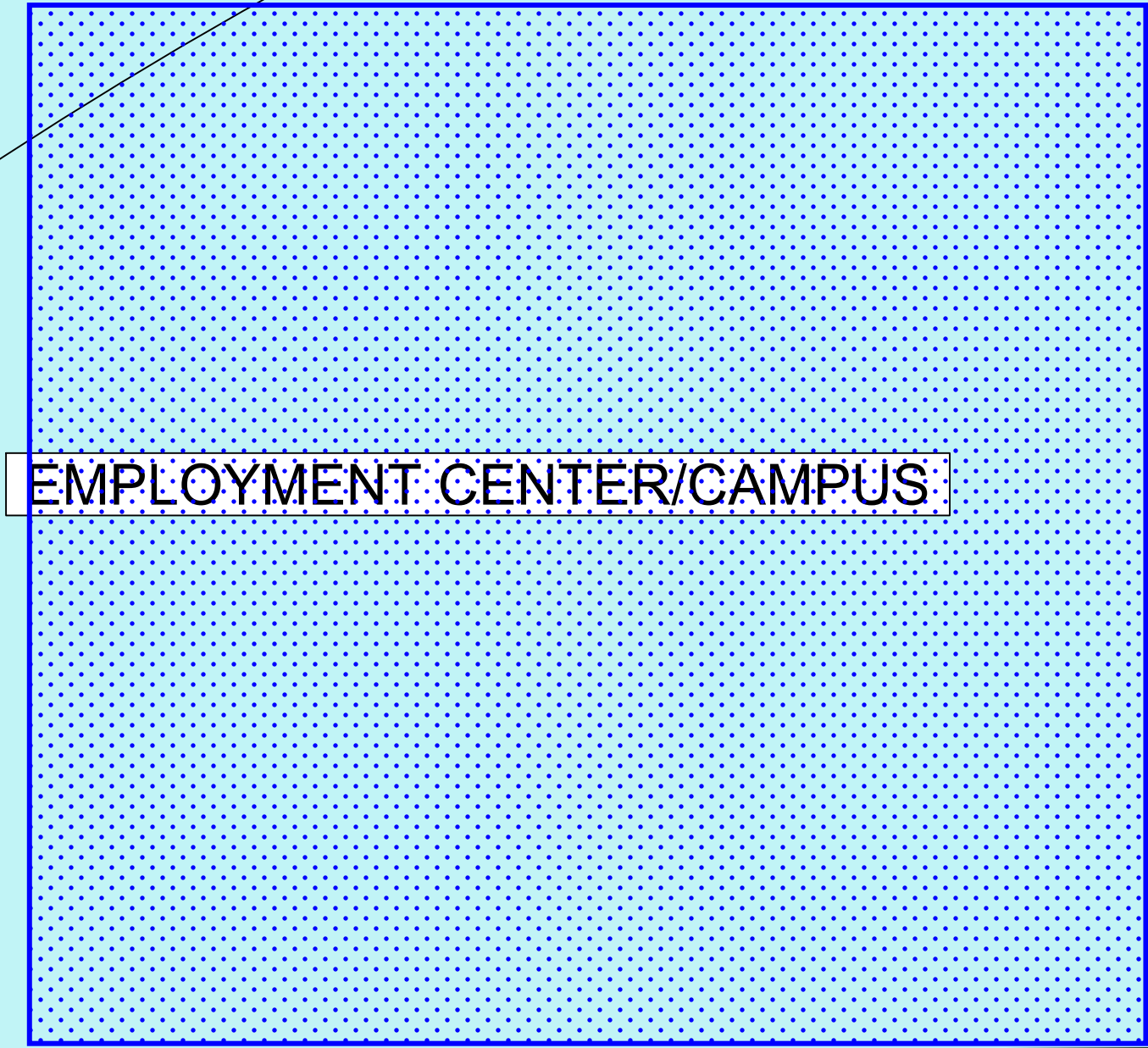
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ELEMENTARY #133
APPROX. NORTH SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

ALPINE SCHOOL DISTRICT
ELEMENTARY #133
APPROX. NORTH SLATE RIVER ROAD
EAGLE MOUNTAIN, UTAH

DRAWN BY: RJW
CHECKED BY: WC
DATE: JUNE 2025
PROJECT #: 176025

General Plan Category

FUTURE FREEWAY



EMPLOYMENT CENTER/CAMPUS

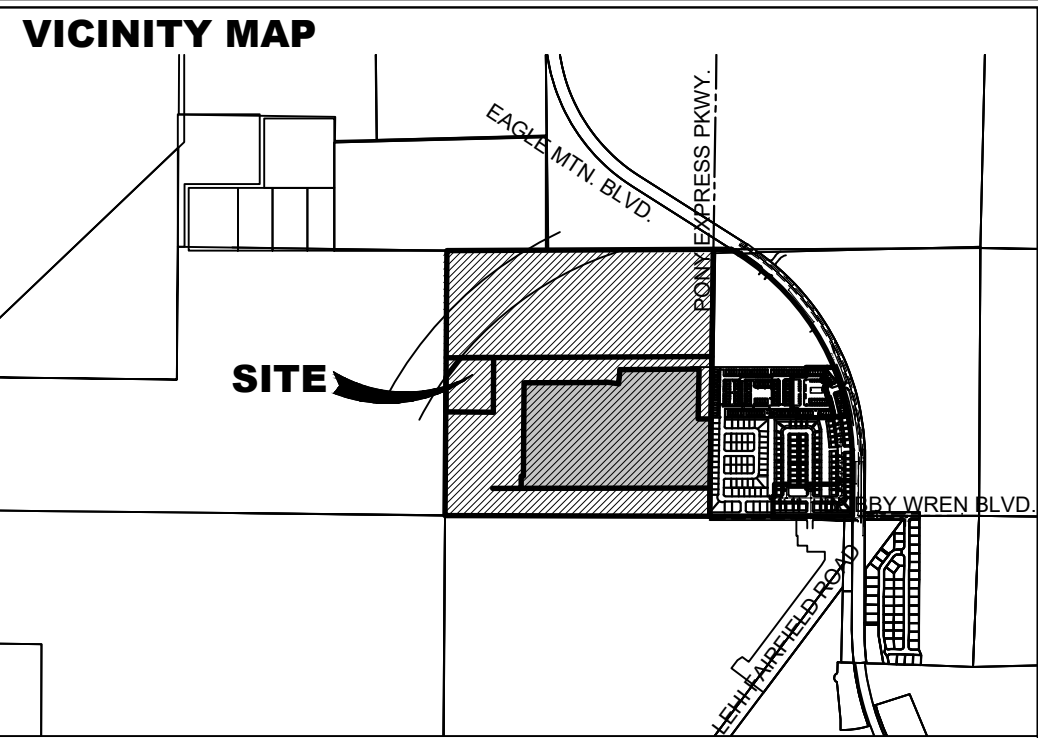
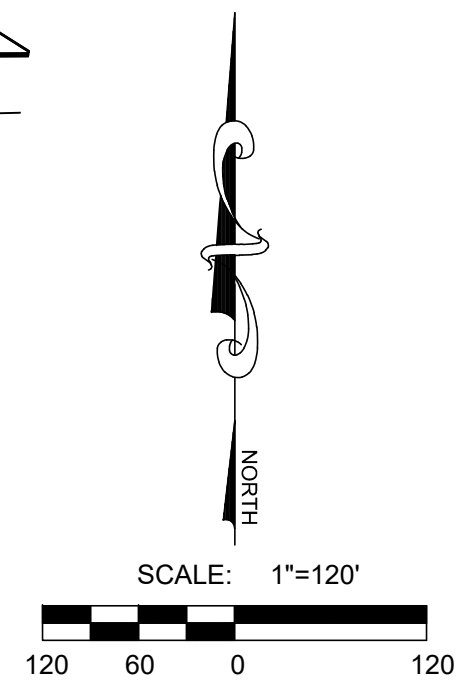
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NEIGHBORHOOD RESIDENTIAL 1

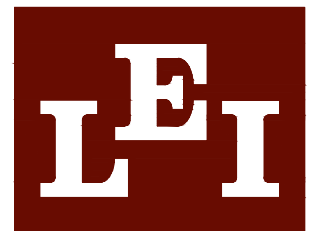
COMMUNITY COMMERCIAL

AVIATOR AVE



LAND USE	ACRES	% OF TOTAL
TOTAL	161.09 AC	100%
EMPLOYMENT CENTER/CAMPUS	65.02 AC	40%
NEIGHBORHOOD RESIDENTIAL 1	46.48 AC	29%
NEIGHBORHOOD RESIDENTIAL 2	27.03 AC	17%
NEIGHBORHOOD RESIDENTIAL 3	5.89 AC	4%
COMMUNITY COMMERCIAL	16.63 AC	10%

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B&H HOLDINGS
EAGLE MOUNTAIN ,UTAH

GENERAL PLAN AMENDMENT

REVISIONS

1	-	-
2	-	-
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LEI PROJECT #:
2020-0059

DRAWN BY:
DSE/BJA

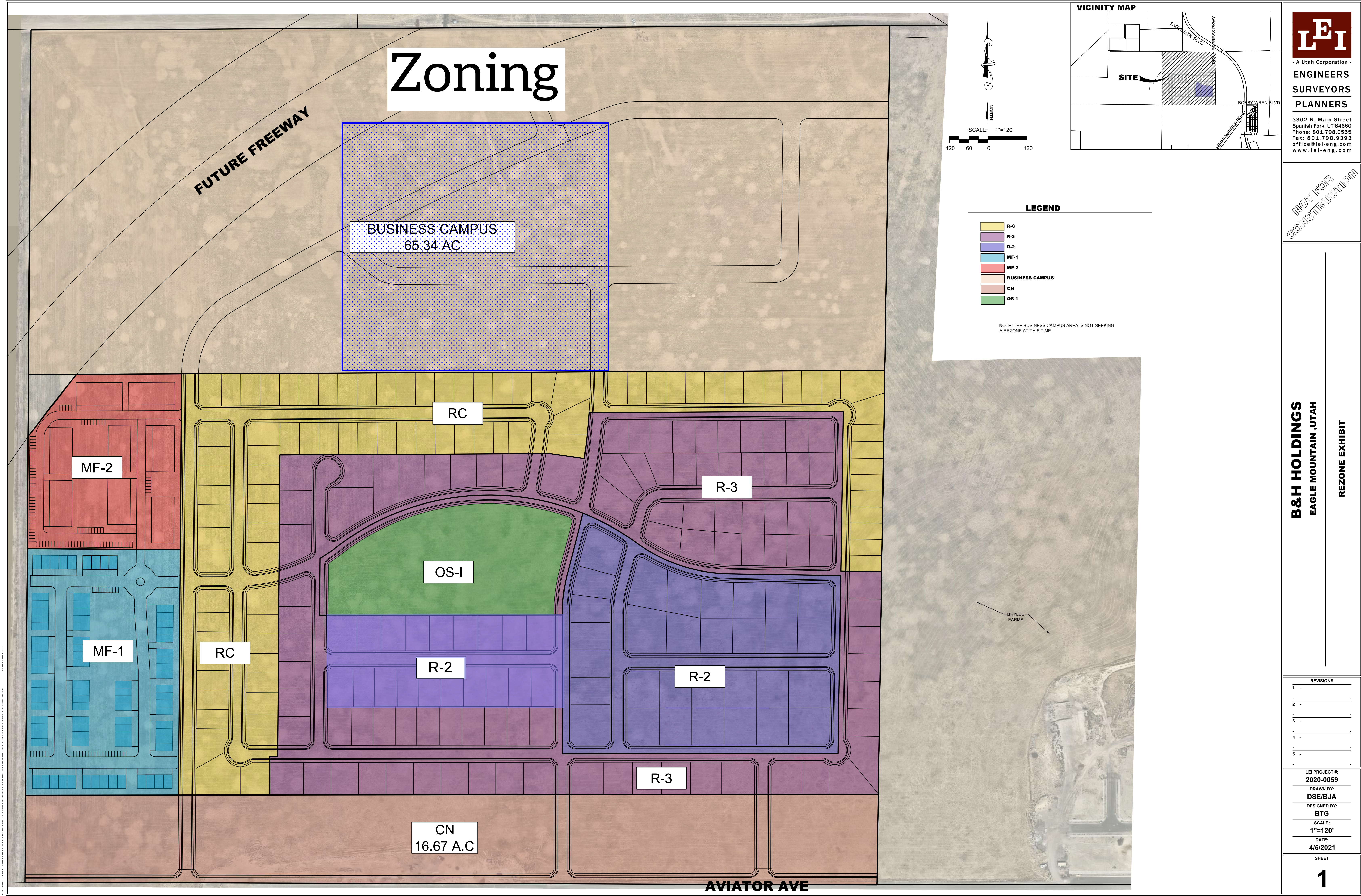
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BTG

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1"=120'

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4/2/2021

SHEET

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N-Folks

Norfolk's one and only

Foxtail Way **APM 111901**

Stonebriar Dr

OAK Creek 31

Aspall Dr

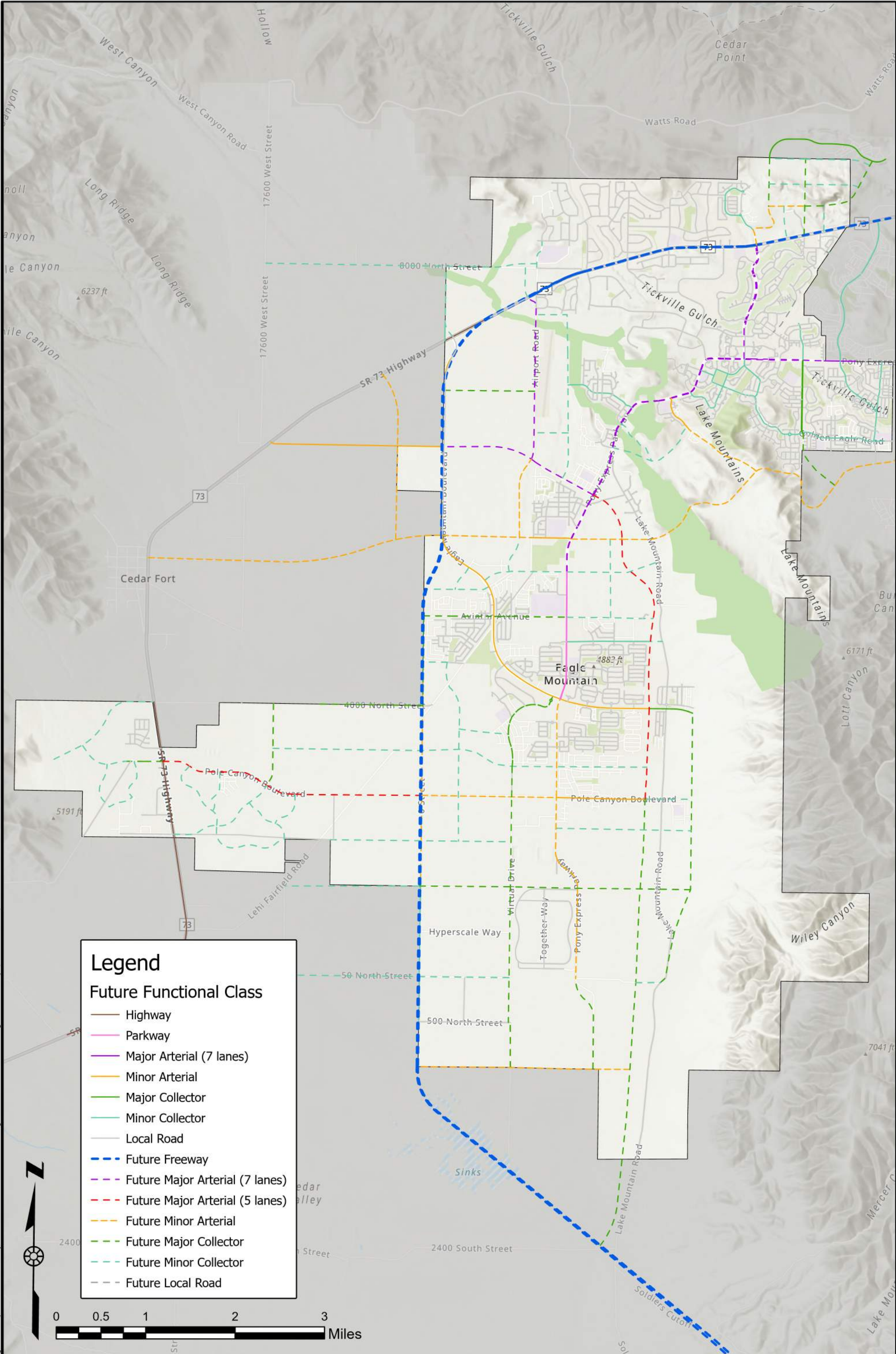
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E-Trail Rider Peak Dr.



CU2025UT-10591-25 Eagle Mtn Transportation Master Plan/Project Data/GIS/Horrock's/Pro/UT-2843-2012 Eagle Mountain MTP/UT-2843-2012 Eagle Mountain MTP.aprx, 8/11/2025 11:05 AM, share.ellor



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

TITLE:	PUBLIC HEARING/RESOLUTION - Resolution of Eagle Mountain City, Utah approving the Culinary Water Master Plan and Impact Fee Facilities Plan (IFFP).
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

Yes

PREPARED BY

Vince Hogge, City Engineer

PRESENTED BY

Vince Hogge

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah approving the Culinary Water Master Plan and Impact Fee Facilities Plan (IFFP).

BACKGROUND:

The City has hired Psomas Engineering to work with City engineers and the Public Works Department to develop a Master Plan for the City's culinary water utilities. The goal of this plan is to stay ahead of the rapid growth the City is experiencing. It will show what the City's culinary water system will need to look like at full build-out and guide planning for growth in different areas.

By identifying the correct size and placement of future culinary water facilities now, the City can avoid costly upgrades or installing parallel lines later, making better use of resources. The Master Plan will also provide a timeline for infrastructure improvements, helping the City budget, plan, and complete capital projects before they become urgent needs.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval (5-0) of the Culinary Water Master Plan and IFFP.

ATTACHMENTS:

1. Resolution
2. Master Plan
3. IFFP

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE CULINARY WATER MASTER PLAN AND IMPACT FEE FACILITIES PLAN (IFFP)

PREAMBLE

WHEREAS, Eagle Mountain City has experienced significant growth and development in recent years, creating a need for proactive culinary water planning; and

WHEREAS, the City has contracted with Psomas Engineering to update its Culinary Water Master Plan and Impact Fee Facilities Plan (IFFP); and

WHEREAS, regular updates to the Culinary Water Master Plan and IFFP are essential to align with current development patterns, population projections, and infrastructure needs; and

WHEREAS, the updated plans will help the City ensure that future growth is supported by adequate water facilities and that development pays its proportionate share of related costs; and

WHEREAS, adopting the Culinary Water Master Plan and IFFP supports the City's long-term goals for mobility, public safety, and responsible growth management, providing a timeline for infrastructure improvements, to enable the City to budget, plan, and complete capital projects in advance of urgent need;

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

1. The Culinary Water Master Plan, as outlined in Exhibit A, and incorporated herein by this reference is hereby adopted; and
2. The Impact Fee Facilities Plan (IFFP), as outlined in Exhibit B, and incorporated herein by this reference is hereby adopted.
3. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of September, 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 2nd day of September, 2025.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

Exhibit A

Culinary Water Master Plan

EAGLE MOUNTAIN, UT

July, 2025

Prepared for:

Eagle Mountain City
2545 N. Poly Express Pkwy
Eagle Mountain, UT 84005

Prepared by:

P S O M A S
Sarah Young, PE
11456 South Temple Drive Suite 200
South Jordan, UT 84095
Project No. 8EMC010119

Table of Contents

1.1 Introduction	3
1.2 Definitions	3
1.3 Equivalent Residential Connection (ERC/ERU)	3
1.4 Level of Service	4
2.1 Existing System.....	5
2.2.1 Existing Tanks.....	6
2.2.2 Existing Source	7
2.2 Historic Water Usage	9
2.3 Existing Water Rights and Available Water	10
2.4 Conservation	10
3.1 Growth Projections	12
Growth Projections	12
4.1 System Improvements	13
4.1.1 Pressure Zones	13
4.1.2 Storage Capacity Improvements.....	13
4.1.2a Storage Capacity South of Unity Pass	14
4.1.2b Storage Capacity North of SR-73.....	15
4.1.2c Storage Capacity Zone 5.....	15
4.1.2d Storage Capacity White Hills.....	15
4.1.3 Source Capacity Improvements	15
4.1.3a Source Capacity South of Unity Pass.....	17
4.1.3b Source Capacity North of SR-73	17
4.1.3c Source Capacity Zone 5	17
4.1.3d Source Capacity White Hills	18
4.1.4 Distribution Improvements.....	18
5.0 Conclusion and Recommendations.....	19

List of Tables

Table 1. Equivalent Residential Connections Conversions	3
Table 2. Existing Tank Storage Capacity	7
Table 3. Existing Source Capacity	8
Table 4. Current Eagle Mountain Tiered Water Rates	11
Table 5. Pressure Zones	13
Table 6. Storage Improvements Required Through 2060	14
Table 7. Source Improvements Required Through 2060	16

List of Figures

Figure 1. Eagle Mountain's Water System	5
Figure 2. 2024 Water Use by Source (ac-ft)	8
Figure 3. Annual Water Use	9
Figure 4. Water Use by Land Use	10
Figure 5. Water Use per Capita per day	11
Figure 6. Population Projections	12

Appendix

APPENDIX A. EXHIBITS

- Exhibit 3.1 – Eagle Mountain Existing Water System
- Exhibit 3.2 – Eagle Mountain Existing System at Buildout
- Exhibit 3.3 – Eagle Mountain Pressure Zones
- Exhibit 3.4 – Projects

APPENDIX B.

- Buildout Project List

1.1 Introduction

Eagle Mountain City has seen significant growth over the past couple of decades and as a result the City has recognized the importance of planning for the future water needs of the City. The purpose of this master plan is to provide the City with direction for decision over the next 40 years and to evaluate the needed infrastructure through full buildout of the system.

A hydraulic model of the drinking water system was prepared in order to analyze the current and full buildout systems including interim models for 5 and 10-year improvements.

1.2 Definitions

CUWCD	Central Utah Water Conservancy District	gpm	gallons per minute
ERU	Equivalent Residential Units	PRV	Pressure Reducing Valve
DDW	Division of Drinking Water	LOS	Level of service
IFFP	Impact Fee Facilities Plan	SID	Special Improvement District
psi	pounds per square inch	IFC	International Fire Code

1.3 Equivalent Residential Connection (ERC/ERU)

For ease of calculations in water master plans, land uses other than residential are converted to ERU's. For this report, these values were calculated from actual water usage data provided by Eagle Mountain City from 2023. See Table 1 for the ERU conversions used for this IFFP.

Table 1. Equivalent Residential Connections Conversions

Type	ERC
Large Lots (Zone 4)	1.14
All other Residential	1.00
Commercial	12.83
Institutional	21.13
Condos	0.87
Industrial	18.90

1.4 Level of Service

The City has updated their system specific source and included a variability factor for the water demand requirements. These coupled with the State of Utah Division of Drinking Water (DDW) Rules, govern the minimum Level of Service (LOS) that Eagle Mountain City Water Department is required to provide. The current LOS within the water system is stated as follows:

Storage

- 577 gallons of storage per ERU for indoor and outdoor use
- 2,848 gallons per irrigated acre for outdoor use in Zone 4
- Emergency storage is based upon an assessment of risk and the desired degree of system dependability (percent after fire storage is considered).
- Fire storage for the largest building within the zone

Source

- 1,511 gallons per day of source capacity for indoor and outdoor use per ERU
- Per conversation with the DDW, safe yield of a well is assumed to be two thirds of the pump capacity

Minimum Water Pressure Requirements

- 40 psi during peak day demands
- 30 psi during peak instantaneous demands
- 20 psi during peak day demands with fire

Water Rights

- 0.53 acre-feet per ERU
- 2.5 acre-feet per irrigated acre

In addition to the State rule requirements, the City requires developments to maintain 30 psi at any moment during the modeled peak hour of the peak day scenario for new developments, assuming either Well 1 or Well 2 is out of service.

2.1 Existing System

Eagle Mountain City currently provides water to customers in Eagle Mountain and the White Hills area. For discussion purposes the City has been broken into 3 areas: the West, the North, and the South (or City Center). Projects have been constructed to connect the White Hills water system into the City's system. See Figure 1 for the location of each Service Area and Exhibit 3.1 for a map of the existing water system.

From the City's billing information, it was determined that there is currently a total of 15,152 equivalent residential connections which equates to a peak day flow of 17,273 gpm.

The City has a separate secondary system in the south part of the City that will remove some public outdoor use from the culinary system. The secondary system is currently also serving limited areas of residential irrigation however, most residential or commercial irrigation will continue to be served by the culinary system.

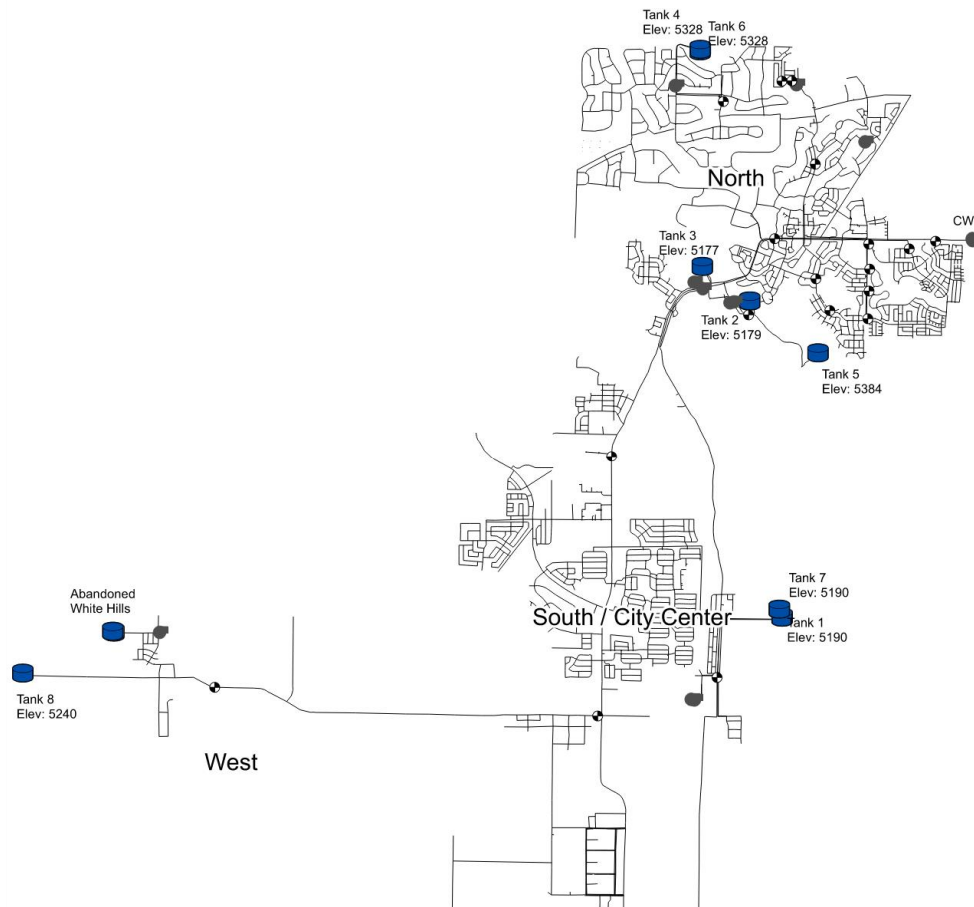


Figure 1. Eagle Mountain's Water System

The City is divided into nine pressure zones, including three zones in White Hills, with most of the current development occurring in Zone 1. See Table 5 for a list of the pressure zones and pressure elevations. The system is currently supplied by nine tanks, which are normally filled by five wells and water from the CWP pump station.

2.2.1 Existing Tanks

Currently, there are eight water storage tanks in Eagle Mountain City that provide the total storage capacity for the City's culinary water system with the new White Hills Tank now completed and an additional tank under design south of Tank 1. The new White Hills Tank, Tank 8 has replaced the two smaller existing tanks in the white hills service zone.

To convert the existing storage capacity of the individual tanks to ERU's, the DDW requires volumes for both fire and emergency storage to be determined. The fire storage for the City has been calculated based on the largest building in the City, which is equivalent to 360,000 gallons. The higher zones, White Hills, Tanks 4 and 6, and Tank 5 are at a higher pressure and will require adequate fire storage for the zones they serve.

Currently, the Upper White Hills Zone only has residential connections, and therefore, will require 1,500 gpm for 2 hours of fire storage. Although the Tyson plant can be fed from either Tanks 1 and 7 or the White Hills tanks, it currently has the additional fire storage in Tanks 1 and 7. However, because of its proximity to the new tank, after construction we recommend that the entirety of the Tyson plant's fire storage be allocated to the new White Hills Tank.

Because the higher zones can service the lower zones through PRVs, fire storage is available for the other zones. However, due to the distance of Zone 1 from other tanks, we recommended most of Zone 1 storage be accounted for in Tanks 1 and 7 and in the White Hills Tank. New tanks built in existing pressure zones are assumed to have enough fire storage unless larger buildings are constructed in the zone. New tanks built at higher elevations will be required to provide additional fire storage adequate for the buildout of its zone.

Each tank also needs additional storage set aside for emergencies. The DDW does not have a volume requirement for emergency storage. The DDW rule only states that "Emergency storage shall be considered during the design process. The amount of emergency storage shall be based upon an assessment of risk and the desired degree of system dependability." Per the Technical Memorandum on the Division of Drinking Water Sizing Requirements Study memo by Jones and DeMille, the emergency storage requirement has been set at 5% of the total tank volume.

After the fire and emergency storage, the remaining capacity in the tanks is the equalization storage. Equalization storage includes both indoor and outdoor storage needs. Per the system specific source

analysis, 584 gallons of storage is required for each ERU. See [Table 2](#) for a summary of each tank's ERU capacity.

Table 2. Existing Tank Storage Capacity

Tank	Total Volume (gal)	Fire Storage (gal)	Emergency		ERU
			Storage (gal)	Equilization Storage (gal)	
ST-001/Tank 1	1,000,000	120,000	50,000	830,000	1,438.47
ST-002/Tank 2	1,000,000	90,000	50,000	860,000	1,490.47
ST-003/Tank 3	2,000,000	90,000	100,000	1,810,000	3,136.92
ST-004/Tank 4	600,000	120,000	30,000	450,000	779.90
ST-005/Tank 5	2,000,000	240,000	100,000	1,660,000	2,876.95
ST-006/Tank 6	2,500,000	120,000	125,000	2,255,000	3,908.15
ST-007/Tank 7	3,500,000	120,000	175,000	3,205,000	5,554.59
White Hills Tank	ABANDONED WITH TANK 8				
Tank 8	4,000,000	360,000	200,000	3,440,000	5,961.87
Total 2025	16,600,000	1,260,000	830,000	14,510,000	25,147

2.2.2 Existing Source

Currently, the City's system is served by six wells, however only one of either the White Hills Well and the Cooke Well can operate at a time. Additionally, the City has a Purchase Agreement with Central Utah Water Conservancy District (CUWCD) to purchase 15,000 acre-feet per year of water. In 2024, the City took approximately 5,000 ac-ft per year, during Peak day the City currently utilizes approximately 6,900 gpm. The City also has two additional wells under construction and upgrades at two of the existing wells. It is anticipated that Well 8 will be operational in August of 2025 and Well 7 sometime in 2026. See [Table 2](#) for the monthly water production of each source.

Per the DDW, the safe yield of a well is two-thirds of the operating point of a pump. [Table 3](#) summarizes the current available source and projected amount with current projects. Because all of the sources are in the same pressure zone and then pumped to the existing tanks or can flow to lower portions of the City, the City's source demands can be evaluated for the entire City together.

The ERU capacity was determined by adding the indoor and outdoor use ERU requirements and dividing it by the total source capacity.

Source	Current Source (gpm)	Current Safe Yield (gpm)	Projected Source (gpm)	Projected Safe yield (gpm)
Well 1	3200	2133.33	3200	2133.33
Well 2	2200	1466.67	2200	1466.67
Well 3	1700	1133.33	1700	1133.33
Well 5	3200	2133.33	4500	3000.00
Cooke well 1*	1400	933.33	1400	933.33
Cooke Well 2*	1400	933.33	3000	2000.00
Well 7	0		4000	2666.67
Well 8	0		3200	2133.33
CUWCD	7000	7000	7000	7000.00
Total	18700	14800	28800	21533.33

**Only one of the Cooke wells can operate at a time

Table 3. Existing Source Capacity

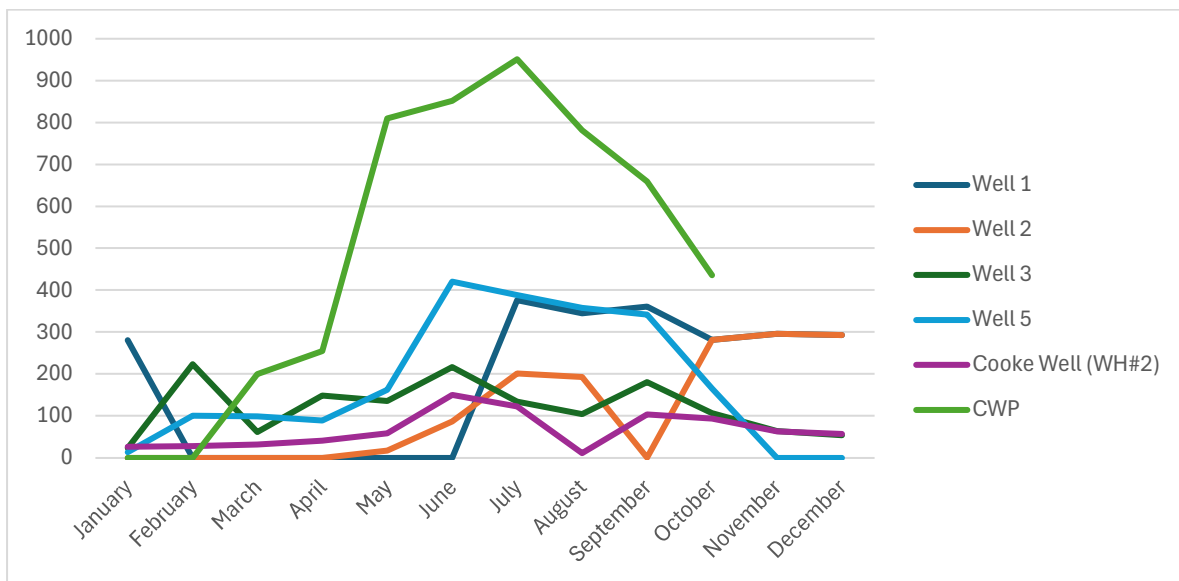


Figure 2. 2024 Water Use by Source (ac-ft)

2.2 Historic Water Usage

Over the last several decades the water use has increased along with the population, peaking in 2020. Since then, even though the population has continued to increase the annual water use has stayed steady. However, it should be noted that 2021-2023 were wetter than normal years so that may account for some of the water reduction. In 2024 the City used a total of 12,144 ac-ft/yr. See Figure 3 for the City's historical water Use.

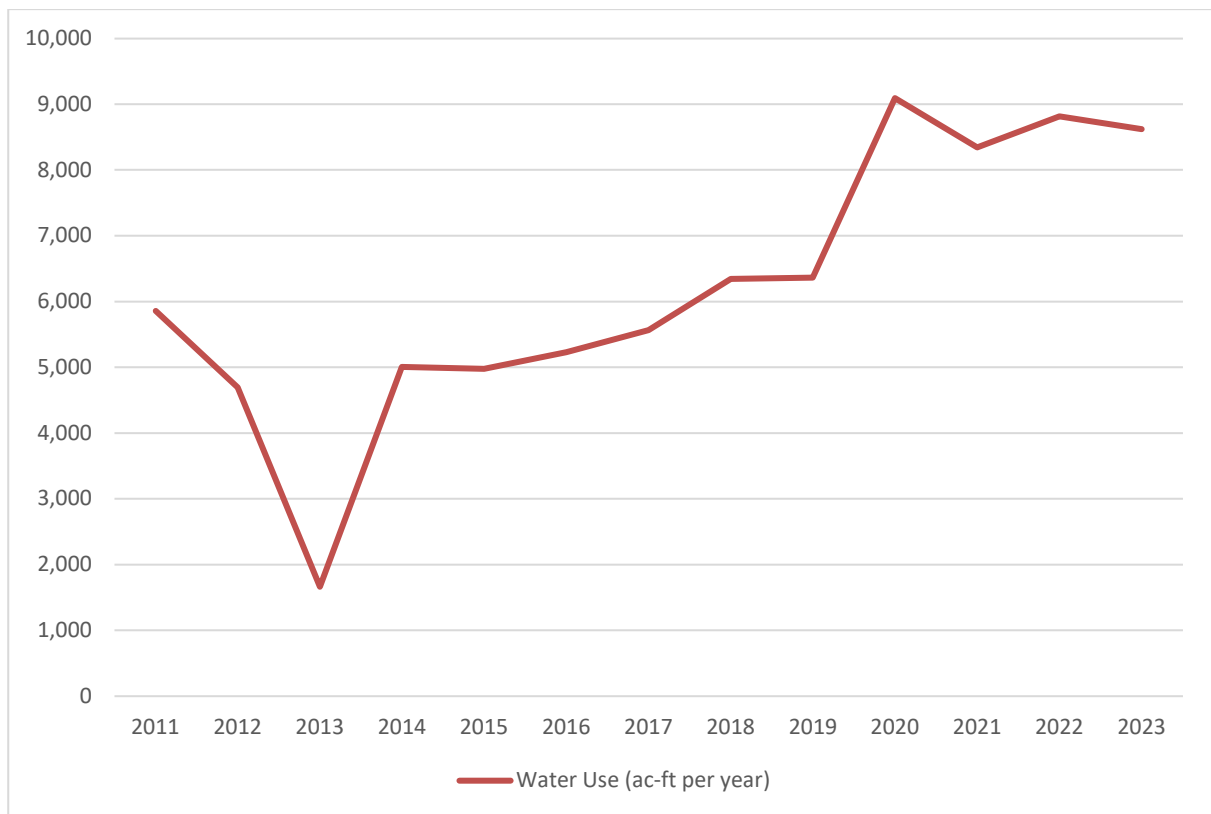
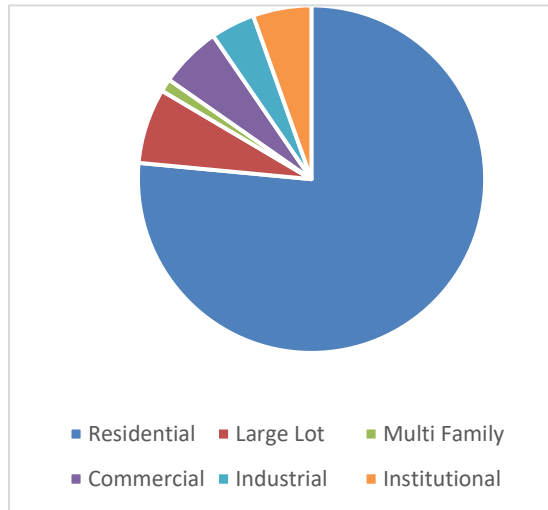


Figure 3. Annual Water Use

Currently most of the water serves residential connections, however, the system also includes:



- 78 commercial connections
- 38 industrial connections
- 45 institutional connections (schools and churches)
- Several open space connections

Figure 4. Water Use by Land Use

2.3 Existing Water Rights and Available Water

In 2020, Barr Engineering completed a study that projected that Eagle Mountain City is party to 30,198 ac/ft year of water rights. Which included 5031 ac/ft of rights that would require ownership deed and change applications as well as 14,300 ac/ft year from CUWCD. However, the study also states that Eagle Mountain City's potential reliable water supply is only 28,496 ac-ft/yr. To utilize the full amount additional wells and a new pump station from CWP will be required.

Every new development is now required to provide water rights in order to be allowed to develop. This will likely limit growth within the City.

2.4 Conservation

Utah's statewide conservation goal is to reduce water use per capita by 15% by 2030. To accomplish this goal, regional goals have been set considering a variety of different factors and public input. Eagle Mountain is part of the Provo River region which has a goal to reduce water usage by 19% over its 2015 water use numbers or an average water use per capita across the basin of 179 gallons per capita per day (gpcd).

In 2015 Eagle Mountain was using on average 163.6 gpcd so the City's goal is to reduce water to 139 gpcd. In 2023 and 2024, the City saw a reduction of at least 15% and met the current goals.

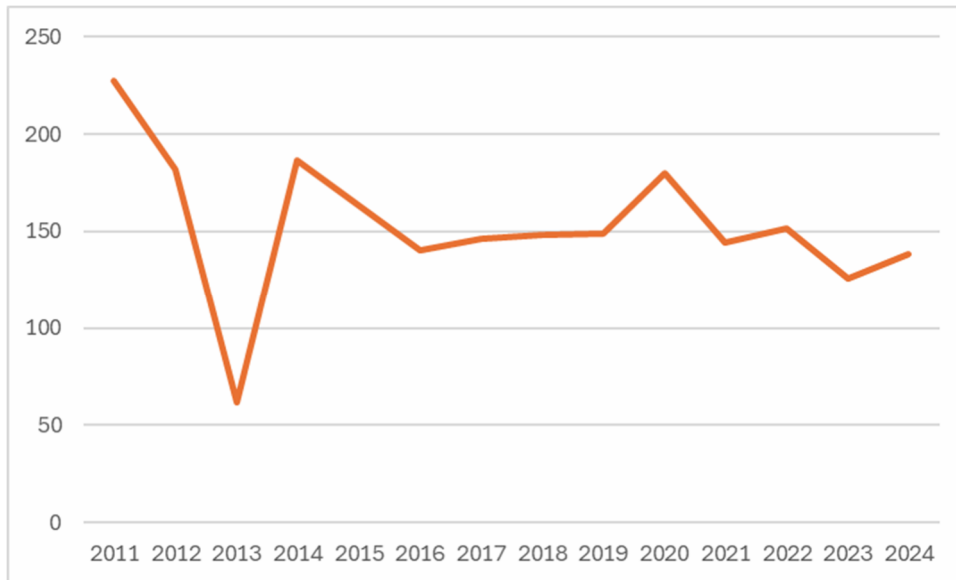


Figure 5. Water Use per Capita per day

By 2060 the water use goal will be to have reduced water use by 30%, therefore, the City should continue to implement additional water saving measures and continue with the current water conservation strategies in place, which include:

- **Water Rates** - Eagle Mountain Currently charges a base rate based on Meter Size and then an additional tiered water use rate based on water use and Land Use. Table 4 details the current tiered water rates

Table 4. Current Eagle Mountain Tiered Water Rates

	TIER 1		Tier 2		Tier 3		Tier 4	
	Quantity (in thousands)	Rate (per 1000 gal)	Quantity (in thousands)	Rate (per 1000 gal)	Quantity (in thousands)	Rate (per 1000 gal)	Quantity (in thousands)	Rate (per 1000 gal)
Residential	0-65	\$ 1.38		\$ 1.46	115-165	\$ 1.52	Over 165	1.58
Large Residential	0-120	\$ 1.38	120-170	\$ 1.46	170-230	\$ 1.52	Over 230	1.58
Commercial	0-170	\$ 1.38	170-220	\$ 1.46	Over 230	\$ 1.52		
Institutional	0-500	\$ 1.38	500-750	\$ 1.46	Over 750	\$ 1.52		
Industrial		\$ 1.58		\$ 1.58		\$ 1.58		

- **Smart Irrigation Controls**- The City has recently upgraded all of its sprinkler heads to work off of smart timers which automatically adjust the water when it rains or if the temperatures drop.
- **Limiting Front lawn irrigation**- In 2023, Eagle Mountain approved measures to limit irrigation of front yards to 50% for new developments. Looking at 100 random lots throughout the city, this

saves an average of approximately 0.04 gpm on the peak flow rate or approximately 0.01 af/year per lot.

- **Limiting Irrigation Times:** City Code prohibits irrigating between the hours of 10:00 AM and 6:00 PM. This helps reduce the amount of evaporation thus reducing the overall irrigation need. First offense the water user will receive a written warning, the second offence the water service will be terminated and be subject to a \$100 reconnection fee.

3.1 Growth Projections

Growth Projections

Eagle Mountain is growing rapidly and is among the fastest growing cities in the State. Per the Economic Development Master plan that was completed in 2023, it is assumed that the City will grow at an estimated 5,200 additional people each year. This is equivalent to an additional 1,410 residential connections every year. The city has a population of 75,000 or the equivalent of 20,194 residential connections(ERC). See Figure 6 for the projected growth.

Because of limited water rights (discussed in Section 2.3) it is anticipated that the number of ERC will be limited. Currently, any new development needs to provide water rights before it can be built. However, because the location of growth cannot be projected this master plan utilizes the full buildout projections that the Economic development plan makes.

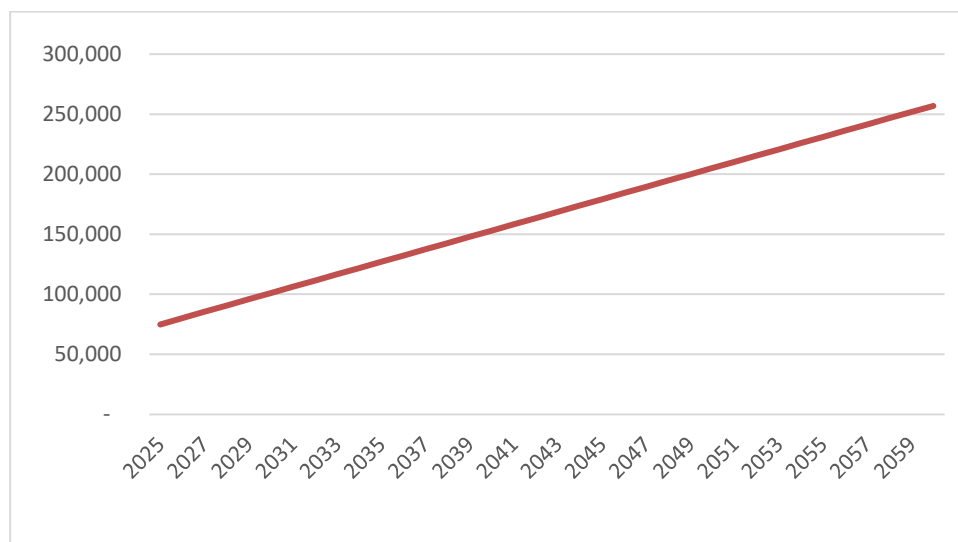


Figure 6. Population Projections

4.1 System Improvements

4.1.1 Pressure Zones

As stated earlier, Eagle Mountain City's water system is currently divided into nine pressure zones. At the City's full build out, an additional five pressure zones will be necessary. Within the City's water model, new pressure zones were created to maintain water pressures within a desired range of 70-120 psi. In some instances, this pressure range was expanded to eliminate the need for additional smaller pressure zones, but the minimum service levels were still maintained. See Figure 5 and Exhibit 3.5 for a summary of the pressure zones.

Table 5. Pressure Zones

Pressure Zone	Served from	HGL	40 psi Elevation	70 psi Elevation	120 psi elevation	140 psi elevation
Zone 1	Tank 1 and 7	5101	5008.6	4939.3	4823.8	4777.6
Ranches	PRVs	5070	4977.6	4908.3	4792.8	4746.6
Zone 3	Tank 3 and 4	5180	5087.6	5018.3	4902.8	4856.6
Zone 4	Tank 4 and 6	5320	5227.6	5158.3	5042.8	4996.6
Zone 5	PRVs	5370	5277.6	5208.3	5092.8	5046.6
Ox Bridge	PRVs	5231	5138.6	5069.3	4953.8	4907.6
Bridge	PRVs	5233.7	5141.3	5072	4956.5	4910.3
WH Mid	White Hills tanks	5300	5207.6	5138.3	5022.8	4976.6
WH Lower	PRVs	5198	5105.6	5036.3	4920.8	4874.6
Future Zone 6		4955	4862.6	4793.3	4677.8	4631.6
Future Zone 7		5540	5447.6	5378.3	5262.8	5216.6
Future Zone 8		5540	5447.6	5378.3	5262.8	5216.6
Future Zone 9		5750	5657.6	5588.3	5472.8	5426.6
Future Zone 10		5950	5857.6	5788.3	5672.8	5626.6

Most of the new pressure zones will be created in undeveloped areas on the eastern side of the City as development moves east into the Lake Mountain area. If some of these areas are determined to be unbuildable, some of the planned pressure zones may not be needed.

4.1.2 Storage Capacity Improvements

By the year 2060, the City will require over 40.8 million gallons of equalization storage. If the growth rate follows projections, additional storage will generally be required every three years. See Table 6 for the additional storage required and the estimated year the additional storage will be needed.

Table 6. Storage Improvements Required Through 2060

Year	Population	growth	growth rate	ERU	Required Equilization Storage (gal)	Available Equilization Storage (gal)	Excess/ Deficiency (gal)	Added Storage (gal)
2025	75,000	5200	6.93%	20,194.54	11,652,247	14,510,000	2,857,753	3,320,535
2026	80,200	5200	6.48%	21,503.91	12,407,754	14,510,000	2,102,246	
2027	85,400	5200	6.09%	22,813.28	13,163,262	14,510,000	1,346,738	
2028	90,600	5200	5.74%	24,122.65	13,918,769	18,310,000	4,391,231	4,000,000
2029	95,800	5200	5.43%	25,432.02	14,674,276	18,310,000	3,635,724	
2030	101,000	5200	5.15%	26,741.39	15,429,784	18,310,000	2,880,216	
2031	106,200	5200	4.90%	28,050.76	16,185,291	18,310,000	2,124,709	
2032	111,400	5200	4.67%	29,360.14	16,940,798	18,310,000	1,369,202	
2033	116,600	5200	4.46%	30,669.51	17,696,306	22,110,000	4,413,694	4,000,000
2034	121,800	5200	4.27%	31,978.88	18,451,813	22,110,000	3,658,187	
2035	127,000	5200	4.09%	33,288.25	19,207,320	22,110,000	2,902,680	
2036	132,200	5200	3.93%	34,597.62	19,962,827	22,110,000	2,147,173	
2037	137,400	5200	3.78%	35,906.99	20,718,335	25,435,000	4,716,665	3,500,000
2038	142,600	5200	3.65%	37,216.36	21,473,842	25,435,000	3,961,158	
2039	147,800	5200	3.52%	38,525.74	22,229,349	25,435,000	3,205,651	
2040	153,000	5200	3.40%	39,835.11	22,984,857	25,435,000	2,450,143	
2041	158,200	5200	3.29%	41,144.48	23,740,364	28,760,000	5,019,636	3,500,000
2042	163,400	5200	3.18%	42,453.85	24,495,871	28,760,000	4,264,129	
2043	168,600	5200	3.08%	43,763.22	25,251,379	28,760,000	3,508,621	
2044	173,800	5200	2.99%	45,072.59	26,006,886	28,760,000	2,753,114	
2045	179,000	5200	2.91%	46,381.96	26,762,393	32,085,000	5,322,607	3,500,000
2046	184,200	5200	2.82%	47,691.34	27,517,900	32,085,000	4,567,100	
2047	189,400	5200	2.75%	49,000.71	28,273,408	32,085,000	3,811,592	
2048	194,600	5200	2.67%	50,310.08	29,028,915	32,085,000	3,056,085	
2049	199,800	5200	2.60%	51,619.45	29,784,422	35,410,000	5,625,578	3,500,000
2050	205,000	5200	2.54%	52,928.82	30,539,930	35,410,000	4,870,070	
2051	210,200	5200	2.47%	54,238.19	31,295,437	35,410,000	4,114,563	
2052	215,400	5200	2.41%	55,547.56	32,050,944	38,735,000	6,684,056	3,500,000
2053	220,600	5200	2.36%	56,856.94	32,806,452	38,735,000	5,928,548	
2054	225,800	5200	2.30%	58,166.31	33,561,959	38,735,000	5,173,041	
2055	231,000	5200	2.25%	59,475.68	34,317,466	38,735,000	4,417,534	
2056	236,200	5200	2.20%	60,785.05	35,072,973	38,735,000	3,662,027	
2057	241,400	5200	2.15%	62,094.42	35,828,481	41,110,000	5,281,519	2,500,000
2058	246,600	5200	2.11%	63,403.79	36,583,988	41,110,000	4,526,012	
2059	251,800	5200	2.07%	64,713.16	37,339,495	41,110,000	3,770,505	
2060	257,000	5200	2.02%	66,022.53	38,095,003	41,110,000	3,014,997	

4.1.2a Storage Capacity South of Unity Pass

The area south of Unity Pass is currently served by two tanks totaling 4,500,000 gallons of storage. By themselves, these tanks can provide service to approximately 6,900 ERC. The current system

has approximately 5,615 connections. Although this is more than what the two tanks can serve, tanks in White Hills and north of Unity Pass can service this area as well.

In addition, a new 4 million gallon tank is currently being designed in this zone which will be able to supply an additional 5,921 ERC.

4.1.2b Storage Capacity North of SR-73

The area north of SR-73 is fed from two tanks, a 600,000-gallon tank and a 2.5-million-gallon tank. It is estimated that 1,134 connections currently exist north of SR-73. The storage in this zone is enough for 4,600 ERC.

4.1.2c Storage Capacity Zone 5

Currently, Tank 5 doesn't have any lots connected to it. This tank currently serves the main zone, but once lots are connected in this zone it will have the ability to serve 2,863 ERC.

4.1.2d Storage Capacity White Hills

Currently, White Hills is fed from two small tanks, with a combined total storage volume of 679,500 gallons. A new 4 million gallon tank is now in operation. With Tank 8 in operation the White Hills tanks have been abandoned. Per the Firefly West system IFFP, an additional tank will be required in the next 10 years to provide additional storage for the area.

4.1.3 Source Capacity Improvements

Because the City system is currently below the required source capacity of 21,190 gpm reliable source, several projects are in the design/construction stages to alleviate the shortages. These source improvements include improvements to Well 5 and the White Hills Wells and the construction of two new wells, Well 7 and Well 8. In total, the current projects should add approximately 10,900 gpm of new source capacity which will be constructed over the next couple of years.

Even with these projects, as a result of the rapid growth, the City will still be just below its source requirement and the City will need to continue with ongoing source projects. See [Table 7](#) for the anticipated source requirements and timing. It should be noted that when constructing a well, the ultimate capacity is uncertain until the well is built. Therefore, if a constructed well does not provide the anticipated capacity, multiple smaller wells will need to be constructed over the same time frame to achieve the necessary source requirement.

Although full buildout shows locations of future wells, this study did not include the hydrogeological evaluation needed to know whether there is adequate water supply to support a well. In addition, as discussed in Section 2.3, the aquifers cannot support the full buildout, and therefore, it is not possible to build all the wells listed in Table 7.

Table 7. Source Improvements Required Through 2060

Year	Population	growth	growth rate	ERU	Required Source (gpm)	Available Source (gpm)	Excess/ Deficiency (gpm)	Amount Added (gpm)
2025	75,000	5200	6.93%	20,194.54	21,190	19,800	(1,390)	4,067
2026	80,200	5200	6.48%	21,503.91	22,564	22,466	(98)	2,666
2027	85,400	5200	6.09%	22,813.28	23,938	22,466	(1,472)	
2028	90,600	5200	5.74%	24,122.65	25,312	25,466	154	3,000
2029	95,800	5200	5.43%	25,432.02	26,686	28,466	1,780	3,000
2030	101,000	5200	5.15%	26,741.39	28,060	35,466	7,406	7,000
2031	106,200	5200	4.90%	28,050.76	29,434	35,466	6,032	
2032	111,400	5200	4.67%	29,360.14	30,808	35,466	4,658	
2033	116,600	5200	4.46%	30,669.51	32,182	35,466	3,284	
2034	121,800	5200	4.27%	31,978.88	33,556	35,466	1,910	
2035	127,000	5200	4.09%	33,288.25	34,930	38,466	3,536	3,000
2036	132,200	5200	3.93%	34,597.62	36,303	38,466	2,163	
2037	137,400	5200	3.78%	35,906.99	37,677	41,466	3,789	3,000
2038	142,600	5200	3.65%	37,216.36	39,051	41,466	2,415	
2039	147,800	5200	3.52%	38,525.74	40,425	41,466	1,041	
2040	153,000	5200	3.40%	39,835.11	41,799	44,466	2,667	3,000
2041	158,200	5200	3.29%	41,144.48	43,173	44,466	1,293	
2042	163,400	5200	3.18%	42,453.85	44,547	47,466	2,919	3,000
2043	168,600	5200	3.08%	43,763.22	45,921	47,466	1,545	
2044	173,800	5200	2.99%	45,072.59	47,295	50,466	3,171	3,000
2045	179,000	5200	2.91%	46,381.96	48,669	50,466	1,797	
2046	184,200	5200	2.82%	47,691.34	50,043	54,466	4,423	4,000
2047	189,400	5200	2.75%	49,000.71	51,417	54,466	3,049	
2048	194,600	5200	2.67%	50,310.08	52,791	54,466	1,675	
2049	199,800	5200	2.60%	51,619.45	54,165	54,466	301	
2050	205,000	5200	2.54%	52,928.82	55,539	58,466	2,927	4,000
2051	210,200	5200	2.47%	54,238.19	56,912	58,466	1,554	
2052	215,400	5200	2.41%	55,547.56	58,286	58,466	180	
2053	220,600	5200	2.36%	56,856.94	59,660	62,466	2,806	4000
2054	225,800	5200	2.30%	58,166.31	61,034	62,466	1,432	
2055	231,000	5200	2.25%	59,475.68	62,408	62,466	58	
2056	236,200	5200	2.20%	60,785.05	63,782	66,466	2,684	4000
2057	241,400	5200	2.15%	62,094.42	65,156	66,466	1,310	
2058	246,600	5200	2.11%	63,403.79	66,530	69,566	3,036	3100
2059	251,800	5200	2.07%	64,713.16	67,904	69,566	1,662	
2060	257,000	5200	2.02%	66,022.53	69,278	69,566	288	

4.1.3a Source Capacity South of Unity Pass

The current system has a bottleneck that limits the flow from north of Unity Pass into the City Center. Therefore, this area has also been evaluated separately. It is estimated that the area currently has 5,615 connections and requires 6,401 gpm of source capacity.

The area can utilize approximately 4,500 gpm from the area north of Unity Pass, which has the majority of the system's existing source capacity. The area is also fed from Well 1, which has a safe yield of 2,133 gpm

Therefore, under normal operations the City has the required source capacity it needs to meet the demand of the area. Well 8 is currently under construction which will help provide the required source capacity for the continued growth and redundancy in the area.

The area can also be fed from the White Hills Wells, which currently have a maximum capacity of 1,400 gpm. The capacity of these wells is planned to be expanded. One of the two wells would be planned to operate as a redundant source to the White Hills Zone until additional supply can be pulled from CUWCD Pump Station #2 and provide redundancy to the area.

In addition, several projects have been evaluated to increase the flow from the City's main sources to the City Center. The projects will continue to add redundancy to the area and provide additional supply to help meet the demands of the projected growth.

4.1.3b Source Capacity North of SR-73

The area north of SR-73 is fed from two pump stations that lift water from the main City source into this area's two storage tanks. It is estimated that 1,134 connections exist north of SR-73. Because these lots are typically larger, we have assumed that each lot utilizes approximately 1.23 gpm/lot. This equates to a total flow for the area of 1,395 gpm. The two pump stations can pump 1,457 gpm. Both of the pump stations include a backup pump and should be able to keep up with estimated demand.

During July 2024, the area struggled to keep up with demand. After further evaluation, it appears that water being pumped to this zone is being discharged to other areas of the city, utilizing supply that is needed for this zone.

Because the pumps operate continuously during the summer, a new pump station is currently under construction and is planned to be operational by the beginning of June 2026.

4.1.3c Source Capacity Zone 5

Currently, the pump station that serves Zone 5 does not feed lots, and therefore, has enough capacity to serve the Zone. Once lots are connected to the Zone or the connection from Tank 5 to

Lake Mountain Road is made, a pump and PRV should be adjusted to ensure that the capacity is being utilized by the Zone.

4.1.3d Source Capacity White Hills

Currently, the two White Hills Wells each have a capacity of 1,400 gpm however only one can operate at a time. Per the Firefly IFFP, they will be expanding the Cooke well to 2,500 gpm. With the additional anticipated growth in the Firefly IFFP, these wells will be over capacity. The Draft Firefly Master Plan anticipates using water from the CUWCD to address the shortfall but makes no recommendation on how that flow will reach this area. Firefly will need to provide a solution before exceeding the capacity of the Cooke wells

An additional well has been recommended to help alleviate the shortfall.

4.1.4 Distribution Improvements

Currently, the largest bottleneck in the system is getting water over Unity Pass. Several projects will be needed to take all of the available source in the area.

As the Second CUWCD pump station is built the Distribution system along SR-73 will become the new bottleneck area and several capacity improvements will be needed along that stretch to deliver water from the northeast of the City to the southwest where it is anticipated that most of the growth will occur.

With the addition of Well 8, 3,000 ft of 16" line will need to be installed from this new well connecting into the line in Pole Canyon Blvd west of the power line and heading east up to the proposed tank along Pole Canyon Blvd east of Lake Mountain Road. The line heading west will require a PRV station, the line heading to the tank will need to tie into the higher pressure line.

Beyond these areas of concern, water lines will be required to provide water for undeveloped areas as they grow. See Exhibit 3.2 for the full buildout map of the system and Appendix B for a list of the proposed projects through buildout.

5.0 Conclusion and Recommendations

Like many communities in the west, Eagle Mountain City is growing rapidly with limited resources to acquire and expand its water system to meet the growing needs. The improvements recommended in Section 4.1 were outlined based on projected growth rates and anticipated locations of future development. Since growth rates and location of growth may vary from projections, some of the recommended improvements may be needed sooner or later than anticipated.

The current water system is short on source supplies and storage, even with the current projects, additional improvements will continue to be required to meet the LOS standards. Because of available water, the system will be limited on growth and water conservation measures will become more and more important.

Beyond the immediate improvements, Eagle Mountain City should begin planning strategic locations for additional storage projects and development of new water sources. As the City continues to experience rapid growth, we recommend that the Master Plan and Impact Fee Facility Plan be reviewed and updated every few years and the system model be kept up to date.

Appendix A

Exhibits

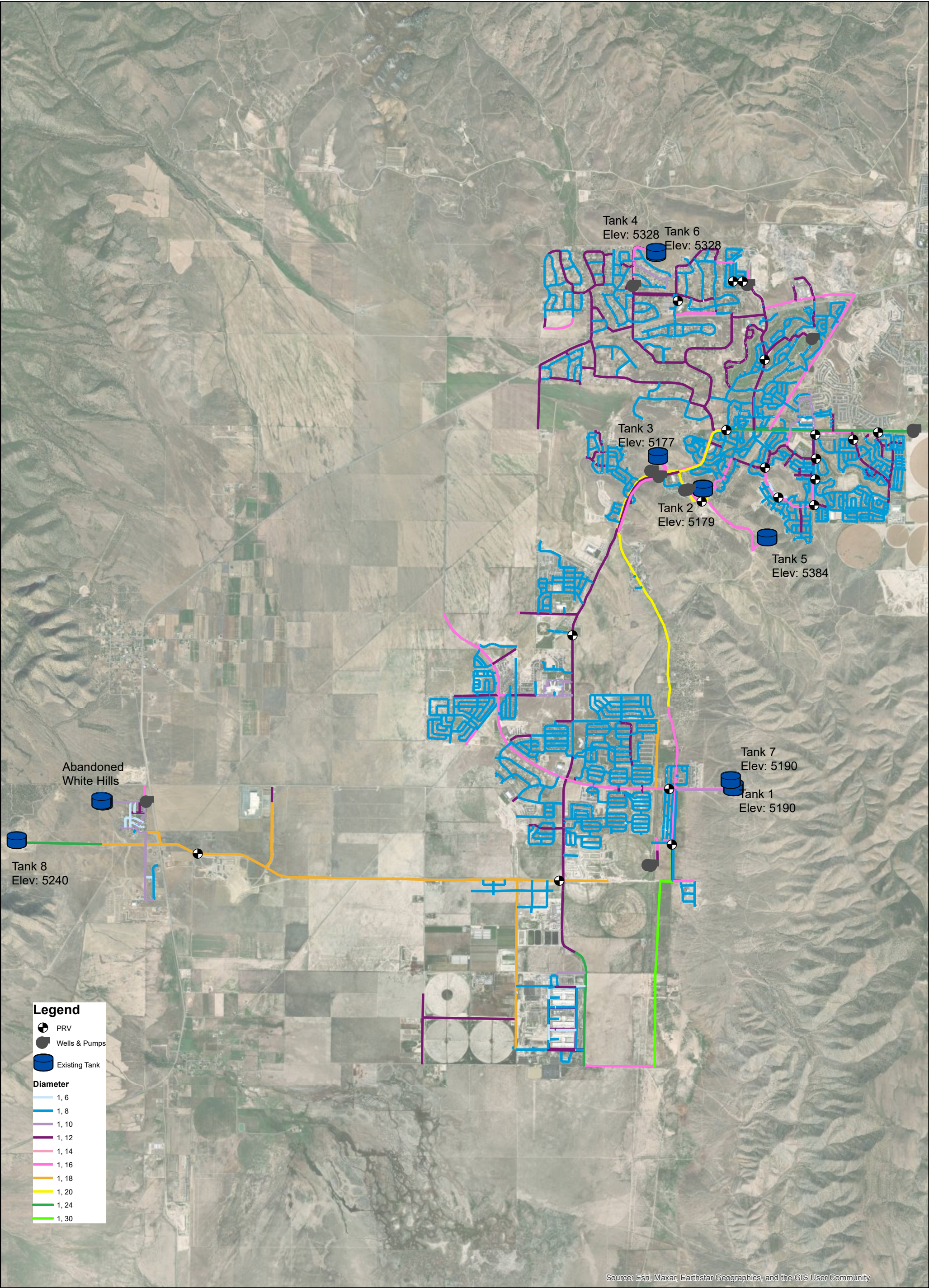
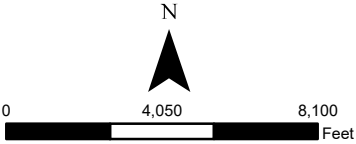
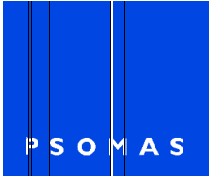


Figure 3.1 Existing Water System



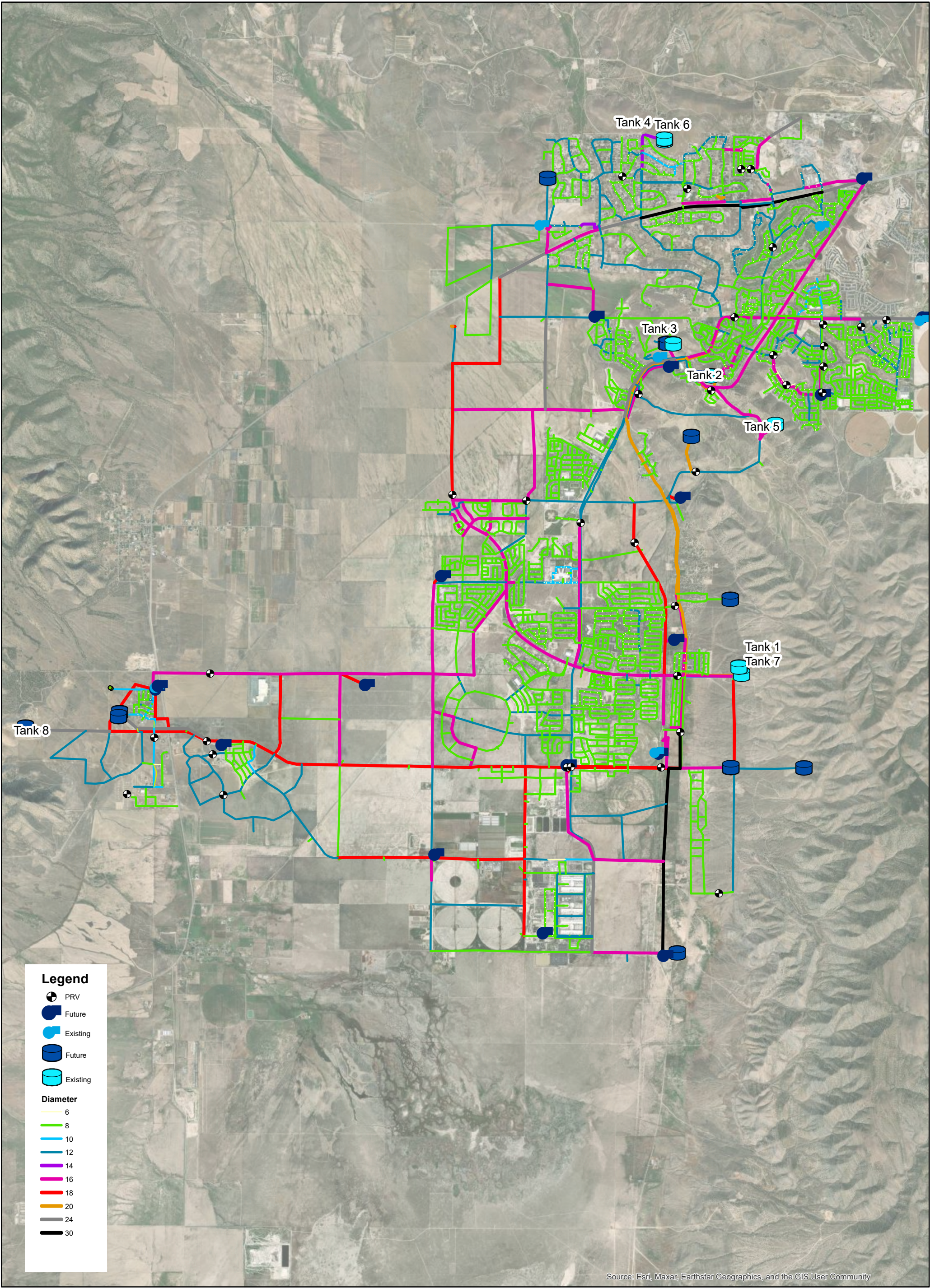
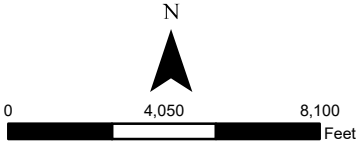


Figure 3.2 Water System at Buildout



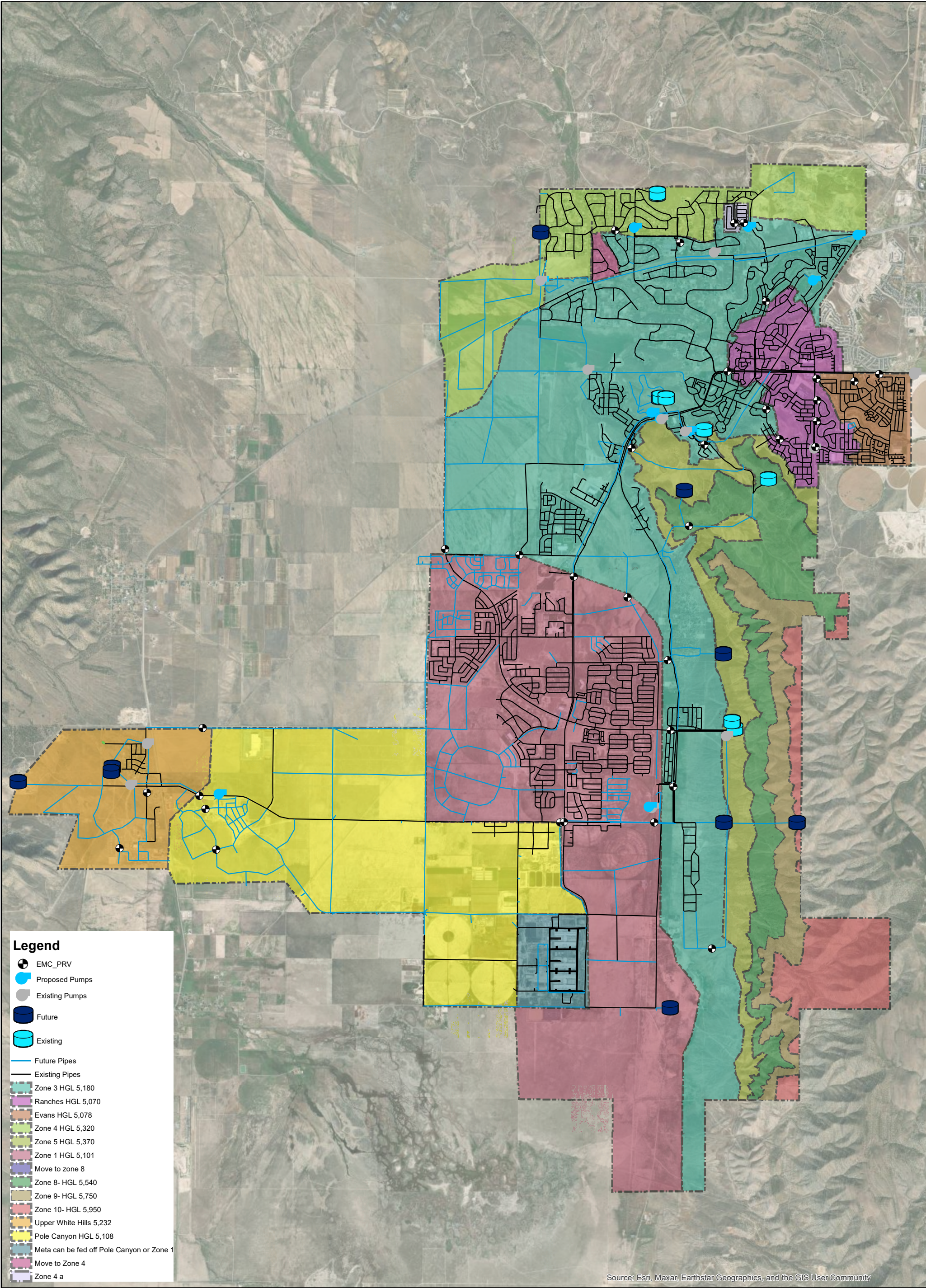
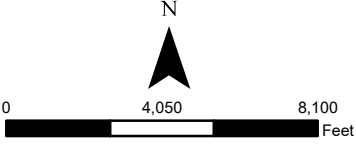


Figure 3.3 Pressure Zones



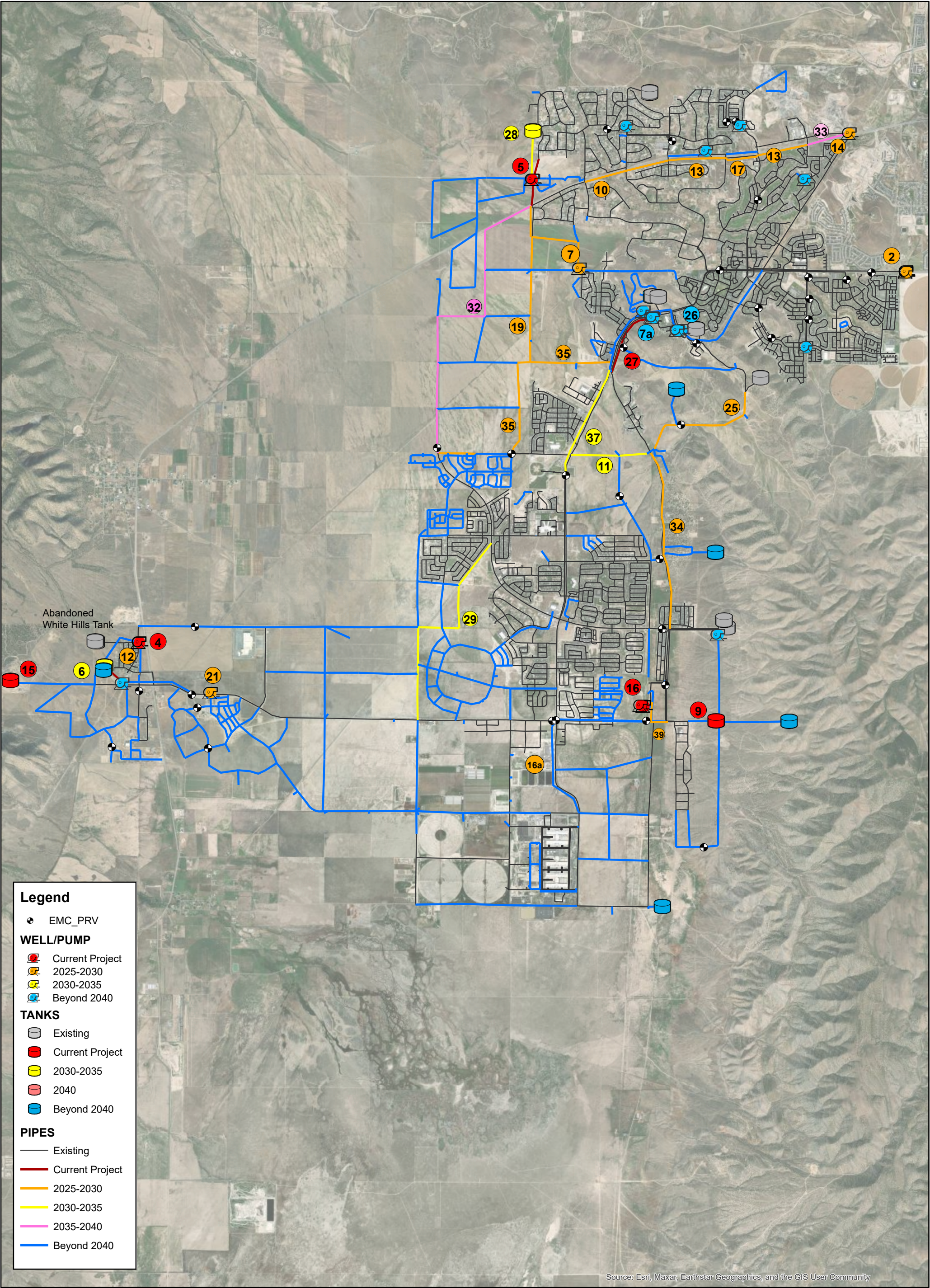
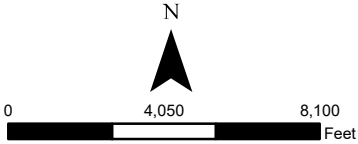


Figure 3.4 Recommended Projects



Appendix B

Recommended Project List

Appendix C

Results

- Peak Day Water Model Results
- Peak instant Water Model Results
- Available Fire Flow Model Results

EAGLE MOUNTAIN WATER PROJECT LIST

Current Projects			Approximate year needed	Existing Road	System Project for Future Growth	Projected cost
7a	Source	Well 7 (Unity Pass)	2025	NA	Existing requirements	\$ 5,800,000
16	Source	Well 8 (Adjacent to Well 1)	2025	NA	Existing requirements	\$ 5,800,000
4	Source	White Hills Well Improvements	2025	NA	Existing requirements	\$ 2,000,000
26	Source	Well 5 Improvements	2025	NA	Existing requirements	\$ 2,000,000
15	Storage	4 MG White Hills Tank	2025	NA	Existing/ WH growth	\$ 6,500,000
9	Storage	4MG Tank 9 (South of tank 1)	2026	NA	Future Growth	\$ 6,500,000
5	System Capacity	Belle Street Booster	2025	Yes	Existing	\$ 800,000
27	System Capacity	Pony Express Parallel line	2025	Yes	Existing requirement/redundancy/CWP water to City	\$ 1,061,910
						\$ 30,461,910

Next 5 years (2025-2030)			Approximate year needed	Existing Road	System Project for Future Growth	
7	source	LoneTree Well (Well 9) (3000 gpm reliable source)	2028	NA	Future Growth	\$ 5,800,000
21	source	WH well (3000 gpm reliable source)	2029	NA	Future Growth	\$ 5,800,000
2	source	Remaining Capacity CWP (Only a contract ammendment no infrastructure)	2030	NA	Future Growth	\$ -
34	System Capacity	Lake Mountian From Tank 5 connection to Eagle Mountain Blvd		Yes	Needed to utilize CWP	\$ 3,394,364
10	System Capacity	Complete Line on SR-73 (24" & 30")	2028	Yes	Needed to utilize CWP	\$ 2,386,459
35	System Capacity	Install Water Line from Pony Express to the Existing Line in Mid Valley Road	2028	No	Needed to utilize CWP, LoneTree and future CWP	\$ 3,376,709
19	System Capacity	Water line in Airport Road	2028	Yes/no	Needed to utilize CWP, LoneTree and future CWP	\$ 1,867,815
25	System Capacity	Tank 5 to Lake Mountain Road (this project will also require improvements to the booster that feeds tank 5	2030	No	Needed to utilize CWP	\$ 1,775,862
14	source	North CWP	2030	NA	Future Growth	\$ 10,300,000
13	System Capacity	Parallel line in SR73	2030	Yes	Needed to Utilize North CWP	\$ 1,357,000
17	System Capacity	Parallel line in SR73	2030	Yes	Needed to Utilize North CWP	\$ 411,240
12	ex Defficiency	upgrade 6" white hills			Existing requirements	\$ 500,000
16a	other	New public works (cost shared with Waste water)				\$ 5,000,000
39	System Capacity	16" line from Well 1 to new tank	2026	Yes	Need to utilize Well 8	\$ 817,560
						\$ 42,787,009

5-10 years (2030-2035)			Approximate year needed	Existing Road	System Project for Future Growth	
6	storage	WH Tank (4 MG)	2035	NA	Future Growth (Firefly) IFFP)	\$ 6,800,000
28	storage	Tank West of Tank 4	20		Helps with New CWP	\$ 6,800,000
37	System Capacity	12" Parallel line in Pony Express from lake mountain road to PRV		Yes	Future Growth	\$ 959,241
29	System Capacity	Line from Eagle mountain Blvd to Pole Canyon		No	Future Growth	\$ 2,690,274
11	System Capacity	Install 12" line between lake mountain and pony express	2030	N/A	Future Growth	\$ 471,494
						\$ 17,721,009

EAGLE MOUNTAIN WATER PROJECT LIST

Beyond 10 years (2035-2040)			Approximate year needed	Existing Road	System Project for Future Growth	Projected cost
30	source	3000 gpm well (Pole Canyon Or City Center)	2035	NA	Future Growth	\$ 5,800,000
38	source	3000 gpm well (Pole Canyon Or City Center)		NA	Future Growth	\$ 5,800,000
31	source	Adding another pump to the North CWP	2039	NA	Future Growth	\$ 1,000,000
32	System Capacity	Line along Eagle mountain Blvd	2039	Yes	Future Growth (Needed to Utilize North CWP)	\$ 4,000,000
33	System Capacity	Parallel line in SR73	2039	Yes	Future Growth (Needed to Utilize North CWP)	\$ 1,019,784
37	System Capacity	12" Parallel line in Pony Express from lake mountain road to PRV		Yes	Future Growth	\$ 566,587
16	System Capacity	12" Parallel line in Pony Express from PRV to Eagle Mountain BLvd		Yes	Future Growth	\$ 1,129,068
						\$ 19,315,439

Culinary Water Impact Fee Facility Plan

EAGLE MOUNTAIN, UT

July, 2025

Prepared for:

Eagle Mountain City
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Table of Contents

1.1 Introduction 3

1.2 Definitions 3

 1.2.1 Equivalent Residential Connection (ERU) 3

1.3 Level of Service 4

2.1 Existing System..... 4

2.2 Existing Project Funding..... 6

3.1 Planning Period and Growth Projections..... 6

 Planning Period 6

 Growth Projections 6

3.2 System Improvements 7

 3.2.1 Pressure Zones 7

 3.2.2 Storage Capacity Improvements..... 7

 3.2.2a Storage Capacity South of Unity Pass 9

 3.2.2b Storage Capacity North of SR-73..... 9

 3.2.2c Storage Capacity Zone 5 10

 3.2.2d Storage Capacity White Hills 10

 3.2.3 Source Capacity Improvements 10

 3.2.3a Source Capacity South of Unity Pass..... 11

 3.2.3b Source Capacity North of SR-73 12

 3.2.3c Source Capacity Zone 5 12

 3.2.3d Source Capacity White Hills 12

4.0 Current Projects 13

4.1 Facilities Planning..... 13

 4.1.1 Years 2025-2030 14

 4.1.2 Year 2030-2035 14

5.0 Conclusion and Recommendations..... 15

List of Tables

Table 1. Equivalent Residential Connections Conversions 3

Table 2. Pressure Zones 7

Table 3. Existing Tank Storage Capacity..... 9

Table 4. Storage Improvements Required Through 2040..... 9

Table 5.Existing Source Capacity..... 10

Table 7. Source Improvements Required Through 2040 11

List of Figures

Figure 1. Eagle Mountain's Water System 5

Figure 2. Equivalent Residential Connections..... 6

Appendix

APPENDIX A. EXHIBITS

- Exhibit 3.1 – Eagle Mountain Existing Water System
- Exhibit 3.2 – Eagle Mountain Existing System at Buildout
- Exhibit 3.3 – Eagle Mountain Current and Planning Period Improvements
- Exhibit 3.4 – Eagle Mountain Pressure Zones

APPENDIX B. BUILDOUT PROJECTS COST OPINION

1.1 Introduction

In November 2021, a Capital Facilities Plan (CFP) was completed for Eagle Mountain City titled, Eagle Mountain Impact Fee Facilities Plan, November 2021. Recently, Eagle Mountain has been experiencing enormous growth, growing from 13,118 Equivalent Residential Units (ERU) in 2021 to approximately 20,200 ERUs in 2024.

1.2 Definitions

CUWCD	Central Utah Water Conservancy District	gpm	gallons per minute
ERU	Equivalent Residential Units	PRV	Pressure Reducing Valve
DDW	Division of Drinking Water	LOS	Level of service
IFFP	Impact Fee Facilities Plan	SID	Special Improvement District
psi	pounds per square inch	IFC	International Fire Code

1.2.1 Equivalent Residential Connection (ERU)

For ease of calculations in water master plans, land uses other than residential are converted to ERU's. For this report, these values were calculated from actual water usage data provided by Eagle Mountain City from 2023. See Table 1 for the ERU conversions used for this IFFP.

Table 1. Equivalent Residential Connections Conversions

Type	ERC
Large Lots (Zone 4)	1.14
All other Residential	1.00
Commercial	12.83
Institutional	21.13
Condos	0.87
Industrial	18.90

1.3 Level of Service

The State of Utah Division of Drinking Water (DDW) Rules and the International Fire Code (IFC) govern the minimum Level of Service (LOS) that Eagle Mountain City Water Department is required to provide. The current LOS within the water system are stated as follows:

Storage

- 577 gallons of storage per ERU for indoor and outdoor use
- 2,848 gallons per irrigated acre for outdoor use in Zone 4
- Emergency storage is based upon an assessment of risk and the desired degree of system dependability (percent after fire storage is considered).
- Fire storage for the largest building within the zone

Source

- 1,511 gallons per day of source capacity for indoor and outdoor use per ERU
- Per conversation with the DDW, safe yield of a well is assumed to be two thirds of the pump capacity

Minimum Water Pressure Requirements

- 40 psi during peak day demands
- 30 psi during peak instantaneous demands
- 20 psi during peak day demands with fire

Water Rights

- 0.53 acre-feet per ERU
- 2.5 acre-feet per irrigated acre

In addition to the State rule requirements, the City requires developments to maintain 30 psi at any moment during the modeled peak hour of the peak day scenario for new developments, assuming either Well 1 or Well 2 is out of service.

2.1 Existing System

Eagle Mountain City currently provides water to customers in Eagle Mountain and the White Hills area. For discussion purposes the City has been broken into 3 areas: the West, the North, and the South (or City Center). Projects have been constructed to connect the White Hills water system into the City's system. See Figure 1 for the location of each Service Area and Exhibit 3.1 for a map of the existing water system.

From the City's billing information, it was determined that there is currently a total of 15,152 equivalent residential connections which equates to a peak day flow of 17,273 gpm.

The City has a separate secondary system in the south part of the City that will remove some public outdoor use from the culinary system. The secondary system is currently also serving limited areas of residential irrigation however, most residential or commercial irrigation will continue to be served by the culinary system.

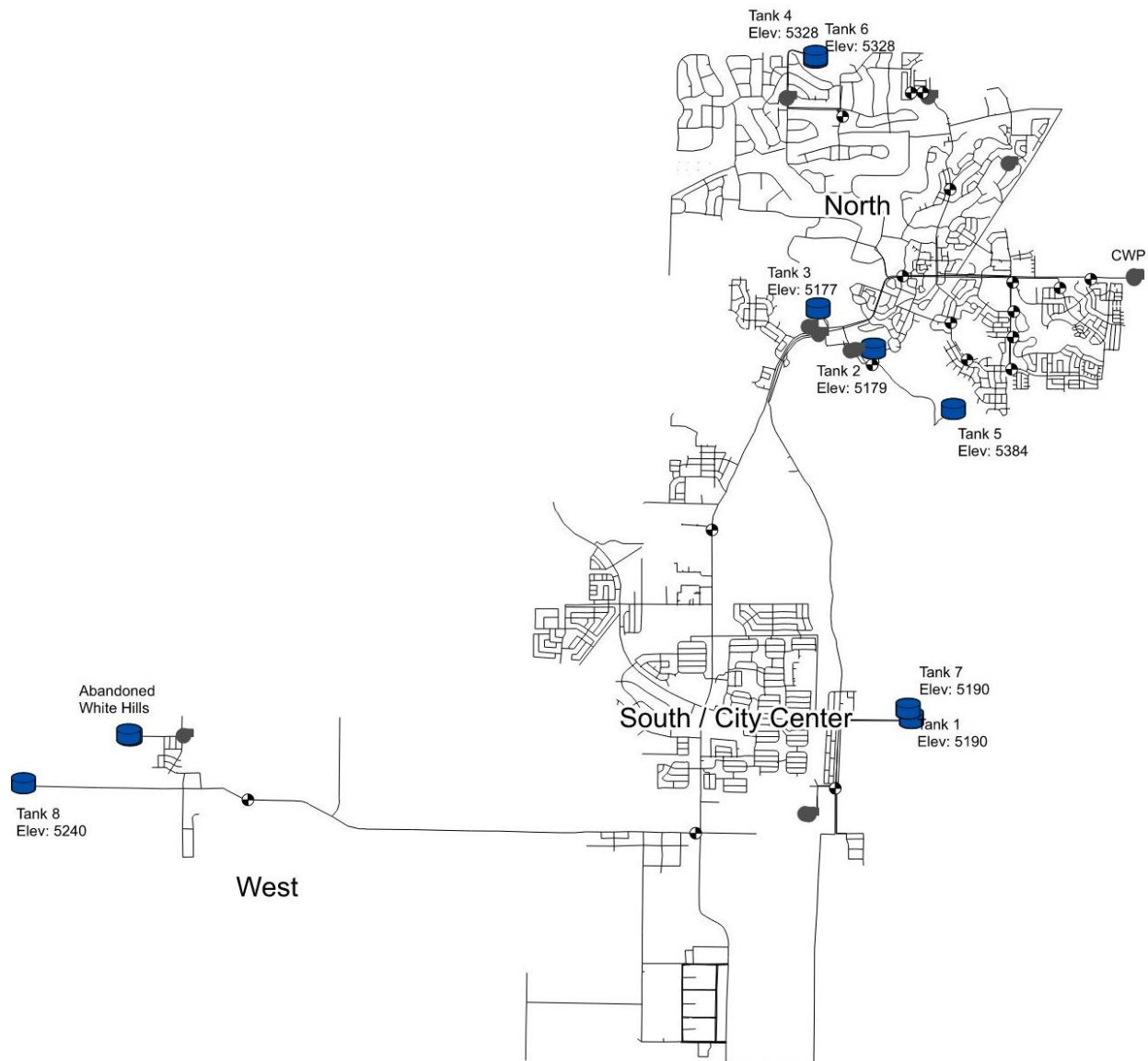


Figure 1. Eagle Mountain's Water System

The City is divided into eight pressure zones including three zones in White Hills, with most of the current development occurring in Zone 1. See Table 2 for a list of the pressure zones and pressure

elevations. The water for the pressure zones is currently supplied by nine tanks, which are normally filled by five wells and water from the CWP pump station.

2.2 Existing Project Funding

Several facilities in the existing system were funded using Special Improvement District (SID) Bonds, reimbursement agreements, and Revenue bonds however, these have currently all been paid off.

3.1 Planning Period and Growth Projections

Planning Period

To evaluate City growth and system improvements as part of this IFFP, a ten-year planning period will be used to identify specific system needs. To assist the City in long-range planning, additional anticipated projections to build out (year 2060) will also be evaluated.

Growth Projections

Eagle Mountain is growing rapidly and is among the fastest growing cities in the State. Per the Economic Development Master plan that was completed in 2023, it is assumed that the City will grow at an estimated 5,200 additional people each year. This is equivalent to an additional 1,410 residential connections every year. The City had a population of 75,000 or the equivalent of 20,194 residential connections. See Figure 2 for the projected population growth.

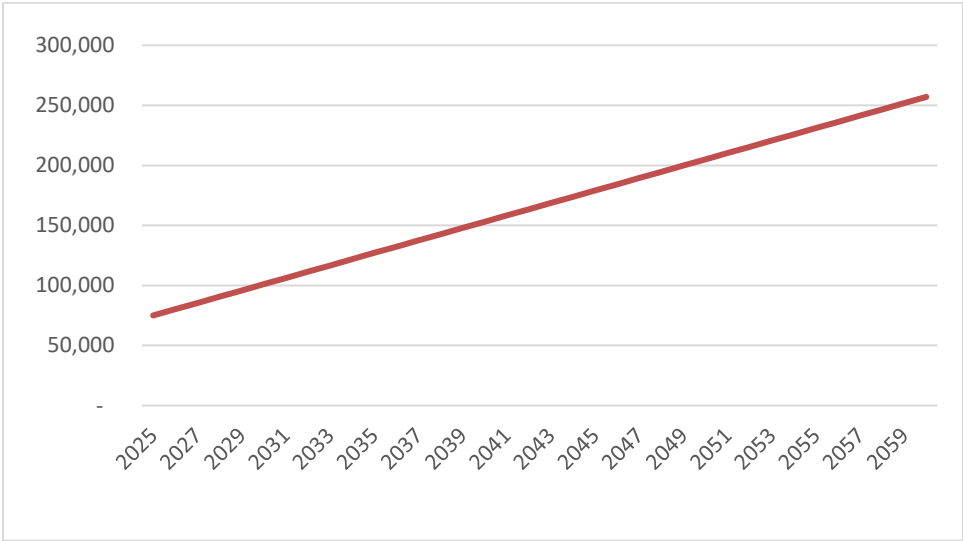


Figure 2. Population

3.2 System Improvements

3.2.1 Pressure Zones

As stated earlier, Eagle Mountain City's water system is currently divided into nine pressure zones. At the City's full build out, an additional five pressure zones will be necessary. Within the City's water model, new pressure zones were created to maintain water pressures within a desired range of 70-120 psi. In some instances, this pressure range was expanded to eliminate the need for additional smaller pressure zones, but the minimum service levels were still maintained. See Table 2 and Exhibit 3.5 for a summary of the pressure zones.

Table 2. Pressure Zones

Pressure Zone	Served from	HGL	40 psi Elevation	70 psi Elevation	120 psi elevation	140 psi elevation
Zone 1	Tank 1 and 7	5101	5008.6	4939.3	4823.8	4777.6
Ranches	PRVs	5070	4977.6	4908.3	4792.8	4746.6
Zone 3	Tank 3 and 4	5180	5087.6	5018.3	4902.8	4856.6
Zone 4	Tank 4 and 6	5320	5227.6	5158.3	5042.8	4996.6
Zone 5	PRVs	5370	5277.6	5208.3	5092.8	5046.6
Ox Bridge	PRVs	5231	5138.6	5069.3	4953.8	4907.6
Bridge	PRVs	5233.7	5141.3	5072	4956.5	4910.3
WH Mid	White Hills tanks	5300	5207.6	5138.3	5022.8	4976.6
WH Lower	PRVs	5198	5105.6	5036.3	4920.8	4874.6
Future Zone 6		4955	4862.6	4793.3	4677.8	4631.6
Future Zone 7		5540	5447.6	5378.3	5262.8	5216.6
Future Zone 8		5540	5447.6	5378.3	5262.8	5216.6
Future Zone 9		5750	5657.6	5588.3	5472.8	5426.6
Future Zone 10		5950	5857.6	5788.3	5672.8	5626.6

Most of the new pressure zones will be created in undeveloped areas on the eastern side of the City as development moves east into the Lake Mountain area. If some of these areas are determined to be unbuildable, some of the planned pressure zones may not be needed.

3.2.2 Storage Capacity Improvements

Currently, there are eight water storage tanks in Eagle Mountain City that provide the total storage capacity for the City's culinary water system with the new White Hills Tank now completed and an additional tank under design south of Tank 1. The new White Hills Tank, Tank 8 has replaced the two smaller existing tanks in the white hills service zone.

To convert the existing storage capacity of the individual tanks to ERU's, the DDW requires volumes for both fire and emergency storage to be determined. The fire storage for the City has been calculated based on the largest building in the City, which is equivalent to 360,000 gallons. The higher zones, White

Hills, Tanks 4 and 6, and Tank 5 are at a higher pressure and will require adequate fire storage for the zones they serve.

Currently, the Upper White Hills Zone only has residential connections and therefore will require 1,500 gpm for 2 hours of fire storage. Although the Tyson plant can be fed from either Tank 1 and 7 or the White Hills tanks, it currently has the additional fire storage in Tanks 1 and 7. However, because of its proximity to the new tank, after construction we recommend that the entirety of the Tyson plant's fire storage be allocated to the new White Hills Tank.

Because the higher zones can service the lower zones through PRVs, fire storage is available for the other zones. However, due to the distance of Zone 1 from other tanks, we recommended most of Zone 1 storage be accounted for in Tanks 1 and 7 and in the White Hills Tank.

Each tank also needs additional storage set aside for emergencies. The DDW does not have a volume requirement for emergency storage. The DDW rule only states that "Emergency storage shall be considered during the design process. The amount of emergency storage shall be based upon an assessment of risk and the desired degree of system dependability." Per the Technical Memorandum on the Division of Drinking Water Sizing Requirements Study memo by Jones and DeMille, the emergency storage requirement has been set at 5% of the total tank volume.

After the fire and emergency storage, the remaining capacity in the tanks is the equalization storage. Equalization storage includes both indoor and outdoor storage needs. Per the system specific source analysis, 584 gallons of storage is required for each ERU. See Table 3 for a summary of each tank's ERU capacity.

Tank	Total Volume (gal)	Fire Storage (gal)	Emergency		ERU
			Storage (gal)	Equalization Storage (gal)	
ST-001/Tank 1	1,000,000	120,000	50,000	830,000	1,438.47
ST-002/Tank 2	1,000,000	90,000	50,000	860,000	1,490.47
ST-003/Tank 3	2,000,000	90,000	100,000	1,810,000	3,136.92
ST-004/Tank 4	600,000	120,000	30,000	450,000	779.90
ST-005/Tank 5	2,000,000	240,000	100,000	1,660,000	2,876.95
ST-006/Tank 6	2,500,000	120,000	125,000	2,255,000	3,908.15
ST-007/Tank 7	3,500,000	120,000	175,000	3,205,000	5,554.59
White Hills Tank	ABANDONED WITH TANK 8				
Tank 8	4,000,000	360,000	200,000	3,440,000	5,961.87
Total 2025	16,600,000	1,260,000	830,000	14,510,000	25,147

Table 3. Existing Tank Storage Capacity

By the year 2040, the City will require over a total of 24.5 million gallons of storage. If the growth rate follows projections, additional storage will generally be required every three years. See Table 4 for the additional storage required and the estimated year additional storage will be needed.

Table 4. Storage Improvements Required Through 2,040

Year	Population	ERU	Required Equilization Storage (gal)	Available Equilization Storage (gal)	Excess/ Deficiency (gal)	Added Storage (gal)
2025	75,000	20,194.54	11,652,247	14,510,000	2,857,753	3,320,535
2026	80,200	21,503.91	12,407,754	14,510,000	2,102,246	
2027	85,400	22,813.28	13,163,262	14,510,000	1,346,738	
2028	90,600	24,122.65	13,918,769	18,310,000	4,391,231	4,000,000
2029	95,800	25,432.02	14,674,276	18,310,000	3,635,724	
2030	101,000	26,741.39	15,429,784	18,310,000	2,880,216	
2031	106,200	28,050.76	16,185,291	18,310,000	2,124,709	
2032	111,400	29,360.14	16,940,798	18,310,000	1,369,202	
2033	116,600	30,669.51	17,696,306	21,160,000	3,463,694	3,000,000
2034	121,800	31,978.88	18,451,813	21,160,000	2,708,187	2,500,000
2035	127,000	33,288.25	19,207,320	21,160,000	1,952,680	
2036	132,200	34,597.62	19,962,827	21,160,000	1,197,173	
2037	137,400	35,906.99	20,718,335	24,485,000	3,766,665	3,500,000
2038	142,600	37,216.36	21,473,842	24,485,000	3,011,158	
2039	147,800	38,525.74	22,229,349	24,485,000	2,255,651	
2040	153,000	39,835.11	22,984,857	24,485,000	1,500,143	

3.2.2a Storage Capacity South of Unity Pass

The area south of Unity Pass is currently served by two tanks totaling 4,500,000 gallons of storage. By themselves, these tanks can provide service to approximately 6,900 ERC. The current system has approximately 5,615 connections. Although this is more than what the two tanks can serve, tanks in White Hills and north of Unity Pass can service this area as well.

In addition, a new 4MG tank, Tank 9, is currently being designed in this zone which will be able to supply an additional 5,921 ERC.

3.2.2b Storage Capacity North of SR-73

The area north of SR-73 is fed from two tanks, a 600,000 gallon tank and a 2.5 million gallon tank. It is estimated that 1,134 connections currently exist north of SR-73. The storage in this zone is enough for 4,600 ERC.

3.2.2c Storage Capacity Zone 5

Currently, Tank 5 doesn't have any lots connected to it. This tank currently serves the main zone, but once lots are connected in this zone it will have the ability to serve 2,863 ERC.

3.2.2d Storage Capacity White Hills

Currently, White Hills is fed from two small tanks, with a combined total storage volume of 679,500 gallons. A new 4-million-gallon tank is under construction. Per the Firefly West system IFFP, an additional tank will be required in the next 10 years to provide additional storage for the area.

3.2.3 Source Capacity Improvements

Currently, the City's system is served by five wells, one of which is not in operation due to water quality issues (Well 4). Additionally, the City has a Purchase Agreement with Central Utah Water Conservancy District (CUWCD) to purchase 15,000 acre-feet per year of water. During Peak day the City currently utilizes 6,865 gpm. The City also has two additional wells under construction and upgrades at two of the existing wells. It is anticipated that Well 8 will be operational in August of 2025 and Well 7 sometime in 2026.

Per the DDW, the safe yield of a well is two-thirds of the operating point of a pump. Table 5 summarizes the current available source and projected amount with current projects. Because all of the sources are in the same pressure zone and then pumped to the existing tanks or can flow to lower portions of the City, the City's source demands can be evaluated for the entire City together.

The ERU capacity was determined by adding the indoor and outdoor use ERU requirements and dividing it by the total source capacity.

Table 5.Existing Source Capacity

Source	Current Source (gpm)	Current Safe Yield (gpm)	Projected Source (gpm)	Projected Safe yield (gpm)
Well 1	3200	2133.33	3200	2133.33
Well 2	2200	1466.67	2200	1466.67
Well 3	1700	1133.33	1700	1133.33
Well 5	3200	2133.33	4500	3000.00
White Hills well 1	1400	933.33	1400	933.33
White hills Well 2	1400	933.33	3000	2000.00
Well 7	0		4000	2666.67
Well 8	0		3200	2133.33
CUWCD	7000	7000	7000	7000.00
Total	20100	15733.33	30200.00	22466.67

Because the City system is currently below the required source capacity of 21,190 gpm, several projects are in the design/construction stages to alleviate the shortages. These source improvements include improvements to Well 5 and the White Hills Wells and the construction of two new wells, Well 7 and Well 8. In total, the current projects should add approximately 10,400 gpm of new source capacity which will be constructed over the next couple of years.

Even with these projects, as a result of the rapid growth the City will still be below its source requirement and the City will need to continue with ongoing source projects. See Table 6 for the anticipated source requirements and timing. It should be noted that when constructing a well, the ultimate capacity is uncertain until the well is built. Therefore, if a constructed well does not provide the anticipated capacity, multiple smaller wells will need to be constructed over the same time frame to achieve the necessary source requirement.

Table 6. Source Improvements Required Through 2,040

Year	Population	ERU	Required Source (gpm)	Available Source (gpm)	Excess/Deficiency (gpm)	Amount Added (gpm)
2025	75,000	20,194.54	21,190	18,867	(2,324)	4,067
2026	80,200	21,503.91	22,564	21,533	(1,032)	2,666
2027	85,400	22,813.28	23,938	21,533	(2,405)	
2028	90,600	24,122.65	25,312	24,533	(779)	3,000
2029	95,800	25,432.02	26,686	27,533	847	3,000
2030	101,000	26,741.39	28,060	28,533	473	1,000
2031	106,200	28,050.76	29,434	34,533	5,099	6,000
2032	111,400	29,360.14	30,808	34,533	3,725	
2033	116,600	30,669.51	32,182	34,533	2,351	
2034	121,800	31,978.88	33,556	34,533	977	
2035	127,000	33,288.25	34,930	37,533	2,603	3,000
2036	132,200	34,597.62	36,303	37,533	1,229	
2037	137,400	35,906.99	37,677	40,533	2,855	3,000
2038	142,600	37,216.36	39,051	40,533	1,481	
2039	147,800	38,525.74	40,425	40,533	107	
2040	153,000	39,835.11	41,799	43,533	1,733	3,000

3.2.3a Source Capacity South of Unity Pass

The current system has a bottleneck that limits the flow from north of Unity Pass into the City Center. Therefore, this area has also been evaluated separately. It is estimated that the area currently has 5,615 connections and requires 6,401 gpm of source capacity.

The area can utilize approximately 4,500 gpm from the area north of Unity Pass, which has the majority of the system's existing source capacity. The area is also fed from Well 1, which has a safe yield of 2,133 gpm

Therefore, under normal operations the City has the required source capacity it needs to meet the demand of the area. Well 8 is currently under construction which will help provide the required source capacity for the continued growth and redundancy in the area.

The area can also be fed from the White Hills Wells, which currently have a maximum capacity of 1,400 gpm. The capacity of these wells is planned to be expanded. One of the two wells would be planned to operate as a redundant pump to the White Hills Zone

In addition, several projects have been evaluated to increase the flow from the City's main sources to the City Center. See Section 4.1 for a full list of these projects. The projects will continue to add redundancy to the area and provide additional supply to help meet the demands of the projected growth.

3.2.3b Source Capacity North of SR-73

The area north of SR-73 is fed from two pump stations that lift water from the main City source into this area's two storage tanks. It is estimated that 1,134 connections exist north of SR-73. Because these lots are typically larger, we have estimated that each lot utilizes approximately 1.23 gpm/lot for a total flow for the area of 1,395 gpm. The two pump stations can pump 1,457 gpm. Both of the pump stations include a backup pump and should be able to keep up with demand.

During July 2024, the area struggled to keep up with demand. After further evaluation, it appears that water being pumped to this zone is being discharged to other areas of the City, utilizing supply that is needed for this zone.

Because these pumps currently operate continuously during the summer, A new pump station is currently under design and is planned to be operational by the beginning of June 2026.

3.2.3c Source Capacity Zone 5

Currently, the pump station that pumps to the Zone 5 tank does not feed lots and therefore has enough capacity to serve the Zone. Once lots are connected to the Zone or the connection from Tank 5 to Lake Mountain Road is made, a pump and PRV should be adjusted to ensure that the capacity is being utilized by the Zone.

3.2.3d Source Capacity White Hills

Currently, the White Hills Wells have a capacity of 1,400 gpm which is served by two wells. Per the Firefly IFFP, one will be expanded to 3,100 gpm. With the additional anticipated growth in the Firefly IFFP, these wells will be over capacity. Once Capacity is reached Firefly will be required to come up with a solution for the additional source.

4.0 Current Projects

Since the 2021 IFFP, several projects have been completed or are under construction. They are summarized below:

- 1) A pump station that pumps water over Unity Pass to Tanks 1 and 7 has been constructed and is in operation.
- 2) A 4 MG tank in the White Hills Area. This tank is set at a higher elevation and will be able to serve the area better. This project will replace the existing White Hills Tanks (included as part of the Firefly Master Plan). (Project 15)
- 3) Upgrades to the White Hills Wells. It is anticipated that this will increase the source capacity to 5,200 gpm (included in the Firefly Master Plan) (Project 4).
- 4) The City has two new wells, Well 7 and Well 8, under design/construction. Well 7 is located near the new pump station at Unity Pass and Well 8 is adjacent to Well 1. (Project 7a and 16)
- 5) The City is in the process of increasing the capacity of Well 5. (Project 26)
- 6) A new 4 MG tank in the South Service Area south of Tanks 1 and 7 is under design. (Project 9)
- 7) An additional Zone 4 pump is under design. (Project 5)
- 8) A parallel Waterline from the new Unity Pass Pump station to Lake Mountain Road (Project 27)

4.1 Facilities Planning

As the City continues to grow, the water system will need to expand to keep up with the additional demand. From current land use and zoning maps, a City full build-out scenario was created and used to anticipate pipelines, PRV's, storage, and source projects that will be necessary. This scenario is summarized in Exhibit 3.2

The needed improvements for the planning period have been phased into 5-year increments: 2025-2030 and 2030-2035. To assist the City with long range planning, improvements beyond 2035 have also been included. See Exhibit 3.3 for locations of these projects. The projects needed by 2030 are described in this section. Costs for projects beyond 2030 are given in Appendix B.

In addition to the timing, budgetary project costs have been developed for the necessary improvements. These budgetary costs include materials, construction, engineering, legal, and right of way acquisitions.

These projects have been analyzed and the timing of the projects is determined based on best available data, current growth projections, and known development plans. If new development occurs in locations that were not anticipated in the model, or if growth occurs quicker than anticipated, some projects may need to be initiated sooner than the projections.

4.1.1 Years 2025-2030

In addition to the projects that have recently been completed, and those that are under construction (listed in Section 4.0), several other projects will be needed in the next 5 years. See Appendix B for a summary of cost for these improvements.

Water Source Projects

- 1) Construct a well North of Lone Tree Development (Project 7)
- 2) Construct a new well in White Hills (Project 21)
- 3) First phase of the CUWCD Pump station North of SR73 (6000 gpm) (Project 14)

Water Line Projects

- 4) Install a parallel 16-inch waterline along Lake Mountain Road from new waterline in Project 9 to Eagle Mountain Blvd (Project 34)
- 5) Complete the water line on SR-73 (24 & 30 inch) (Project 10)
- 6) Install a waterline from Pony Express to the west connecting south to the existing waterline in Mid-Valley Road (Project 35)
- 7) Install new waterline from the airport south to proposed waterline project described in Project 7. (Project 19)
- 8) A new waterline from Tank 5 to Lake Mountain Road (Project 25)
- 9) A 16" line from Well 8 to Tank 9 and PRV (Project 39)
- 10) Parallel waterlines in SR-73 (Project 13)
- 11) Parallel waterlines in SR-73 (Project 17)

Tank Projects.

4.1.2 Year 2030-2035

Water Line Projects

- 12) Waterline from existing PRV in Pony Express to Eagle Mountain Blvd (Project 35)
- 13) Install a parallel waterline along Pony Express from Lake Mountain to the existing PRV (Project 37)
- 14) Water line connecting Eagle Mountain Blvd to Pole Canyon along Lehi-Fairfield Road (Project 29)

Water Tank Projects

- 15) 4 MG tank west of Tank 4 with 16" waterline from suction side of pump (project 28)
- 16) 4 MG tank in White Hills (included in the Firefly Master Plan as a 2.5 MG tank) (Project 6)

5.0 Conclusion and Recommendations

Like many communities in the west, Eagle Mountain City is growing rapidly with limited resources to acquire and expand its water system to meet the growing needs. The improvements recommended in Section 4.1 were outlined based on projected growth rates and anticipated locations of future development. Since growth rates and location of growth may vary from projections, some of the recommended improvements may be needed sooner or later than anticipated.

The current water system is short on source supplies and storage and, even with the current projects, additional improvements will continue to be required to meet the LOS standards.

Beyond the immediate improvements, Eagle Mountain City should begin planning strategic locations for additional storage projects and development of new water sources. As the City continues to experience rapid growth, we recommend that the Master Plan and Impact Fee Facility Plan be reviewed and updated every few years and the system model be kept up to date.

Appendix A

Exhibits

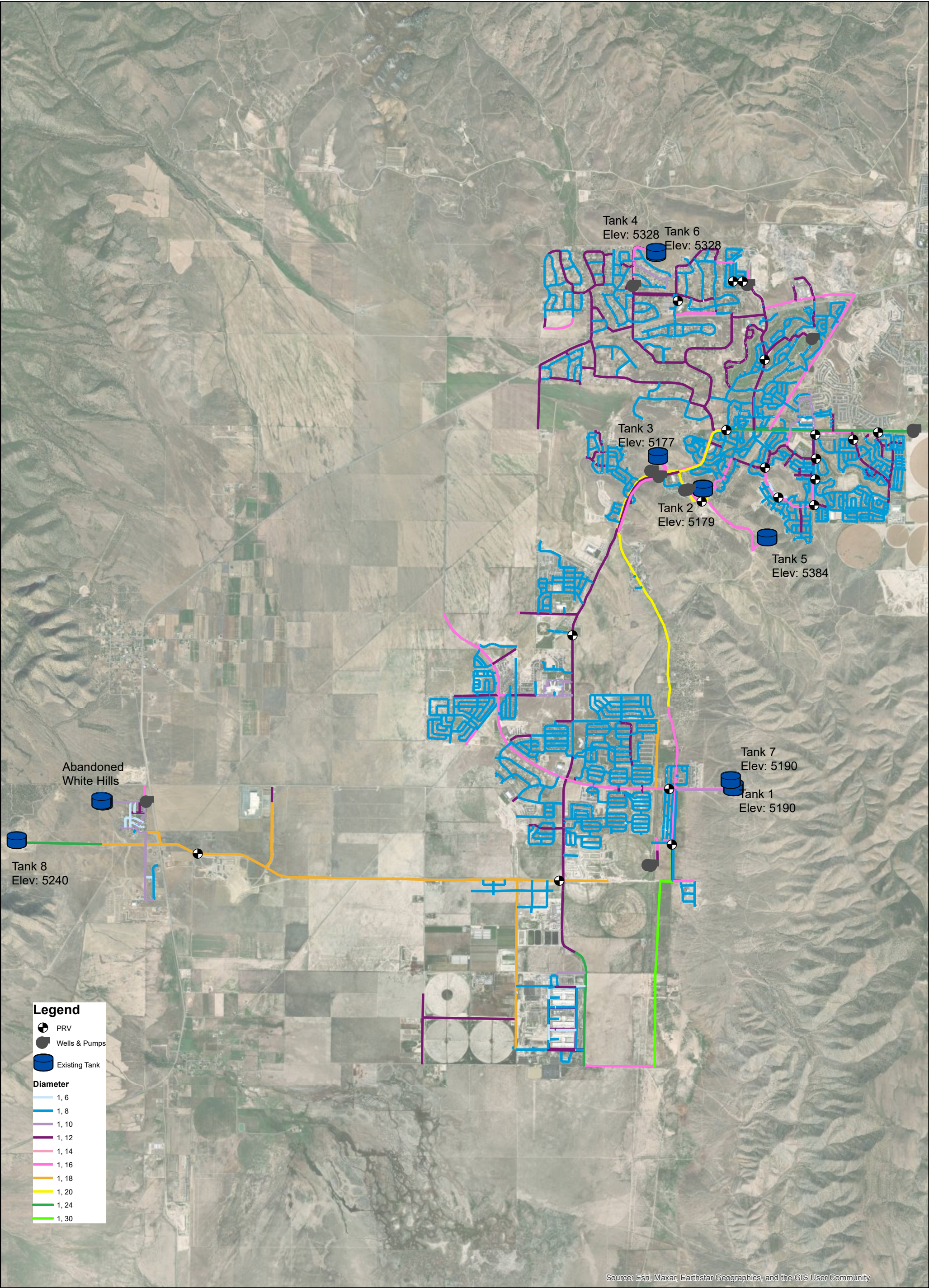
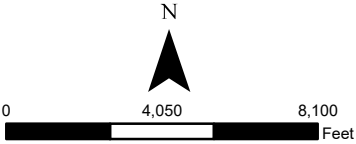
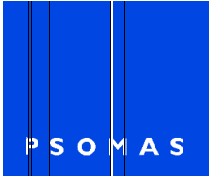


Figure 3.1 Existing Water System



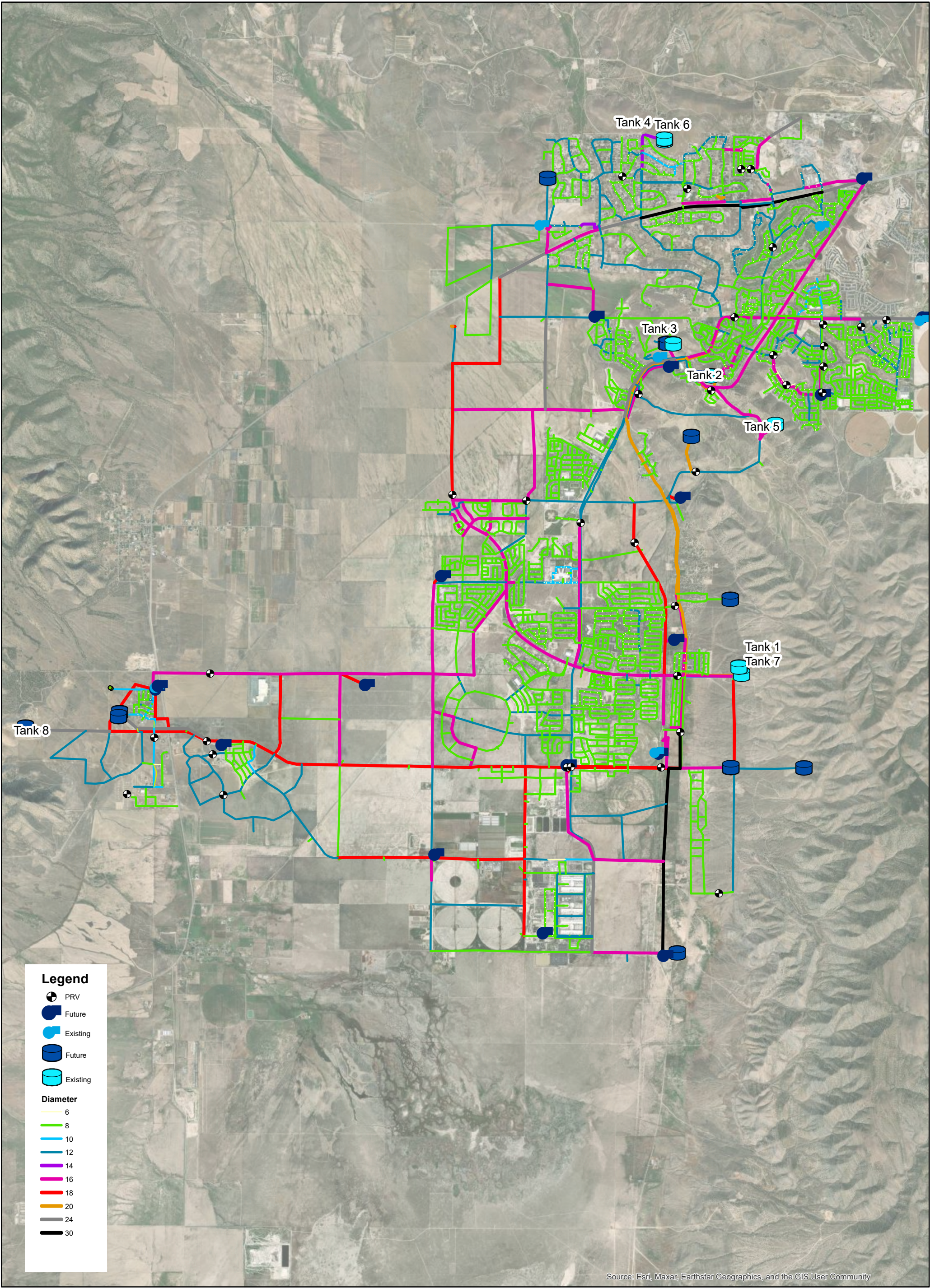
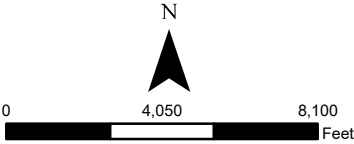


Figure 3.2 Water System at Buildout



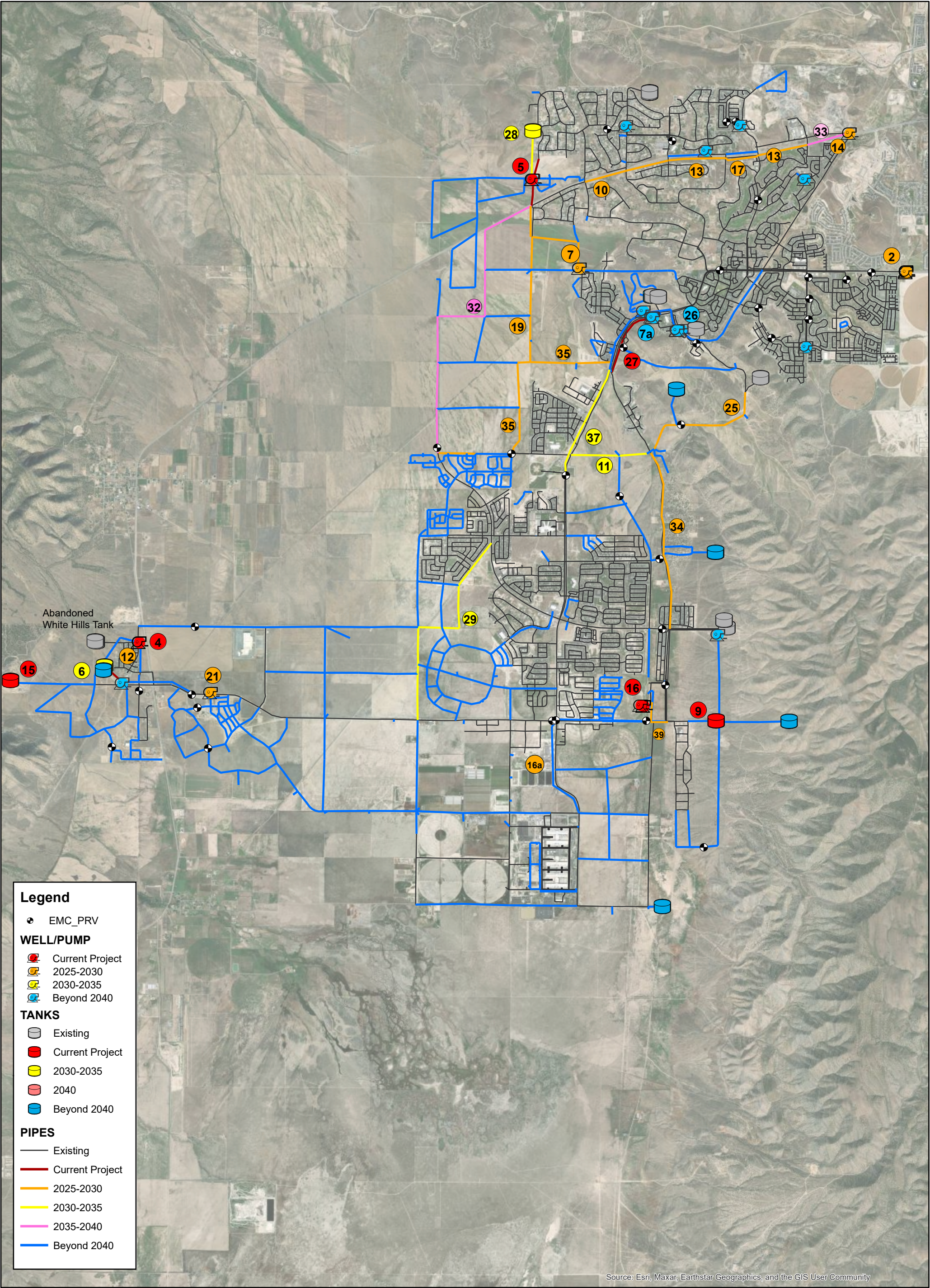
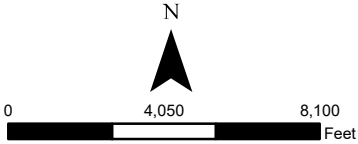


Figure 3.3 Recommended Projects



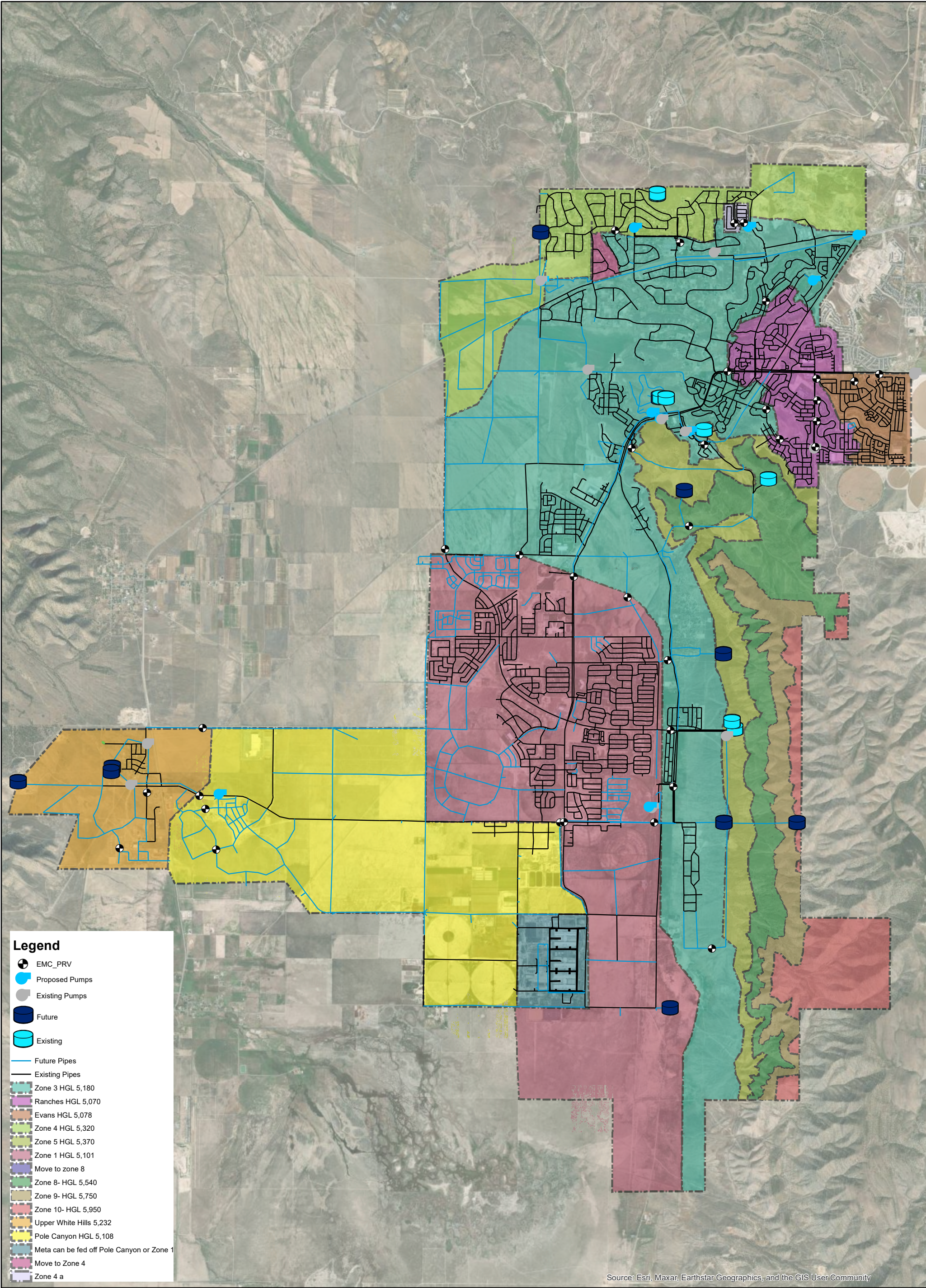
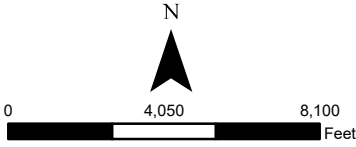
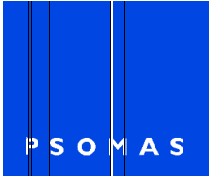


Figure 3.4 Pressure Zones



Appendix B

Buildout Project Cost

Years 2025-2030

IFFP Project Number	Description	Cost	Amount used in the next 10 years	Cost to new development
Current Projects				
7a	3,000 gpm reliable source well (Well 7)	\$ 5,500,000	100%	\$ 5,500,000
7a	.75 ac well propoerty	\$ 300,000	100%	\$ 300,000
16	3,000 gpm reliable source well (Well 8)	\$ 5,500,000	100%	\$ 5,500,000
16	.75 ac well propoerty	\$ 300,000	100%	\$ 300,000
9	4MG Tank 9 (South of tank 1)	\$ 6,500,000	100%	\$ 6,500,000
15	4 MG White Hills Tank	\$ 6,500,000	100%	\$ 6,500,000
27	Pony Express Parallel Water line	\$ 1,061,910	100%	\$ 1,061,910
5	Belle Street Booster	\$ 800,000	100%	\$ 800,000
26	Well 5 Improvements	\$ 2,000,000	100%	\$ 2,000,000
4	Cooke Well Improvements	\$ 2,000,000	100%	\$ 2,000,000
7	3,000 gpm reliable source well (Well 9)	\$ 5,500,000	100%	\$ 5,500,000
7	.75 ac well propoerty	\$ 300,000	100%	\$ 300,000
21	White hills well	\$ 5,500,000	100%	\$ 5,500,000
21	.75 ac well propoerty	\$ 300,000	100%	\$ 300,000
34	Install Line along Lake Mountain Road from project 9 to Eagle Mountain Blvd	\$ 3,394,364	90%	\$ 3,054,928
10	Complete the waterline on SR73 (24&30 inch).	\$ 2,386,459	60%	\$ 1,431,875
35	Install Line from Pony Express to the west connecting south to the Line in Mid-valley road.	\$ 2,376,709	80%	\$ 1,901,368
35	Easement	\$ 1,000,000	80%	\$ 800,000
19	Water line in Airport Road	\$ 1,867,815	50%	\$ 933,908
25	A new water line from tank 5 to Lake Mountain Road	\$ 1,175,862	100%	\$ 1,175,862
25	Easement	\$ 600,000	100%	\$ 600,000
14	First Phase of CWP	\$ 10,000,000.00	100%	\$ 10,000,000.00
14	.75 ac well propoerty	\$ 300,000.00	90%	\$ 270,000.00
17	Parallel lines in SR-73	\$ 411,240.00	70%	\$ 287,868.00
13	Parallel lines in SR-73	\$ 1,357,092.00	70%	\$ 949,964.40
12	Upgrade White Hill 6" Waterline	\$ 500,000	100%	\$ 500,000
16a	New Public Works (cost shared with Waste Water)	\$ 5,000,000	100%	\$ 5,000,000
39	New Line from well 1 to tank 9	\$ 817,560	100%	\$ 817,560
	Total	\$ 73,249,011	94%	\$ 68,967,682

Years 2030-2035

IFFP Project Number	Description	Cost	Amount used in the next 10 years	Cost to new development
11	Install 12" line between lake mountain and pony ex	\$ 471,494.00	80%	\$ 377,195.20
37	Install a Parallel line along Pony Express from Lake Mountain to the Existing PRV	\$ 959,241.00	70%	\$ 671,468.70
29	A new water line along Fairfield Lehi Road connecting Eagle Mountain Blvd to Pole Canyon	\$ 2,690,274.12	70%	\$ 1,883,191.88
28	4 MG tank west of Tank 4.	\$ 6,500,000.00	100%	\$ 6,500,000.00
28	1 acre tank property	\$ 300,000.00	100%	\$ 300,000.00
6	4MG TANK	\$ 6,500,000.00	70%	\$ 4,550,000.00
6	1 acre tank property	\$ 300,000.00	70%	\$ 210,000.00
		\$ 17,721,009.12	82%	\$ 14,491,855.78



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the First Amendment to Master Development Agreement for Ault Farms (Parkway Fields).
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Flagship Homes

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah Approving the First Amendment to Master Development Agreement for Ault Farms (Parkway Fields).

BACKGROUND:

Flagship Homes is developing the Parkway Fields subdivision (formerly known as Ault Farms). Eagle Mountain Municipal Code Section 16.35.090 requires that prior to receiving a building permit for a given final plat, the developer must install a six-foot-tall privacy fence made of durable materials consisting of either stone, masonry or decorative concrete. Flagship Homes has been complying with this code requirement, but is now running into supply issues. The request of the development agreement is to allow Flagship Homes to post a bond for the fencing, issue building permits, and withhold any Certificates of Occupancy until the fencing is complete.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Ordinance
2. Exhibit A - AGR

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE FIRST AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR THE AULT FARMS SUBDIVISION (PARKWAY FIELDS)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the First Amendment to the Ault Farms Master Development Agreement, 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 and hearings have been completed as required by law to consider and approve the Ault Farms Master Development Agreement First Amendment, as set forth in Exhibit A.
2. The First Amendment to the Ault Farms Master Development Agreement is hereby approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of September, 2025.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 2nd day of September, 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

WHEN RECORDED, RETURN TO:

Eagle Mountain City
Attn: Gina L. Olsen, City Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005

**FIRST AMENDMENT
TO THE MASTER DEVELOPMENT AGREEMENT
FOR AULT FARMS**

This First Amendment to the Master Development Agreement for Ault Farms (“First Amendment”) is made and entered into as of the ____ day of _____, 2025, by and between Eagle Mountain City, a political subdivision of the State of Utah (“City”) and Flagship EM Holdings, a Utah limited liability company (“Developer”).

RECITALS

A. On December 7th, 2021, the Parties entered into a Master Development Agreement for Ault Farms (the “Original MDA”).

B. Pursuant to the Original MDA and associated approvals, fencing improvements are required along certain arterial and collector roads.

C. The Parties desire to amend the Agreement to allow for flexibility in the timing of fencing installation while ensuring the completion of such improvements through financial security.

D. The Parties have cooperated in the preparation of this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agrees as follows.

AMENDMENT

1. **Effect of First Amendment.** Other than as specifically amended herein by this First Amendment, the Original MDA shall remain in full force and effect.

2. **Fence Completion and Security Timing.**

2.1. *Surety Bond.* Developer shall include a line item in its subdivision improvement bond that shall cover the cost of constructing fencing along designated arterial and collector roadways in accordance with the approved plans and City standards (the “Fence Improvements”). This line item shall serve as a surety bond guaranteeing the completion of the Fence Improvements.

2.2. *Building Permits.* Upon posting of the surety bond described in Section 2.1 above, the City shall agree to not withhold issuance of building permits within the applicable subdivision solely on the basis that the Fence Improvements have not yet been completed.

2.3. *Certificates of Occupancy*. Notwithstanding Section 2.2 above, the Parties agree that the City may withhold certificates of occupancy for structures located within the applicable subdivision until the Fence Improvements have been fully completed, inspected, and approved by the City.

3. **Recording**. The Parties shall cause this First Amendment to be recorded in the records of the Utah County Recorder.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

TOM WESTMORELAND, Mayor

ATTEST

GINA L. OLSEN, City Recorder

City Attorney
Approved as to form and legality

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the _____ day of _____, 2025, personally appeared before me TOM WESTMORELAND, who being by me duly sworn, did say that he is the MAYOR OF EAGLE MOUNTAIN CITY, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

DEVELOPER

FLAGSHIP EM HOLDINGS, LLC
A Utah limited liability company

_____, _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the _____ day of _____, 2025, personally appeared before me _____ duly sworn, did say that he is the _____ of FLAGSHIP EM HOLDINGS, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

TITLE:	UPDATE - Legislative Priorities List
ITEM TYPE:	Communication Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

No

PREPARED BY

John Magness, Policy and
Management Analyst

PRESENTED BY

John Magness

RECOMMENDATION:

Staff recommends that the City Council review the legislative priorities list, confirm that the items identified remain priorities, and provide direction on any updates or changes as needed.

BACKGROUND:

A master list of the City Council's legislative priorities has been prepared for review. The purpose of this review is to confirm that the items on the list remain a priority and to identify any changes that should be made.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Council Legislative Update 08-28-2025
2. New Priorities for 2025

Legislative Priorities List																		
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
2024.001 (was 2023.003)	22	General Plan Update	A general plan update has commenced. The project is expected to continue through August 2025.	High Priority	Do	In Progress	8/31/2025	8/21/2025	We have drafts for the first couple of chapter to Council and received feedback from most members. The Working Group and the Planning Commission have reviewed the next 4 chapters of the General Plan. The General Plan update is well under way. Staff have begun drafting 4 additional chapters and will get those out to the Working Group by Sept 2025.	5/16/2023	Larsen			X		X		
2024.001b	22	General Plan Update	Future Land Use Map: Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	High Priority	Do	In Progress	9/30/2024	8/21/2025	Staff is working through feedback received from Council members on the FLUM. They will be working to get feedback from real estate professionals about planning land uses along Eagle Mountain Blvd.	3/6/2024	Larsen							
2024.001c	22	General Plan Update	Annexation Policy Declaration: Review and preparation (to be included as an Appendix).	Secondary Priority	Schedule	Not Started	6/30/2025	8/21/2025	An early draft of the plan has been drafted. We have shown it to Mayor McKinney, and are still seeking to speak with Mayor Cook. This has not been easy.	4/2/2024	Larsen							
2024.001d	22	General Plan Update	Part 1 (Planning context, community context, framework for the future, decision-making framework)	Secondary Priority	Schedule	Not Started	10/31/2024	8/21/2025	Staff has received comments from the Working Group, Planning Commission, and most of Council.	3/6/2024	Larsen							
2024.001e	22	General Plan Update	Part 2 (Land use, Transportation, Open Space, Environment)	Secondary Priority	Schedule	Not Started	1/31/2025	8/21/2025	Staff has received comments from the Working Group and Planning Commission. Staff will be forwarding Part II to Council at the end of Aug 25.	3/6/2024	Larsen							
2024.001f	22	General Plan Update	Part 3 (Housing, Moderate Income Housing, Water)	Secondary Priority	Schedule	Not Started	4/30/2025	8/21/2025	Staff has done major drafting of this section. The plan is to get this Part to the Working Group and Planning Commission by Sept 25 and Council Oct 25.	3/6/2024	Larsen							
2024.001i (was 2023.028)	22	GP Full Build Out Scenarios	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	Secondary Priority	Schedule	Not Started	4/29/2025	8/21/2025	We have hired consultants to create master plans for transportation, water, sewer, and stormwater. These master plans will help facilitate generating full buildout data.	4/2/2024	Larsen Hogge			X				
2024.001j (was 2023.023 & 2023.049)	22	GP Water Study	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	High Priority	Do	In Progress	12/31/2024	8/21/2025	Bowan Collins and Associates has presented some early information that they have gathered to the Council. They have been working in the background preparing data for this plan. It needs to be completed by Dec 2025, per State Code.	4/2/2024	Larsen			X		X	X	
2023.025	22	Powerline Corridor Development	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	Secondary Priority	Schedule	In Progress	6/30/2024	8/21/2025	Todd has given the City a list of disposable City properties. Some of these specific disposal proposals are now coming to the Council for consideration.	8/15/2023	Larsen						X	
2024.006	22	Residential Zones Driveway and Minimum Home Sizes	Review EMMC 17.25 residential and agricultural zones to ensure compliance with state requirements.	Secondary Priority	Schedule	Not Started	1/31/2024	6/12/2025	Staff and Attorney's Office believes we are already compliant with the Utah Code on this matter and recommends we do not pursue this further.	11/6/2024	Larsen						X	
2024.007	16	Study public transit innovation grants and other opportunities.	Investigate and apply for transit innovation grant monies to improve transit opportunities.	Secondary Priority	Do	New	3/31/2025	7/10/2025	Still looking for state and federal grants.	11/19/2024	Winterton						X	X

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned							
2025.001		Traffic Safety	Need to develop traffic calming methods to improve traffic safety by reducing traffic speeds to posted limits.	High						6/6/2025				X				X
2025.002		Neighborhood Traffic Safety	Identify neighborhoods where traffic speeds exceed posted limits. Identify neighborhoods where traffic speeds are creating unsafe conditions.	High						6/6/2025				X				X
2025.003		Use of ATV's, OHV's, and motorcycles on local trails and local parks	Need to ensure that motorized vehicles are not operating on local trails and parks. Council wants 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						6/6/2025				X				X
2025.004		Improved Public Safety	Council would like a presentation regarding the development of a Youth Court Program.							6/6/2025								X
2025.005		Improved Public Safety	Council would like a presentation regarding the creation of a EMC Justice Court.							6/6/2025								X
2025.006		Traffic Safety	Emergency egress for the Long Tree Subdivision. Council would like a plan to come back for their approval that addresses design, construction, cost and funding options.											X				X
2025.007		Archery Facility	Look into the possible use of the rodeo grounds for a practice archery facility.							8/19/2005								X
2025.008		MAP Program	Add veterans and active duty military members to the list acceptable applicants for the Eagle Mountain Mortgage Assistance Program							8/19/2005			X					X