# EAGLE MOUNTAIN
# PLANNING COMMISSION MEETING

**OCTOBER 14, 2025, 5:30 PM**
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

## 5:30 PM – PLANNING COMMISSION WORK SESSION

## 1. DISCUSSION ITEMS

1.A. DISCUSSION - Utah Housing Strategic Plan Update

1.B. DISCUSSION - Water Use and Preservation Plan

1.C. DISCUSSION - Agenda Review

## 6:30 PM PLANNING COMMISSION POLICY SESSION

## 2. CALL TO ORDER

## 3. PLEDGE OF ALLEGIANCE

## 4. DECLARATION OF CONFLICTS OF INTEREST

## 5. MINUTES

5.A. September 2, 2025 Planning Commission Minutes

5.B. September 9, 2025 Planning Commission Minutes

5.C. September 23, 2025 Planning Commission Minutes

## 6. STATUS REPORT

## 7. ACTION AND ADVISORY ITEMS

7.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Amending the General Water Use and Preservation Plan.

BACKGROUND: (*Presented by Community Development Director, Brandon Larsen*) Required by Utah Code 10-9a-403, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify its operations to eliminate practices or conditions that waste water.

7.B. PUBLIC HEARING / MASTER SITE PLAN - John Hancock Charter School

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A request for Master Site Plan approval for the John Hancock Charter School to be located in the N ¼ of Section 19, S6S, R1W at the southeast intersection of E. Pole Canyon Boulevard and N. Lake Mountain Road in a Foothill Residential Zone on 6.9753 acres of land (County Assessor Parcel/Serial # 59:019:0023) in Eagle Mountain City.

7.C. VARIANCE - Granite Credit Union Sign

BACKGROUND: (*Presented by Planner Steven Lehmitz*) On September 17, 2024, the City Council approved the site plan application for a Granite Credit Union to be constructed at 3569 E Maverik Lane (Parcel No. 71:034:0002). A building permit was issued on July 8, 2025, and construction has begun. The applicant, on behalf of Granite Credit Union, is applying for a Variance from EMMC 17.80.070(D). They would like the wall signs to be permitted to take up to 15% of the wall face — instead of the 10% currently allowed by code.

7.D. PUBLIC HEARING / DEVELOPMENT AGREEMENT - Meritage Homes Privacy Screening

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

7.E. PUBLIC HEARING / DEVELOPMENT AGREEMENT - Stadion LLC

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

## 8. DISCUSSION ITEMS

## 9. AGENDA REVIEW

## 10. NEXT SCHEDULED MEETING

## 11. 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.**

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | Utah Housing Strategic Plan Update |
| **ITEM TYPE**: | Discussion Item |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | N/A |

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

**PUBLIC HEARING**
No

**PREPARED BY**
Elizabeth Fewkes, Planner
Kiara Polee

**PRESENTED BY**
Elizabeth Fewkes, Kiara Polee

**RECOMMENDATION**:
Staff seeks to inform the Planning Commission of the availability of the draft Utah Housing Strategic Plan and to gather initial feedback in preparation for further discussions with the State during the public hearing period.

**BACKGROUND**:
In conjunction with Governor Cox's goal to create 150,000 new housing units, including 35,000 starter homes, by the end of 2028, State agencies are developing the Utah Housing Strategic Plan. A complete draft became available to the public on October 6, initiating the public comment and legislator outreach period for Phase II of the process.

Staff is reviewing the plan to identify areas of potential impact or interest to Eagle Mountain City, as well as opportunities for additional funding and partnerships.

The complete Utah Housing Strategic Plan draft and a quick reference flyer have been included as attachments.

**ITEMS FOR CONSIDERATION**:
N/A

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
N/A

**ATTACHMENTS**:
1. Utah Housing Strategic Plan Final Draft
2. Utah Housing Strategic Plan Reference Flyer

GOVERNOR COX

UTAH LEGISLATURE

# Utah Housing

## STRATEGIC PLAN

Built here.

# UTAH HOUSING STRATEGIC PLAN

## A consensus-based implementation strategy to address Utah's housing crisis

## Why

- Only **9%** of Utahns can afford the median-priced home.
- The median age of first time homebuyers is **38** according to the National Association of Realtors
- Utah needs **274,000** new housing units to meet the 2033 demand

## Approach

### Goals & Guiding Principles

1. Improve housing availability, affordability, and stability.
2. Foster community well-being and quality of life.
3. Seek consensus- and evidence-based policy and housing support solutions.

### Tactics

- Policy Changes
- Strategic Investments
- Data & Monitoring
- Research & Education Initiatives

### Implementation

- Legislature
- Executive Branch
- Local Government
- Private
- Non-Profit

### Outcome Metrics

- Affordability
- Ownership
- Supply
- Connectivity

## Timeline

| August 2024 Kickoff | January 2025 Phase I Draft Report | *Stakeholder Review & Comment* | April 2025 Phase II Kickoff | October 2025 Phase II Draft Report | *Stakeholder Review & Comment* | December 2025 Final Plan |
|---|---|---|---|---|---|---|

**Steve Waldrip**
**Senior Advisor for Housing Innovation and Strategy**
**Swaldrip@utah.gov (801) 389-9329**

**governor.utah.gov/housing**

*NOTE: Tactic numbers do not represent a rank order*

*Tactics with a Delicate Arch icon originated in a rural and resort area working group.*

## TOP PRIORITY TACTICS

| # | Tactic | Category | Implementation Lead | Cost |
|---|---|---|---|---|
| 1 | Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing. | Initiative | Executive | Nominal cost |
| 2 | Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master-planned developments and which may be repaid by development. | Investment | Legislature, Executive | 1X or OG, Significant Cost |
| 3 | Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects and may be repaid by development. | Investment | Legislature | 1X or OG, Significant Cost |
| 4 | Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding. | Policy | Legislature, Executive | 1X, Nominal Cost |
| 5 | Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes. | Investment | Legislature | 1X or OG, Under $1M |

## PRIORITY TACTICS

| # | Tactic | Category | Implementation Lead | Cost |
|---|---|---|---|---|
| 6 | Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums. | Policy | Legislature, Executive | Time & Effort |
| 7 | Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings. | Initiative | Executive | Time & Effort |
| 8 | Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc. | Policy | Legislature | Time & Effort |
| 9 | Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010. | Policy | Legislature | Time & Effort |
| 10 | As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions. | Initiative | Legislature, Executive | Time & Effort |
| 11 | Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives. | Initiative | Executive | Time & Effort |
| 12 | Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints. | Initiative | Executive | One-time, Under $1M |
| 13 | Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax. | Policy | Legislature, Local Govt | Time & Effort |
| 14 | Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including highlighting the benefits of center-based development patterns. | Investment | Local Govt, Non-Profit | 1X, Under $1M |
| 15 | Require all publicly funded housing to maintain affordability through long term deed restrictions. | Policy | Legislature | Time & Effort |

*NOTE: Tactic numbers do not represent a rank order*

*Tactics with a Delicate Arch icon originated in a rural and resort area working group.*

## ADDITIONAL TACTIC RECOMMENDATIONS

| # | Tactic | Category | Implementation Lead | Cost |
|---|---|---|---|---|
| | *This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF), which will provide a list of additional recommended tactics for policy-makers' consideration.* | | | |
| 16 | Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions. | Initiative | Executive | Time & Effort |
| 17 | Review and revise, if necessary, state code 17C-1-142 regarding RDA/CRA affordable housing set asides to include additional possibilities to expedite the use of those funds to create more affordable housing. | Policy | Legislature | Time & Effort |
| 18 | Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses. | Investment | Legislature | 1X, Under $1M |
| 19 | Create a inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations. | Data | Executive, Non-Profit | 1X, Nominal Cost |
| 20 | Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed. | Data | all | Time & Effort |
| 21 | Improve eviction court data transparency. | Data | Legislature, Non-Profit | 1X, Under $1M |
| 22 | Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners. | Investment | Executive, Private, Local Govt | 1X, Under $1M |
| 23 | Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory. | Data | Executive, Local Govt | 1X, Nominal Cost |
| 24 | Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency & lower monthly utility bills for new residential construction/ housing retrofits. | Investment | Legislature, Local Govt, Non-Profit | 1X, Significant Cost |
| 25 | Expand and fund an eviction mediation and prevention program. | Investment | Non-Profit | OG, Under $1M |
| 26 | Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics. | Policy | Legislature, Local Govt | Time & Effort |
| 27 | Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency. | Policy | Legislature | Time & Effort |
| 28 | Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments. | Policy | Legislature, Private, Local Govt | Time & Effort |
| 29 | Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units. | Policy | Legislature | Time & Effort |
| 30 | Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code. | Policy | Legislature, Executive | 1X, Nominal Cost |

*NOTE: Tactic numbers do not represent a rank order*

*Tactics with a Delicate Arch icon originated in a rural and resort area working group.*

## ADDITIONAL TACTIC RECOMMENDATIONS

| # | Tactic | Category | Implementation Lead | Cost |
|---|---|---|---|---|
| 31 | Attract a factory built/modular housing manufacturer to Utah to reduce construction costs. | Initiative | Executive, Private | 1X, Under $1M |
| 32 | Establish a "home hardening" or "home adaptation" program to support communities in preventing the loss of, or reinstating, commercial insurance coverage. | Initiative | Local Govt | 1X or OG, Nominal Cost |
| 33 | Create a governor's Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing. | Initiative | Executive | Time & Effort |
| 34 | Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability. | Initiative | Local Govt, Private | Time & Effort |
| 35 | Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration. | Initiative | Local Govt, Non-Profit | 1X, Nominal Cost |
| 36 | Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans. | Investment | Legislature, Local Govt | Ongoing, Significant Cost |
| 37 | Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects. | Initiative | Local Govt, Private | Time & Effort |
| 38 | Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed. | Initiative | Non-Profit, Private | Time & Effort |
| 39 | Promote upstream, preventative housing interventions. | Initiative | Executive, Local Govt, Non-Profit | Time & Effort |
| 40 | Design and disseminate educational information around eviction prevention on foreclosure rental properties. | Initiative | Executive, Non-Profit | 1X, Nominal Cost |
| 41 | Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations. | Policy | Legislature | Time & Effort |
| 42 | Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code. | Policy | Legislature | Time & Effort |
| 43 | Build upon and expand the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers. | Investment | Legislature | 1X, Significant Cost |
| 44 | Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA. | Policy | Legislature | Time & Effort |
| 45 | Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to redevelopment of commercial land into housing. | Policy | Legislature | Time & Effort |
| 46 | Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs. | Investment | Legislature | OG, Significant Cost |

# Executive Summary

## EXECUTIVE SUMMARY

> ***Barriers to homeownership and affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream.***
>
> **- Governor Spencer J. Cox**

**Defining the Problem**

Everything that we care about as a society is predicated upon stable housing for our citizens—elementary school proficiency, high school graduation rates, college attendance and graduation rates, teen pregnancy rates, crime rates, community engagement and volunteerism, family stability, physical health and life expectancy, mental health, upward social mobility—all of these outcomes, and more, improve with housing stability and decline with housing instability.

We live in a state where our homeownership rate is 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median-priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI). These statistics equate to a wave of housing instability in our communities, which will cause predictable, but unwanted and unpleasant results for our state. We must increase housing stability by creating attainable ownership opportunities and affordable rental opportunities.

We are in the midst of a supply crunch in our housing stock. This lack of sufficient housing supply, with record breaking reduction in current housing stock turnover, has resulted in radical price increases unprecedented in the history of our state. While increasing the overall housing supply is essential to alleviating market pressures - and it does help ease prices through basic supply and demand dynamics—it is not sufficient enough to address the full scope of Utah's housing affordability crisis. Market-rate development often fails to meet the needs of lower-income households, creating a critical gap in the housing continuum.

This strategic plan recognizes that ensuring access to safe, stable, and affordable housing for all Utahns requires a multifaceted approach. While the plan is primarily focused on addressing the state's persistent housing supply deficit—a key driver of unaffordability and instability—it also underscores the essential role of subsidized and deeply affordable housing.

*The Gap*

Utah has 35,000 fewer homes than needed to meet demand today, and a projected need for 274,000 additional homes to meet demand over the next 10 years (GPI). The current market pace is expected to produce only 220,000 homes over that same time period (GPI). The state's housing challenges are further exacerbated when household income levels and affordability are

considered. In addition to being short on housing units overall, Utah has a significant undersupply of housing affordable to lower income households, those with Area Median Income (AMI) levels under 80%. Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.

This housing gap is a crisis for our state, and must be treated like a crisis. Addressing our urgent housing needs requires focused attention, collaboration, and resources. This effort will require both **private and public capital investments**, and **engagement in solutions by all stakeholders**—the executive and legislative branches of state government, local government, the building community, financial community, nonprofit partners, and the public at large.

**Defining Success**

*Vision*

Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options that provide access to opportunities and a high quality of life.

*Commitment*

We commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state's executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

*Administration Priorities*

Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in Wasatch Choice Vision, by the end of his second term (December 2028).

Housing is a complex issue that is affected by national and local trends and market forces, and overcoming housing challenges requires the engagement of a broad set of public, private, and community stakeholders. Gov. Cox is co-chairing a National Housing Crisis Task Force, which centers on actions that can be taken at the federal level. Our plan focuses on what can be done statewide and locally.

**About the Plan**

This document outlines an actionable work plan for policymakers across the state, with a prioritized list of tactics to move us toward achieving our collective housing vision.

*Target Audiences*

- Public capital and policy influencers - State legislature, executive branch
- Private capital and executors - Developers, banks, philanthropic entities
- Analysts and researchers - Housing and demographic experts
- Program executors - Executive branch agencies, targeted housing programs
- Local officials - Municipal and county government elected and appointed leaders responsible for planning communities
- Residents - Current and prospective homeowners, renters, and members of the public at large

*Phased Approach*

- *Phase I, September 2024 - January 2025* - Commence steering and technical committees; determine plan framework; establish a shared vision, guiding principles, and goals; gather information about potential strategies.
- *Phase II, April 2025 - December 2025* - Solicit input on Phase I deliverable; incorporate legislative, stakeholder, and public feedback; align plan with other housing efforts; analyze and prioritize recommended actions including performance metrics and tactics.
- *Ongoing Implementation and Updates* - Regularly review and update the plan in response to progress made and the changing environment. The housing plan is meant to be a living document to guide discussions about housing policy and strategies at the state and local levels.

**Utah's Housing Solutions**

This strategic plan was developed through a collaborative process that engages a broad spectrum of stakeholders. The first phase focused on the establishment of a set of shared goals, guiding principles, and framework for additional dialogue and consensus-based decision making in the second phase.

*Goals*

Stakeholders have identified three overarching goals for Utah's housing strategy:

Goal 1: Improve housing availability, affordability, and stability
Goal 2: Foster community well-being and quality of life
Goal 3: Seek consensus- and evidence-based policy and housing support solutions

*Guiding Principles*

The following guiding principles are intended to serve as guideposts for how Utah stakeholders resolve to work with one another to address our housing crisis. These principles describe both the "Utah Way" of problem solving and desired long-term outcomes for the state.

- Prioritize Collaboration Over Preemption
- Promote a Holistic and Regional Approach
- Collaborate Across Sectors
- Enable Connected Communities and Center-Based Development
- Acknowledge Cross-Issue Policy Alignment
- Maintain a Long-Range Vision
- Promote Opportunity and Inclusivity

- Recognize Complex Market Forces
- Consider Rural Context

*Metrics and Data*
Achieving the state's housing goals requires focusing our resources and policies where we can make the greatest impact. The following **Lead Metrics** have been identified as key data points to track Utah's progress toward meeting our housing goals. Terms in *italics* are defined in the glossary found in Appendix D. See Section 3, starting on page 6, for more information.

Affordable Housing Metrics
- Number of deed restricted rental units affordable to Utahns at or below 60% of *AMI*
- Number of deeply affordable units created for 30-60% *AMI*
- Number of new *starter homes* delivered to market, starting January 2024

Market-Rate Housing Metrics
- Percentage of Utah renters that are housing *cost-burdened*
- Percentage of Utah homeowners that are housing *cost-burdened*
- Percentage of *households* that can afford the median-priced home
- Share of homes (new and existing) affordable to each AMI group

General Housing Supply
- Total number of new housing units currently entitled, but limited by *infrastructure* deficiencies
- Total number of new housing units *permitted*
- Total number of *certificates of occupancy* issued
- Amount of time from a completed development application to the issuance of a building permit by project type
- Acreage of identified *non-productive public land,* excluding State Trust Lands and federally-owned lands

Housing Location and Connectivity
- Number of housing units within areas designated as city or town centers identified in regional visions, such as *Wasatch Choice*, or in *Station Area Plans* (SAPs) or *Housing Transit Reinvestment Zones* (HTRZs)
- The proportionate share of different housing types (housing mix) available in any given municipality or area

**Audit Recommendations Crosswalk**
While broader in scope and purpose, the Housing Strategic Plan is also a response to the *Performance Audit of Utah Housing Policy - A Case for Statewide Strategic Planning and Accountability* published by the Office of the Legislative Auditor General in November 2023.

| Audit Recommendation | Responses |
|---|---|
| *1.1 The Legislature should require the creation of a state-level strategic plan for housing in Utah. This plan should define success and include goals that specifically address the current housing shortage and forecasted population growth.* | **Housing Strategic Plan:**<br>Section 2. Vision, Goals, & Guiding Principles |
| *1.2 The Legislature should consider amending the land use, development, and management acts at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.* | **Housing Strategic Plan:**<br>Plan Tactic 41 |
| *1.3 With information gathered from strategic planning, the Legislature should consider the range of state-level policy options presented in this chapter to create a program to set and manage state-level housing production targets.* | **Housing Strategic Plan:**<br>Section 2. Vision, Goals, & Guiding Principles<br><br>**Administrative Priorities:**<br>Governor Cox has articulated a goal of delivering to market an additional 150,000 new housing units by the end of his second term. This overall goal includes 35,000 new starter homes and 40,000 new housing units within regional centers. |
| *2.1 The Legislature should consider whether to expand the moderate-income housing plan requirements to include forecasting benchmarks for household growth.* | **Housing Strategic Plan:**<br>Plan Tactic 44 |
| *2.2 The Legislature should consider options to increase zoning density on a wide scale within the state.* | **Housing Strategic Plan:**<br>Plan Tactic 8 |
| *2.3 The Legislature should consider policy options to craft additional penalties and incentives associated with housing planning and targets to better ensure local government compliance.* | **Housing Strategic Plan:**<br>Plan Tactic 6 |
| *3.1 As part of any statewide housing strategic planning, the Legislature should consider metrics to better track both actual and potential housing production.* | **Housing Strategic Plan:**<br>Section 3. Metrics, Data, & State Support Structures |

**HCR14 Crosswalk**

Similarly, this plan also responds to *House Concurrent Resolution Supporting Streamlining Utah Housing Policies* (HCR14, Rep. Whyte) enacted during the 2025 General Session of the Utah Legislature.

| HCR14 Resolutions | Responses |
|---|---|
| *NOW, THEREFORE, BE IT RESOLVED that the Legislature of the state of Utah, the Governor concurring therein, supports consolidating housing policies to more efficiently and effectively address the attainable homeownership shortage, implement recommendations from the 2023 housing policy audit, reduce redundancy, and streamline government.* | **Housing Strategic Plan:** Pages 18-19, + Inventory |
| *BE IT FURTHER RESOLVED that the Legislature and the Governor will involve stakeholders in the process of identifying programs to consolidate.* | **Housing Strategic Plan:** Pages 18-19, + Inventory |
| *BE IT FURTHER RESOLVED that the Legislature and the Governor commit to begin the process of identifying programs for streamlining during the 2025 interim.* | **Housing Strategic Plan:** Pages 18-19, + Inventory |

*Prioritized Tactics*
In Phase I, stakeholders identified  identify numerous potential tactics to address housing needs across the spectrum. Phase II of this plan delineates a prioritized list of potential tactics (policy changes, investments, or initiatives) available to the state's decision makers to address our housing challenges. Stakeholders propose these select tactics for further consideration and development because the tactics:

- Have significant potential impact on housing supply, affordability, and availability
- Have realistic implementation feasibility
- Align with the goals and guiding principles of this strategic plan
- Enjoy a basic level of consensus support for further policy discussions and implementation

**Please see Section 4 of the Utah Housing Strategic Plan for a list of prioritized tactic recommendations.**

**This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF). The LUTF will provide a list of additional recommended tactics for policy-makers' consideration.  The LUTF has met annually since 2007 and has produced more than 70 consensus-based policy recommendations since that time.**

GOVERNOR COX

UTAH LEGISLATURE

DRAFT

# Utah Housing

STRATEGIC PLAN

Built here.

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# UTAH HOUSING STRATEGIC PLAN

***"Barriers to homeownership and affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream."***

**- Governor Spencer J. Cox**

## 1. INTRODUCTION

**Defining the Problem**

Everything that we care about as a society is predicated upon stable housing for our citizens—elementary school proficiency, high school graduation rates, college attendance and graduation rates, teen pregnancy rates, crime rates, community engagement and volunteerism, family stability, physical health and life expectancy, mental health, upward social mobility—all of these outcomes, and more, improve with housing stability and decline with housing instability.

We live in a state where our homeownership rate is 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median-priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI). These statistics equate to a wave of housing instability in our communities, which will cause predictable, but unwanted and unpleasant results for our state. We must increase housing stability by creating attainable ownership opportunities and affordable rental opportunities.

We are in the midst of a supply crunch in our housing stock. This lack of sufficient housing supply, with record breaking reduction in current housing stock turnover, has resulted in radical price increases unprecedented in the history of our state. While increasing the overall housing supply is essential to alleviating market pressures - and it does help ease prices through basic supply and demand dynamics—it is not sufficient enough to address the full scope of Utah's housing affordability crisis. Market-rate development often fails to meet the needs of lower-income households, creating a critical gap in the housing continuum.

This strategic plan recognizes that ensuring access to safe, stable, and affordable housing for all Utahns requires a multifaceted approach. While the plan is primarily focused on addressing the state's persistent housing supply deficit—a key driver of unaffordability and instability—it also underscores the essential role of subsidized and deeply affordable housing.

*The Gap*

Utah has 35,000 fewer homes than needed to meet demand today, and a projected need for 274,000 additional homes to meet demand over the next 10 years (GPI). The current market pace is expected to produce only 220,000 homes over that same time period (GPI). The state's housing challenges are further exacerbated when household income levels and affordability are

considered. In addition to being short on housing units overall, Utah has a significant undersupply of housing affordable to lower income households, those with Area Median Income (AMI) levels under 80%. Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.

**The Spectrum of Housing Needs**

Utah's housing needs span a spectrum of housing types and affordability levels—from those experiencing or at risk of falling into homelessness, those who are employed but struggle to find safe, affordable, and stable housing, to those where market-rate housing is just out of reach or consumes an unsustainable portion of their household budgets. Additionally, rural areas have unique housing needs, especially areas that serve as gateways to major recreation destinations.

This housing gap is a crisis for our state. It must be treated like a crisis. Addressing our urgent housing needs requires focused attention, collaboration, and resources. This will require both **private and public capital investments**, and **engagement in solutions by all stakeholders**—the executive and legislative branches of state government, local government, the building community, financial community, nonprofit partners, and the public at large.

**Actions To Date**

In late 2023, Governor Cox set an ambitious goal to build 35,000 starter homes by 2028. To address housing affordability, land use, and transportation challenges in support of this goal, Utah has recently enacted several significant policies and investments:

Station Area Planning (SAP): This law mandates that cities with FrontRunner, TRAX, and Bus Rapid Transit (BRT) stations develop Station Area Plans. These plans are designed to bolster housing availability and affordability, economic growth, transportation connectivity, and environmental sustainability. As of September 2025, SAP has already led to the planning of 64,600 new housing units near existing state transit infrastructure.

Housing and Transit Reinvestment Zones (HTRZ): This tax increment financing tool specifically promotes higher-density and affordable housing development near transit hubs. It has been instrumental in planning 28,532 additional housing units that would not have been feasible otherwise.

First Home Investment Zones (FHIZ) & Home Ownership Promotion Zones (HOPZ):
FHIZ encourages owner-occupied, mixed-use projects, requiring at least 25% of the homes to be affordable. HOPZ also uses tax increment financing to boost home ownership, requiring at least 60% of homes built to be affordable.

Moderate Income Housing Plans (MIHP): To incentivize local cooperation, cities must submit effective housing construction plans to qualify for state transportation funds.

Utah Homes Investment Program (UHIP): A substantial $300 million has been allocated from the state transportation fund to offer 100% financing at below-market rates for developers building for-sale homes and condominiums. This program is expected to open new homeownership opportunities for thousands of Utahns in the coming years.

**An Action-Oriented Strategy**
This document is designed to serve as a work plan for policy and decision makers at all levels. The vision aims to keep us focused on the outcomes we want to achieve, the goals define success for the state, the guiding principles provide a policy evaluation rubric and guide collaborative decision-making, and the tactics offer a list of vetted, prioritized, and actionable next steps for policymakers.

This plan is intended to guide and inform future policy discussions regarding housing, including updating the Moderate Income Housing Plan (MIHP) requirements and the work of the CHA and the LUTF.

**Need for Ongoing Work**
Just as it took a decade to reach this crisis point, it will take time to achieve our housing vision. Phase I defined the shared goals, established a framework for how the state will tackle housing challenges, and inventoried available data, housing support structures, and potential implementation tactics. Phase II focused on recommending specific implementation tactics and strategies to accomplish our housing goals.

This plan will be updated at least every four years with new findings, tactics, best practices, case studies, and statutory guidance.

## 2. VISION, GOALS, & GUIDING PRINCIPLES

**Vision**
Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options.

**Commitment**
The contributors to this planning effort commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state's executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

**Administration Priorities**
Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in Wasatch Choice Vision, by the end of the second term (December 2028).

Housing is a complex issue that is affected by national and local trends and market forces, and overcoming housing challenges requires the engagement of a broad set of public, private, and community stakeholders. Gov. Cox is co-chairing a National Housing Crisis Task Force, which

centers on actions that can be taken at the federal level. Our plan focuses on what can be done statewide and locally.

Additionally, Utah continues to streamline government, improve permitting efficiency, and reduce unnecessary regulatory burdens, to accelerate the development of new housing and critical infrastructure—while still protecting public health and safety.

**Strategic Housing Goals**

***Goal 1: Improve housing availability, affordability, and stability***

Achieving success for this goal means:

- Increasing the number of smaller, less expensive, for-sale units to promote homeownership for all Utahns.
- Increasing Utah's housing stock to meet projected demand, population growth, and cultural and demographic shifts.
- Expanding housing supports and products to provide stable, safe, and affordable housing options for moderate- to low-income Utahns.
- Preventing homelessness by helping those with moderate- to low-incomes stay housed.
- Partnering across private and public sectors to utilize publicly-owned lands to expand housing potential.
- Identifying and improving process inefficiencies.

***Goal 2: Foster community well-being and quality of life***

Achieving success for this goal means:

- Coordinating housing, land acquisition, and infrastructure planning to provide essential services, maintain financial sustainability, and promote good asset management.
- Improving access to jobs, education, daily needs, and recreation; reducing overall household housing and transportation costs by focusing the most intense development in areas with existing or planned public investments.
- Designing neighborhoods that have diverse housing options to meet the needs of residents throughout their life stages.
- Expanding both infill and greenfield development, while promoting efficient development patterns that preserve natural and agricultural lands, clean air, and water.
- Understanding and sharing the regional impacts of local decisions.

***Goal 3: Seek consensus- and evidence-based policy and support solutions***

Achieving success for this goal means:

- Using data and evidence to guide policymaking.
- Striving for context- and people-sensitive solutions (consider geographic setting, Area Median Income (AMI) level, infrastructure capacity, etc.).
- Advancing solutions that have been vetted through this collaborative process.

**Guiding Principles**
The following guiding principles are intended to serve as guideposts for how Utah stakeholders resolve to work with one another to address our housing crisis. These principles describe both the "Utah Way" of problem solving and desired long-term outcomes for the state.

*Prioritize Collaboration Over Preemption* - Utah's housing stakeholders should aim for solutions that deliver mutual gains for a diverse set of stakeholders. Discussions should first fully exhaust the potential for collaborative, consensus-based solutions before state-mandated policy interventions.

*Promote a Holistic and Regional Approach* - Addressing housing challenges requires a comprehensive view, while still being sensitive to the context of local communities. This means coordinating efforts across municipalities and counties, as the decisions of one can affect another. It is necessary to consider how infrastructure investments and housing decisions can best serve a region's immediate and future needs. This coordination should include identifying cross-jurisdictional infrastructure financing opportunities.

*Collaborate Across Sectors* - Bringing together various sectors such as government, private industry, and non-profit organizations encourages shared responsibility and resource pooling. This collaborative approach leads to more effective and inclusive housing policies that benefit all community members. Collaboratively-developed decisions typically have greater implementation feasibility, buy-in, longevity, and are resistant to challenge.

*Enable Connected Communities and Center-Based Development* - Developments that are accessible, well-connected, and aligned with community resources enhance residents' quality of life. Development patterns should maximize existing and planned transportation and utility investments, create community anchors and gathering places, and serve as connection points to jobs and education. Enabling more growth to occur in centers also helps to preserve the character of surrounding suburban and agricultural areas. Centers in urban areas may include major intersections or transit station areas, while traditional "main streets" and historic settlements can serve as centers in more rural areas.

*Acknowledge Cross-Issue Policy Alignment* - HCR 11 (2024), *Concurrent Resolution Recognizing the Importance of Cross-Issue Growth Impacts* (B. Bolinder), encourages private, public, and community partners to consider a broad range of growth issues when making policy or funding decisions, including: water, natural ecosystems, housing, economic development, and transportation. When new housing is planned, stakeholders will consider the connections between housing and other policy areas and strive to advance shared goals.

*Maintain a Long-Range Vision* - Utah's housing strategy will take a long-term approach that anticipates future growth, demographic shifts, and meets the needs of future generations—while also striving for short-term wins.

*Promote Opportunity and Inclusivity* - Utah will strive to offer housing choices and opportunities for Utahns at all life stages and circumstances. This includes a diverse range of affordable housing options that are accessible to all income levels, age groups, physical abilities, and household sizes.

*Recognize Complex Market Forces* - Housing and financial markets are complex, and the interests of one sector may compete with that of another. Priority should be placed on fostering an environment that supports a fair balance. This means maximizing housing production, lowering the cost of housing, maintaining community safety, strengthening residential stability, protecting existing property values, and supporting profitable private investment—ultimately enhancing the success of communities, residents, and businesses.

*Consider Rural Context* - Rural communities may require housing solutions distinct from those in urban areas. Housing policy developed to target urban-specific challenges or opportunities should not be pushed forward as a statewide strategy. Rather, policy for rural areas should prioritize context-sensitive designs that integrate housing with local economies, agriculture, and natural landscapes. Densities should reflect the scale of rural areas, with flexibility to accommodate growth where infrastructure allows. Lot sizes should be appropriately sized for their intended purposes (single-family, backyard animals, or farming) to avoid inefficient use of land while preserving rural character and lifestyles. Implementation tactics should consider tiered requirements to reflect the varying capacity, infrastructure, and applicability to different municipal classifications. Recommended tactics for rural Utah should also reflect the pressures of tourism and the market forces influencing the construction industry in rural and resort-type communities.

## 3. METRICS, DATA, & STATE SUPPORT STRUCTURES

**Metrics**

Achieving the state's housing goals means that our resources and policies must focus on the opportunities that will have the greatest impact. Good data, performance metrics, accountability, and coordinated programs and supports will be critical to evaluating the success of our efforts. Collecting and reporting data requires time. Any new data policy or reporting considerations should balance the time and financial resources needed to achieve the data objective with the limited capacity of stakeholders to advance other steps of the housing process.

The following Lead Metrics have been preliminarily identified as key data points for tracking Utah's progress toward meeting our housing goals. Progress towards these metrics can be viewed on the Housing Metrics Dashboard located at governor.utah.gov/housing.

| LEAD HOUSING METRICS | | | | | |
|---|---|---|---|---|---|
| **Goal** | **Metric** | **Why It Matters** | **Reporting Entity** | **Reporting Frequency** | **Data Source** |
| NOTE: Terms in *italics* are defined in the glossary found in Appendix D. | | | | | |
| **Affordable Housing** | | | | | |
| 1 | **Deeply Affordable**<br>Number of new deeply affordable units created for 30-60% *AMI* | There is a significant shortage of available housing that is affordable to Utahns at the lowest income levels. Utahns that cannot find affordable housing can easily fall into homelessness. | Kem C. Gardner Policy Institute | Quarterly | Utah Affordable Housing Dashboard;<br>Utah Housing Corporation |
| 1, 2 | **Deed Restricted Rentals**<br>Number of deed restricted rental units affordable to Utahns at or below 60% of *AMI* | Deed restrictions cap rental costs to preserve long-term housing affordability for those at lower income levels. Utahns that cannot find affordable housing can easily fall into homelessness. | Kem C. Gardner Policy Institute | Quarterly | Utah Affordable Housing Dashboard;<br>Utah Housing Corporation;<br>National Housing Preservation Database |

| LEAD HOUSING METRICS | | | | | |
|---|---|---|---|---|---|
| **Goal** | **Metric** | **Why It Matters** | **Reporting Entity** | **Reporting Frequency** | **Data Source** |
| 1, 3 | **Share of Homes Available**<br>Share of homes (new and existing) affordable to each AMI group | Addressing Utahns' housing needs requires not only building more homes, but also ensuring those new homes are affordable to people at various income levels. | Kem C. Gardner Policy Institute | Quarterly | Kem C. Gardner Policy Institute, Utah Association of Realtors Database; US Census Bureau |
| 1 | **New Utah First Homes**<br>Total number of new *starter homes* delivered to market starting January 2024 | Homeownership creates greater stability and economic opportunity for households. Utah has a shortage of single family homes priced under $400,000. | Kem C. Gardner Policy Institute | Quarterly | Utah Association of Realtors Database; Utah Affordable Housing Dashboard |
| **Market Overview** | | | | | |
| 1, 2 | **Cost-Burdened Renters**<br>Percentage of Utah renters that are housing *cost-burdened* | Housing instability is exacerbated when households pay over 30% of their income on housing. | Kem C. Gardner Policy Institute | Quarterly | Utah Affordable Housing Dashboard |
| 1, 2 | **Cost-Burdened Owners**<br>Percentage of Utah homeowners that are housing *cost-burdened* | Housing instability is exacerbated when households pay over 30% of their income on housing. | Kem C. Gardner Policy Institute | Quarterly | Utah Affordable Housing Dashboard |

| LEAD HOUSING METRICS | | | | | |
|---|---|---|---|---|---|
| **Goal** | **Metric** | **Why It Matters** | **Reporting Entity** | **Reporting Frequency** | **Data Source** |
| 1, 3 | **Share of Utahns Priced Out**<br>Percentage of *households* that cannot afford the median-priced home | Homeownership creates greater stability and economic opportunity for households. | Kem C. Gardner Policy Institute | Quarterly | Utah Affordable Housing Dashboard; Home Mortgage Disclosure Act Data |
| **General Housing Supply** | | | | | |
| 1 | **Infrastructure Deficiencies**<br>Total number of new housing units currently entitled, but limited by *infrastructure* deficiencies | Many new homes are entitled by local governments, but are not being constructed. Deficiencies in infrastructure connections (water, sewer, roads) are often cited as the barrier. Tracking this metric will help us understand how big of a challenge this is, and will help us to prioritize the location of future infrastructure investments. | TBD | TBD | Currently unavailable. (see proposed approach below) |

| LEAD HOUSING METRICS | | | | | |
|---|---|---|---|---|---|
| **Goal** | **Metric** | **Why It Matters** | **Reporting Entity** | **Reporting Frequency** | **Data Source** |
| 1 | **Total New Units Permitted**<br>Total number of new housing units *permitted* | Permitted means a builder has started construction but the home is not yet available for sale or occupancy. Tracking new construction permits helps us understand how much new housing supply is being added. | Kem C. Gardner Policy Institute | Quarterly | Ivory-Boyer Construction Database |
| 3 | **Approval Times**<br>Amount of time from a completed development application to the issuance of a building permit by project type, such as:<br>● Single-family detached<br>● Multi-family<br>● Master-planned development | Delays at any point in the home building approval and construction process result in increased costs to the developer that are ultimately passed along to residents. Streamlining and speeding up approval times could result in more affordable housing for Utahns. Comprehensive data could help identify patterns and inform future policymaking. | TBD | TBD | Currently unavailable (see proposed approach below) |

| LEAD HOUSING METRICS | | | | | |
|---|---|---|---|---|---|
| **Goal** | **Metric** | **Why It Matters** | **Reporting Entity** | **Reporting Frequency** | **Data Source** |
| 1 | **Total C of O Issued**<br>Total number of *certificates of occupancy* issued | C of O means a home is ready to be sold and occupied, while *permitted* simply means a builder can start construction. Tracking how many new homes are available for occupancy provides a fuller picture of Utah's actual housing supply. | Local governments | Annually with MIHP report | Currently unavailable (see proposed approach below) |
| 1, 3 | **Vacant Public Parcels**<br>Total acreage of identified non-productive public land, excluding State Trust Lands and federally-owned lands | Land cost is a major factor in the cost of housing, and publicly-owned parcels can increase the amount of affordable, developable land. Understanding the location and size of publicly-owned parcels could highlight opportunities to construct housing on land that is subsidized through public ownership. | Utah Geospatial Resource Center and Governor's Office of Planning and Budget (63A-16-506) | Annually | Currently under development |

| LEAD HOUSING METRICS | | | | | |
|---|---|---|---|---|---|
| **Goal** | **Metric** | **Why It Matters** | **Reporting Entity** | **Reporting Frequency** | **Data Source** |
| **Housing Location and Connectivity** | | | | | |
| 1, 2 | **City/Town Center Units**<br>Number of housing units within areas designated as city or town centers identified in regional visions, such as *Wasatch Choice*, or in Station Area Plans (SAPs) or Housing Transit Reinvestment Zones (HTRZs) | Center-based development patterns help to preserve the character of single-family neighborhoods by directing most new growth and density into nodes or "centers" of activity. Centers are higher in density than surrounding areas, allowing them to maximize the value of infrastructure investments like public transit. They also often spur additional private investment in the area. | Associations of Governments | Quarterly | Urban Utah:<br>Housing Unit Inventory Dataset;<br>Utah Redevelopment Agency (RDA) Database<br><br>Rural Utah:<br>Not currently available (see proposed approach below) |

| LEAD HOUSING METRICS | | | | | |
|---|---|---|---|---|---|
| **Goal** | **Metric** | **Why It Matters** | **Reporting Entity** | **Reporting Frequency** | **Data Source** |
| 1, 2 | **Housing Mix**<br>The proportionate share of different housing types (housing mix) available in any given municipality or area | Housing diversity means housing accessibility for people in all stages of life. Communities that include a range of housing products (sizes and price points) can allow residents to find housing that meets their needs without having to leave their community and the social structures they have built there over time. | Utah Geospatial Resource Center and Kem C. Gardner Policy Institute | Quarterly | Urban Utah:<br>Housing Unit Inventory Dataset<br><br>Rural Utah:<br>Not currently available (see proposed approach to City/Town *Centers* below) |

**Data Availability**
Having good data is critical to be able to evaluate the effectiveness of any housing initiative or policy. Utah is fortunate to have many useful data sources available (see Appendix C). However, there are still data gaps and a lack of critical information necessary for a full understanding of the state's housing picture. Additional research and data are needed to determine the factors that influence the construction or delay of construction of homes and the effectiveness of recent housing policy.

**Recommendations: Data Development**
Data needs that should be prioritized for future investment and development include:

*Certificates of Occupancy* - A Certificate of Occupancy (C of O) is the final step in the process of planning, zoning, designing, approving, constructing, and making a new home available to prospective residents. Currently, tools exist to track many key steps of this process but not C of O, which would provide policymakers with the clearest picture of our progress toward our goal of increasing the state's housing supply. This could potentially replace or streamline other reporting efforts.

| Proposed Approach:<br>Total number of certificates of occupancy issued | |
|---|---|
| **Step 1 - Pursue legislation to require the collection and reporting of the number and address location of Certificates of Occupancy issued at the local government level.** | |
| 2026 General Session | Engage in the legislative process to update reporting requirements. |
| **Step 2 - Add reporting on the number and address location of Certificates of Occupancy into the annual MIHP report required by all cities and towns subject to the MIHP requirements.** | |
| Upon annual report deadline | Implement the change in reporting. |

*Approval Process Time* - For private homebuilding companies that must turn a profit, the faster a home can move from concept to sale, the better. At the same time, cities have a responsibility to their residents to protect health, safety, and welfare through the careful review and consideration of proposed projects, which takes time. Better understanding the amount of time taken from a development application to the issuance of a building permit could highlight imbalances between thoughtful review and moving projects forward. Providing this data source would require a new statewide system of reporting process milestones, and would need to be broken down into project types.

| Proposed Approach:<br>Amount of time from a completed development application to the issuance of a building permit by project type | |
|---|---|
| **Step 1 - Administrative Process Pilot**<br>**Identify 5-10 cities willing to participate in a pilot project to track subdivision and building processes by July 2026.** | |
| September 2025 | State to compile building type definitions from existing statute, GPI database, and Construction Monitor.<br><br>● Single-family detached,<br>● Multi-family:<br>  ○ Townhome project,<br>  ○ Typical podium-style apartment/condo,<br>  ○ High rise apartment/condo, and<br>● Master-planned development (zoning/land use plan, subdivision, permitting). |
| September 2025 | ULCT to identify cities that may already have software capability to capture and track the following process milestones and identify potential pilot start dates:<br><br>● Complete application submitted,<br>● Is this project covered under a DA or MDA? y/n,<br>● Preliminary plat approval,<br>● Final plat approval,<br>● Building permit issued,<br>● Initial inspection completed,<br>● Final inspection completed, and<br>● C of O issued.<br><br>The official pilot will run from July 2026 to July 2027, with monthly or quarterly reports. |
| October - November 2025 | State to meet with willing cities to discuss implementation of the pilot process.<br><br>● Ensure good representation of project types.<br>● Explore typical scale (total number of units) of projects being considered by pilot cities, and ensure differences in scale are reflected.<br>● Maintain a high level view of desired outcomes, tracking both the:<br>  ○ Number of projects completed in reasonable time, and<br>  ○ Number of housing units delivered to market. |

| Proposed Approach:<br>Amount of time from a completed development application to the issuance of a building permit by project type | |
|---|---|
| January 2026 | State to develop, with stakeholder input, a standardized template for data output report. Include a notes section to explain any timeline changes. |
| July 2026 | Cities begin tracking subdivision and building process data. |
| August 2027 | At the close of July 2027, conduct an analysis of collected data to determine what the pilot was/wasn't able to tell us. |
| **Step 2 - Statewide System Solution**<br>**Conduct an analysis to outline the product and implementation requirements of a comprehensive, statewide planning and development data tracking software.** | |
| Spring 2026 | Develop and release a request for information (RFI) to solicit information from multiple vendors to explore existing software capabilities, cost, and flexibility. |
| Summer 2026 | Conduct analysis of product vendor solutions versus a custom solution. |
| Summer 2026 | Develop a report with recommendations and product specifications for a potential request for legislative appropriation and a draft request for proposals to purchase software. |

*City and Town Center Units* - Focusing development in centers, or nodes of more intense investment and activity, makes cities more efficient by optimizing the use of existing infrastructure, which can help keep taxes low. Vibrant centers serve as memorable places that help give each community its unique identity and boost the local economy. When centers are strong focal points of a community, it reduces the pressure to expand into surrounding rural lands and existing single-family neighborhoods, preserving open spaces. This strategy also helps improve air quality and reduce traffic congestion.

We already have the ability to track the number and types of housing units in centers along the Wasatch Front using the Housing Inventory Explorer, created by the Wasatch Front Regional Council. This data does not exist for the rest of the state. While more rural areas do not have the same scale of centers, this development pattern still offers benefits and can be adapted to fit historic main streets and other rural-scale neighborhoods.

| Proposed Approach:<br>Number of housing units within areas designated as city or town centers identified in regional visions, such as Wasatch Choice, SAP, HTRZ | |
|---|---|
| **Step 1 - Identify Centers beyond the Wasatch Front** | |
| August 2025 | Finalized Wasatch Choice Vision Centers Work! explore creating an expanded set of rural center typologies. |
| Fall 2025 | State to meet with AOGs off the Wasatch Front to outline the concept of identifying centers. |
| Winter 2025 - Spring 2026 | AOGs meet with select cities and towns likely to explore potential center identification and boundaries. |
| Spring 2026 | Work with UGRC, AOGs, and local governments to identify and map center boundaries in GIS. |
| **Step 2 - Start Tracking Housing within Centers** | |
| Spring 2026 | Work with UGRC to convert the most recent County Assessor GIS tax parcel data into Housing Unit Inventory (HUI) point-based features. |
| Spring 2026 | Utilize this HUI data together with a GIS-base 'intersection overlay' analysis of the city and town centers identified by AOGs in partnership with the municipalities in their regions to calculate a baseline number of homes within each center. |
| Ongoing | Conduct an annual analysis and update the to the Housing Metrics Dashboard. |

*Underground Infrastructure Location and Capacity* - The availability and capacity of drinking, waste, storm, and secondary irrigation water infrastructure is a limiting factor to development potential. Impact fees can help cover the cost of infrastructure when development occurs in locations adjacent to existing development and the needed infrastructure connections are shorter in distance. However, these existing systems can only be extended so far and there is a threshold at which an entirely new system, including lift stations and treatment facilities, is needed.

Building regionalized infrastructure systems that are designed to meet the needs of both immediate and anticipated growth in the area can have significant capital, operational, and regulatory savings over time. However, constructing systems with the capacity necessary to meet future demands is often cost prohibitive and places an unfair burden on existing residents.

There is a need for a comprehensive and regional inventory of existing and needed infrastructure in areas projected for significant growth. This inventory would help decision makers better understand the impact infrastructure deficiencies have on development potential, and delineate

locations where regionalized systems would be beneficial. In addition to infrastructure, availability of water supply should also be considered.

| Proposed Approach:<br>Total number of new housing units currently entitled, but limited by infrastructure deficiencies | |
|---|---|
| **Step 1 - Calculate the number of currently entitled units** | |
| Fall 2025 | State, with stakeholder input, to define "entitled unit" and add to MIHP report instructions for local governments. |
| Following annual report deadline (currently August 1) | Compile data from MIHP report using qualtrics to produce a report that lists the number of entitled units by County and add to the Housing Metrics Dashboard. |
| **Step 2 - Identify infrastructure deficiencies** | |
| Winter 2025 | State to work with ULCT, UAC, and the Utah Association of Special Service Districts (SSDs) to explore the availability of existing utility infrastructure data sets that include:<br>● Service area boundaries<br>● Age of infrastructure, and<br>● Infrastructure capacity. |
| Spring/Summer 2026 | Utilizing the definitions of "system" infrastructure and "project" infrastructure from state statute, conduct a series of workshops with local governments and SSDs to:<br>● Identify and map infrastructure needs, and<br>● Continue to populate the Utah Project Portal with known infrastructure needs. |
| **Step 3 - Determine how many entitled units are being held up by infrastructure deficiencies** | |
| Summer 2026 | Conduct a GIS analysis, intersecting the number of entitled units and their locations with infrastructure service area boundaries.<br>**Harrisville City Example** |
| Align with scheduled quarterly dashboard updates | Report annually analysis findings to the Utah Housing Metric Dashboard. |

**Housing Support Structures Alignment**

The State of Utah has multiple housing support structures in place today. These include boards, grants and loans, other incentives, regulatory roles, and financing partners. There are also many regional, local, private, and non-profit organizations providing additional housing support. Each

program has funding and capacity limitations and some are limited in focus to specific populations. These constraints impact the number of families and individuals that can be supported by these programs.

Legislative and other stakeholders are in ongoing conversations about how to best streamline Utah's state housing structures. The outcomes of those discussions and any recommendations will be included in the final version of this Strategic Plan.

The following pages include an inventory of known housing support structures, their capacity, focus areas, and AMI targets.

# KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| ** Federal funds administered by state or local partners*<br>*** State funds administered by local partners* | | | | | | | | | | | | | |
| **FEDERAL PROGRAMS** | | | | | | | | | | | | | |
| Funding Source | HUD VASH Vouchers* | Veterans Experiencing Homelessness | 702 vouchers statewide | | X | X | | X | X | X | | | |
| Funding Source | Low Income Housing Tax Credit | | 2024:<br>9%: ~$106MM<br>4%: ~$140MM | Need to confirm these numbers | | | | X | X | X | | | X |
| Funding Source | HUD/Federal Financing Bank Risk Share Loan Program | | | This program might be threatened by the incoming administration. | | | | X | X | X | | | |
| Funding Source | Housing Opportunities for Persons With Aids (HOPWA) | People with AIDS and their families | $361,347 | not likely to be renewed in FY26 | X | X | X | X | X | X | X | | |
| Funding Source | USDA Single Family Housing Programs | Low to very low income households in Rural Areas of Utah | | Limited capacity to take on additional mortgages | | | | | X | X | | | X |
| Funding Source | Private Activity Bond | | $427 M | | | | | | X | X | | X | |
| Funding Source | USDA Mutual Self-Help Housing* | Low to very low income households in Rural Areas of Utah | | 9 Grantees in Utah / Limited Funds | | | | | X | X | | | X |
| Funding Source | Emergency Solutions Grant* | Homelessness | Utah: $1.38 M<br>SLC: $298,628<br>SLCO: $213,884 | | X | X | X | | | | | | |
| Funding Source | Recovery Housing Program (RHP) | Addiction Recovery | | | | | X | | | | | | |
| Funding Source | Community Development Block Grants* | | | | | | | X | X | X | | | |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| Funding Source | Section 8 Landlord Incentive Program | | | | | | | | X | | | | |
| Funding Source | HOME Investment Partnerships | | $2,998,928 | | | | | | | X | | | |
| Funding Source | National Housing Trust Fund | | $2,830,350 | | | | | | | X | | | |
| Funding Source, Project | Salt Lake Valley Coalition to End Homelessness (Salt Lake County Continuum of Care) | All individuals experiencing homelessness in the Salt Lake Valley | $10.3M | Federally designated body | X | X | X | X | X | | | | |
| Funding Source, Project | Mountainland Continuum of Care | All individuals experiencing homelessness in Utah, Wasatch, and Summit Counties | $1.9M | Federally designated body | X | X | X | X | X | | | | |
| Funding Source, Project | Balance of State Continuum of Care | All individuals experiencing homelessness in 25 counties | $2.5M | Federally designated body; subdivided into 11 local homeless councils | X | X | X | X | X | | | | |
| **STATE PROGRAMS (Funding Information from cobi.utah.gov)** | | | | | | | | | | | | | |
| Funding Source | State Low-Income Housing Tax Credit | | $10 M/year for 10 years | | | | | X | X | X | | | |
| Funding Source | Misc. State Owned Land | | ~96 acres of UDOT land, unknown for other state agencies | DNR, DFCM, UDOT, SITLA, etc. | X | X | X | X | X | X | X | X | X |
| Funding Source | Pamela Atkinson Homeless Account | Homeless | $1.8 M FY25 | | X | X | X | X | | | | | |
| Funding Source | Homeless to Housing Account | Homeless | $12.9 M FY25 | | X | X | X | X | | | | | |
| Funding Source | Office of Homeless Services - General Fund | Homelessness | $29.5 M Ongoing FY25<br>$35.5 M One-time FY25 | | X | X | X | X | | | | | |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| Funding Source | Homeless Shelter Cities Mitigation Account | Homelessness | $7.5 M GF FY25 | Local governments that do not host an eligible shelter deposit a portion of their local sales and use tax revenue into the account | X | X | | | | | | | |
| Funding Source | Olene Walker Housing Loan Fund | | $218.6 million<br>823 current loans | | | | | | | X | | | |
| Funding Source | Utah Housing Corporation Down Payment Assistance | Low- and Moderate-Income Homebuyers | $55MM (5 year annual average) | This is funded predominantly off of UHC's balance sheet. We now carry ~$200MM in outstanding DPA loans. | | | | | | | | X | |
| Funding Source | First Time Homebuyer Program | First-Time Homebuyers | ~$14MM remaining | This figure needs to be confirmed | | | | | | | | X | |
| Funding Source | Law-Enforcement First Time Homebuyer Program | Law Enforcement or Correctional Officers | ~$3MM remaining | This figure needs to be confirmed | | | | | | | | X | |
| Funding Source | Utah Homebuyer Veteran Grant | Veterans | $X M remaining | | | | | | | | | X | |
| Funding Source | Utah Homes Investment Program | Small to Medium Sized Builders | $300 M<br>$X M remaining | | | | | | | | | X | |
| Funding Source | Deeply Affordable Housing Grants | | State: $20 M<br>Federal: $85 M | | | | | X | | | | | |
| Funding Source | Attainable Housing Grants | | $5 M annually | | | | | X | | | | | |
| Funding Source | Rural Single Family Revolving Loan Fund | Rural Housing Devel | $2.25 M annually | | | | | | | | | | X |
| Funding Source | Rural Single Family Rehab | Housing Rehab | $500k annually | | | | | | | | | | X |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| Project | The Point (POMSLA) | Foster innovation and technological advancement, provide parks and open space, support economic opportunity and enhance Utahns' quality of life. | Total project area: 600 acres<br><br>Total units: 7,850<br><br>840 for sale<br>7,010 for rent | Currently going through a "rethink" will likely increase the number of for sale units | | | | | X | X | X | X | |
| Project | Mayflower (MIDA) | Honor military service members with recreational opportunities, boost local economy, and enhance community life | Total project area: 34 acres<br><br>140 affordable units, and up to 660 market rate units | | | | | | | X | X | X | X |
| Project | Falcon Hill Aerospace Research Park (MIDA) | Drive innovation and growth outside of Hill Air Force Base, support military readiness, and support aerospace industry | | | | | | | | | | | |
| Project | Utah Fairpark Area Investment and Restoration District | HB562 (2024): Encouraging and facilitating development to provide economic and other benefits to the area, region, and state | Total project area: 276 acres | Includes lands not expected to be available for housing, such as state office buildings and Fairpark | | | | | | X | X | X | |
| Project | Capital City Revitalization Zone | SB272 (2024): improvement, or restoration of project area for pedestrian and traffic flow, aesthetic, entertainment, recreational, and safety purposes | Total project area: No greater than 100 acres | Includes lands not expected to be available for housing, such as Salt Palace, Delta Center, Abravanel Hall | | | | | | X | X | X | |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| Project | Utah Inland Port & Satellite Project Areas (UIPA) | Use of Tax Differential to Support Housing | Housing may be included within any of the UIPA Project Areas | Includes lands not expected to be available for housing | | | | | X | X | X | X | X |
| REGIONAL / LOCAL PROGRAMS | | | | | | | | | | | | | |
| Funding Source | Local CRA/RDA funding | | unknown | TIF financing to incentivize new multi-family housing construction | | | | x | x | x | X | x | |
| Funding Source | Municipal, School, or Utility Owned Land | | unknown | | | | | | | | | | |
| Funding Source | UAC Housing Foundation | Varies based on individual county needs | Unknown, growing | | | | | | X | X | X | X | X |
| Project | Housing Connect Salt Lake County | Low Income | | | | | | | X | | | | |
| Funding Source | Housing and Transit Reinvestment Zones (HTRZ) | Transit Oriented Development | 80K potential new units | TIF financing to incentivize new multi-family housing construction | | | | | | X | X | | |
| Funding Source | First Home Investment Zone (FHIZ) | | | TIF financing to incentivize starter home construction | | | | | | | X | X | |
| Funding Source | Home Ownership Promotion Zone (HOPZ) | | | TIF financing to incentivize starter home construction | | | | | | | | X | X |
| Project | Salt Lake City Housing Stability | | | | | | | | | | | X | |
| Project | Utah Regional Housing | | | | | | | | | | | | |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| **Mutual Self Help Programs:** | | | | | | | | | | | | | |
| Project | Mutual Self Help R6 AOG | Self-Help/ Sweat equity ownership | ~6 homes/year | Limitations:: cost of land & infrastructure | | | | | | | | | X |
| Project | Self Help Homes – Utah, Wasatch, and Washington Counties | Self-Help/ Sweat equity ownership | ~65 homes/year | Limitations:: cost of land & infrastructure | | | | | X | X | | | |
| Project | Mutual Self Help Ground Up Construction / Single Family Housing Rehab (SERDA) | Self-Help/ Sweat equity ownership | ~6+ homes/year | Limitations:: cost of land & infrastructure | | | | | X | X | | | X |
| Project | Community Rebuilds Self Help Program | Self-Help/ Sweat Equity ownership | ~6-8 homes/year | Limitations:: cost of land & infrastructure | | | | | X | X | | | X |
| Project | Self Help – Neighborhood Nonprofit Housing | Self-Help/ Sweat equity ownership; Repairs; Counseling | ~20 homes/year | Limitations:: cost of land & infrastructure | | | | | X | X | | | |
| Project | Self Help – Housing Authority of Southeastern Utah (HASU) | Self-Help/ Sweat equity ownership | 6 homes/year | Limitations:: cost of land & infrastructure | | | | | X | X | | | X |
| Project | Self Help Tooele County Housing Authority | Self-Help/ Sweat equity ownership; CROWN | 6-8 homes/year | Limitations:: cost of land & infrastructure | | | | | X | X | | | X |
| Project | Mutual Self Help – Mountainlands Community Housing Trust (MCHT) | Self-Help/Sweat equity ownership | 6 homes/year | Limitations:: cost of land & infrastructure | | | | | X | X | | | |
| Project | Mutual Self-Help – Uintah Basin Association of Government (UBAOG) | Self-Help/Sweat equity ownership | 6-8 homes/year | Limitations:: cost of land & infrastructure | | | | | X | X | | | |
| **Local Housing Authorities:** | | | | | | | | | | | | | |
| Project | Salt Lake City Housing Authority | | 3,635 families 6,960 on waitlist 5-6 year wait | | | | | X | X | X | | X | |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| Project | West Valley Housing Authority | | 537 families<br>3,426 on waitlist<br>3-5 year wait | | | | | X | X | X | | | |
| Project | Tooele County Housing Authority | | 200 families<br>800 on waitlist<br>3.5 year wait | | | | | X | X | X | | | |
| Project | Housing Authority of Utah County | | 1,047 families<br>6,312 on waitlist<br>3+ year wait | | | | | X | X | X | | | |
| Project | Provo Housing Authority | | 893 families<br>2,022 on waitlist<br>9-18 month wait | | | | | X | X | X | | | |
| Project | Davis County Housing Authority | | 900 families<br>1,200 on waitlist<br>2+ year wait | | | | | X | X | X | | | |
| Project | Weber County Housing Authority | | 243 families<br>1,380 on waitlist<br>2 year wait | | | | | X | X | X | | | |
| Project | Cedar City Housing Authority | | 282 families,<br>104 on waitlist<br>12-14 month wait | | | | | X | X | X | | | |
| Project | St George Housing Authority | | 375 families,<br>83 on waitlist<br>3-5 year wait | | | | | X | X | X | | | |
| Project | Housing Authority of Ogden | | 1,127 families<br>3,300 on waitlist<br>2+ year wait | | | | | X | X | X | | | |
| Project | Logan City and Bear River Housing Authority AOG | | 612 families<br>700 on waitlist<br>1+ year wait | | | | | X | X | X | | | |
| Project | Housing Authority of Carbon-Emery Counties | | 244 families<br>107 on waitlist<br>6-9 month wait | | | | | X | X | X | | | |
| Project | Beaver City Housing Authority | | 33 families<br>41 on waitlist<br>6-12 month wait | | | | | X | X | X | | | |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| Project | Roosevelt Housing Authority | | 65 families<br>30 on waitlist<br>1-5 year wait | | | | | X | X | X | | | |
| Project | Housing Authority of Southeastern Utah | | 73 families<br>39 on waitlist<br>1-4 month wait | | | | | X | X | X | | | |
| Project | Millard County Housing Authority | | | | | | | X | X | X | | | |
| Project | Myton City Housing Authority | | | 435-722-5002<br>Helps those who are 50% of the AMI or less in the specific area | | | | X | X | X | | | X |
| Project | Navajo Nation Housing Authority | Most popular programs: Public Rental Program and the Homeownership Program | | | | | | X | X | X | | | |
| Project | NW Band of Shoshone Nation Housing Authority | Rental assistance, housing assistance, closing costs | | | | | | X | X | X | | | |
| Project | Paiute Tribal Housing Authority | Rental assistance, Low Rent Program | Low rent programs serves 163 units; Rental assistance program serves 86 households | Also offers Resident Opportunity and Self Sufficiency program | | | | X | X | X | | | |
| Project | White Mesa Ute Council | | | | | | | X | X | X | | | |
| Project | Ute Indian Tribe | Low income Native American families | | Offers rental assistance, homeownership opportunities, housing rehabilitation, emergency shelter assistance | | | | X | X | X | | | |
| PRIVATE & NON-PROFIT PROGRAMS | | | | | | | | | | | | | |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| Funding Source | Philanthropic organizations and private donations | | | | X | X | X | X | X | X | | | |
| Funding Source | Utah Housing Preservation Fund | Grant for repair or rehabilitation of housing owned or occupied by low and very low-income rural citizens | 768 units preserved to date, no upper cap of potential | Awarded annually<br><br>10:1 leverage rate for state investment | | | | X | | | | | |
| Project | Utah Community Action & Head Start | | | | | | | | X | | | | |
| Project | Utah Non-Profit Housing Corporation | | | | | | | | X | | | | |
| Funding Source | CROWN (Credits-to-Own) | | 32 homes in progress | | | | | | | | | X | |
| Funding Source | Rocky Mountain Homes Fund | Healthcare, education, public service employees and veterans | 120 families in homes now, no upper cap of potential | 10:1 leverage rate for state investment | | | | | | X | | | |
| Funding Source | Community Development Corporation of Utah | | | | | | | | | | | X | |
| Funding Source | NeighborWorks SLC - Down Payment Assistance | | | | | | | | | | | X | |
| Funding Source | NeighborWorks SLC - Home Improvement Loans / Grants | | | | | | | | | | | X | |
| Funding Source | NeighborWorks SLC - Affordable Housing Mission Investment Loan Fund | | | | | | | | | | | X | |
| Funding Source | Rocky Mountain Community Reinvestment Corporation | Low- and moderate-income families | Has originated over $189 million in 129 CRA-qualified loans to fund the development of 7,500+ apartment homes | | | | | | X | X | | | |

## KNOWN EXISTING HOUSING SUPPORT STRUCTURES

| FUNDING SOURCE or PROJECT | PROGRAM NAME | SPECIAL FOCUS | PROGRAM CAPACITY | ADDITIONAL NOTES | Homelessness | | | | Affordable Housing | | Market Rate (Attainable) Housing | | Rural |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unsheltered Homeless/ Sheltered | Rapid Housing | Transitional Housing | Permanent Supportive Housing | Subsidized Housing | Affordable Restricted | Market Rental Housing | Home Ownership | Rural and Resort Housing |
| | | | | | 0-30% AMI | 0-30% AMI | 0-30% AMI | 0-40% AMI | 0-60% AMI | 61-139% AMI | 140% + AMI | 140% + AMI | 0-140% + AMI |
| Project | NeighborWorks Mountain County Home Solutions | Renter and Owner Counseling | | | | | | | X | X | X | X | X |
| **Community Land Trusts:** | | | | | | | | | | | | | |
| Project | NeighborWorks SLC - Community Land Trust | | | | | | | | | | | X | |
| Project | Moab Area Community Land Trust | | | | | | | | | | | X | X |
| Project | Mountainlands Community Land Trust | | | | | | | | | | | X | X |
| Project | Utah Community Land Trust | | | | | | | | | | | X | X |
| **Habitat for Humanity Chapters:** | | | | | | | | | | | | | |
| Project | Northern Utah Habitat for Humanity | Sweat equity home ownership and repair | | | | | | | X | X | | | X |
| Project | Habitat for Humanity of Southern Utah | Sweat equity home ownership and repair | | | | | | | X | X | | | X |
| Project | Habitat for Humanity Utah County | Sweat equity home ownership and repair | | | | | | | X | X | | | |
| Project | Habitat for Humanity Summit and Wasatch Counties | Sweat equity home ownership and repair | | | | | | | X | X | | | X |
| Project | Habitat for Humanity for the Greater Salt Lake Area | Sweat equity home ownership and repair | | | | | | | X | X | | | |
| Project | Fuller Center for Housing (Castle Country Chapter) | Home repair | | | | | | | X | X | | | X |

## 4. PRIORITIZED TACTICS MENU

Phase I of this strategic planning process included a literature review and the identification of over 200 individual tactics that could be implemented to help address Utah's housing needs. Phase II refined, consolidated, analyzed, and prioritized these tactics.

Tactics advanced are those that were deemed to:

- Have significant potential impact on housing supply, affordability, and availability
- Have realistic implementation feasibility
- Align with the goals and guiding principles of this strategic plan
- Enjoy a basic level of consensus support for further policy discussions and implementation

Hundreds of additional tactics were considered as part of this process but were excluded from the final list of recommendations. Tactics not included are those with:

- No stakeholder consensus to support further policy discussion
- Tactics with low potential impact on housing supply, affordability, or availability

The tactics on the following pages are organized into three groups:

- **Top Priority Tactics - 5 total**
- **Priority Tactics - 10 total**
- **Additional Tactic Recommendations - 31 total**

**This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF). The LUTF will provide a list of additional recommended tactics for policymakers' consideration. The LUTF has met annually since 2007 and has produced more than 70 consensus-based policy recommendations since that time.**

**Tactics with a Delicate Arch icon originated in a rural and resort area working group.**

## TOP PRIORITY TACTICS

**Tactic numbers are provided for ease of reference only and do not represent a rank ordering.**

| 1 | Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing. |
|---|---|

**Problem:**
As Utah grows, land availability becomes more limited and expensive. The cost of land is a major factor in the end cost of new housing.

**Solution:**
Over 70% of the land in Utah is publicly owned. This includes federal, state, and local ownership including school districts and utilities. Some of these parcels may be appropriate for future housing. The state should consider a variety of strategies to utilize this land for housing while retaining public ownership. This could include creating a state land trust, joint-development agreements, or long-term leases. Homes can also be deed restricted to maintain their affordability.

**Other Considerations:**

- Consider land with immediate access to infrastructure and existing development.
- Parcel identification should be driven by local players for buy-in and knowledge.
- Place controls on new housing to ensure long-term affordability.
- Partner with private or nonprofit developers.
- Community land trusts can be created by the state, nonprofit organizations, local government, or private individuals.

**Goal:**
Goals 1 and 2

**Tactic Type:**
New Initiative

**Implementation Lead:**
Executive Branch

**Cost:**
One-Time, Nominal Cost

| 2 | Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master planned developments which may be repaid by development. |
|---|---|

**Problem:**
Many thousands of housing units have been entitled by local governments, but have not yet been constructed due, in part, to infrastructure deficiencies. Some of these areas would be best served by large, regional infrastructure systems, but neither the cities nor individual developments can bear the full cost of the necessary investments. Others require upsizing and replacing aging infrastructure to support additional density.

**Solution:**
Increase funding to the existing State Infrastructure Bank or create a new fund to offer low interest loans to local governments for the construction of infrastructure needed to support additional development.

**Other Considerations:**
Expansion and refinement of the existing program should:

- Offer more favorable terms for moderate income housing and more cost-effective development patterns (e.g. city and town centers).
- Prioritize large regional investments to support new master planned developments, upsizing existing infrastructure to accommodate additional density, and promoting transit oriented development.
- Prioritize redevelopment of centers (station area plans, HTRZs) and other opportunities for high density infill.

**Goal:**
Goals 1 and 2

**Tactic Type:**
Strategic Investment

**Implementation Lead:**
Executive Branch
Local Government

**Cost:**
One-Time or Ongoing, Significant Cost

| 3 | Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects; may be repaid by development. |
|---|---|

**Problem:**
Developers frequently face challenges securing financing for affordable housing projects due to high land prices, increasing construction costs, and limited availability of low-interest capital. Without ongoing financial support, many proposed developments are delayed or never begin, increasing the shortage of affordable housing for low- to moderate-income households. The Olene Walker Housing Trust Fund

**Goal:**
Goal 1

**Tactic Type:**
Strategic Investment

| | |
|---|---|
| (OWHTF) provides critical support, but its current funding sources are not sufficient to meet growing housing needs.<br><br>**Solution:**<br>Establishing ongoing funding for a revolving loan fund would provide developers with access to low- or zero-interest loans, reducing financial barriers to the acquisition and development of affordable housing.<br><br>**Other Considerations:**<br>● Establish clear loan criteria and coordinated oversight to ensure projects deliver affordable housing outcomes and prioritize those that serve low-income populations.<br>● Potential revenue streams include: alcohol sales tax, transfers from residual unclaimed property funds for properties above a certain acreage, portions of settlement proceeds, vacancy taxes, registration fees, sales tax from medical marijuana, or a new local option sales tax. | **Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>One-time or Ongoing, Significant Cost |

| 4 | Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding. |
|---|---|
| **Problem:**<br>Four distinct agencies administer state and federal programs related to housing, and several boards. The current structure has overlapping responsibilities, duplicated administrative functions, and the use of separate resources for similar tasks. Individuals, developers, and city leaders seeking assistance must navigate a complex administrative web.<br><br>**Solution:**<br>Restructure the offices, agencies, and boards that are associated with housing, so they are all in one unified structure.<br><br>**Other Considerations:**<br>● Consider creating a position that is accountable for all the state's housing programs and policies and can carry out a cohesive, comprehensive strategy. | **Goal:**<br>Goal 3<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Executive Branch<br>Legislature<br><br>**Cost:**<br>One-Time, Nominal Cost |

| 5 | **Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.** |
|---|---|

**Problem:**
Many smaller communities are facing significant growth pressures and have limited planning personnel on staff. These communities have not yet had the resources to develop an expertise in managing large scale housing development projects. This lack of expertise and resources can slow down the implementation of new, high-quality housing development.

**Solution:**
Establish housing-specific technical assistance programs to support smaller communities with training, educational resources, and technical assistance. With support, these communities can better serve both their residents and developers in reviewing, approving, and guiding new development proposals. Support may include a pool of technical consultants, planners, and engineers available to expand local capacity as directed by the local government.

**Other Considerations:**
- Consider tapping into private development resources to fund this program, while still maintaining local direction and control.
- Training opportunities should be available to planning commissioners, council members, and commissioners in addition to city and county staff.

**Goal:**
Goals 1, 2, and 3

**Tactic Type:**
New Initiative

**Implementation Lead:**
Legislature

**Cost:**
One-time or Ongoing,
Under $1M

## PRIORITY TACTICS

**Tactic numbers are provided for ease of reference only and do not represent a rank ordering.**

| 6 | **Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums.** |
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**Problem:**
Local governments are sometimes reluctant to utilize all tools available to them (upzoning, relaxing development regulations, etc.) to maximize the development of new housing. This can be a result of public anti-growth pressure or other reasons. Current zoning regulations may limit the development of diverse, affordable housing options, focusing more on overall housing supply than true affordability.

**Solution:**
The state has several grant and funding programs that could be leveraged to encourage voluntary implementation of pro-housing policy at the local level. The state already prioritizes access to transportation funding for cities meeting Moderate Income Housing Plan requirements. Pro-housing zoning could include regulations designed to:

- Target affordability directly, not just housing quantity.
- Align zoning with long-term community and equity goals.
- Ensure changes are data-driven and balanced.

**Other Considerations:**

- Grant programs that could be leveraged as an incentive include: UDOT planning grants, outdoor recreation grants, economic development grants, and water infrastructure grants.
- Evaluate and revise zoning regulations with a focus on affordable, diverse, and attainable housing options that meet the needs of all community members.
- Utilize the Land Use Task Force to inform policy changes, and balance promoting affordability with community development goals.

**Goal:**
Goals 1 and 2

**Tactic Type:**
Policy Change

**Implementation Lead:**
Legislature

**Cost:**
Time & Effort

| 7 | Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings. |
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| **Problem:**<br>Traditional housing includes purchasing both the housing structure and the land it sits upon, which pushes the cost of many homes out of reach for first time homebuyers.<br><br>**Solution:**<br>Shared equity housing models offer innovations in pricing and financing to lower the cost of entry into homeownership. Community land trusts allow for a housing structure to be sold independently from the land underneath, which remains held in trust by a government, private, or non-profit partner. Similarly, limited equity cooperatives allow a resident to purchase a "share" in a housing development that allows them permanent residence at a lower cost than traditional housing. In both scenarios, the home or housing share can generate equity and be sold for a profit.<br><br>**Other Considerations:**<br>● Consider prioritizing access to shared equity models for public servants and first responders.<br>● The OPRO Land Use Training Fund could be a potential funding source for this study. | **Goal:**<br>Goals 1 and 3<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Executive Branch<br><br>**Cost:**<br>Time & Effort |

| 8 | Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc. |
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| **Problem:**<br>Utah has a shortage of available housing units to meet project demand. As Utah grows, land availability becomes more limited and more expensive. New housing is needed in areas of new development and growth, and in already developed areas.<br><br>**Solution:**<br>Adding accessory dwelling units (ADUs) to existing residential lots is a tool to increase the number and density of housing in a neighborhood without creating significant impacts to neighborhood character. Internal ADUs are already allowed by right in Utah, and the state could apply a similar approach to | **Goal:**<br>Goals 1 and 2<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature |

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| external or detached ADUs.<br><br>**Other Considerations:**<br>• Consideration should be given to design standards, owner-occupancy requirements, and infrastructure impacts.<br>• These factors must be considered along with the broader land use and housing strategies currently being studied. | **Cost:**<br>Time & Effort |

| 9 | Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010. |
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| **Problem:**<br>Affordable housing development is hindered by limited and uncertain long-term financial incentives. State tax credits are often underused or lose impact due to sunset dates, creating unpredictability that reduces investor confidence and slows both development and preservation efforts.<br><br>**Solution:**<br>By removing the sunset date from existing state housing tax credits and allowing local governments to establish their own, Utah can provide more stable and flexible financial incentives. This would encourage greater private-sector investment and long-term planning in affordable housing development and preservation efforts. | **Goal:**<br>Goal 1<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Time & Effort |

| 10 | As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions. |
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| **Problem:**<br>Utah struggles to fully utilize federal housing funds due to limited coordination and misalignment between funding sources and local capacity. This leads to missed opportunities, inefficiencies, and delays—especially in smaller or rural communities with limited resources to navigate complex funding processes. | **Goal:**<br>Goal 3<br><br>**Tactic Type:**<br>New Initiative |

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| **Solution:**<br>Utah can more effectively leverage federal, state, and other housing grants and resources to support regional projects and housing priorities. A designated state agency or coordinating body should lead out to align efforts across agencies and regions through bringing stakeholders together for regular meetings, discussing specific projects, and simplifying application and allocation processes.<br><br>**Other Considerations:**<br>● Capacity gaps, especially in smaller or rural communities, may require technical support and training.<br>● Addressing these gaps will require greater collaboration and consistent communication among state, regional, and local stakeholders to effectively pursue and allocate funding opportunities. | **Implementation Lead:**<br>Legislature<br>Executive Branch<br><br>**Cost:**<br>Time & Effort |

| 11 | Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives. |
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| **Problem:**<br>Supportive housing options for individuals with severe mental illness, disabilities, and those who require full-time care are limited. Medicaid resources exist but are underused due to low awareness, fragmented coordination, and complex processes for qualification.<br><br>**Solution:**<br>Continue and enlarge the coordinated approach between state Medicaid programs and supportive housing providers to improve access, streamline project qualification, and connect funding streams (including HRSS and traditional Medicaid) to housing initiatives. This coordination includes proactive outreach, education, partner engagement, and process simplification to ensure eligible populations can benefit from available resources.<br><br>**Other Considerations:**<br>● Determine who is the best agency/leader to spearhead the effort.<br>● Explore potential legislative appropriations to expand supportive housing capacity.<br>● Engage key partners across health, housing, and human services sectors to align strategies and | **Goal:**<br>Goals 2 and 3<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Executive Branch<br><br>**Cost:**<br>Time & Effort |

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| maximize impact.<br>• Build awareness among housing developers, service providers, and local governments about Medicaid funding opportunities. | |

| 12 | Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints. |
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| **Problem:**<br>New growth and housing in the state will eventually hit a natural limit established by our natural water supply. Water availability also impacts our agricultural economy and the health of natural ecosystems like the Great Salt Lake. We currently have no direct and defensible answer to the question of how water will impact our growth. This limits the effectiveness of the state's long range planning and policymaking.<br><br>**Solution:**<br>Analyze the impact of water supply on future growth, drawing upon the following resources:<br>• GOEO, Development Capacity and Market Analysis<br>• Local government general plans<br>• DWRe, Utah Water Related Land Use dataset, and State Water Plan<br>• DWRi, Water Duty map<br>• Wasatch Choice Vision<br>• Envision Utah, Development "Rule of Thumb" study<br>• GSL Strategic Plan<br>• Prepare 60, water delivery plans<br>• GPI, Utah population projections<br><br>**Other Considerations:**<br>• This study must clearly articulate any assumptions made in calculating water availability constraints.<br>• Consider estimated water requirements for different types of housing (e.g. SF detached, condo, townhome, etc.) | **Goal:**<br>Goal 2<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Executive Branch<br><br>**Cost:**<br>One-time, Under $1M |

| 13 | Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax. |
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| **Problem:**<br>Available housing stock is diminished when homes are turned into short-term rentals, especially in resort communities that lack workforce housing options.<br><br>**Solution:**<br>Implementing reasonable, minimum regulations for short-term rentals aims to put landlords on an even playing field, promote health and safety, provide more accurate data on number of permits, ease monitoring and compliance, and aid in TRT collection. These efforts will help inform future conversations about potential short term rental tactic actions. | **Goal:**<br>Goals 1 and 2<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br>Local Government<br><br>**Cost:**<br>Time & Effort |

| 14 | Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including the benefits of center-based development patterns. |
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| **Problem:**<br>Many parts of the state on the edges of urban development are just a few years away from experiencing increased development pressure as available land becomes more scarce and growth expands outward. Many of these communities are unprepared for the growth and do not have the resources to undertake proactive growth planning, such as updating older ordinances and regulations, or planning infrastructure expansion. Utilize these opportunities to provide education to city leaders, staff, and the general public about housing facts and opportunities.<br><br>**Solution:**<br>The state could partner with AOGs or non-profit organizations to undertake collaborative planning and | **Goal:**<br>Goals 2 and 3<br><br>**Tactic Type:**<br>Strategic Investment<br><br>**Implementation Lead:**<br>Local Government<br>Non-Profit |

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| public visioning processes for key areas. Support could come through in-kind technical support, planning grants, or convening power.<br><br>**Other Considerations:**<br>• Note that this tactic focuses on long-range, regional or sub-regional visioning, and is distinct from the tactic to offer additional technical support for day-to-day housing planning. | **Cost:**<br>One-time, Under $1M |

| 15 | Require all publicly funded housing to maintain affordability through long term deed restrictions. |
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| **Problem:**<br>Newly developed homes are often not affordable for low- to moderate-income Utahns, and current affordable housing does not always stay affordable over time.<br><br>**Solution:**<br>Require deed-restrictions for all new publicly-funded housing programs to guarantee the long-term affordability of newly developed homes.<br><br>**Other Considerations:**<br>• Publicize and provide training on current tools by offering education resources on best practices, lists of partners, information toolkits, and support resources to overcome hurdles of capacity, compliance, and technical skills.<br>• Deed restrictions could be offered for a variety of lengths of time, from 55 years (LITEC) to 99 years, or 40 years with reevaluation every 10 years. | **Goal:**<br>Goals 1 and 3<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Time & Effort |

## ADDITIONAL TACTIC RECOMMENDATIONS

**Tactic numbers are provided for ease of reference only and do not represent a rank ordering.**

| 16 | Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions. |
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| **Problem:**<br>Utah struggles to fully utilize federal housing funds due to limited coordination and misalignment between funding sources and local capacity. This leads to missed opportunities, inefficiencies, and delays—especially in smaller or rural communities with limited resources to navigate complex funding processes.<br><br>**Solution:**<br>Utah can more effectively leverage federal, state, and other housing grants and resources to support regional projects and housing priorities. A designated state agency or coordinating body should lead out to align efforts across agencies and regions through bringing stakeholders together for regular meetings, talking about specific projects, and simplifying application and allocation processes.<br><br>**Other Considerations:**<br>Capacity gaps, especially in smaller or rural communities, may require technical support and training. Addressing these gaps will require greater collaboration and consistent communication among state, regional, and local stakeholders to effectively pursue and allocate funding opportunities. | **Goal:**<br>Goal 3<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Executive Branch<br><br>**Cost:**<br>Time & Effort |

| 17 | Review and revise, if necessary, state code 17C-1-142 regarding RDA/CRA affordable housing set aside to include additional possibilities to expedite the use of those funds to create more affordable housing. |
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| **Problem:**<br>For redevelopment projects of certain parameters, cities are required to set aside 20% of anticipated tax differential revenue for purposes of building or replacing affordable housing. Code specifies that the city must spend, encumber, or allocate this funding within six years of receiving it. Looking at municipal budgets submitted to the state annually may indicate substantial carry over fund balance from year to | **Goal:**<br>Goals 1 and 2<br><br>**Tactic Type:**<br>Policy Change |

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| year, which would suggest funds are not being deployed as timely as possible. However, other factors may also be contributing to build up of the fund balances such as generally challenging housing market forces.<br><br>**Solution:**<br>Additional flexibility and reporting requirements in state code could encourage more timely utilization of these funds. The GOEO RDA Database could require more detailed reporting on project housing allocations, such as the reports already required by the State Auditor. Eligible housing projects could be expanded to include a wider range of targeted income levels (e.g. up to 120% AMI), or funds could be used for infrastructure to support the addition of new housing.<br><br>**Other Considerations:**<br>• Possible penalties (e.g. forfeiture of funds) could be incorporated for cities that are not actively utilizing funds after the six year deadline.<br>• Consider greater flexibility in use of the housing set aside funds in cities to acknowledge the land availability constraints in built out areas.<br>• Any policy changes should require tax differential collected to be spent on housing projects within the same county, perhaps even within the same city. | **Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Time & Effort |

| 18 | **Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.** |
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| **Problem:**<br>Many urban and rural parts of the state have historic main street areas that are underutilized. With investment and support these areas could advance multiple local goals including economic development, historic preservation and community identity, and expanding options for affordable housing. However, resources, local capacity, and technical skills are limiting the potential of these corridors.<br><br>**Solution:**<br>The Utah Main Street Program could be bolstered with additional resources and funding to increase and | **Goal:**<br>Goals 1 and 2<br><br>**Tactic Type:**<br>Strategic Investment<br><br>**Implementation Lead:**<br>Legislature |

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| expand its impact in both urban and rural centers across the state. Access to these additional resources could be tied to achieving affordable housing outcomes.<br><br>**Other Considerations:**<br>• Partnerships could be explored with the Governor's Office of Economic Opportunity, the Utah Department of Transportation's Technical Planning Assistance grant program, and the Utah Department of Culture and Community Engagement.<br>• Showcase success stories to encourage greater use, and identity opportunities to combine Main Street revitalization efforts with local economic development planning. | **Cost:**<br>One-time, Under $1M |

| 19 | Create an inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations. |
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| **Problem:**<br>The deed restrictions for many affordable housing units expire each year and are being sold at market rate. This reduces the overall inventory of affordable housing supply. Non-profit housing organizations may have interest in purchasing these units to maintain their affordability, but they are often unaware of their availability.<br><br>**Solution:**<br>An publicly-accessible, comprehensive database of deed restricted units and their expiration dates would increase transparency and increase the opportunity for affordable housing organizations to acquire the units and preserve their long-term affordability. | **Goal:**<br>Goal 3<br><br>**Tactic Type:**<br>Data & Monitoring<br><br>**Implementation Lead:**<br>Legislature<br>Non-profit<br><br>**Cost:**<br>One-Time, Nominal Cost |

| 20 | Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed. |
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| **Problem:**<br>The state has limited funding to put towards affordable housing initiatives, and there is a desire to ensure that public tax dollars are maximized and resulting in quantifiable positive outcomes. The legislature has appropriated funding towards several programs focused on increasing housing affordability and preservation, and these programs should be evaluated to ensure they are the best possible investments to achieve the desired housing outcomes.<br><br>**Solution:**<br>Conduct a detailed analysis of impact, spending drawdowns, and funding leveraging for the Rocky Mountain Homes Fund, Utah Housing Preservation Fund, and other programs to ensure that state dollars are maximized. | **Goal:**<br>Goals 1 and 3<br><br>**Tactic Type:**<br>Data & Monitoring<br><br>**Implementation Lead:**<br>all<br><br>**Cost:**<br>Time & Effort |

| 21 | Improve eviction court data transparency. |
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| **Problem:**<br>Eviction-related court data in Utah is currently limited, inconsistent, and not easily accessible. This lack of transparency makes it difficult to understand how eviction judgments affect tenants' long-term records, track related debt, or inform policies aimed at housing stability.<br><br>**Solution:**<br>Improve eviction court data transparency by:<br>• Tracking and publicly reporting eviction-related court judgments, including the long-term impacts on tenants' records and the status of expungements.<br>• Collaborating with public and private sector entities to identify what data can be aggregated from their systems and the courts.<br>• Determining the specific data points that need to be collected, with particular attention to tracking expungements.<br>• Implementing agreed-upon best practices for data collection and reporting, potentially without requiring new legislation. | **Goal:**<br>Goal 3<br><br>**Tactic Type:**<br>Data & Monitoring<br><br>**Implementation Lead:**<br>Legislature<br>Non-profit<br><br>**Cost:**<br>One-time, Under $1M |

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| **Other Considerations:**<br>● Ensure data is disaggregated to reveal trends and disparities, including eviction-related debt that affects Utahns.<br>● Protect tenant privacy while enhancing transparency and public reporting.<br>● Ongoing monitoring and evaluation may be necessary to maintain accuracy and usefulness of the data. | |

| 22 | Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners. |
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| **Problem:**<br>Restrictive development standards are often cited as a major contributor to the challenge of housing supply and affordability. Standards often differ from one city to the next, and the time needed for builders to understand and adapt to different standards can increase costs to private development. These costs are ultimately passed on to residents. The potential impact on housing affordability from making development standards more uniform across the state is unknown.<br><br>**Solution:**<br>A study of common development standards (e.g. setbacks, water pipe diameter, required parking, etc.) could help determine if there are quantifiable benefits of moving to a statewide or regional standard. If significant opportunities for benefits are identified, the study could recommend items for future state policy.<br><br>**Other Considerations:**<br>● The study should account for differences between rural and urban contexts.<br>● Include ROW widths and a consideration of soils, slopes, and engineering standards. | **Goal:**<br>Goals 1, 2, and 3<br><br>**Tactic Type:**<br>Strategic Investment<br><br>**Implementation Lead:**<br>Executive<br>Local Government<br>Private<br><br>**Cost:**<br>One-time, Under $1M |

| 23 | Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory. |
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| **Problem:**<br>Many thousands of housing units have been entitled by local governments, but have not yet been constructed, in part due to infrastructure deficiencies. Currently, there is no official, validated database of the number of entitled units within each community. Similarly, there is no comprehensive view of infrastructure deficiencies across the state and how many housing units that may affect.<br><br>**Solution:**<br>HB334 from 2023 tasked the Utah Geospatial Resource Center and the Governor's Office of Planning and Budget with developing an inventory of all publicly-owned parcels in the state. Work on this database is currently underway, and could be expanded to also include an inventory of entitled housing units, and known infrastructure deficiencies.<br><br>**Other Considerations:**<br>● Consider tying this to required notices to state agencies per Utah code 10-9a-2, and 17-27a-2 of all general plan amendments and modifications to land use regulations. | **Goal:**<br>Goals 1, 2 and 3<br><br>**Tactic Type:**<br>Data & Monitoring<br><br>**Implementation Lead:**<br>Executive<br>Local Government<br><br>**Cost:**<br>One-Time, Nominal Cost |

| 24 | Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency and lower monthly utility bills for new residential construction/housing retrofits. |
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| **Problem:**<br>Heating and cooling costs can be a significant contributor to a household budget and impact the overall cost of owning or renting a home. Renovating homes to improve insulation or make energy efficiency upgrades can be cost prohibitive.<br><br>**Solution:**<br>The state or private utility companies could consider a variety of potential financial incentives to increase energy efficiency and lower household utility costs, including:<br>● A revolving loan fund for homeowners to cover the incremental construction costs of energy efficiency upgrades in new construction | **Goal:**<br>Goals 1 and 2<br><br>**Tactic Type:**<br>Strategic Investment<br><br>**Implementation Lead:**<br>Legislature<br>Local Government<br>Non-Profit |

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| • A new loan or grant program to fund energy efficiency improvements in existing housing<br>• A new grant/rebate/incentive program for production home builders and affordable housing developers to offset the incremental cost of energy efficiency upgrades in new construction<br><br>**Other Considerations:**<br>• Local energy providers can partner by offering additional rebates or discounts.<br>• Affordable housing could be prioritized through recipient or resident income restrictions. | **Cost:**<br>One-time, Significant Cost |

| 25 | Expand and fund an eviction mediation and prevention program. |
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| **Problem:**<br>Eviction prevention and mediation programs are proven to keep people housed, reduce homelessness, and lessen family trauma while easing pressure on courts. However, these programs are not yet scaled statewide, and existing resources cannot meet growing demand. Without a stable funding source, service availability is inconsistent, limiting access and leaving many at risk of eviction.<br><br>**Solution:**<br>Establish a stable, ongoing funding stream to scale mediation and prevention services across Utah, ensuring consistent and holistic support statewide. This expansion will enable courts to prioritize resolution over litigation, benefiting families and communities while reducing costs.<br><br>**Other Considerations:**<br>• This tactic will also involve revisiting plans to consolidate the court schedule statewide, improving access to mediation services regardless of location. | **Goal:**<br>Goal 1<br><br>**Tactic Type:**<br>Strategic Investment<br><br>**Implementation Lead:**<br>Non-profit<br><br>**Cost:**<br>Ongoing, Under $1M |

| 26 | Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics. |
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| **Problem:**<br>The state requires annual reporting from municipalities on how they are meeting the requirements of the | **Goal:**<br>Goals 1 and 3 |

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| Moderate Income Housing Plan (MIHP) statute. With the completion of this new Strategic Plan, there may be new tactics available to local governments to meet the intent of the MIHP statute that should be considered. Additionally, it is unclear if the actions local governments have been implementing in response to the law are actually resulting in more housing affordability. The metrics outlined in this Strategic Plan may provide improved data on evaluating housing outcomes.<br><br>**Solution:**<br>A working group of key stakeholders should convene to review the MIHP statute and annual reporting requirements and make recommendations to have these tools better reflect information in this Strategic Plan. The current reporting process and deliverables could be improved to tell a clearer story of the progress being made in each community towards increasing options for moderate income housing.<br><br>**Other Considerations:**<br>• Consider tying housing metric reporting with updated required noticing to state agencies per state code 10-9a-2, and 17-27a-2 of all general plan amendments and modifications to land use regulations. | **Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br>Local Government<br><br>**Cost:**<br>Time & Effort |

| 27 | Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency. |
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| **Problem:**<br>Homeowners in Wildland Urban Interface (WUI) areas nationwide are losing their insurance coverage or are seeing large increases in premiums due to increasing risk of natural disasters. This is increasing the cost of housing in these areas.<br><br>**Solution:**<br>Adopt state amendments to the International Building Code for homes in WUI areas to require fire resistant building materials and designs. This may include cement siding, the elimination of attic vents, metal roofs, etc.<br><br>**Other Considerations:** | **Goal:**<br>Goal 2<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Time & Effort |

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| • Explore a grant program to help communities and/or individual property owners reduce their fire risks.<br>• Offer a "Firewise Certification" recognition to assist homeowners in retaining or reinstating insurance coverage.<br>• Encourage insurance companies to offer discounts to homes that meet fortified standards.<br>• Use example safety standards. | |

| 28 | Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments. |
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| **Problem:**<br>Utah's water resources are finite and increasingly strained. We must use less water as a state if we want to continue to grow and protect our natural ecosystems. The vast majority of residential water use is for outdoor use. Landscaping changes offer the greatest opportunity for residential water conservation. Low-water use plant choices can be more expensive to install than traditional turf grass, which could result in higher costs being passed on to homeowners. However, retrofitting existing traditional landscaping is more expensive than installing the appropriate plants initially.<br><br>**Solution:**<br>Develop new statewide residential landscaping standards that result in a reduction of water use overall, and that reflect the climate and context of different parts of the state.<br><br>**Other Considerations:**<br>• Do not fall into a trap of false choices. We can have affordable homes, nicely landscaped neighborhoods, and increased water conservation. | **Goal:**<br>Goal 2<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br>Local Government<br>Private<br><br>**Cost:**<br>Time & Effort |

| 29 | Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units. |
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**Problem:**
Assembling smaller properties into a larger project area allows for more cohesive development projects. This can unlock potential for increased value, better land utilization, and streamlined development processes than would be possible by developing individual parcels. However, land assembly can take many years and delays bringing needed housing to market.

**Solution:**
Graduated Density Zoning (GDZ) is a planning strategy that encourages voluntary land assembly for redevelopment by allowing higher density on larger sites, incentivizing owners to cooperate in assembling larger parcels to achieve greater development potential. This approach increases the value of individual properties within the assembled site and provides an incentive to participate, as holdouts could be left with smaller, less valuable properties.

**Other Considerations:**
- The OPRO Land Use Training Fund could support the development of educational materials about GDZ.
- Additional tools may be needed to specifically deliver greater housing affordability.

**Goal:**
Goal 1 and 2

**Tactic Type:**
Policy Change

**Implementation Lead:**
Legislature

**Cost:**
Time & Effort

| 30 | Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code. |
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**Problem:**
Transfer of Development Rights (TDR) programs could be an effective tool in increasing density in appropriate locations, while preserving lower densities and open spaces in other parts of a community. While already allowable in Utah, TDR programs are not frequently used.

**Solution:**
When employed in the right settings, TDR programs can prevent sprawl and encourage the construction of new moderate-income housing in centers. The state and local governments could encourage use of

**Goal:**
Goals 1 and 2

**Tactic Type:**
Policy Change

**Implementation Lead:**
Executive Branch

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| TDR through education and promotion of case studies, and inclusion in the MIHP menu.<br><br>**Other Considerations:**<br>● The OPRO Land Use Training Fund could support development of educational materials.<br>● Educational materials should highlight potential benefits and applications for resort, suburban, and rural communities including preservation of key viewsheds, productive agricultural lands, and access to recreational areas.<br>● Administration of TDR programs requires resources for monitoring and compliance, and depends on conducive market conditions. | Legislature<br><br>**Cost:**<br>One-Time, Nominal Cost |

| 31 | Attract a factory built/modular housing manufacturer to Utah to reduce construction costs. |
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| **Problem:**<br>Modular homes have the potential to bring housing units to market faster than conventional construction methods. Currently, most modular homes in Utah are being manufactured in nearby states and then shipped into Utah. This transportation cost cuts into any potential savings created.<br><br>**Solution:**<br>Recruiting a new modular home company to locate in Utah would maximize the potential of modular housing to provide affordable homes to Utahns, while also creating the opportunity for additional jobs and tax revenue for the state.<br><br>**Other Considerations:**<br>● This could include a post-performance incentive program tied to each new home placed in Utah communities, similar to that in Colorado.<br>● Higher incentives could be offered to modular homes that meet ENERGY STAR efficiency standards. | **Goal:**<br>Goal 1 and 2<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Executive Branch<br>Private<br><br>**Cost:**<br>One-time, Under $1M |

| 32 | Establish a home hardening or home adaptation program to support communities in preventing the loss of, or reinstating, commercial insurance coverage. |
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**Problem:**
Homeowners in Wildland Urban Interface (WUI) areas nationwide are losing their insurance coverage or are seeing large increases in premiums due to increasing risk of natural disasters. This is increasing the cost of housing in these areas.

**Solution:**
The state, or local governments could establish a new grant or educational program to support homeowners in maintaining or updating their home and yard space to be more resilient to disaster. This may include expanding the defensible space around the structure through landscaping choices, building materials, or other strategies.

**Other Considerations:**

- Offer a Firewise Certification recognition to assist homeowners in retaining or reinstating insurance coverage.
- Encourage insurance companies to offer discounts to homes that meet fortified standards
- Use example safety standards.

**Goal:**
Goals 1 and 2

**Tactic Type:**
New Initiative

**Implementation Lead:**
Local Government

**Cost:**
One-Time or Ongoing, Nominal Cost

| 33 | Create a governor's Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing. |
|---|---|

**Problem:**
Many communities and private developers and builders are engaged and proactive partners in addressing Utah's housing challenges, but not being recognized for their hard work. Many others are reluctant to advocate for more housing, especially when their residents are resistant and vocal.

**Solution:**
An award program could help thank local governments for their pro-housing actions, and inspire other communities to do the same. An award program could include sub-categories highlighting specific

**Goal:**
Goals 1 and 2

**Tactic Type:**
New Initiative

| | |
|---|---|
| efforts, including:<br>● Energy Star and energy efficient homes (new or rehab)<br>● Riparian or sensitive lands-friendly planning<br>● Starter home planning and construction<br><br>**Other Considerations:**<br>● The most impact will come from a high level of promotion and publicity.<br>● Consider a potential collaboration with the existing Homes Elevated or Ivory Innovation prize programs. | **Implementation Lead:**<br>Executive Branch<br><br>**Cost:**<br>Time & Effort |

| 34 | **Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability.** |
|---|---|
| **Problem:**<br>Many local governments have existing programs and incentives to promote housing density and affordability, but they are often underutilized. This limits opportunities to expand or preserve affordable housing, slows progress toward housing goals, and prevents communities from fully leveraging available resources.<br><br>**Solution:**<br>Actively promote and streamline access to existing local housing incentives to increase affordable housing production and preservation. This includes:<br>● Educating developers and property owners about programs such as density bonuses, reduced impact fees, tax abatements, and expedited permitting.<br>● Providing technical assistance to help applicants navigate the incentive process and meet program requirements.<br>● Creating outreach campaigns or workshops targeting communities and organizations working on affordable housing projects.<br>● Coordinating incentives with state-level programs to maximize impact and reduce administrative barriers. | **Goal:**<br>Goal 1<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Local Government<br>Private<br><br>**Cost:**<br>Time & Effort |

| 35 | Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration. |
|---|---|

**Problem:**
The housing policy choices made in one city impacts housing affordability in adjacent cities. Addressing the state's housing challenges requires a coordinated regional approach and participation from all local governments in the solution.

**Solution:**
Utah has a culture of collaboration and regional planning. This tradition could be extended into a series of workshop conversations focusing on how cities can more equitably share responsibility for affordable housing within a region. This effort includes all cities participating in designating appropriate areas for low- to moderate- income housing, in balance with appropriate locations for higher-end housing and other land uses.

**Goal:**
Goals 1, 2, and 3

**Tactic Type:**
New Initiative

**Implementation Lead:**
Local Governments
Non-Profit

**Cost:**
One-Time, Nominal Cost

| 36 | Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans. |
|---|---|

**Problem:**
As Utah urbanizes and population increases, traffic congestion is expected to increase. This will result in longer commutes and increased costs to Utahn households (gas, personal vehicle wear and tear) and Utah taxpayers (road construction and maintenance).

**Solution:**
Convenient and robust public transportation systems move people more efficiently and more economically than single occupancy vehicles. Public transportation investments have been shown to stimulate new development, including new housing, around high-capacity transit stations. Absorbing growth in higher density, transit oriented developments, also helps to preserve areas of lower density development and open spaces by redirecting growth pressure.

**Other Considerations:**

**Goal:**
Goals 1 and 2

**Tactic Type:**
Strategic Investment

**Implementation Lead:**
Legislature
Local Government

**Cost:**
Ongoing, Significant Cost

| | |
|---|---|
| • Expanding public transit coverage and frequency requires both ongoing funding (operator and maintenance worker wages, fuel) in addition to one-time capital investments (new vehicles, garages, and rail infrastructure). | |

| 37 | Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects. |
|---|---|
| **Problem:**<br>While buildings change over time, the location of roads rarely does, and therefore must be planned carefully. Well-connected street networks have the capacity to absorb additional density over time, whereas adding more density to disconnected, cul-de-sac neighborhoods will cause congestion. The benefits of a connected street network include: greater emergency response, lower traffic congestion, more walkable neighborhoods, and increased traffic safety due to shorter distances.<br><br>**Solution:**<br>The state has funded the development of a street connectivity guide, which now must be implemented. S.B. 195, Transportation Amendments (W. Harper) from the 2025 general session requires cities to amend their general plans to identify priority transportation connections.<br><br>**Other Considerations:**<br>• There is currently no penalty nor incentive for local governments to follow the provisions of SB195 regarding street connectivity. | **Goal:**<br>Goal 2<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Local Government<br>Private<br><br>**Cost:**<br>Time & Effort |

| 38 | Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed. |
|---|---|
| **Problem:**<br>There are multiple federal tax credits available to new housing that meets energy efficiency standards. The standards that need to be met to access these tax credits require additional construction details that aren't common in homes that are built to the minimum energy code. It is unclear if Utah homebuilders are aware of and pursuing these credits to their full extent. | **Goal:**<br>Goal 3<br><br>**Tactic Type:**<br>New Initiative |

| | |
|---|---|
| **Solution:**<br>Reach out to home builder associations across the state to disseminate information about tax credit opportunities, and determine if additional training or education would be beneficial.<br><br>**Other Considerations:**<br>• Subcontractor training can help single family and multifamily contractors be positioned to take advantage of sizable federal tax credits for energy efficient new construction, which can range from $2,500 - $5,000 per home, or $500 - $5,000 per multi-family unit if certain requirements are met. | **Implementation Lead:**<br>Private<br>Non-Profit<br><br>**Cost:**<br>Time & Effort |

| 39 | Promote upstream, preventative housing interventions. | |
|---|---|---|
| **Problem:**<br>Many tenants and landlords lack awareness of best practices, resources, and mutual responsibilities, which can lead to housing instability, conflicts, and avoidable crises. Without early intervention or education, challenges escalate, creating negative outcomes for individuals and the broader community.<br><br>**Solution:**<br>Utah should promote a rental housing system that emphasizes early intervention, education, and flexible support for both tenants and landlords. Key actions include:<br>• Expanding education for tenants, landlords, property managers, and community organizations/nonprofits on best practices and available resources.<br>• Making information on rights, responsibilities, and obligations accessible to everyone in the housing ecosystem.<br>• Integrating housing and rental literacy into high school curricula to equip students with knowledge to be responsible tenants or homeowners, manage bills, and live within their means.<br>• Implementing broader community education initiatives to raise awareness and understanding of housing-related responsibilities. | | **Goal:**<br>Goal 1<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Executive<br>Local Government<br>Non-Profit<br><br>**Cost:**<br>Time & Effort |

| 40 | Design and disseminate educational information around eviction prevention on foreclosure rental properties. |
|---|---|
| **Problem:**<br>Tenants and landlords often lack clear information about their rights and responsibilities when rental properties enter foreclosure, which can lead to confusion, wrongful evictions, and housing instability.<br><br>**Solution:**<br>Provide targeted education and outreach to ensure landlords and tenants understand their rights related to foreclosure on rental properties. This could include:<br>● Clear guidance on legal protections for tenants during foreclosure.<br>● Resources for landlords on proper procedures and obligations.<br>● Communication tools or programs to proactively inform affected parties before eviction risks arise. | **Goal:**<br>Goal 1<br><br>**Tactic Type:**<br>New Initiative<br><br>**Implementation Lead:**<br>Executive<br>Non-profit<br><br>**Cost:**<br>One-Time, Nominal Cost |

| 41 | Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations. |
|---|---|
| **Problem:**<br>The OLAG Performance Audit Report No. 2023-16, Recommendation 1.2 states:<br>"The Legislature should consider amending the land use, development, and management acts at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations."<br><br>**Solution:**<br>State land use code should reflect a holistic vision of high-quality, livable Utah communities. This should emphasize housing production and affordability, but must also be balanced with thoughtful considerations for transportation, water, open space, and more.<br><br>**Other Considerations:**<br>Shared statewide goals established by the BUILD Coordinating Council include:<br>1. *Housing* - Every Utahn has access to safe, affordable, and stable housing. | **Goal:**<br>Goals 1 and 2<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Time & Effort |

| | |
|---|---|
| 2. *Energy* - Utah has affordable, reliable, and dispatchable energy to power our economy.<br>3. *Transportation* - Our transportation system offers all Utahns convenient access to where they need to go.<br>4. *Water* - Utah has well-managed water resources and a thriving Great Salt Lake.<br>5. *Open Space and Agriculture* - Healthy, accessible open spaces and productive agricultural lands are a key feature of Utah's landscape and culture.<br>6. *Employment and Education* - Utahns can improve their lives and their families' through quality employment and education.<br>7. *Safety and Health* - Our communities are a safe, healthy, and good place to raise a family and for people of all ages. | |

| 42 | Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code. |
|---|---|
| **Problem:**<br>Affordable housing and starter homes are terms defined differently in multiple sections of statute. A single state definition would provide clarity and consistency.<br><br>**Solution:**<br>The legislature should consolidate and reconcile all definitions for affordable housing and starter home/housing throughout state code.<br><br>**Other Considerations:**<br>● A separate or different definition may be necessary to meet federal housing requirements. | **Goal:**<br>Goal 3<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Time & Effort |

| 43 | Extend the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers. |
|---|---|
| **Problem:** | **Goal:** |

| | |
|---|---|
| The Utah Homeownership Investment Program (UHIP) requires all homes that utilize the state's financing to be sold by 2028, prohibiting multi-stage and future projects.<br><br>**Solution:**<br>Renew UHIP for several more years to give developers more confidence to build. | Goal 1 and 2<br><br>**Tactic Type:**<br>Strategic Investment<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>One-time, Significant Cost |

| 44 | Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA. |
|---|---|

| | |
|---|---|
| **Problem:**<br>The OLAG Performance Audit Report No. 2023-16, Recommendation 2.1 states:<br>"The Legislature should consider whether to expand the moderate-income housing plan requirements to include forecasting benchmarks for household growth."<br><br>**Solution:**<br>Updates to state code should facilitate a coordinated approach to local land use, housing, and transportation planning by building on the following existing requirements:<br>• Section 10-9a-403 (2)(a)(i)(B), A land use element that includes a statement of the projections for and standards of population density; and<br>• Section 10-9a-403 (2)(a)(i)(D), A transportation and circulation element that correlates with the population projections, the employment projections, and the proposed land use element of the general plan. | **Goal:**<br>Goals 1, 2, and 3<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Time & Effort |

| 45 | Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to |
|---|---|

| | redevelopment of commercial land into housing. | |
|---|---|---|
| | **Problem:**<br>Utah's current sales tax structure, which uses point-of-sale as the primary value in tax distribution calculations, incentivizes local governments to zone land as commercial that might otherwise be suitable for housing. Tax revenue is necessary to fund the many needs and services of a city. The current distribution system has led to counterproductive competition between communities for sales tax-generating businesses. This also discourages cities from zoning for high-density housing in places where commercial may also be viable.<br><br>**Solution:**<br>Review and revise the state's system of sales tax distribution to better balance planned land uses within a community. Any revisions to this policy would need to hold cities harmless to ensure that current services, debt repayment, and other municipal functions are not disrupted.<br><br>**Other Considerations:**<br>● Include population in calculation. | **.Goal:**<br>Goals 1, 2, and 3<br><br>**Tactic Type:**<br>Policy Change<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Time & Effort |

| 46 | Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs. | |
|---|---|---|
| | **Problem:**<br>As federal rental assistance has evaporated, low income individuals are being squeezed out of housing into homelessness.<br><br>**Solution:**<br>The state could offer very low income Utahns rental assistance to ensure that they remain sheltered, which allows them to seek or retain employment and better their situation. This could include Housing Choice Vouchers.<br><br>**Other Considerations:**<br>● Consider a program specifically for seniors. | **Goal:**<br>Goals 1 and 3<br><br>**Tactic Type:**<br>Strategic Investment<br><br>**Implementation Lead:**<br>Legislature<br><br>**Cost:**<br>Ongoing, Significant Cost |

## 5. IMPLEMENTATION PLAN

**Housing Plan Implementation**
This plan's tactics list is intended to drive action and serve as a work plan for policy- and decision-makers across all sectors touching housing. Implementing this housing strategy will require cooperation and focused efforts by all stakeholders. Implementation may also look different in each region of the state. Below is a summary of recommended implementation next steps.

All Stakeholders

- Actively refer to the goals and guiding principles of this Housing Strategic Plan as a foundation for housing policy dialogue at the state, regional, local, and project levels.
- Identify tactics that could be implemented within your organization's decision-making level, and take steps to advance them.
- Document and widely promote successes and outcomes.

Legislative Branch Implementation Lead

- Review and discuss the Utah Housing Strategic Plan at Political Subdivisions and other relevant legislative committee meetings.
- Identify "Policy" and "Investment" tactics ready for implementation.
- Identify legislative sponsors and open bill files.
- Initiate work to advance tactics, track progress, and monitor outcomes.

Executive Branch Implementation Lead

- Identify "Initiatives" and "Data" tactics ready for implementation.
- Identify the appropriate agency champions to lead implementation.
- Initiate work to advance tactics, track progress, and monitor outcomes.
- Update the Utah Housing Metrics Dashboard quarterly.
- Present progress updates annually, per state code, 63J-4-402, to the Political Subdivisions Interim Committee.

Local Governments, Quasi Government, and Private / Non-Profit Implementation Leads

- Review and discuss the Utah Housing Strategic Plan at conferences, meetings of city councils and planning commissions, Councils of Government, Associations of Governments, professional association, and any other venues for promotion and dissemination of the Strategic Plan.
- Identify "Policy," "Investment," "Initiatives," and "Data" tactics ready for implementation at the local or private level.
- Identify the appropriate champions to lead implementation of key tactics.
- Initiate work to advance tactics, track progress, and monitor outcomes.

**Ongoing Updates**
This plan will be updated at least every four years to reflect progress accomplished by all stakeholders in the housing space, and changing economic and market conditions, housing costs and affordability rates, and demographics. Future updates will be managed by a streamlined new housing division.

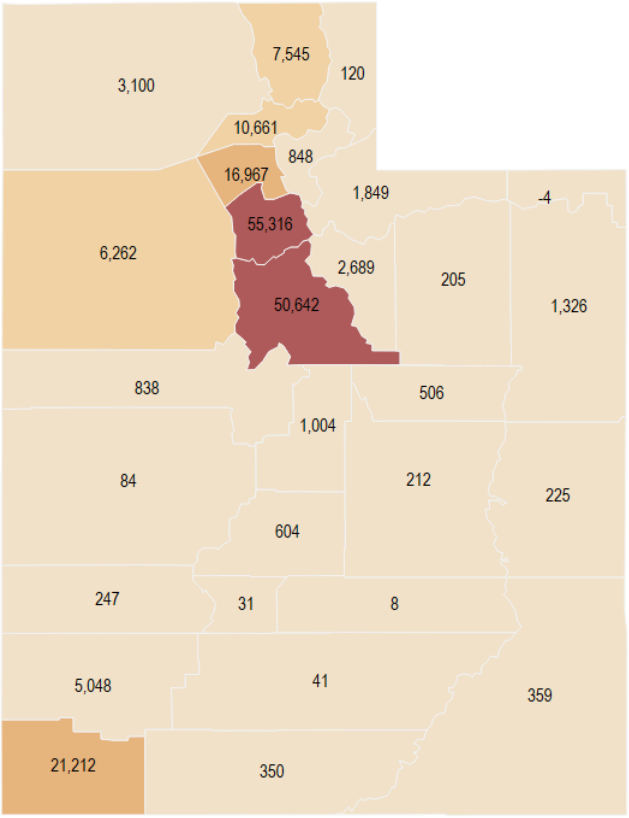
# Appendices

# Appendix A - BACKGROUND

## BACKGROUND

**Today's Housing - Too Few and Too Expensive**
Across the country, rapid population growth coupled with decades of housing underproduction has resulted in a critical shortage of housing units and rising housing costs. While this issue is felt nationwide, Utah stands out as it is one of the fastest growing states in the nation and faces unique pressures on its housing market. Despite years of strong growth, the number of homes being built in Utah has not kept pace with need overall. GPI estimates that Utah has a cumulative shortage of 35,000 homes in 2024, and a projected demand of 188,000 new homes by 2030.

**Projected housing demand by county from 2024-2030**
**Kem C. Gardner Policy Institute**




This shortage has increased the cost of housing for both renters and prospective homebuyers. In 2023, 45% of renters and nearly 20% of homeowners are housing cost-burdened, with most low-income households spending more than 30% of their household income on housing (GPI). As a result, high housing costs affect health outcomes, upward mobility, and can require difficult household tradeoffs.

Utah's housing needs include a spectrum of housing types and services. These needs include crisis shelters and services for the unsheltered, affordable housing for low- to moderate-income Utahns

to prevent homelessness, and market-rate rental and ownership options. Rural areas face unique housing challenges that will require different strategies than urban areas.

There is a significant lack of housing programs and funding aimed specifically at the 30-60% AMI range. This lack of targeted support creates a major barrier, making it more difficult for families in this income bracket to secure safe, affordable, and stable housing. Affordable housing is not being produced by the market because it does not meet the financial requirements of private builders, even if all regulatory requirements were removed. To increase the supply of affordable housing for the lower AMI ranges, public subsidy will be necessary. Utah's lower income renters are challenged with finding housing that meets current health and safety standards; multiple costly application fees, credit, and background checks; threat of eviction; court judgements; lengthy lease commitments; cost prohibitive damage deposits; and monthly rents that do not match available wages.

Those looking to purchase a home also face challenges. The year-over-year median sales price of a home peaked in February 2022 with a record 28.2% increase, according to GPI. Price increases have since leveled and are increasing at more reasonable rates, but housing continues to remain out of reach for many. GPI found that in 2023, only 15% of Utah's renter households had enough income to purchase a modestly priced $300,000 to $400,000 home, and there are very few housing options available at this price point for those that are ready to purchase.

Utah's housing challenges are not unique, and states across the nation are facing similar housing shortages and affordability constraints. The Covid-19 pandemic sparked a national surge in relocation trends, with more people moving to Utah due to its desirable quality of life, strong economy, and growing job opportunities. This influx of residents has placed additional pressure on an already tight housing market. Economic factors, including historically high interest rates, a persistent labor shortage, and supply chain disruptions, have further constrained housing development. While these challenges echo some of those seen during the Great Recession, they are compounded by new and unique pressures.

Utah's distinctive approach to problem solving, the "Utah Way," provides a model for addressing these challenges. Grounded in collaboration, innovation, and a proactive mindset, this approach works to confront the housing challenges in a way that brings all stakeholders together to find viable and long-term solutions.

In response to Utah's housing supply and affordability issue, some have suggested that the state should raise wages. While raising wages would certainly help low- and middle-income Utahns afford a greater share of housing costs, it is not a sufficient solution to the state's housing affordability crisis and could possibly lead to further housing price increases. Utah's affordability problem is fundamentally driven by a supply shortage in the face of rapid, sustained population and economic growth. In a market with a significant supply shortage, an increase in demand (even if driven by higher wages) can simply lead to further price inflation in the short to medium term. If an increase in a worker's income is immediately absorbed by a corresponding increase in rent or mortgage costs, the affordability problem for that individual is not solved.

The state of Utah has limited policies to actively raise wages beyond the federal baseline. The state has opted to utilize tax credits to support low-income workers and to invest in economic

development initiatives that increase potential opportunities to find higher wage employment than they would otherwise.

States generally have three primary policy options to boost wages: legislative mandates, tax policy, and strengthening worker power.Utah's existing policies for wage support and regulation center on compliance with federal law and targeted tax relief.

**Tomorrow's Housing - A Variety of Housing Types and Price Points**

During the summer of 2023, over 28,000 Utah residents shared their vision for the state's future in the Guiding Our Growth survey. Utahns in urban and rural areas consistently responded that they wanted to see their communities offer a variety of housing options and price points, and in locations where they can easily reach desired opportunities. They overwhelmingly favored building up rather than out, and when new greenfield development was necessary, they favored thoughtfully designed master-planned communities complete with parks, trails, community gathering places, and good public transit access.

Utahns want housing that offers opportunities for safe and dignified living regardless of economic status, location, physical ability, or stage of life. This means ensuring that our communities include a mix of single-family detached homes, townhomes, twin homes, condos, accessory dwelling units (ADUs), and apartments. It also means housing options that are priced to not overly-burden households across the spectrum of economic levels.

Communities with a mix of housing types and price points allow Utahns to stay within their same neighborhoods and social networks even as their needs change, e.g. young adults, families with children, empty nesters, or retirees. This means a mix of attached and detached units, large and small lots, rental and for-sale options.

Prior to interest rate increases, Utah was a leader in the nation for the number of new building permits issued per capita. Utah can again be a housing solutions leader if we work together.

**Guiding Our Growth**

Guiding Our Growth was a statewide initiative aimed at engaging residents in a meaningful conversation about how to maintain and enhance quality of life as the state experiences rapid population growth. This effort brought together community voices, local leaders, and policy experts to explore smart, sustainable solutions for managing growth across sectors like transportation, water, land use, and housing. By gathering broad public input through surveys and community meetings, Guiding Our Growth helped ensure that future planning reflects the values and priorities of Utahns.

One of the most significant findings from the public input was the widespread concern about housing affordability and availability. As population growth continues, residents across the state identified housing as a top priority, signifying the urgent need for long-term solutions.

This strategic plan serves as response to these findings, outlining a coordinated approach to increasing housing supply, improving affordability, and expanding access to a diverse range of housing options for all income levels. This plan represents a key step in aligning state policies with public input to support thriving, inclusive communities across Utah.

# Appendix B - TIMELINE & CONTRIBUTORS

## TIMELINE

| KEY MILESTONES | START | COMPLETE |
|---|---|---|
| Project Management | Sept 2024 | Ongoing |
| **PHASE I** | | |
| **Project Kickoff** | Sept 8, 2024 | |
| **Project Charter** | Sept 10, 2024 | Sept 24, 2024 |
| **Plan Development** | | |
| Technical and Steering Committee meetings | Oct 4, 2024 | Jan 10, 2025 |
| **Stakeholder Engagement** | | |
| Legislator and key stakeholder outreach | Dec 2024 | Jan 2024 |
| Public comment period - Phase I Deliverable | Jan 24, 2025 | Mar 7, 2025 |
| **PHASE II** | | |
| **Phase Kickoff - Review and Confirm Charter** | Apr 1, 2025 | |
| **Plan Development** | | |
| Technical and Steering Committee meetings | Apr 2025 | Sept 2025 |
| **Written report to Political Subdivisions Committee** | **Statutory Deadline: oct 1, 2025** | |
| **Stakeholder Engagement** | | |
| Legislator and key stakeholder outreach | May & Oct 2025 | |
| Present Draft Plan at CHA meeting | Sept 11, 2025 | |
| **Draft Plan published** | **Sept 30, 2025** | |
| Public comment period - Phase II Deliverable | Oct 1, 2025 | Nov 30, 2025 |
| **Present to Political Subdivisions Committee** | **Nov 18 or 19, 2025** | |
| **Final Plan** | | |
| Revise and finalize plan based on input | Nov 30, 2025 | Dec 19, 2025 |
| **Final Plan published** | **Dec 19, 2025** | |
| **Deliver final plan to Political Subs Committee** | **Statutory Deadline: Dec 31, 2025** | |

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# Appendix C - DATA SOURCES

## DATA SOURCES

The successful development and implementation of the Housing Strategic Plan will rely on future collaboration among key state agencies, local governments, and stakeholders. By leveraging insights, resources, and data from these diverse partners, the plan will address housing challenges across the state and align efforts to meet shared housing goals, ensuring a comprehensive and sustainable approach to housing solutions.

**Housing Unit Inventory (HUI) Dataset** - Specified in Utah Code 63A-16-506, 4a, this dataset is published by the Utah Geospatial Resource Center (UGRC) in collaboration with the County Assessors and MPOs. This GIS dataset builds on the tax parcels maintained by the County Assessors and Recorders that includes the parcels' geographic location and built year, by adding a count of housing units and housing type for each residential property. The HUI dataset has been completed for Davis, Salt Lake, Utah, Washington, and Weber (Wasatch Front portion) counties since HB 433 *Public Land Geographic Data Amendments* (R. Spendlove) passed in the 2023 General Session. HB433 does not specify an update frequency for the HUI but it could certainly be updated annually by Utah's larger counties with additional support funding (perhaps to UGRC).

**Housing Inventory Explorer Web Map** - This is an online platform for viewing the HUI dataset. The map includes filters for centers and transit proximity, and year built, making the derivation of statistics for specific time periods relatively straightforward. Parcel records in the housing inventory usually correspond to January 1 or a specific year and updated data for each year becomes available after assessors finalize the property tax roll in the summer of the same year.

**Utah Affordable Housing Dashboard** - The Kem C. Gardner Policy Institute developed the Utah Housing Affordability Dashboard in partnership with the Utah Department of Workforce Services. The dashboard tracks moderate and affordable housing needs and supply across Utah communities. The information identifies the number of lower-income renter households who cannot find a moderate or affordable residence in the current market by comparing the number of renter households with the number of moderate, affordable, and available rental homes. The dashboard measures home purchase affordability by area at various income levels and tracks existing, deed-restricted, affordable housing supply.

**Ivory-Boyer Construction Database** - GPI, in partnership with the Ivory-Boyer Real Estate Center, tracks building permit activity across the state, publishing updates quarterly. The construction report provides an in-depth analysis of both residential and non-residential trends. The public-use database contains 40 years of detailed monthly permit data for Utah localities.

**Utah Association of Realtors Database** - The Utah Association of Realtors maintains a restricted-access database of real estate market statistics of all home sales and prices. They produce an aggregated report every month reporting the total number of units sold and the median sales price by county during the reporting period.

**MIHP Reporting** - Most jurisdictions must adopt a moderate-income housing element (MIHP) in their general plan which includes an “analysis of how the jurisdiction will provide a realistic opportunity for development of moderate-income housing within the next five years”. As part of

required annual reporting, municipalities must demonstrate how they are implementing the MIHP.

**Paragon, Utah Mass Appraisal (PUMA)** - State legislation mandates that county assessors physically inspect and evaluate every property in their jurisdiction at least once every five years to determine its full market value. The Utah Association of Counties is working toward bringing all county assessors into a new mass appraisal system called Paragon Utah Mass Appraisal (PUMA). This new system will allow for annual updates of all real property parcel data across the state using accepted valuation methodologies. The process will also facilitate other enhancements to the assessment process and access to centralized, standardized data. Data will include current land use, ownership, and taxable value.

**American Community Survey** - The U.S. Census publishes this detailed dataset, which includes data on housing affordability, construction, vacancy and financing patterns. In addition the survey data includes housing characteristics such as bedroom count, units in structure, building age, facilities, and utility access. Estimates are reported yearly, but sample sizes vary and do not encompass every community. Error margins on this data should be considered.

***Comprehensive Housing Affordability Strategy (CHAS)*** - Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of the American Community Survey data. These data demonstrate the extent of housing programs and housing needs, particularly for low income households. Local governments use the CHAS data to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

**Utah Redevelopment Agency (RDA) Database** - The Governor's Office of Economic Opportunity maintains a database of all RDA project areas within the state. The database includes data on developed and undeveloped acreage, percentage of project set aside for residential, number of housing units authorized, taxable value, and more.

**Redfin** - Redfin is a real estate brokerage that publishes aggregated housing market data collected from multiple listing services and real estate agents from across the country. Data includes the number of new listings, median sales prices, home price index, and median asking rent by region, state, and metro area. Redfin also publishes **WalkScore**, an index of how walkable a neighborhood is. Walkability refers to the ability to safely walk to services and amenities within a reasonable distance.

**Access to Parks and Trails** - WFRC maintains an interactive map that highlights the ability for residents of the Wasatch Front to reach a park or trail system within a 5- or 10-minute walk.

**Housing + Transportation Cost Index** - The traditional measure of affordability recommends that housing cost no more than 30% of household income. This benchmark does not account for transportation costs, which are typically a household's second-largest expenditure. The Center for Neighborhood Technology's Housing and Transportation (H+T®) Affordability Index offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45% of household income. Costs can be seen from the regional to the neighborhood level.

**Multiple Listing Service** - Popularly known as the MLS, this service is a free, nationwide database of real estate listings. MLS also features foreclosures, new construction, resale homes, acreage, lots, land, commercial properties, and investment properties.

**Utah State Tax Commission** - For tax collection and distribution purposes, the Tax Commission currently collects data from each county assessor on the parcels of land within each county. Data includes current land use, ownership, and taxable value.

**National Housing Preservation Database** - The *National Housing Preservation Database (NHPD)* The *NHPD* is an address-level inventory of federally assisted rental housing in the US. The data in the *NHPD* come from the US Department of Housing and Urban Development (HUD) and the US Department of Agriculture (USDA), and include ten federally subsidized programs. The *NHPD* is updated four times a year in January, April, August, and October.

**Occupational Employment and Wage Statistics (OEWS)** - The Occupational Employment and Wage Statistics (OEWS) program produces employment and wage estimates for nonfarm establishments throughout the United States. It utilizes the Standard Occupational Classification (SOC) system to categorize jobs into occupations based on their job duties. The visualization below represents the OEWS data for the State of Utah, including its metropolitan and nonmetropolitan areas. This data is published annually. For a comprehensive analysis of Utah occupational data, please visit **Utah Economic Data Viewer**.

**Home Mortgage Disclosure Act Data** - The Home Mortgage Disclosure Act requires financial institutions to maintain, report, and publicly disclose loan-level information about mortgages. These data help show whether lenders are serving the housing needs of their communities; give a range of stakeholders information that helps them make recommendations, decisions, and policies; and shed light on lending patterns that could be discriminatory. Among the data points are loan type, loan purpose, demographic information of the borrower or co-borrowers including race, ethnicity, sex and age, the location of the dwelling, the action the financial institution took on the application, the loan amount, the interest rate, any points and fees charged in connection with the loan, and the property value.

# Appendix D - GLOSSARY

## GLOSSARY

**Accessory Dwelling Unit (ADU) -** A small, self-contained residential unit located on the same lot as an existing single-family home. An ADU has all the basic facilities and connections needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. ADUs can be internal or external to the primary home.

**Active Transportation -** Refers to the modes of human-powered mobility, such as biking, walking, etc.

**Affordable Housing -** Affordable housing has a range of connotations and meanings in different policy areas. Utah Code commonly refers to "affordable housing" as housing offered for sale or rent to households at or below 80% of county median income.

**Affordable Housing Density Bonuses -** Zoning allowances that permit additional building units or height in exchange for providing affordable housing.

**Affordable Housing Financing Tools -** Financial programs and incentives (e.g., tax credits, grants, low-interest loans) designed to support the development or preservation of affordable housing.

**Affordable Housing Funding Sources -** Public and private funding options (e.g., federal tax credits, local subsidies, philanthropy, non-profit programs, low-interest loans) available to finance the construction or renovation of affordable housing.

**Affordable Housing Preservation -** The effort to maintain or improve existing affordable housing stock to prevent displacement and preserve affordability.

**Affordable Housing Rehabilitation -** The process of renovating existing properties to preserve habitability and affordability, often through government programs.

**Affordable Housing Set-Aside -** A percentage of units in a new development reserved for lower-income residents at affordable rates.

**Affordable Housing Shortage -** The gap between the demand for affordable housing and the available supply.

**Affordable Housing Tax Credits -** Tax incentives provided to developers or investors for the construction or renovation of affordable housing.

**Affordable Housing Trust Fund (AHTF) -** A public fund dedicated to financing affordable housing development, typically sourced from public funds or private contributions. The Olene Walker Housing Loan Fund is a local example.

**Annexation -** Incorporation of land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

**Area Median Income (AMI) -** The midpoint of a specific area's income distribution which is calculated on an annual basis by the Department of Housing and Urban Development.

**Association of Governments (AOG) -** A voluntary association of local governments formed under the authority of the Utah Interlocal Cooperation Act to provide a common forum to identify, discuss, study, and resolve area or region-wide problems.

**Attainable Housing -** A term defined by the state in Utah Code 51-12-101 and 63H-8-501 as for-sale homes not exceeding a purchase price of $450,000.

**Availability -** A measure of how many suitable housing options are present for people who need them, taking into account both the physical supply of homes and broader market dynamics.

**Building Codes -** Standards typically recommended by the International Code Council and adopted by the state that govern the construction, alteration, demolition, occupancy, or other use of buildings used for habitation.

**By-Right Development -** A zoning term indicating that certain types of development are permitted without the need for local legislative approvals, conditional use permits, or variances, if they follow zoning laws.

**Center -** An area within a community that contains a mix of uses (live, work, and play), is more intense in development than the surrounding area/neighborhoods, and has transportation choices and connectivity that give people access to opportunities.

**Certificates of Occupancy -** A document that indicates that a building complies substantially with the applicable building codes, plans and specifications that have been submitted to, and approved by, the local authority.

**Commission on Housing Affordability (CHA) -** A subcommittee of the Unified Economic Opportunity Commission, identified in Utah Code 35A-8-22, that addresses housing affordability through data-driven and collaborative methods to identify housing needs, gaps, and opportunities throughout the State of Utah.

**Community Land Trusts (CLTs) -** Nonprofit organizations that own land and lease it to individuals or organizations for affordable housing, ensuring long-term affordability.

**Community Reinvestment Area (CRA) -** As authorized by Utah Code Title 17C, CRAs are political subdivisions of the state, created by the legislative body of a county or municipality for the purpose of stimulating redevelopment. A CRA is authorized to create project areas and use property tax increments from a project area to help pay for infrastructure improvements, affordable housing, or other development projects.

**Complexity -** How much political, social, environmental, and other factors play into implementing tactics.

**Condo Owners Association (COA) -** An established community association whereby individual property owners share common interests in community amenities and/or facilities. State laws contain provisions governing COAs, but those laws are enforced in informal proceedings before the association or in civil court and are not overseen by the state. COA registration is mandatory in Utah.

**Constructed -** A new housing unit that has been built, but not yet awarded a certificate of occupancy.

**Construction -** Refers to the process of building or assembling housing units.

**Cost-burdened -** A household is considered cost-burdened if it spends more than 30% of its gross income on housing-related costs, including rent or mortgage payments and utilities.

**Deed -** A document that gives parties, a seller (grantor) and a buyer (grantee), the right to exchange ownership of property for consideration or a purchase price. The deed must include a valid legal description of the property being conveyed, be notarized, and otherwise follow state regulations.

**Deed Restrictions -** Legal agreements that limit the use or resale of a property, often used to maintain affordability or prevent speculation.

**Density Bonus -** A zoning incentive that allows developers to build more units than normally allowed in exchange for community benefits, including affordable housing, in their projects.

**Easement -** A process that permits the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals, allowing for the installation and maintenance of utilities.

**Economic Integration -** The process of creating mixed-income communities by promoting a range of housing options for various income levels.

**Eminent Domain -** Sometimes referred to as condemnation; the power to compel the sale of private property to a condemning agency for a public purpose, subject to payment of just compensation.

**Entitlement -** Refers to a legally established right to develop, occupy, or use a property, typically as determined through zoning laws, property rights, or contracts.

**Eviction -** Legal process used by landlords to regain possession of their real property when a tenant refuses to leave. Eviction can occur due to nonpayment of rent, damages, illegal activity, violating the terms of a lease, or the landlord's desire to take possession of the property.

**Eviction Protections -** Eviction laws are legal protections that make the lease renewal process more predictable, empower tenants to advocate for better living conditions without fear of retaliation, provide limits on exorbitant rent increases to prevent renters from becoming extremely rent-burdened or experiencing displacement, and promote long-term housing stability for low-income and marginalized renters.

**Exaction -** A mandatory contribution required by a governmental entity as a condition of approval for a development application which may include items such as the dedication of property for utilities, the construction and dedication of public improvements, and monetary payments (including impact fees).

**Fair Housing Act -** A federal law that prohibits discrimination in housing based on race, color, religion, sex, disability, familial status, or national origin.

**Fair Housing Ordinance -** Laws that prohibit discrimination in housing based on race, gender, disability, family status, or other protected categories.

**First Home Investment Zone (FHIZ) -** A tax-increment financing housing program created in 2024 by SB 268, *First Home Investment Zone Act* (W. Harper).

**First-Time Homebuyer Program -** A Utah program created in 2024 by *SB 240 First-time Homebuyer Assistance Program (W.A. Harper)* and designed to help first-time homebuyers access homeownership by providing down payment assistance, tax incentives, or interest rate buy-downs.

**Gap financing -** Financial assistance is provided to make up the difference between the available funding and the total cost of a housing project, often to assist with affordable housing development.

**Goal -** A broad statement of intent that describes a desired future state.

**GPI -** See Kem C. Gardner Policy Institute.

**Greenfield -** Natural or agricultural lands that are currently undeveloped.

**Guiding Principles -** Broad, strategic guidelines that provide a framework for how stakeholders agree to work together.

**Home Ownership Promotion Zone (HOPZ) -** A tax-increment financing housing program created in 2024 by SB 168, *Affordable Building Amendments* (L. Fillmore).

**Homeless Resource Center -** A facility that provides essential services, support, and temporary shelter to individuals and families experiencing homelessness.

**Homeowners Association (HOA) -** An established community association whereby individual property owners share common interests in community amenities and/or facilities. State laws contain provisions governing HOAs, but those laws are enforced in informal proceedings before the association or in civil court and are not overseen by the State. HOA registration is mandatory in Utah.

**Household -** The U.S. Census Bureau defines a household as all people who live in a housing unit, such as an apartment or house, as their primary residence. This includes people who are related by family, and unrelated people who share the housing unit, such as employees, foster children, or lodgers. A household can also be made up of a single person or a group of unrelated people, such as roommates or partners.

**Housing and Transit Reinvestment Zone (HTRZ) -** A tax-increment financing housing and transit program amended in 2024 by SB 208, *Housing and Transit Reinvestment Amendments* (W. Harper).

**Housing Choice Vouchers -** A federal program that provides rental assistance to low-income individuals and families, allowing them to rent from private landlords.

**Housing Stability -** The ability for Utahns to have access to safe, clean, affordable housing without fear of losing it.

**Housing Subsidy -** Government or private investments to help lower the price of housing. This may refer to individual assistance or development of new housing.

**Housing Supply -** The number of homes available for rent or sale in a given market.

**Impact Fees -** Fees charged to developers to offset the cost of public infrastructure and services required to support new development (e.g., roads, utilities).

**Inclusionary Zoning -** Zoning regulations that require developers to include a certain percentage of affordable units in new residential developments. Except as part of a master development agreement, inclusionary zoning is prohibited in Utah by Utah Code 10-9a-535 (municipalities), Utah Code 17-27A-531 (counties).

**Income Restricted Affordable Housing -** Refers to housing units where the rent is set based on the area's median income. These units are designed for low-income individuals or families who may not be able to afford market rent units.

**Infill Development -** The process of developing vacant or redeveloping underused land within existing urban areas, often as a means to increase housing density and reduce urban sprawl.

**Infrastructure -** Infrastructure refers to the essential facilities and utility systems needed to support a community.

**Internal Accessory Dwelling Units (IADU) -** Defined in Utah Code 10-9a-530 (municipalities) and Utah Code 17-27a-526 (counties); an accessory dwelling unit created within a primary dwelling, within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created, and for the purpose of offering a long-term rental of 30 consecutive days or longer.

**Judgments -** Legal decisions related to unpaid debts secured by property. It can result in eviction or other actions.

**Just-Cause Eviction -** A policy that prevents landlords from evicting tenants without a valid reason, offering tenants more stability and protection.

**Kem C. Gardner Policy Institute (GPI)** - The University of Utah's Kem C. Gardner Policy Institute, housed in the David Eccles School of Business, is Utah's premier economic and public policy research institute. The institute develops and shares economic, demographic, public finance, and public policy research that sheds light and helps state leaders make informed decisions.

**Land Banking -** The practice of acquiring and holding land for future development, often used to secure land for affordable housing before it is developed.

**Land Use Academy of Utah (LUAU) -** This is an online resource library compiled through a joint effort between the Utah League of Cities and Towns and the Office of the Property Rights Ombudsman.

**Land Use Authority -** A person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

**Land Use Regulations -** Refers to the set of rules, standards, and guidelines established by governmental authorities or planning bodies that govern land use, development, and urban growth. These regulations are designed to guide how land is developed, used, and managed to ensure organized, sustainable, and balanced growth while promoting public safety, welfare, and environmental protection.

**Land Value Tax -** A tax that is levied only on the value of land, not buildings, encouraging land development and reducing speculation.

**Legacy Cities -** A city that has been largely built out, or has developed all available land within its borders. These are well-established, older cities.

**Limited-Equity Cooperatives (LEC) -** A homeownership model in which residents purchase a share in a development. The share is sold at a price determined by formula, which is designed to maintain affordability at purchase and over the long term.

**Low-Income Housing Tax Credit (LIHTC) -** A federal tax incentive program used to encourage the development and rehabilitation of affordable rental housing for low-income households.

**Land Use, Development, and Management Act (LUDMA) -** The state law for land use which applies to all cities, towns, and counties throughout Utah. Municipal LUDMA (for cities and towns) can be found in Utah Code Title 10, Chapter 9a. County LUDMA is contained within Utah Code Title 17, Chapter 27a.

**Market-Rate Housing -** Refers to non-subsidized properties that are rented or owned by those who pay market-rate rents or who paid market value to purchase the property.

**Master-Planned Developments -** See Master-Planned Communities.

**Master-Planned Communities -** Defined in Utah Code 72-1-102, as a land use development designated by the city as a master-planned community; and comprised of a single development agreement for a development larger than 500 acres.

**Metrics -** Specific measurements used to track progress toward achieving the goals and objectives outlined in a strategic plan.

**Metropolitan Planning Organization (MPO) -** A federally-required regional transportation organization to conduct coordinated transportation planning, and to receive and distribute federal transportation funding. MPO membership is composed of representatives of the local governments within the MPO boundaries.

**Micro-Units -** A compact, self-contained living space designed to accommodate a sitting space, sleeping space, bathroom, and kitchenette.

**Missing Middle Housing -** A term popularized by Opticos/Dan Parolek, that refers to multi-unit, low-rise housing comparable in feel to single-family homes at a middle scale between lower-density detached single-family houses and higher-density multifamily complexes. Because this type of development is scarce in many communities, it is referred to as "missing middle." It is critical to note that missing middle housing types will look different in every community, as a key component of their placement is being designed to fit into and enhance existing communities. However, common examples include cottages, bungalows, courtyard apartments, duplexes, triplexes, fourplexes, townhouses, and live-work units.

**Mixed-Use Developments -** See Mixed-Use.

**Mixed-Use -** Refers to development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

**Moderate-Income Housing Plan (MIHP) -** Utah Code 10-9a-408 requires certain municipalities and counties to include an MIHP element in their general plan. Cities and counties must outline their preferred strategies and implementation progress toward advocating for long-term affordability and preservation.

**Modular Housing -** Housing built using prefabricated components that are assembled on-site, often used for both affordable and emergency housing. Modular housing units must be connected to a foundation.

**Multifamily Housing -** Residential buildings that contain multiple separate housing units, such as duplexes, triplexes, or apartment complexes.

**Naturally Occurring Affordable Housing (NOAH) -** Existing market-rate housing that is affordable to low- and moderate-income households without government subsidies.

**Non-Governmental Organization (NGO) -** A voluntary group of individuals or organizations, usually not affiliated with any government, that is formed to provide services or to advocate a public policy. Although some NGOs are for-profit corporations, the vast majority are nonprofits.

**Non-productive public land -** Land owned by a any public entity that is not currently a part of an identified, specific current or future use, excluding State Trust Lands, US Forest Service, or US Bureau of Land Management

**Ordinance -** A written law duly adopted by the local legislative body regulating land development in a community. Each community's land use laws are unique, and each community has significant flexibility within state law to adopt land use laws that fit their community's needs.

**Owner-Occupancy Requirement -** A policy requiring that the homeowner live in the property as their primary residence, often applied to ADUs.

**Permanent Supportive Housing (PSH) -** PSH is a model that combines low-barrier access to affordable housing and dedicated supportive services to help individuals and families lead more stable lives. PSH targets people, particularly the homeless or chronically homeless, and those with psychiatric disabilities, chronic health challenges, or other barriers to accessing or retaining stable housing. PSH provides robust supportive services to reduce instability in housing. PSH projects deliver supportive services through a combination of on-site services and linkages to available community services. PSH projects have tenant selection policies that prioritize people who have been homeless the longest or have the highest service needs as evidenced by vulnerability assessments. PSH units are rent restricted at or below 35% of Area Median Income and are required to have a minimum 15-year commitment of project based rent subsidy. Owners and operators of PSH for the chronically homeless must utilize the Coordinated Entry System (CES) from the applicable Continuum of Care, if available, though not exclusively.

**Permitted Use -** The type of development use that has been approved by the local planning authority through the issuance of a building permit.

**Planned Unit Development (PUD) -** A planned unit development (PUD) is a flexible zoning tool that allows developers to create a community with a mix of land uses, buildings, and open spaces. A PUD can be part of a Master-Planned Community or a smaller, stand-alone project.

**Pre-Approved Housing Designs -** Standardized building designs that have been approved by an applicable government entity in advance, making the permitting and approval process faster and more streamlined for developers.

**Prefab Housing -** See Modular.

**Private Activity Bond (PAB) -** A tax-exempt security issued by or on behalf of a local or state government. PABs are issued for projects that carry special financing benefits, such as funding hospitals or airports.

**Progressive Property Tax -** Tax system that increases the tax rate on higher-value properties, often used to discourage land speculation and promote affordable housing.

**Public Housing Authority -** State, county, municipality or other governmental entity or public body or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the United States Housing Act of 1937 in accordance with 24 CFR §5.100.

**Public Services -** Essential resources and facilities provided by government agencies or other organizations to promote the well-being, safety, and quality of life of the general public. These include healthcare facilities, educational institutions, libraries, emergency services like police and fire departments, and other community support systems.

**Public-Private Partnerships (P3s or PPPs) -** Collaborative agreements between government agencies and private developers to fund and build affordable housing projects.

**Rapid Housing -** Permanent housing intervention designed to help individuals and families quickly exit homelessness by obtaining and remaining in permanent housing.

**Rent Buyout -** A financial offer made by a landlord to tenants, often in the context of gentrification, to incentivize them to leave their units.

**Rent Stabilization -** Local policies that limit rent increases for specific types of housing to protect renters from excessive rent hikes during periods of high demand. Rent control policies that limit the amount landlords can increase rent, are often applied to older housing units to prevent displacement.

**Rental Assistance -** Programs that provide support to low-income households by helping them pay rent. These programs offer a monthly subsidy to cover the gap between what the household can afford (usually around 30% of their income) and the actual rent.

**Right of First Refusal -** A policy that gives tenants the first opportunity to purchase their rental unit before it is sold to a third party.

**Right-Sizing Zoning Policies -** Zoning adjustments that make it easier to develop affordable housing in areas where there is demand but outdated regulations.

**Setbacks -** The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

**Shared Equity Housing -** A model where homebuyers purchase a share of a property and the remaining equity is owned by a nonprofit or other organization, ensuring long-term affordability.

**Single Room Occupancy (SRO) -** A type of affordable housing where individual rooms are rented out, often in buildings that were originally designed for hotels or boarding houses. Typically, facilities like restrooms and kitchens are shared amongst tenants.

**Site Plan -** A site plan is a drawing, to scale, showing uses and structures proposed for a parcel of land. It typically includes lot lines, streets, building sites, public open spaces, buildings, major landscape features (both natural and man-made), and locations of proposed utility lines.

**Split-Rate Property Tax -** A tax system that taxes land at a higher rate than buildings to encourage land development and reduce speculation.

**Stakeholders -** All individuals and groups that must be engaged in the tactic for it to be successful and/or who will lead the implementation.

**Starter Homes -** New construction, for sale at $450,000 or below.

**Station Area Plans (SAPs) -** Development plans required to be created by HB 462, *Utah Housing Affordability Amendments* (S. Waldrip) that focus on areas surrounding transit stations, promoting housing, access to opportunity, environmental sustainability, and transportation connectivity.

**Subsidized Housing -** Housing that is partially or fully subsidized by government programs or non-profit organizations, typically to make it more affordable for low-income households.

**Sustainable Development -** Housing development that minimizes environmental impact, often incorporating energy-efficient designs, renewable materials, and green infrastructure.

**Tactics -** Specific actions or steps taken to implement a strategy.

**Tax Increment Financing (TIF) -** A development financing tool in which local taxing bodies make a joint investment in the redevelopment of an area with the intent that any short-term gains be reinvested and leveraged so that all taxing bodies will receive larger financial gains in the future. The funds for this investment come from future tax revenues, not otherwise expected to occur but for economic activity enabled by the increased public and private investment in the area. The state has multiple TIF programs that could be used to increase housing including CRA, HTRZ, FHIZ, and HOPZ.

**Tenant Protections -** Legal provisions aimed at protecting renters from unfair eviction, rent increases, or substandard living conditions.

**Transit-Oriented Development (TOD) -** A type of mixed-use development within walking distance (up to one-half mile) of a fixed-rail transit stop. TODs typically have sufficient development density to support frequent transit service and a mix of residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to engage in active transportation methods.

**Transitional Housing -** Broadly refers to a supportive community that offers temporary housing for different segments of the homeless population or those experiencing a crisis.

**Unsheltered Homeless -** Refers to homeless individuals who live outside or in a building not intended for human habitation, or in which they have no legal right to occupy.

**Upzoning -** The process of changing zoning laws to allow higher-density development, often to increase housing availability in growing urban areas.

**Urbanized -** Urbanization refers to the increasing population shift from rural to urban areas, resulting in the growth of cities and towns.

**Utah Association of Counties (UAC) -** The Utah Association of Counties (UAC) is a voluntary, statewide organization whose members are the 29 counties of Utah. The counties, through their elected officials, direct UAC activities in providing services to county officials. UAC's purpose is to improve the operation of Utah's county governments and thereby improve the quality of services which counties provide to their residents.

**Utah Department of Transportation (UDOT) -** State agency charged with maintaining the more than 6,000 miles of roadway that constitute the network of state highways in Utah.

**Utah Homes Investment Program (UHIP) -** A three-year program managed by the Office of State Treasurer and created in 2024 by HB 572, *State Treasurer Investment Amendments* (R. Spendlove). It provides low-cost deposits to financial institutions, enabling them to offer low-interest loans to developers building attainable homes.

**Utah Housing Corporation (UHC) -** Created by the legislature in 1975, Utah Housing Corporation is Utah's housing finance agency. It develops and finances safe and affordable housing for low- and moderate-income Utahns and their families. By providing down payment assistance and working with over 65 financial institutions in Utah, UHC acquires and services over $1 billion in single family mortgages each year, most of which are for first-time homebuyers throughout the state.

UHC also serves as the state's designated allocator of federal and state Low-Income Housing Tax Credits, which along with bonds issued by UHC provide hundreds of millions of dollars each year in financing for rental housing affordable to low-income Utahns and their families.

UHC also serves as a developer on select (mostly rural) housing projects, helping communities throughout the state to address their affordable workforce housing needs.

**Utah League of Cities and Towns (ULCT) -** A nonpartisan, inter-local government cooperative first organized in 1907. The organization serves 255 cities and towns in the State of Utah, representing municipal government interests with a unified voice at the state and federal levels. ULCT also provides information, training, and technical assistance to local officials on municipal issues and works to create a greater public awareness and understanding of municipal responsibilities, governance, and administration.

**Walkability -** Describes general pedestrian access and layout of an area related to the safety, comfort, and convenience of the walking environment.

**Wasatch Choice Vision -** A shared regional vision, developed by public and private sector stakeholders, for coordinated transportation investments, development patterns, and economic opportunities on Utah's Wasatch Front and Back. The Wasatch Choice Vision includes a map and key strategies for enhancing quality of life as Utah grows.

**Water-Efficient Landscaping -** A term used for low-water requirement landscaping. Also known as localscaping, xeriscaping, or water-wise landscaping.

**Zoning -** Legislative act of designating areas of a city or county into areas (or zones) that specify allowable uses for real property and size restrictions for buildings within these areas.

**Zoning Incentives -** Changes in zoning laws or the introduction of incentives (e.g., density bonuses, relaxed parking requirements) to encourage developers to include affordable housing.

# UTAH HOUSING STRATEGIC PLAN

## A consensus-based implementation strategy to address Utah's housing crisis

## Why

- Only **9%** of Utahns can afford the median-priced home.
- The median age of first time homebuyers is **38** according to the National Association of Realtors
- Utah needs **274,000** new housing units to meet the 2033 demand

## Approach

### Goals & Guiding Principles

1. Improve housing availability, affordability, and stability.
2. Foster community well-being and quality of life.
3. Seek consensus- and evidence-based policy and housing support solutions.

### Tactics

- Policy Changes
- Strategic Investments
- Data & Monitoring
- Research & Education Initiatives

### Implementation

- Legislature
- Executive Branch
- Local Government
- Private
- Non-Profit

### Outcome Metrics

- Affordability
- Ownership
- Supply
- Connectivity

## Timeline

| August 2024 Kickoff | January 2025 Phase I Draft Report | *Stakeholder Review & Comment* | April 2025 Phase II Kickoff | October 2025 Phase II Draft Report | *Stakeholder Review & Comment* | December 2025 Final Plan |
|---|---|---|---|---|---|---|

**Steve Waldrip**
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*NOTE: Tactic numbers do not represent a rank order*

*Tactics with a Delicate Arch icon originated in a rural and resort area working group.*

## TOP PRIORITY TACTICS

| # | Tactic | Category | Implementation Lead | Cost |
|---|---|---|---|---|
| 1 | Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing. | Initiative | Executive | Nominal cost |
| 2 | Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master-planned developments and which may be repaid by development. | Investment | Legislature, Executive | 1X or OG, Significant Cost |
| 3 | Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects and may be repaid by development. | Investment | Legislature | 1X or OG, Significant Cost |
| 4 | Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding. | Policy | Legislature, Executive | 1X, Nominal Cost |
| 5 | Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes. | Investment | Legislature | 1X or OG, Under $1M |

## PRIORITY TACTICS

| # | Tactic | Category | Implementation Lead | Cost |
|---|---|---|---|---|
| 6 | Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums. | Policy | Legislature, Executive | Time & Effort |
| 7 | Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings. | Initiative | Executive | Time & Effort |
| 8 | Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc. | Policy | Legislature | Time & Effort |
| 9 | Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010. | Policy | Legislature | Time & Effort |
| 10 | As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions. | Initiative | Legislature, Executive | Time & Effort |
| 11 | Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives. | Initiative | Executive | Time & Effort |
| 12 | Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints. | Initiative | Executive | One-time, Under $1M |
| 13 | Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax. | Policy | Legislature, Local Govt | Time & Effort |
| 14 | Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including highlighting the benefits of center-based development patterns. | Investment | Local Govt, Non-Profit | 1X, Under $1M |
| 15 | Require all publicly funded housing to maintain affordability through long term deed restrictions. | Policy | Legislature | Time & Effort |

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*Tactics with a Delicate Arch icon originated in a rural and resort area working group.*

## ADDITIONAL TACTIC RECOMMENDATIONS

| # | Tactic | Category | Implementation Lead | Cost |
|---|---|---|---|---|
| | *This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF), which will provide a list of additional recommended tactics for policy-makers' consideration.* | | | |
| 16 | Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions. | Initiative | Executive | Time & Effort |
| 17 | Review and revise, if necessary, state code 17C-1-142 regarding RDA/CRA affordable housing set asides to include additional possibilities to expedite the use of those funds to create more affordable housing. | Policy | Legislature | Time & Effort |
| 18 | Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses. | Investment | Legislature | 1X, Under $1M |
| 19 | Create a inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations. | Data | Executive, Non-Profit | 1X, Nominal Cost |
| 20 | Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed. | Data | all | Time & Effort |
| 21 | Improve eviction court data transparency. | Data | Legislature, Non-Profit | 1X, Under $1M |
| 22 | Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners. | Investment | Executive, Private, Local Govt | 1X, Under $1M |
| 23 | Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory. | Data | Executive, Local Govt | 1X, Nominal Cost |
| 24 | Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency & lower monthly utility bills for new residential construction/ housing retrofits. | Investment | Legislature, Local Govt, Non-Profit | 1X, Significant Cost |
| 25 | Expand and fund an eviction mediation and prevention program. | Investment | Non-Profit | OG, Under $1M |
| 26 | Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics. | Policy | Legislature, Local Govt | Time & Effort |
| 27 | Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency. | Policy | Legislature | Time & Effort |
| 28 | Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments. | Policy | Legislature, Private, Local Govt | Time & Effort |
| 29 | Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units. | Policy | Legislature | Time & Effort |
| 30 | Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code. | Policy | Legislature, Executive | 1X, Nominal Cost |

*NOTE: Tactic numbers do not represent a rank order*

*Tactics with a Delicate Arch icon originated in a rural and resort area working group.*

## ADDITIONAL TACTIC RECOMMENDATIONS

| # | Tactic | Category | Implementation Lead | Cost |
|---|---|---|---|---|
| 31 | Attract a factory built/modular housing manufacturer to Utah to reduce construction costs. | Initiative | Executive, Private | 1X, Under $1M |
| 32 | Establish a "home hardening" or "home adaptation" program to support communities in preventing the loss of, or reinstating, commercial insurance coverage. | Initiative | Local Govt | 1X or OG, Nominal Cost |
| 33 | Create a governor's Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing. | Initiative | Executive | Time & Effort |
| 34 | Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability. | Initiative | Local Govt, Private | Time & Effort |
| 35 | Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration. | Initiative | Local Govt, Non-Profit | 1X, Nominal Cost |
| 36 | Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans. | Investment | Legislature, Local Govt | Ongoing, Significant Cost |
| 37 | Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects. | Initiative | Local Govt, Private | Time & Effort |
| 38 | Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed. | Initiative | Non-Profit, Private | Time & Effort |
| 39 | Promote upstream, preventative housing interventions. | Initiative | Executive, Local Govt, Non-Profit | Time & Effort |
| 40 | Design and disseminate educational information around eviction prevention on foreclosure rental properties. | Initiative | Executive, Non-Profit | 1X, Nominal Cost |
| 41 | Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations. | Policy | Legislature | Time & Effort |
| 42 | Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code. | Policy | Legislature | Time & Effort |
| 43 | Build upon and expand the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers. | Investment | Legislature | 1X, Significant Cost |
| 44 | Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA. | Policy | Legislature | Time & Effort |
| 45 | Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to redevelopment of commercial land into housing. | Policy | Legislature | Time & Effort |
| 46 | Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs. | Investment | Legislature | OG, Significant Cost |

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | DISCUSSION - Water Use and Preservation Plan |
| **ITEM TYPE**: | Discussion Item |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | City-initiated |

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

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

**RECOMMENDATION**:
Discussion

**BACKGROUND**:
Required by Utah Code 10-9a-403, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify its operations to eliminate practices or conditions that waste water.

Staff has been working with Bowen Collins and Associates for several months to prepare the proposed plan. This plan is intended to be part of the updated General Plan; however, Utah Code 10-9a-404 requires the city to adopt a water use and preservation plan by December 31, 2025. Accordingly, Staff proposes this document be added as an appendix to the current 2018 Eagle Mountain City General Plan until the General Plan update is completed in 2026.

Staff believes the document will have a tremendous impact on making wise land use and development decisions for the City.

**ITEMS FOR CONSIDERATION**:
Utah Code 10-9a-404 requires the City to adopt a water use and preservation plan by December 31, 2025.

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
N/A

**ATTACHMENTS**:

1. EM Water Preservation Element Draft

# Chapter XX
# Water Use and Preservation Element

## Introduction

Effective June 2022, the State of Utah amended Utah Code 10-9a-403 to require municipal general plans to include a Water Use and Preservation Element. All municipalities must comply with the amended code by December 31, 2025. This Water Use and Preservation Element (Element) has been prepared to meet the new legislative requirements. In accordance with State Code, this Plan describes:

1. The effect of permitted development on water demand and water infrastructure for Eagle Mountain City (City)
2. The City's proposed methods of reducing water demand and per capita consumption for future development
3. The City's efforts and plans to reduce water use in existing development
4. Opportunities for the City to modify its municipal operations to eliminate practices or conditions that waste water.

Although the requirements for this Element are similar to those of the state required Water Conservation Plan, this Element focuses on the big-picture interaction between water use and municipal development or land use. This Element provides information that will allow City officials to plan for anticipated growth by incorporating water use information into land development decisions.

## Effect of Development on Water Demands

Knowing the amount and patterns of current water use in the City is essential before water conservation and preservation measures can be implemented. The purpose of this section of the Element is to discuss "the effect of permitted development or patterns of development on water demand and water infrastructure". (Utah Code 10-9a-403(2)(iv)). The City recently completed both a Water Conservation and Management Plan[1] and Culinary Water Master Plan to guide their water conservation and preservation efforts. Those documents contain a thorough analysis of the City's existing and projected water demands (i.e., use), source capacities, system sustainability, and existing and future water conservation measures and can be referred to supplementally to this plan.

### Water Demand

Indoor and outdoor water were considered separately in this analysis as they have varying unit rate demands. Currently the indoor culinary water demand in Eagle Mountain is about 62 gallons per capita per day (gpcd) with a non-culinary, or outdoor, demand at 106 gpcd. It is apparent that outdoor water use (irrigation) constitutes the majority of per capita water demands within the City with an approximate 63% and 37% split of outdoor and indoor water use, respectively. It has also been estimated that about 75% of water use in the City is residential.

[1] The full 2024 Eagle Mountain City Water Conservation Plan can be found here: https://eaglemountain.gov/wp-content/uploads/2024/12/12.5.24-Water-Conservation-and-Management-Plan_Final.pdf

Therefore, reducing residential outdoor water use will be vital for the City to achieve long-term water preservation and to ensure existing and planned water sources will be sufficient for essential uses of the City's residents.

The area within the Eagle Mountain City corporate limits is actively developing with significant potential for future development. The current population is only about 29% of the anticipated buildout population. With the City's population projected to almost triple in the next 35 years, water conservation efforts in new developments will be key to successful water preservation within the City.

Overall water demands as presented in the following supply and demand analysis (Table 1 and Figures 1 to 3) are calculated based on:

- City population projections as described in the City Reuse Master Plan
- Land use designations as described in the 2025 City land use map
- Indoor water use assumed at 62 gpcd
- City water users successfully achieving State of Utah Regional Conservation Goals[2]
- Average existing irrigation rates for Eagle Mountain residential homes of 3.5 acre-ft/year
- Future irrigation rates of 3.2 or 2.7 acre-ft/acre depending on land use type
    - This is based on the City's landscape ordinance that now requires no less than 30 percent low water use landscaping and no more than 70 percent turf on most properties. It is assumed that turf will be irrigated at a rate no greater than 3.2 acre-feet/acre and low water use landscaping at a rate no greater than 1.43 acre-ft/acre. This results in an irrigation rate of 2.669 or about 2.7 acre-ft/acre for residential properties.
    - The irrigation rates quoted here are for 2025. Additional reductions in irrigation rates are expected as the City achieves its future conservation goals.

Further details of calculated outdoor water demand are presented in Table 1. This table describes the land use types, irrigated areas, and assumed irrigation rates for this demand analysis.

[2] State regional goals can be found here: https://conservewater.utah.gov/regional-water-conservation-goals/

Table 1: *Eagle Mountain Outdoor Water Demand Projection by Land Use*

| Land Use Type | Acreage | Land Efficiency | % Irrigated | Irrigated Acres | Irrigation Rate (acre-ft/acre) | Total Outdoor Use (acre-ft/year) | Outdoor Use (acre-ft/year/gross acre) |
|---|---|---|---|---|---|---|---|
| Irrigated Open Space | 113 | 90% | 80% | 81.4 | 3.2 | 260 | 2.30 |
| Non-Irrigated Open Space | 3,875 | 100% | 0% | 0.0 | 0.0 | 0 | 0.00 |
| Schools | 113 | 90% | 40% | 40.7 | 3.2 | 130 | 1.15 |
| City Center Parks | 142 | 90% | 75% | 95.9 | 3.2 | 307 | 2.16 |
| Business Park/ Light Industry | 5,456 | 80% | 10% | 436.5 | 2.7 | 1,165 | 0.21 |
| Civic Uses | 15 | 80% | 15% | 1.8 | 3.2 | 6 | 0.38 |
| Employment Center Campus | 1,021 | 80% | 15% | 122.5 | 2.7 | 327 | 0.32 |
| Foothill Residential | 1,942 | 60% | 48% | 559.3 | 2.7 | 1,493 | 0.77 |
| Neighborhood Residential One | 5,924 | 75% | 53% | 2,354.8 | 2.7 | 6,285 | 1.06 |
| Neighborhood Residential Two | 507 | 75% | 20% | 76.1 | 2.7 | 203 | 0.40 |
| Neighborhood Residential Three | 3 | 75% | 20% | 0.5 | 2.7 | 1 | 0.40 |
| Regional/ Community Commercial | 1,567 | 80% | 15% | 188.0 | 2.7 | 502 | 0.32 |
| Rural Density One | 618 | 75% | 15% | 69.5 | 2.7 | 186 | 0.30 |
| Rural Density Two | 1,543 | 75% | 38% | 439.8 | 2.7 | 1,174 | 0.76 |
| Town Center Mixed Use | 427 | 75% | 15% | 48.0 | 2.7 | 128 | 0.30 |
| Total | 23,266 | | | 4,515 | | 12,166 | 0.72 |

Note: Irrigation rates presented in this table are based on the 2025 City land use plan for the undeveloped areas in the south service area only. More details on this table can be found in the City Reuse Master Plan

Table 2 details overall population projections and water demands for the City calculated for both indoor and outdoor demands with conservation as described above.

Table 2: *Eagle Mountain City Projected Population and Water Demands (Including Projected Conservation)*

| Year | Total City Projected Population | Total Projected Indoor Water Demand (acre-ft/year) | Total Projected Outdoor Water Demand (acre-ft/year) | Total Projected Water Demand (acre-ft/year) |
|---|---|---|---|---|
| 2020 | 40,000 | 2,793 | 4,785 | 7,578 |
| 2025 | 57,102 | 3,734 | 7,768 | 11,502 |
| 2030 | 78,686 | 4,972 | 9,764 | 14,735 |
| 2035 | 92,193 | 5,707 | 11,030 | 16,737 |
| 2040 | 105,700 | 6,362 | 12,589 | 18,951 |
| 2045 | 123,908 | 7,352 | 13,910 | 21,262 |
| 2050 | 142,115 | 8,306 | 15,704 | 24,011 |
| 2055 | 156,058 | 8,937 | 16,661 | 25,598 |
| 2060 | 170,000 | 9,635 | 17,875 | 27,510 |
| Buildout | 193,900 | 10,990 | 20,607 | 31,597 |

# Water Supply

To place the projected water demands into context, it is prudent to consider and better understand the City's available supplies. Currently, the City has only two major sources of water supply: groundwater wells and wholesale water from Central Utah Water Conservancy District as described below:

- Groundwater Wells: Eagle Mountain City has a sustainable groundwater yield of 5,885 acre-ft/year from wells drawing from the Cedar Valley Aquifer.
- CUWCD Wholesale Water: The City has a contract with CUWCD to eventually deliver up to 16,300 acre-ft of culinary water per year. The amount of water delivered under this contract grows each year over the next several decades in conjunction with expected City growth.

Due to Eagle Mountain's location in Cedar Valley west of the Lake Mountains and east of the West Desert, there are limited options for additional sources of water; there are no additional rivers, streams, or springs that can be used for reliably supplying drinking or irrigation water. This means that new water source options for future needs and water supply diversification are limited to the following:

- Develop More Groundwater Wells: The City has groundwater rights greater than the amount it is currently utilizing through its existing wells. The City could further develop their groundwater rights up to the max allowable sustainable yield of the Cedar Valley Aquifer. According to the 2014 *Cedar Valley and Northern Utah Valley Groundwater Management Plan (Utah Division of Water Rights, 2014)* the Cedar Valley Aquifer has 10,300 acre-ft of annual sustainable yield. However, not all of this is available to the City; some portion will be used by other entities and water rights in the Valley. Based on an analysis of the City's portion of total water rights in the Valley, it is estimated that the City could develop an additional 2,358 acre-ft/year from this aquifer. It should be noted that this analysis is completed based on the most accurate data currently available. However, it has been recommended by the October 2020 *Water and Reuse Optimization Report* that further analysis be completed on the sustainable aquifer yield to verify the assumed available yield discussed here.
- Reuse: Reuse has been a part of the City's plans since 2012. The City has submitted a reuse application to the state for 6,273 acre-ft/year and is currently awaiting approval. Should the state deny the City reuse application, this additional source might not be available for future use.
- Wholesale Purchase: A possible option for increasing water sources within the City would be to find additional wholesale water. However, CUWCD has sold all of its existing available water and with other cities also in need of additional water, purchasing new wholesale water is expected to be a difficult and expensive option.

## Implications of Permitted Development

To better understand the current City water supply and demand an analysis was performed using the demand projections and the potential sources as described above. Figures 1 through 3 are visual representations of these analyses:

- Figure 1: compares projected growth in the existing service area to available existing supply.
- Figure 2: compares projected growth in the existing service area to expected future supply.
- Figure 3: compares expected future supply to projected growth with potential additional annexation by the City. The potential annexation areas as identified by City planning personnel in the 2018 General Plan were assumed to develop in the same land use ratios and corresponding water use as development within the current city limits.

Each figure also includes a demand line that identifies projected demand with existing development and currently vested units (29,881) only.

From these figures we can draw the following major conclusions:

- To ensure sufficient supplies to meet projected demands, the City will need to develop new sources as soon as 2026 (Figure 1).
- If the City were to develop an additional 2,358 acre-ft/year of groundwater, the City would have sufficient supplies to meet needs through 2051 (Figure 2). Alternatively, further development of reuse water would also be adequate to meet projected needs for the next several decades.
- The City currently does not have sufficient source supply for their 29,881 currently vested units (Figures 1 and 2).
- Both groundwater development and reuse are vital to the development of currently vested and future units (Figure 2).
- To develop Eagle Mountain City as currently planned (with current land use designations and landscaping ordinances), a total of at least 9,412 acre-ft/year of additional water will need to be developed. If reuse and the additional groundwater are developed, this is reduced to an additional 610 acre-ft/year (Figures 1 and 2).
- Some additional groundwater to satisfy this potential shortage does exist in the Cedar Valley (Figure 2). However, the City's ability to access this water is uncertain.
- Any additional annexation by the City will add to potential future water needs. If the City were to expand to the maximum extents of annexation contemplated, the City would potentially need up to 13,700 acre-ft/year above the 9,412 acre-ft/year needed for the current city limits (Figure 3). This volume of water is not currently available in the Cedar Valley.

In short, the City does not have enough water to support current development plans. Even with the development of planned future sources, water supplies are still not quite enough. Shortages are even greater when annexation is considered. Fortunately, the City does have some policy levers they can use to impact future water use and achieve their overall goals. Some of the major policy levers available include:

- Adjusting land use designations
- Limiting outdoor irrigation coverage
- Encouraging additional conservation (greater than the state conservation goal),

The remainder of this Water Use and Preservation Element will focus on methods of reducing per capita water demand for future and existing development in addition to opportunities to reduce water waste within the City's operations.

Figure 1: *Eagle Mountain Outdoor Water Demand Projection by Land Use*

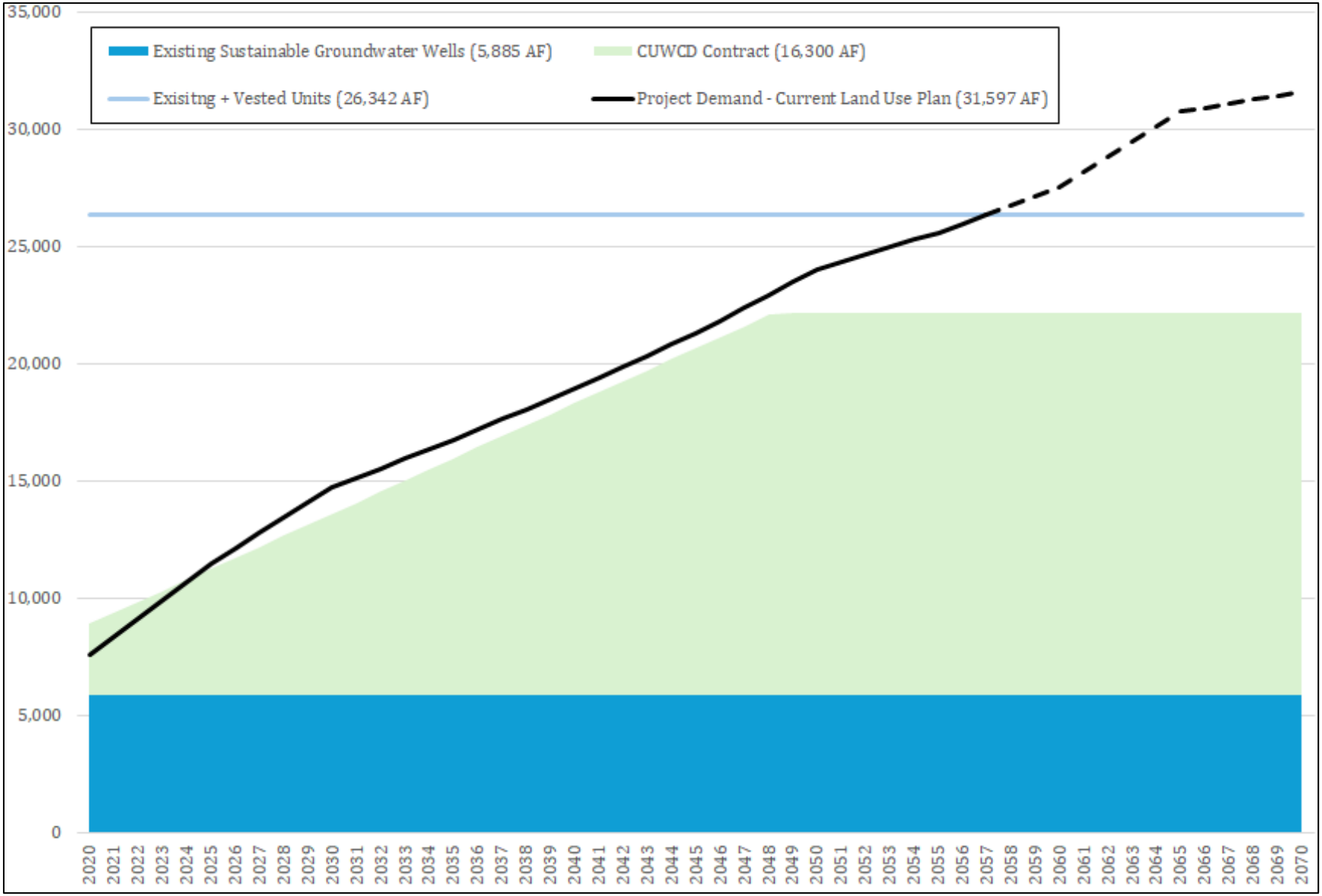


Figure 2: *Eagle Mountain Supply and Demand Analysis – Land Use Impacts*

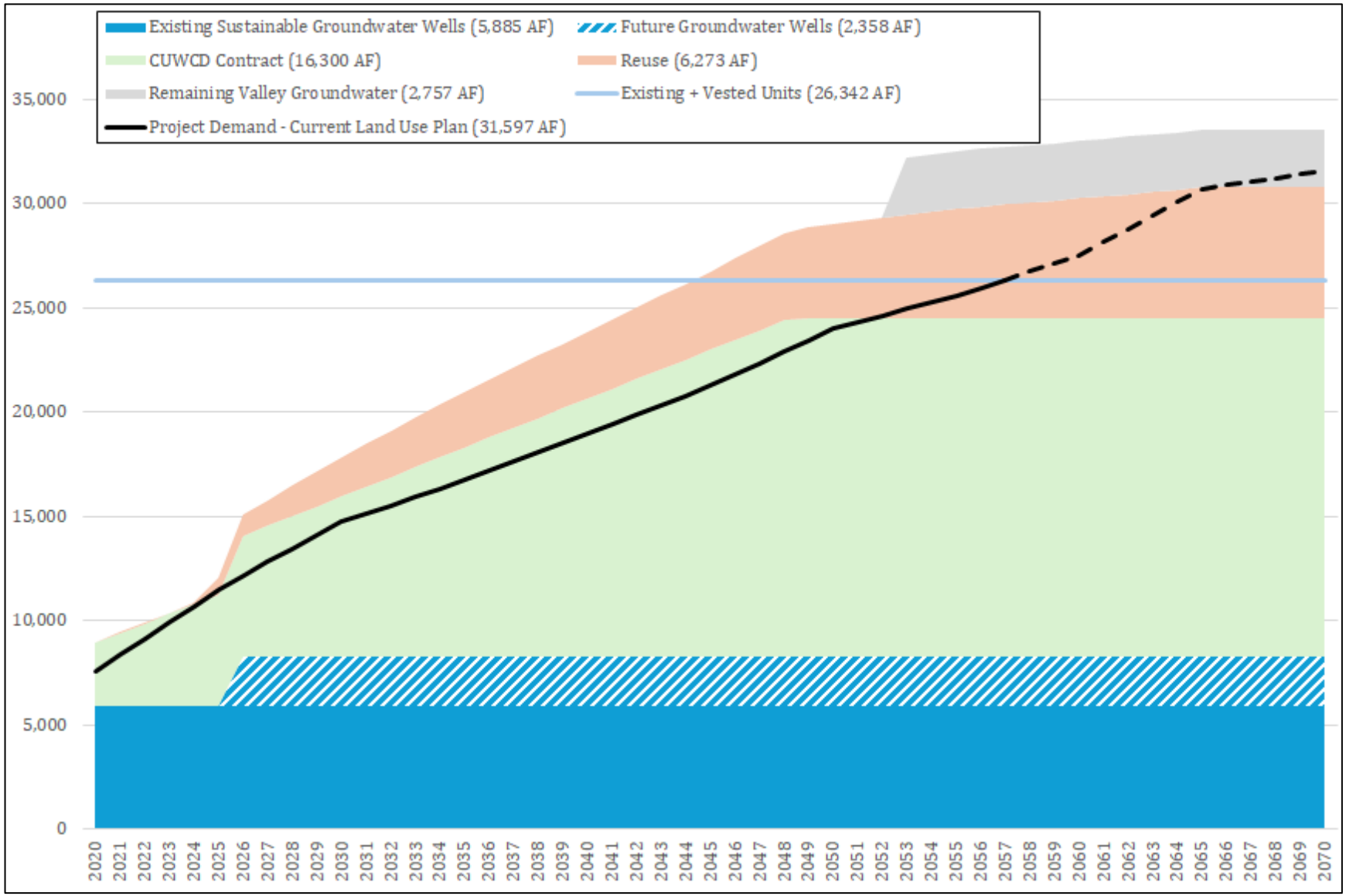
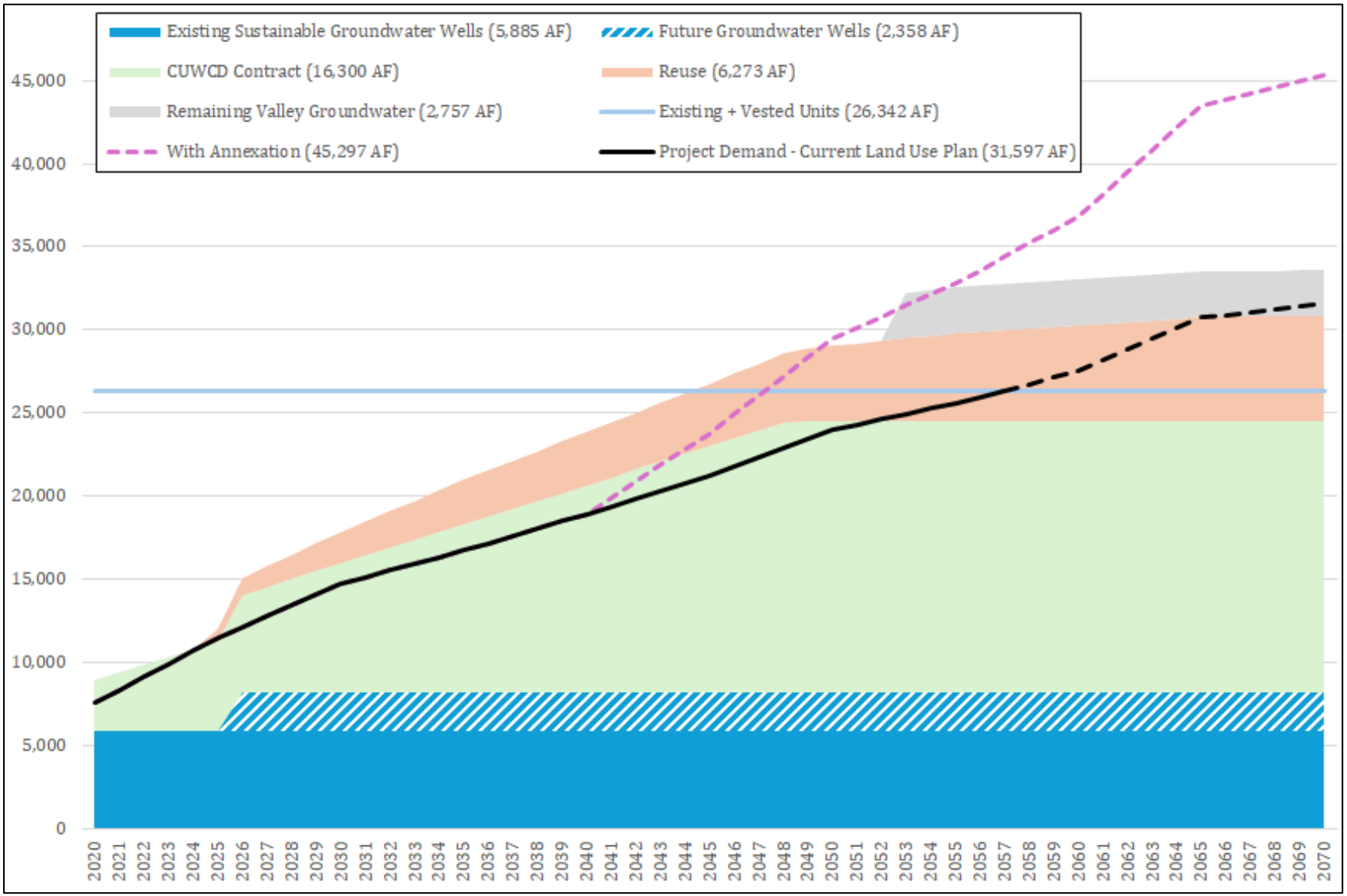


Figure 3: *Eagle Mountain Supply and Demand Analysis – Land Use Impacts*



# Reducing Water Demand for Future Development

## Impact of Land Use on Water Demands

An analysis was performed to compare housing density with expected indoor and outdoor water use. The purpose of this analysis was to provide a metric for planners as they work to understand water use in terms of zoning or land use.

Several key assumptions were made in this analysis to convert from the gpcd water use units described in the "Water Demand" section of this document to acre-ft per acre (acre-ft/acre), which is most helpful for planning purposes. These assumptions included:

- The average household size for future single-family development will be approximately 3.50 people per unit.
- Average indoor residential water use is 62 gpcd.
- Average outdoor residential application rate at 2.7 acre-ft/acre.
    - This assumes 30% water-wise and 70% sod residential landscaping.
- For densities greater than 1 unit per acre, as housing density increases, outdoor landscaped areas decrease as more and more of the available area is used for living space, parking, etc.
- For densities less than 1 unit per acre, it is common to leave portions of the property as unirrigated open space. Correspondingly, it has been assumed that no more than 0.6 acres per unit will be irrigated, regardless of how large the lot is.

The results of this analysis are presented in Figure 4 and depict the annual demand in acre-ft/acre on an equivalent residential unit (ERU) density basis. Demands are distinguished between indoor and outdoor demands.

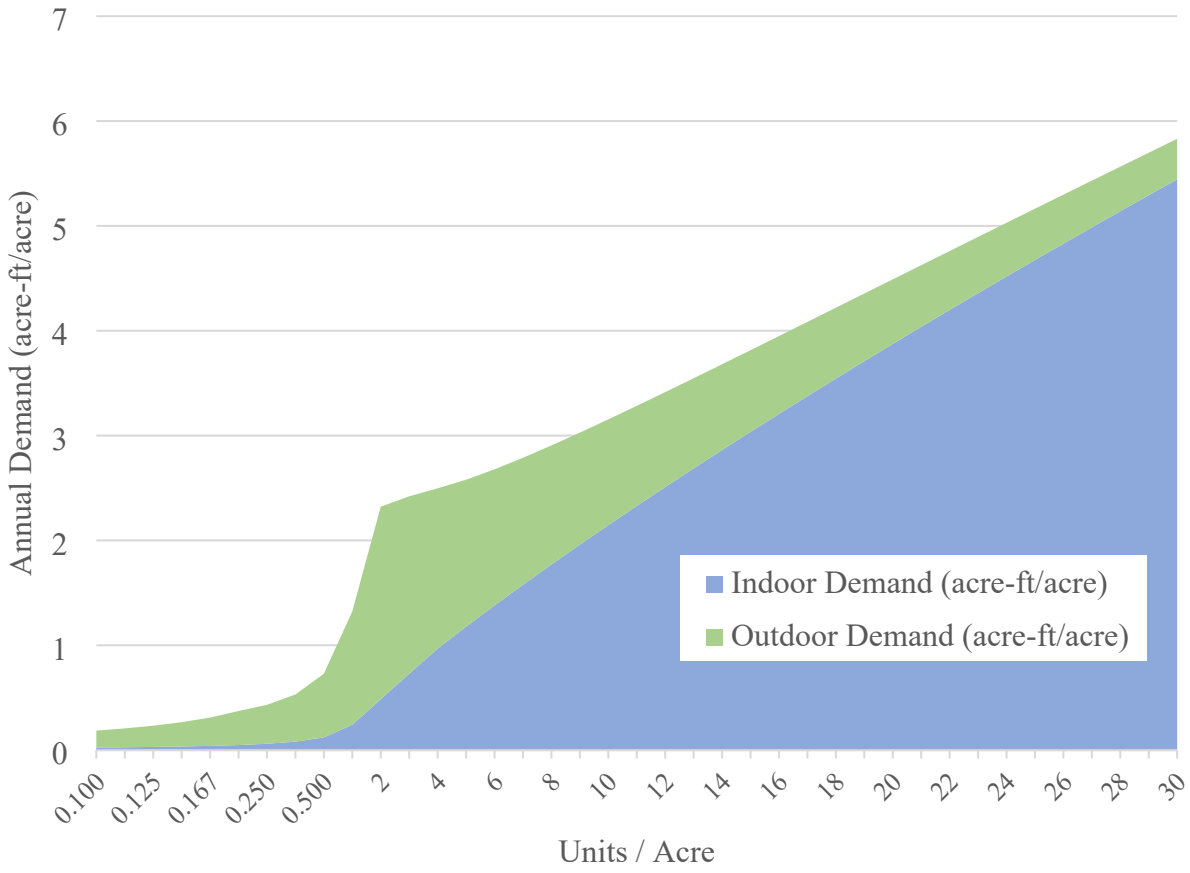



**Figure 4**
**Change in Annual Demand Based on ERU Density**

Figure 5 takes this analysis a step further by considering water usage on a per unit basis and then identifying current city land use types for further insights.

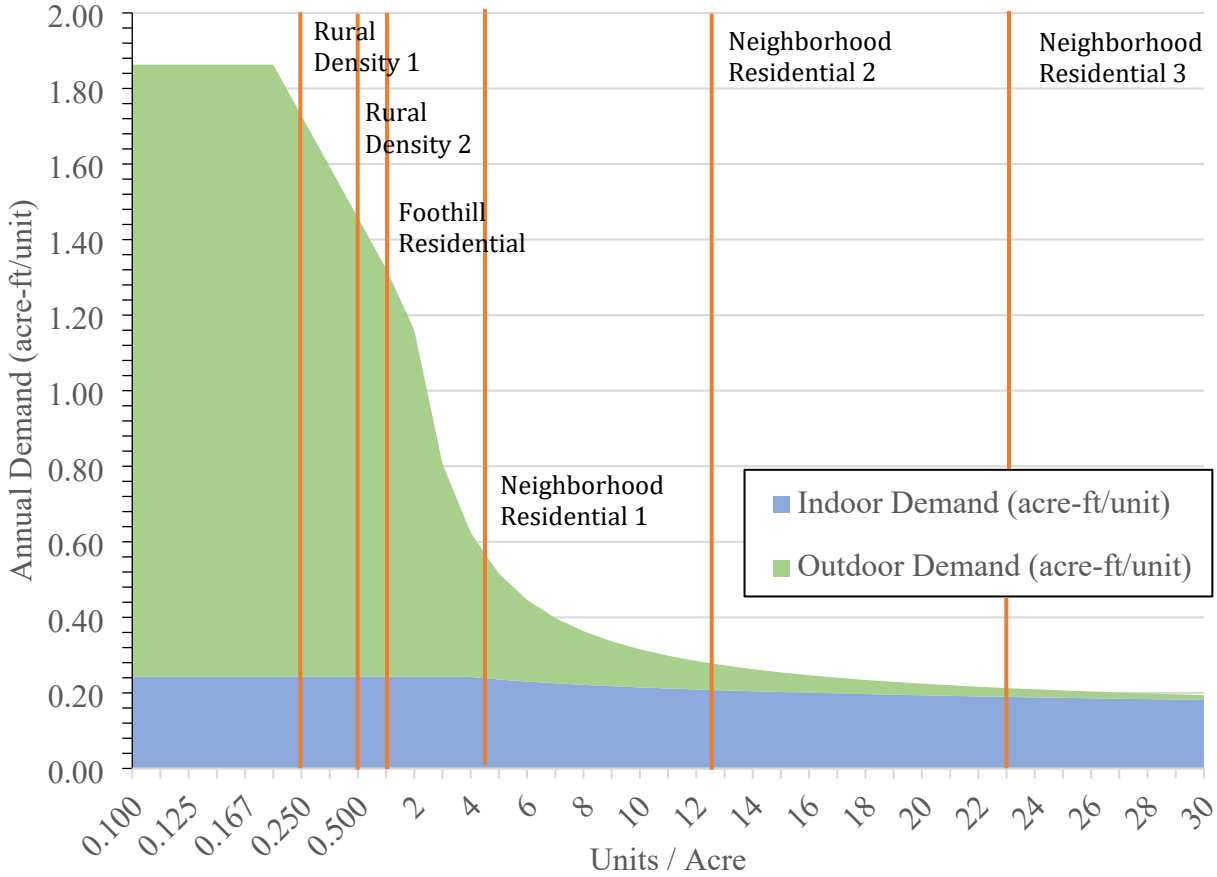



**Figure 5**
**Change in Per Unit Annual Demand Based on ERU Density**

The following conclusions can be drawn from the information presented in Figures 4 and 5:

- On a per unit basis, indoor water usage is fairly consistent.
- Outdoor water usage will vary with density. For typical suburban residential development, the higher the density, the less landscaping possible and the corresponding lower water demand. However, this is not necessarily true for very low-density properties. Outdoor demands may actually begin to decrease on a per acre basis for larger lot sizes as long as irrigation is limited to a fixed, maximum area of the lot.
- Outdoor water use per acre is expected to be highest at a density of about two dwellings per acre. The annual demand at this density was estimated to be 1.84 acre-ft/acre.
- Residential land use designations have a significant impact on both per acre and per unit water usages. As density increases, water usage increases on a per acre basis but decreases on a per unit basis.

This preliminary analysis provides valuable insights for city planners and decision makers to consider how future development can impact water use and conservation in Eagle Mountain City. Unless the City is able to secure additional supply, changes to its land use plans will be needed to make sure development does not exceed available water supply.

# Reducing Water Demand for Future Development

With the considerable growth projected to occur in Eagle Mountain City through buildout, developing a framework to reduce future water use (or water system demands) before development occurs will prove especially effective for the City. The following sections describe a few "methods of reducing water demand and per capita consumption for future development" (Utah Code 10-9a-403(4)(b)) that the City has already implemented.

## Land Use Designations

To stay within available water supplies, the City will likely need to consider one or more of several potential land use changes:

- Limit Areas of Development: One of the most straight forward approaches to reducing future water demands is to simply reduce the total area of development. Unfortunately, this is easier said than done as it could affect the ability of existing property owners to beneficially use their property and result in legal risk to the City. Any complete limitation of development would need to consider affected private property owners.
- Significant Decrease Densities: Historically, most of the developed areas within Eagle Mountain City consist of low-density, single-family homes. One approach to reducing water use is to shift at least a portion of the area currently identified as low density residential to rural density. As long as this action was coupled with restrictions on the total amount of irrigated area allowed per lot, this could result in significant reductions in total water use. Unfortunately, this would also result in significant increases in the use of water per unit and severely reduce the number of units that can be served in the City overall.
- Cluster Development: Another approach to reducing water demands could be to increase density. The City might consider moving towards higher density multi-family homes such as apartments, condominiums, and townhomes as these residential units tend to use much less water on a per unit basis. However, since this type of development is more water intensive on a per acre basis, it would need to be coupled with designation of corresponding areas that remain as unirrigated open space. This would allow the same (or greater) number of units to be developed overall, but with less water use.
- Implement Water Restrictions for Specific Land Uses: The projected water demands here are based on certain water use assumptions for given land use types. The City could consider implementing water use restrictions on specific land use types to limit water demands. For example, the land use designation of "Business Park/Light Industry" currently has an assumed water demand of 0.73 acre-ft/acre. This is based on the average demand for typical development of this type along the Wasatch Front. However, the City could place a more restrictive water budget on this type of development to limit total water demands (e.g. the City could designate that water demand may not exceed 0.41 acre-ft/acre which better matches some of the existing industrial development demand in the City).

Because the nature and needs of each property will be different, the City is currently considering a land use approach that would develop a water budget for various areas of the City. Under this approach, the City would allocate volumes of water as available to areas of new development. Each area could then select from the solutions above to maintain demands within the available budget. These allocations would aid the City in water supply planning as new development and annexation areas are added to the City limits.

## Development Standards Applicable to All New Developments

The City requires that all new developments comply with the following water-conservation standards in park strips as described in ordinance O-52-2023:

- Lawn areas in front or side yards must not exceed 250 square feet or 50% of the total landscape for new developments.
- Individual water metering devices (AMI) must be installed for each connection.
- No landscaping shall be composed of more than 70% turf.
- A minimum of 50% of all tree and shrubs must be drought resistant.
- Planting beds must be irrigated with drip lines to reduce the amount of water loss to evaporation.
- Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment.
- Landscaped areas must "have enough plant material to create at least 50 percent living plant cover at the ground plane, not including tree canopies" (17.60.090 (D)).

## Development Standards Applicable to All New Commercial, Industrial, or Developer Installed Landscaping

For all new commercial, industrial, developer-installed landscaping in multifamily residential projects and developer-installed landscaping in single family projects, the City can require the following standards from Section 17.60.090 of Eagle Mountain City Municipal Code:

- A Landscape Plan must be submitted and approved for any commercial or multi-family development prior to occupation.
- Turf is prohibited on slopes greater than 25%, or 4:1 grade, and in landscaped areas less than 8 feet wide.
- Park strips must have at least 30% living plant cover at maturity not including tree canopies.
- For institutional and multifamily properties, turf is limited to 20 percent of the total landscaped area, except in active recreation areas.
- In commercial and industrial properties, turf is not permitted except in active recreation areas. A minimum of one approved deciduous/evergreen tree must be planted per 1,000 square feet of landscaped area.
- The City is currently working to update Commercial and Multi-Family architectural Standards to require a minimum of 30% xeriscape and a maximum of 70% sod.

It should be noted that these standards are also required for existing land uses in addition to new development unless otherwise noted within the code.

# Reducing Water Demand for Existing Development

In addition to reducing water use of future development, decreasing the water use of current residents will be essential for the City to meet its long-term water needs. In reducing current water use, existing residents ensure reliable and sustainable use of the system, decrease their current water bills, and mitigate future rate increases. These water conservation measures are described in the City's 2024 Water Conservation Plan. Eagle Mountain City

also participates in several Central Utah Water Conservancy District (CUWCD) water rebate programs, which incentivizes conservation in existing developments. Each of these documents or programs are discussed below.

## Eagle Mountain City Water Conservation Plan

Eagle Mountain City's Water Conservation Plan was updated in 2024. The purpose of that document was to evaluate the City's current conservation program and identify additional measures that would allow further conservation of water in the City. A driving motivator in these conservation measures are the regional conservation goals issued in 2019 by the Utah Division of Water Resources. Eagle Mountain City is located in the Provo River Region, with a conservation goal of reducing water use by 19% from the 2015 baseline. The following conservation measures were identified and have been or are in the process of being implemented by Eagle Mountain City:

- Universal Metering:
    - The City currently meters both storage and sources systems to monitor daily and total flows. This data is essential for water accounting purposes and water use determination.
    - All existing developments are required to install individual metering devices for each connection to determine the amount of water each connection is using. The data from meters allows the city to implement a tiered water rate structure based on usage and informs customers of their usage and encourage water conservation.
    - Eagle Mountain City is currently in the process of installing Advanced Metering Infrastructure (AMI) on all residential connections. These meters send real time 1-gallon readings to residents and the city. This will increase the accuracy and frequency of readings leading to real-time leak detections and quicker leak responses.
    - A one-time utility bill credit of $20 will be offered to those who sign up for the AMI portal and create a water usage goal.
- Water Accounting and Loss Control:
    - Yearly, the City, conducts a system audit to determine the amount of unaccounted for water (the discrepancy between individual meters and source meters). The City Water Resources Manager tracks the unaccounted water and the associated costs and reports this information yearly.
    - Properties with large landscapes (e.g. parks, churches, high water use residents, and municipal properties) are audited for irrigation usage, application efficiency, and scheduling.
    - Routine maintenance is performed on the system to ensure efficient functionality with minimal water loss.
    - Identified leaks are repaired quickly to reduce the amount of water loss within the system.
    - The City is looking to conduct water audits by customer class. These classes would focus on typical water use practices within each class and identify any potential efficient changes.
- Water Rate Structure: Eagle Mountain City uses a relatively aggressive tiered water rate structure with increasing volumetric charges. The rate structure has been designed to encourage water conservation and to financially penalize users that use more outdoor water than is needed.
- Pressure Management: The City requires the installation of pressure reducing valves on higher pressure homes within the system. They also use pressure reducing valves within the water system to manage water pressures and protect their equipment and infrastructure.
- Public Education: Eagle Mountain City has proactively been seeking to better educate the public on water conservation issues and solutions. The City has:
    - Produced and continues to develop an assortment of informational pamphlets for their customers. These materials seek to explain how water users can help the City fulfill conservation

goals. They further discuss the conservation need for the Great Salt Lake crisis and inform users of the cost of supplying drinking water and long-term savings associated with conservation.
    - The City has created a website with a comprehensive list of landscape watering conservation tips in addition to providing links to the State of Utah and Utah State University resources (https://eaglemountain.gov/priorities-plans/water-conservation/).
    - Social media platforms (Facebook, X, Instagram, and YouTube) are regularly updated to promote conservation by the City.
    - The monthly resident newsletter includes a water conservation section with tips on how to continue to conserve water.
    - With the installation of the AMI systems and portal, residents will understand better their own water usage.
    - The City is working to develop a new informative water invoice focused on conservation by educating residents on their water consumption data. This invoice will compare previous water use with neighbors or expected efficient use and will give tips on how to better conserve.
- Slow the Flow: Eagle Mountain City supports the "Slow the Flow" water conservation campaign. Two water check kits complete with catch cups, guides, and more are available at the library to help residents conduct their own irrigation system check on their property.
- Water Reuse and Recycling Plan:
    - The City is seeking to use industrial and wastewater reuse for use in a secondary system. A reuse permit has been submitted to the state and is awaiting approval.
    - Eagle Mountain City will continue to pursue a Secondary Water Master Plan to grow their reuse capabilities.
- Landscape Efficiency:
    - Eagle Mountain City encourages irrigation metering, timing, and water sensing devices that promote low water usage for both large volume customers and residential users.
    - For building permits issued on or after February 1, 2024, WaterSense smart irrigation controllers are required. These controllers must be equipped with automatic rain delay or rain shut-off capabilities.
    - The City is looking to require new developments and large water users to adopt a drought tolerant planting requirement to potentially decrease typical outdoor water use by 50%.
- System Upgrades:
    - All irrigation systems have recently been upgraded with sprinkler heads that work off smart controllers. These controllers automatically adjust water application based on precipitation or temperature.
    - Eagle Mountain City is currently in the process of changing all residential meters to AMI smart meters. This allows for reading down to the gallon and will provide a residents with a portal that give leak alerts, high usage warnings. Additionally, these meters will enable the City to better monitor outdoor watering timing ordinance violations.
- Eagle Mountain City Coordinator:
    - The feasibility of creating a full-time conservation coordinator position is currently being reviewed. The role would include scheduling appointments, managing all program documents and rebates, and any other tasks needed for water conservation within the City. The coordinator would also have a focus on public outreach while coordinating and assisting with rebates, audits, consultations, and assisting customers with leak checks.

    - The coordinator would also perform residential water audits. Residents will be able to schedule an hour-long appointment with the certified staff to go over their outdoor water usage and assist them with water savings during summer months.
- Other City Led Initiatives: An Asset management Plan and Reuse Water Plan are currently being developed to aid in planning for future water conservation.

## CUWCD Rebate Program

CUWCD offers several rebates to residential customers of Eagle Mountain City to incentivize water conservation, as summarized below.

- Smart controller: Residential customers may receive a rebate for purchasing and installing a WaterSense labeled smart controller to automize their landscape watering. Smart controllers reduce water by automatically adjusting watering patterns based on local weather conditions. Commercial properties in Eagle Mountain City may also qualify for a smart controller through the CUWCD rebate program.
- Toilet Replacement: Homeowners can receive a rebate when they replace toilets that were manufactured before 1994 with a new WaterSense labeled toilet.

# Efforts to Reduce Water Waste from Municipal Operations

Eagle Mountain City owns and maintains public parks as well as multiple offices and buildings needed for the administration, employees, and operations of the City's departments. This means that a significant amount of water is used to supply both the indoor and outdoor needs of these City-owned facilities. Additionally, the City owns, operates and maintains the water distribution system, which is often a source of water loss due to leaks or other water inefficiencies. The City has recently implemented multiple measures to reduce the amount of water required to maintain public spaces, reduce water waste in their distribution system, and encourage water efficiency and conservation in municipal responsibilities. These "opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water" (Utah Code 10-9a-403(4)(d)) are summarized below:

- Landscaping Improvements: The City is seeking to minimize landscaping improvements for any park strip, median, or landscaped area within public rights-of-way and on City-owned properties. For example, park strips and other landscaping a public facilities like utility booster stations can be converted to low-water use ground cover. The Parks and Recreation Department can experiment with the conversion of streetscapes to bark and/or low water use trees and plants. At parks, the Parks Department can consider planting trees and shrubs on inclines or areas not being used as active playfields, with water use in those areas restricted once the plants are established. Storm water detention basins can be landscaped with drought-tolerant plants.
- Irrigation Plan: To mitigate issues of sprinkler over spray, the City is looking into conducting irrigation reviews and irrigation plans for municipal areas.
- Pipeline Corrosion Protection: Eagle Mountain City requires the installation of corrosion protection on all ductile iron pipes in corrosive soil or the use of PVC pipe. In addition to extending the life of the pipelines, this measure is designed to minimize system losses by reducing leaks in pipelines.

- Line Replacement Program: The City has a water fund budget for pipeline replacement (not including major conveyance projects). Funds reserved for this purpose will be used to replace old and failing water lines in the water system. In addition to maintaining the system in good working order, this effort will reduce the number and severity of water leaks in the system.
- Park Computerization: All of the City's park sites that have power (including parks, city buildings, and streetscapes) will be equipped with smart controller systems that monitor daily weather reports and adjust output at each zone to maximize irrigation efficiency.
- AWWA Water Audit Program: The City plans to participate in the AWWA Water Audit Program. This program helps water suppliers quantify system water losses and associated revenue loss. The City will participate in at least one additional water audit by 2030.
- Pipeline Construction Standards: The City is looking to adopt construction controls and quality assurance standards for pipeline projects. This would ensure that pipelines are installed properly to maximize life expectancy and reduce leaks due to incorrect installation.
- Smart Hydrant Technology: The City will investigate the feasibility of using smart hydrant acoustic or pressure based technology to proactively detect leaks within their system.

# Summary and Conclusions

Eagle Mountain City is committed to conserving and preserving the water sources available to all of its water users. This Water Preservation Element identifies the measures they are taking to reduce water use and keep demands within available water supply. It also identifies the areas with the most opportunities to focus on water preservation and conservation. From the analysis presented in this plan the following main conclusions were made:

- Eagle Mountain City is a fast-developing city with estimates indicating the population with almost triple in the next 35 years.
- Approximately 75% of water use within the City is residential use. About 63% of this is outdoor water use indicating that outdoor residential water use should be a major target for conservation policy.
- Current water supplies are not sufficient to meet projected buildout demands of the City. Eagle Mountain City will need to develop additional sources of water to meet future demands.
- Even with additional supply development, demands associated with current land use plans are projected to exceed future supply. The City will need to modify its land use planning and further encourage conservation above and beyond state regional goals to ensure sufficient supplies.
- Assigning a water budget to future additional development or annexation may be a useful tool for the City to ensure sufficient supplies.
- Reuse is a vital future vital source of the City and should be aggressively pursued.

The following list summarizes the steps Eagle Mountain City is already taking to preserve and conserve their precious water supplies.

- Eagle Mountain City is moving forward to administer outdoor water conservation through their Landscape Ordinance (17.60), which requires new development to limit the amount of turf used in landscaping, utilize water-wise landscape design, incorporate drip irrigation (vs. sprinklers) in non-turf areas, and use WaterSense smart irrigation controllers.
- Additional measures the City is taking to reduce water use for existing development include:
    - Free water system audits

    - Public education
    - Using AMI water meters
    - Tiered water pricing
    - Participation in the CUWCD Rebate Programs.
- Eagle Mountain City plans to reduce municipal water waste by implementing the following measures:
    - Converting areas of public landscapes from turf to low-water use ground cover
    - Pipeline corrosion protection or using PVC pipe
    - Waterline replacement to reduce leaks in the water distribution system
    - Equipping public parks with smart controller watering systems

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | Discussion - Agenda Review |
| **ITEM TYPE**: | Discussion Item |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | |

| CURRENT GENERAL PLAN DESIGNATION & ZONE | ACREAGE |
|---|---|
| | |

**PUBLIC HEARING**
No

**PREPARED BY**
Brandon Larsen, Planning Director

**PRESENTED BY**
Brandon Larsen

**RECOMMENDATION**:

**BACKGROUND**:

**ITEMS FOR CONSIDERATION**:

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
N/A

**ATTACHMENTS**:
None

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | September 02, 2025 Planning Commission meeting minutes |
| **ITEM TYPE**: | Minutes |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | N/A |

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

**PUBLIC HEARING**
No

**PREPARED BY**
Megan Green, Planning Secretary

**PRESENTED BY**

**RECOMMENDATION**:
N/A

**BACKGROUND**:
N/A

**ITEMS FOR CONSIDERATION**:
N/A

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
N/A

**ATTACHMENTS**:
1. PCPH 9.2.2025 Minutes

# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

September 2, 2025 12:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, Brent Strong, and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

**12:30 P.M. – Eagle Mountain City Planning Commission Work Session**

1. Commissioner Allen called the policy session to order at 12:31 p.m.

2. Pledge of Allegiance

Commissioner Fox led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Action and Advisory Items

4.A. Development Agreement - 1st Amendment to Ault Farms MDA

Presentation summary points (from staff report): Flagship Homes is requesting to post a bond for the fencing due to supplier issues, with the fencing still being required by City code.

Discussion summary points:

- City Attorney Marcus Draper explained the development agreement regarding durable fencing required by city code for lots abutting arterial or collector roads.
- The amendment would allow Flagship Homes to post a bond, with the Certificate of Occupancy (C of O) being withheld until the fencing is installed.

*Commissioner Allen opened the public hearing at 12:33 p.m. As there were no comments, he closed the hearing.*

**MOTION:** ***Commissioner Hess moved to recommend approval to the City Council of Item 4.A., Development Agreement-1st Amendment to Ault Farms MDA. Commissioner Strong seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Excused** |
| **Bryan Free** | **Absent** |

***The motion passed with a unanimous vote.***

4.B. PRELIMINARY PLAT - Alpine School District Elementary 133

**Presentation Summary points:** Steven Lehmitz presents the Preliminary Plat for Alpine School District's new Elementary school.

**Applicant's statements summary:** Scott Johnson from Alpine School District discussed the school's busing and traffic plans. The school district is aware of the traffic concerns and plans to utilize drop-off areas as turnarounds.

**Discussion summary points:**

- The Preliminary Plat includes widening Slate River Road and creating a loop for ingress and egress points.
- The timing of road construction and traffic concerns were discussed.
- Commissioner Fox expressed concerns with the current access plan but acknowledged the fire and engineering approvals.
- The Commissioners discussed the importance of prioritizing road construction to address traffic issues.

*Commissioner Allen opened the public hearing at 12:54 p.m. As there were no comments, he closed the hearing at 12:55 p.m.*

**MOTION:** ***Commissioner Hess moved to recommend approval to the City Council of Item 4.B., Preliminary Plat-Alpine School District 133. Commissioner Strong seconded the motion.***

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|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Excused** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

4.C. SITE PLAN - Alpine School District Elementary 133

**Presentation summary points:** The school will be located north of the Pinnacles development, with the surrounding area zoned as employment center campus.

**Discussion summary points:**

- City Planner Steven Lehmitz presented the Site Plan and elevations, with recommendations for each item to receive a positive recommendation to the city council.
- Concerns were raised about traffic bottlenecks and the need for additional roads to alleviate congestion.
- Commissioner Fox and others express concerns about fire and emergency vehicle access during peak times.
- City Planner Steven Lehmitz explained that the school will not be responsible for off-site roads, which will be added as other properties develop.
- The traffic study and the need for future road extensions were also discussed.

*Commissioner Allen opened the public hearing at 12:55 p.m. As there were no comments, he closed the hearing.*

**MOTION:** ***Commissioner Hess moved to recommend approval to the City Council of Item 4.C., Site Plan-Alpine School District Elementary 133. Commissioner Strong seconded the motion.***

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|---|---|
| **Jason Allen** | **Yes** |

| | |
|---|---|
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Excused** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

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

**Presentation Summary Points:** 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.

**Discussion summary points:**

- The rezoning from agriculture to public facilities is necessary to allow the school to be built.

*Commissioner Allen opened the public hearing at 12:54 p.m. As there were no comments, he closed the hearing.*

**MOTION:** ***Commissioner Fox moved to recommend approval to the City Council of Item 4.D., An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 13. Commissioner Allen seconded the motion.***

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|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Excused** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for September 9, 2025.

6. Adjournment

**MOTION:** ***Commissioner Allen moved to adjourn the meeting at 1:01 p.m. Commissioner Strong seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Excused** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

The meeting was adjourned at 1:01 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Planning Director

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | September 09, 2025 Planning Commission meeting minutes |
| **ITEM TYPE**: | Minutes |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | N/A |

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

**PUBLIC HEARING**
No

**PREPARED BY**
Megan Green, Planning Secretary

**PRESENTED BY**

**RECOMMENDATION**:
N/A

**BACKGROUND**:
N/A

**ITEMS FOR CONSIDERATION**:
N/A

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
N/A

**ATTACHMENTS**:
1. PC Meeting Minutes 9.9.2025

# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

September 9, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Councilmember Melissa Clark.

CITY STAFF PRESENT: Brandon Larsen; Community Development Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

**5:30 P.M. – Eagle Mountain City Planning Commission Work Session**

Commissioner Allen called the meeting to order at 5:31 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – CONCEPT PLAN - Bishop Project (Upper Hidden Valley)

- City Planner, Steven Lehmitz, presented the Upper Hidden Valley Project and history of the project, starting with the Hidden Valley Master Plan in 2008 and the Upper Hidden Valley development agreement in 2015.
- The project involves 217 units, a mix of single-family detached homes and townhouses, with Hidden Valley Parkway extending from the Hidden Hollow development.
- Concerns about the topography and the need for feedback on meeting the plan's requirements.
- The applicant requested feedback to ensure the project meets the plan's requirements and emphasizes the inclusion of mountain bike trails and the higher-end product proposed for the area.
- Commissioners Allen and Whiting discussed the reduction in lot count, traffic concerns, particularly on Pony Express, the impact of traffic studies on density, and the need for a temporary fire truck turnaround.
- The feasibility of building on sloped areas and the need for retaining walls and the need for attractive designs, particularly on townhome side elevations were discussed.

Commissioner Allen adjourned the work session at 6:03 p.m.

**6:30 P.M. – Eagle Mountain City Planning Commission Policy Session**

2. Commissioner Allen called the policy session to order at 6:30 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

DRAFT

5. Approval of Meeting Minutes

5.A.

**MOTION:** ***Commissioner Strong moved to approve the minutes of the August 26, 2025 Planning Commission meeting. Commissioner Fox seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Excused** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

6. Status Report

Community Development Director, Brandon Larsen, reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

**7.A.** Trails at Hidden Valley MDP Staff report

**Presentation summary:** The Lower Hidden Valley project [with 1,256 residential units] was approved by the City in 2011. A Master Development Plan (MDP) and a Master Development Agreement (MDA) memorialized that action. Vesting was made in perpetuity. The Agreement was later amended, in minor form(s), in 2023.

A new Second Amendment is proposed. The new amendment proposes to re-configure the approved layout of the project [topography and codes being a factor]. Associated with the changes is a reduction in building lot density count (with a resultant increase in unimproved open space), right-of-way changes (e.g., deletion of the Hidden Valley Parkway) and open spaces' dimensioning and positioning alterations. Because the changes are seemingly substantial on the whole, Staff believes there is cause to require the plan to be submitted as a MDP and MDA Amendment set and to require compliance with the City's adopted hillside, ridge line and wildlife corridor standards - besides regular subdivision/zoning design rules (save as may be allowed otherwise via Development Agreement). Nothing in the original Agreement (or 1st Amendment thereto) seems to contradict that stance.

Last year, the City began an effort to rezone properties that were once assigned a zoning district that is now no longer part of the City's code. Those historical zones included the "Residential" Zone which, by Agreement, was assigned to the Lower Hidden Valley project in 2007. The Residential Zone features a tier system. Each tier has its own density, setback and other zoning controls. Since the Applicant wants to amend the old Agreement, it would seem logical to, at the same time, to update the zoning for the property. However, some of the currently proposed smaller building lots do not dovetail well with adopted residential development standards - particularly with respect to rows of building lots intended to have but 40' of street frontage (vs. meeting a 58' minimum with variations in street frontage widths every three or four lots a la EMMC 17.25.040). Thus, to entertain the proposed Master Plan redo, the City may invoke changes to the Applicant's designs, or, accept what is desired and use the Firefly model to accommodate non-standard building lots [use or assignment of the MF-1 and MF-2 zones to the lots in question won't help as they are strictly for multi-family buildings].

On April 1st of this year, the Applicant's representative appeared before City Council to show the concept version of the plan under consideration. Council was also interested in preserving the prior Agreements' open space amenity(ies) - including a clubhouse. They noted the impact of the future mid-valley road on the project. An apparent change between the two versions (April to September) is the elimination of a number of building lots in places - including on the south of the main entry road off/onto Pony Express as well as on the north side of the entry road

along the Monkey Brass trail, and, along Pony Express [residential pod adjustments]. Elimination of a "one preliminary plat" for the whole development condition from the MDA is also being asked for by the developer.

**Applicant's statements summary:** Lynsi Neve representing Perry Homes presented the Trails and Hidden Valley Plan. There has been a series of multiple engineering reviews, soil studies, traffic studies, that have been done to create a better plan that fits this piece of land. Perry Homes is reducing from 1200 units down to 709 units. The previous project had pods that were provided across the land, and we're trying to give layouts, larger single-family lots and additional product that we think will be a benefit to the project overall.

**Public Hearing Comments:**

- Several residents express concerns about the project's impact on their property values, traffic, and safety.

**Discussion summary:**

- Commissioner Whiting and other commissioners discussed the need for updated traffic studies and the potential for rezoning to single-family dwellings.
- The applicant agreed to provide additional information and consider the Commission's feedback on refining the project.

*Commissioner Allen opened the public hearing at 6:44 p.m.*

*Shandrea Hall, Joshua Hall, and Cynthia Dalton spoke at the public hearing voicing their concerns. Christ Turner spoke on behalf of White Birch Drive Citizen Group.*

*Commissioner Allen left the public hearing open.*

**MOTION:** ***Commissioner Allen moved to table Item 7.A., Trails at Hidden Valley. Commissioner Strong seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Excused** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

**7.B.** Rush Creek Industrial Phase A Plat 1 Amendment

**Presentation summary:** Request to divide two platted lots into two additional lots. The proposed new lots (4) meet the standards of the LMD zone. The item was inadvertently noticed as a public hearing, so it has remained as such on the agenda.

**Applicant's statements summary:** The applicant, Dan Ford, explained the demand for one-acre lots and the high standards for architectural design in the area.

**Discussion summary:**

- City Planner, David Stroud, presented the Rush Creek Industrial Phase A Plat Amendment, proposing to split two lots into four.
- Commissioner Whiting recused himself.

*Commissioner Allen opened the public hearing at 7:10 p.m. As there were no comments, he closed the hearing.*

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**MOTION:** ***Commissioner Strong moved to recommend approval to the City Council of Item 7.B., Rush Creek Industrial Phase A Plat 1 Amendment. Commissioner Allen seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Excused** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Abstain** |
| **Bryan Free** | **Yes** |

***The motion passed 4-0.***

**7.C.** Mountainland Development Agreement

**Presentation summary:** Mountainland Supply is developing a lot in the Rush Creek Industrial development. Mountainland needs to construct a retaining wall on their property. City Code requires a 3-foot setback for retaining walls. Mountainland would like to construct the retaining wall on the property line. The proposed development Agreement would provide a legal path to allow them to do so**.**

**Applicant's statements summary:** Matthew Cook, project manager, explained the need for the retaining wall to maintain the area and be a good neighbor. They would like to beautify the area and keep it clean.

**Discussion summary:**

- Marcus Draper presented the development agreement with Mountainland Supply for a retaining wall exemption.
- Commissioner Whiting questioned if neighbors need to be notified.
- Commissioner Strong has no concerns being in the industrial zone.

*Commissioner Allen opened the public hearing at 7:13 p.m. As there were no comments, he closed the hearing.*

**MOTION:** ***Commissioner Strong moved to recommend approval to the City Council of Item 7.C., Mountainland Development Agreement. Commissioner Free seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Excused** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

**7.D.** Hansen Retaining Wall Variance

**Presentation summary:** Several months ago, the Applicant had multiple conversations with Staff to determine what would be required to install a retaining wall with a fence on top. The information provided to the applicant was that if the retaining wall was less than 4 feet high (measured from the bottom of the wall to the top of the wall), then a building permit would not be required. The applicant was never informed by Staff that the retaining wall would need to be 3 feet away from property lines per EMMC 17.60.130(E). The Applicant applied for and was issued a fence permit on June 5, 2025. The plan submitted by the Applicant showed a 5-foot fence atop a 1-foot concrete base. It was unknown to Staff that the 1-foot concrete base was actually the top section of a larger retaining wall. Work on the wall and fence commenced on June 10th.

Following up on a complaint received by the Community Development Department, it was determined that the Applicant was building a retaining wall out of compliance with City Code and without a building permit. A Stop Work order was issued on August 20th. The Applicant was informed that, 1) the wall was too close to the property lines;

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and, 2) a building permit would be required since, prior to July 1, retaining wall height was measured from the bottom of the footing to the top of the wall. The Applicant's wall had sections that exceeded the 4-foot height threshold. A building permit is also required if the wall supports a surcharge (in this case, a fence). The Applicant is willing to apply for a building permit but is seeking a Variance from the locational requirements found in EMMC 17.60.130(E).

**Applicant's statements summary:** Robert Hansen explained the initial purpose of the project was to create a concrete base for a fence due to grade changes. The applicant followed the code's height measurement from finished grade to top of the wall. An engineer assessed the wall, deeming it over-built and structurally sound. The applicant has already invested significantly in materials and construction. The applicant offers to add decorative elements to the wall facing the neighbor's property. Due to poor information received from the City and a breakdown of communications, Robert is requesting a variance.

**Discussion summary:**

- Steven Lehmitz explained that the applicant was informed that a retaining wall under four feet would not require a building permit and that the wall was initially measured from the bottom to the top, which was under four feet, so no permit was needed.
- The city code regarding retaining walls and the 3-foot setback were discussed.
- Commissioner Strong questioned the structural integrity of the wall if it exceeds four feet.
- The applicant addressed neighbor concerns and explained the construction process and efforts to communicate.
- The Commissioners discussed the need for a code change to address the three-foot setback requirement.
- The criteria required to approve a variance were discussed with majority of the Commission agreed that they had been met.

*This item is not a public hearing.*

**MOTION:** ***Commissioner Whiting moved to grant Item 7.D., Hansen Retaining Wall Variance Request with the given findings:***

- ***Relative to Criteria 1 - Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title: the applicant's neighbor caused undue hardship on the applicant that caused the applicant to come up with a current solution with the fence/retaining wall.***
- ***Relative to Criteria 2 - There are special circumstances attached to the property that do not generally apply to other properties in the same district: the applicant's neighbor caused undue hardship on the applicant that caused the applicant to come up with a current solution with the fence/retaining wall.***
- ***Relative to Criteria 3 - Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district: that the enjoyment of his property was affected by what the neighbor had done, solving it through what the applicant did with this wall.***
- ***Relative to Criteria 4 - The variance will not substantially affect the general plan and will not be contrary to the public interest: there is not much that needs to be justified there, as it does not affect the general public, and not contrary to the public interest.***
- ***Relative to Criteria 5 - The spirit of this title is observed and substantial justice is done: This title is observed, substantial justice is done. Commissioner Fox seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Excused** |

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| | |
|---|---|
| **Brent Strong** | **No** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a 4-1 vote.***

**7.E.** Parkway Fields Stake Center

**Presentation summary:** The applicant is seeking site plan approval for a new church to be located at 2858 N Pony Express Parkway (Parcel No. 70:028:7065).

**Discussion summary:**

- The application includes a front setback of 39 feet, exceeding the minimum and maximum requirements.
- The city council has the authority to approve alternative setbacks.
- The landscaping plan includes trees and shrubs to screen light poles and meet code requirements.
- The Commission shared that they liked the setback and landscaping along Pony Express.

*Commissioner Allen opened the public hearing at 8:10 p.m. As there were no comments, he closed the hearing.*

**MOTION:** ***Commissioner Whiting moved to recommend approval to the City Council of Item 7.E., Parkway Fields Stake Center, with the consideration that the City Council determine if they would like to approve an alternate setback. Commissioner Fox seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Excused** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

**7.F.** Ordinance Amending EMMC 17.72 Architectural Standards

**Presentation summary:** The City has been working with VCBO to amend architectural standards regarding commercial and multi-family residential development(s). The consultant has met with the Planning Commission and City Council as the draft has progressed to the final draft, which is to be reviewed and, if deemed acceptable, forwarded to the City Council.

**Discussion summary:**

- VCBO presented Architectural Standards and changes after meeting with City Council.
- The standards address site and setting, building location, parking, drive-throughs, landscaping, signage, and activity zones.
- The Commissioners discussed specific modifications and changes, including drive-through requirements and building height standards.
- The multifamily design standards prioritize rear access for garages and include specific requirements for window proportions and material warranties.
- The Commission agreed that brick or rock veneer not be permitted.

*Commissioner Allen opened the public hearing at 8:36 p.m. As there were no comments, he closed the hearing.*

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**MOTION:** ***Commissioner Whiting moved to recommend approval to the City Council of Item 7.F., Ordinance Amending EMMC 17.72 Architectural Standards, with noted changes. Commissioner Allen seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Excused** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

7. Discussion Items
    - The upcoming Planning Conference in Salt Lake City

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for September 23, 2025.

9. Adjournment

**MOTION:** ***Commissioner Allen moved to adjourn the meeting at 8:38 p.m. Commissioner Whiting seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Excused** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

The meeting was adjourned at 8:38 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Planning Director

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| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | September 23, 2025 Planning Commission meeting minutes |
| **ITEM TYPE**: | Minutes |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | N/A |

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

**PUBLIC HEARING**
No

**PREPARED BY**
Megan Green, Planning Secretary

**PRESENTED BY**

**RECOMMENDATION**:
N/A

**BACKGROUND**:
N/A

**ITEMS FOR CONSIDERATION**:
N/A

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
N/A

**ATTACHMENTS**:
1. 09.23.2025 PC Meeting Minutes - DRAFT

# EAGLE MOUNTAIN
# PLANNING COMMISSION MEETING MINUTES

**SEPTEMBER 23, 2025, 5:30 PM**
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

PLANNING COMMISSION MEMBERS PRESENT: Chair Jason Allen, Commissioner Rod Hess, and Alternate Commissioner Bryan Free. Commissioners Robert Fox, Brent Strong, and Craig Whiting were excused.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner, Carson Stapley, IT Manager; and Gina Olsen, City Recorder.

## 5:30 PM WORK SESSION – CITY COUNCIL CHAMBERS

Chair Allen called the meeting to order at 5:32 PM. He noted Commissioners Robert Fox, Brent Strong, and Craig Whiting were excused from the meeting.

## 1. DISCUSSION ITEMS

### 1.A. TRAINING - Open Meetings and Ethics Training

City Attorney Marcus Draper provided annual required training to the Planning Commission on the Utah Open and Public Meetings Act (OPMA) and the Utah Municipal Officers' and Employees' Ethics Act. The training covered the legal requirements for open meetings, recordkeeping, conflicts of interest, and ethical standards, emphasizing transparency, accountability, and integrity in public service.

The Work Session was adjourned at 6:16 PM.

## 6:30 PM POLICY SESSION – CITY COUNCIL CHAMBERS

## 2. CALL TO ORDER

Chair Allen called the meeting to order at 6:30 PM.

He noted that Commissioners Robert Fox, Brent Strong, and Craig Whiting were excused.

## 3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

## 4. DECLARATION OF CONFLICTS OF INTEREST

## 5. MINUTES

5.A. September 2, 2025 Special Planning Commission Minutes
5.B. September 9, 2025 Planning Commission Minutes

MOTION: *Commissioner Allen moved to table the September 2, 2025, Special Planning Commission Minutes and the September 9, 2025, Planning Commission Minutes. Commissioner Hess seconded the motion.*

| | |
|---|---|
| Jason Allen | Yes |
| Robert Fox | Excused |
| Rod Hess | Yes |
| Brent Strong | Excused |
| Craig Whiting | Excused |
| Bryan Free | Yes |

*The motion passed with a unanimous vote of 3:0.*

## 6. STATUS REPORT

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

## 7. ACTION AND ADVISORY ITEMS

**7.A.** PUBLIC HEARING / RECOMMENDATION - Meritage Homes Development Agreement

**Presentation Summary:** Meritage Homes purchased land from the Harmony Subdivision developer covering three plats. Two of those plats have lots that abut arterial and/or collector roads. Pursuant to the Harmony Development Agreement and City Code, privacy fencing is required on the property lines of those lots at the time the subdivision infrastructure is installed and prior to the issuance of a building permit.

City Attorney Marcus Draper noted the applicant has some scheduling conflicts and requested this item be continued to the next Planning Commission meeting.

The public hearing was not opened.

MOTION: *Commissioner Allen moved to table Item 7.A., Meritage Homes Development until October 14, 2025. Commissioner Hess seconded the motion.*

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| | |
|---|---|
| Jason Allen | Yes |
| Robert Fox | Excused |
| Rod Hess | Yes |
| Brent Strong | Excused |
| Craig Whiting | Excused |
| Bryan Free | Yes |

*The motion passed with a unanimous vote of 3:0.*

**7.B.** PUBLIC HEARING / MINOR SITE PLAN - Hidden Hollow Clubhouse Amenity Swap

**Presentation Summary:** Senior Planner, Robert Hobbs, outlined a request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. They are proposing the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005.

**Applicant's statements summary**: Hunter Smith, the applicant's representative, presented a plan to swap out the pool for some other amenities. They sent out a survey to 83 residents in townhomes and received 44 responses back that they are willing to share if needed. Overwhelming responses were that they requested a large playground or pickleball court, clubhouse with enough meeting area for gatherings, and a gym over a swimming pool. They would add an outdoor gathering space with a patio and BBQ grill. At buildout there will be 130 townhomes, all rentals. The goal is to provide something that could be used beyond summertime and allow year round use.

**Discussion summary:** The Commissioners discussed code requirements regarding the minimum 1500 square feet for the clubhouse, Mr. Smith stated that they have double the required space. Commissioners commented favorably about the applicants contacting current residents with a survey to see what is recommended in the area. City Attorney Marcus Draper outlined the requirements from the codes, including that the approval authority should consider the type and size of the units, and other amenities. Commissioner Allen stated that a pool is more universally accessible compared to something like a gym. The Commissioners believe that both plans are equally good, but that there is nothing unique about the new site plan to justify changing it per the code.

*Commissioner Allen opened the public hearing at 6:52PM. As there were no comments, he closed the hearing.*

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MOTION: *Commissioner Hess moved to recommend the City Council DENY Item 7.B., Minor Site Plan for the Hidden Hollow Clubhouse Amenity Swap. Commissioner Allen seconded the motion.*

| | |
|---|---|
| Jason Allen | Yes |
| Robert Fox | Excused |
| Rod Hess | Yes |
| Brent Strong | Excused |
| Craig Whiting | Excused |
| Bryan Free | Yes |

*The motion passed with a unanimous vote of 3:0.*

**7.C.** PUBLIC HEARING / RECOMMENDATION – A Proposed Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code sections 6.05.260, 6.10.080, and creating Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c), as well as sections 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050.

**Presentation summary:** Planner, Steven Lehmitz, reviewed a proposal to amend EMMC 6.05.260, 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. The proposed amendment will also amend 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to address exceptions to home business license and accessory dwelling unit standards, as well as eliminating public hearings for variances and land use appeals pursuant to UCA 10-9a-701(5). Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c) are being amended to coincide with the other proposed changes.

**Discussion Summary:** Commissioner Hess questions if any of the animals listed need State registrations to own them. City Attorney Marcus Draper clarified that the City does not deal with that in our City code and does not believe that the State regulates land use in that way. The Commissioners agree that an ostrich or emu should not be allowed on quarter acre to half acre lots, and to change that line item.

***NOTE: The Public Hearing for this item was opened and closed on July 22, 2025, and the item was tabled to allow staff to make additional modifications.*

MOTION: ***Commissioner Allen moved to recommend the City Council adopt a proposed Ordinance Amending the Eagle Mountain Municipal Code sections 6.05.260, 6.10.080, and creating Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c), as well as sections***

*17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 with the following changes:*

1. *Not allow ostrich/emu on quarter acre to half acre lots; and to change buffalo to bison. Commissioner Free seconded the motion.*

| | |
|---|---|
| Jason Allen | Yes |
| Robert Fox | Excused |
| Rod Hess | Yes |
| Brent Strong | Excused |
| Craig Whiting | Excused |
| Bryan Free | Yes |

*The motion passed with a unanimous vote of 3:0.*

## 21. DISCUSSION ITEMS

APA Conference for several members. Reach out to Brandon if you want to attend so he can take care of the registration.

## 21. NEXT SCHEDULED MEETING

## 22. ADJOURNMENT

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:21 PM. Commissioner Allen seconded the motion.*

| | |
|---|---|
| Jason Allen | Yes |
| Robert Fox | Excused |
| Rod Hess | Yes |
| Brent Strong | Excused |
| Craig Whiting | Excused |
| Bryan Free | Yes |

*The motion passed with a unanimous vote of 3:0.*

The meeting was adjourned at 7:21 PM.

Approved by the Planning Commission on _____, 2025.

_____

Brandon Larsen
Community Development Director

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| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Amending the Water Use and Preservation Plan, an Appendix to the 2018 Eagle Mountain General Plan |
| **ITEM TYPE**: | General Plan Amendment |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | City-initiated |

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

| PUBLIC HEARING | PREPARED BY | PRESENTED BY |
|---|---|---|
| Yes | Brandon Larsen, Planning Director | Brandon Larsen |

**RECOMMENDATION**:
Staff recommends the City Council adopt an Ordinance of Eagle Mountain City, Utah Amending the 2018 Eagle Mountain City General Plan, by Including the General Water Use and Preservation Plan.

**BACKGROUND**:
Required by Utah Code 10-9a-403, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify the its operations to eliminate practices or conditions that waste water.

Staff has been working with Bowen Collins and Associates for several months to prepare the proposed plan. This plan is intended to be part of the updated General Plan; however, Utah Code 10-9a-404 requires the City to adopt a water use and preservation plan by December 31, 2025. Accordingly, Staff proposes this document be added as an appendix to the current 2018 Eagle Mountain City General Plan until the General Plan update is completed in 2026.

Staff believes the document will have a tremendous impact on making wise land use and development decisions for the City.

**ITEMS FOR CONSIDERATION**:
Utah Code 10-9a-404 requires the city to adopt a water use and preservation plan by December 31, 2025.

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

**ATTACHMENTS**:

1. EM Water Preservation Element Draft

# Chapter XX
# Water Use and Preservation Element

## Introduction

Effective June 2022, the State of Utah amended Utah Code 10-9a-403 to require municipal general plans to include a Water Use and Preservation Element. All municipalities must comply with the amended code by December 31, 2025. This Water Use and Preservation Element (Element) has been prepared to meet the new legislative requirements. In accordance with State Code, this Plan describes:

1. The effect of permitted development on water demand and water infrastructure for Eagle Mountain City (City)
2. The City's proposed methods of reducing water demand and per capita consumption for future development
3. The City's efforts and plans to reduce water use in existing development
4. Opportunities for the City to modify its municipal operations to eliminate practices or conditions that waste water.

Although the requirements for this Element are similar to those of the state required Water Conservation Plan, this Element focuses on the big-picture interaction between water use and municipal development or land use. This Element provides information that will allow City officials to plan for anticipated growth by incorporating water use information into land development decisions.

## Effect of Development on Water Demands

Knowing the amount and patterns of current water use in the City is essential before water conservation and preservation measures can be implemented. The purpose of this section of the Element is to discuss "the effect of permitted development or patterns of development on water demand and water infrastructure". (Utah Code 10-9a-403(2)(iv)). The City recently completed both a Water Conservation and Management Plan[1] and Culinary Water Master Plan to guide their water conservation and preservation efforts. Those documents contain a thorough analysis of the City's existing and projected water demands (i.e., use), source capacities, system sustainability, and existing and future water conservation measures and can be referred to supplementally to this plan.

### Water Demand

Indoor and outdoor water were considered separately in this analysis as they have varying unit rate demands. Currently the indoor culinary water demand in Eagle Mountain is about 62 gallons per capita per day (gpcd) with a non-culinary, or outdoor, demand at 106 gpcd. It is apparent that outdoor water use (irrigation) constitutes the majority of per capita water demands within the City with an approximate 63% and 37% split of outdoor and indoor water use, respectively. It has also been estimated that about 75% of water use in the City is residential.

[1] The full 2024 Eagle Mountain City Water Conservation Plan can be found here: https://eaglemountain.gov/wp-content/uploads/2024/12/12.5.24-Water-Conservation-and-Management-Plan_Final.pdf

Therefore, reducing residential outdoor water use will be vital for the City to achieve long-term water preservation and to ensure existing and planned water sources will be sufficient for essential uses of the City's residents.

The area within the Eagle Mountain City corporate limits is actively developing with significant potential for future development. The current population is only about 29% of the anticipated buildout population. With the City's population projected to almost triple in the next 35 years, water conservation efforts in new developments will be key to successful water preservation within the City.

Overall water demands as presented in the following supply and demand analysis (Table 1 and Figures 1 to 3) are calculated based on:

- City population projections as described in the City Reuse Master Plan
- Land use designations as described in the 2025 City land use map
- Indoor water use assumed at 62 gpcd
- City water users successfully achieving State of Utah Regional Conservation Goals[2]
- Average existing irrigation rates for Eagle Mountain residential homes of 3.5 acre-ft/year
- Future irrigation rates of 3.2 or 2.7 acre-ft/acre depending on land use type
    - This is based on the City's landscape ordinance that now requires no less than 30 percent low water use landscaping and no more than 70 percent turf on most properties. It is assumed that turf will be irrigated at a rate no greater than 3.2 acre-feet/acre and low water use landscaping at a rate no greater than 1.43 acre-ft/acre. This results in an irrigation rate of 2.669 or about 2.7 acre-ft/acre for residential properties.
    - The irrigation rates quoted here are for 2025. Additional reductions in irrigation rates are expected as the City achieves its future conservation goals.

Further details of calculated outdoor water demand are presented in Table 1. This table describes the land use types, irrigated areas, and assumed irrigation rates for this demand analysis.

[2] State regional goals can be found here: https://conservewater.utah.gov/regional-water-conservation-goals/

Table 1: *Eagle Mountain Outdoor Water Demand Projection by Land Use*

| Land Use Type | Acreage | Land Efficiency | % Irrigated | Irrigated Acres | Irrigation Rate (acre-ft/acre) | Total Outdoor Use (acre-ft/year) | Outdoor Use (acre-ft/year/gross acre) |
|---|---|---|---|---|---|---|---|
| Irrigated Open Space | 113 | 90% | 80% | 81.4 | 3.2 | 260 | 2.30 |
| Non-Irrigated Open Space | 3,875 | 100% | 0% | 0.0 | 0.0 | 0 | 0.00 |
| Schools | 113 | 90% | 40% | 40.7 | 3.2 | 130 | 1.15 |
| City Center Parks | 142 | 90% | 75% | 95.9 | 3.2 | 307 | 2.16 |
| Business Park/ Light Industry | 5,456 | 80% | 10% | 436.5 | 2.7 | 1,165 | 0.21 |
| Civic Uses | 15 | 80% | 15% | 1.8 | 3.2 | 6 | 0.38 |
| Employment Center Campus | 1,021 | 80% | 15% | 122.5 | 2.7 | 327 | 0.32 |
| Foothill Residential | 1,942 | 60% | 48% | 559.3 | 2.7 | 1,493 | 0.77 |
| Neighborhood Residential One | 5,924 | 75% | 53% | 2,354.8 | 2.7 | 6,285 | 1.06 |
| Neighborhood Residential Two | 507 | 75% | 20% | 76.1 | 2.7 | 203 | 0.40 |
| Neighborhood Residential Three | 3 | 75% | 20% | 0.5 | 2.7 | 1 | 0.40 |
| Regional/ Community Commercial | 1,567 | 80% | 15% | 188.0 | 2.7 | 502 | 0.32 |
| Rural Density One | 618 | 75% | 15% | 69.5 | 2.7 | 186 | 0.30 |
| Rural Density Two | 1,543 | 75% | 38% | 439.8 | 2.7 | 1,174 | 0.76 |
| Town Center Mixed Use | 427 | 75% | 15% | 48.0 | 2.7 | 128 | 0.30 |
| Total | 23,266 | | | 4,515 | | 12,166 | 0.72 |

Note: Irrigation rates presented in this table are based on the 2025 City land use plan for the undeveloped areas in the south service area only. More details on this table can be found in the City Reuse Master Plan

Table 2 details overall population projections and water demands for the City calculated for both indoor and outdoor demands with conservation as described above.

Table 2: *Eagle Mountain City Projected Population and Water Demands (Including Projected Conservation)*

| Year | Total City Projected Population | Total Projected Indoor Water Demand (acre-ft/year) | Total Projected Outdoor Water Demand (acre-ft/year) | Total Projected Water Demand (acre-ft/year) |
|---|---|---|---|---|
| 2020 | 40,000 | 2,793 | 4,785 | 7,578 |
| 2025 | 57,102 | 3,734 | 7,768 | 11,502 |
| 2030 | 78,686 | 4,972 | 9,764 | 14,735 |
| 2035 | 92,193 | 5,707 | 11,030 | 16,737 |
| 2040 | 105,700 | 6,362 | 12,589 | 18,951 |
| 2045 | 123,908 | 7,352 | 13,910 | 21,262 |
| 2050 | 142,115 | 8,306 | 15,704 | 24,011 |
| 2055 | 156,058 | 8,937 | 16,661 | 25,598 |
| 2060 | 170,000 | 9,635 | 17,875 | 27,510 |
| Buildout | 193,900 | 10,990 | 20,607 | 31,597 |

# Water Supply

To place the projected water demands into context, it is prudent to consider and better understand the City's available supplies. Currently, the City has only two major sources of water supply: groundwater wells and wholesale water from Central Utah Water Conservancy District as described below:

- Groundwater Wells: Eagle Mountain City has a sustainable groundwater yield of 5,885 acre-ft/year from wells drawing from the Cedar Valley Aquifer.
- CUWCD Wholesale Water: The City has a contract with CUWCD to eventually deliver up to 16,300 acre-ft of culinary water per year. The amount of water delivered under this contract grows each year over the next several decades in conjunction with expected City growth.

Due to Eagle Mountain's location in Cedar Valley west of the Lake Mountains and east of the West Desert, there are limited options for additional sources of water; there are no additional rivers, streams, or springs that can be used for reliably supplying drinking or irrigation water. This means that new water source options for future needs and water supply diversification are limited to the following:

- Develop More Groundwater Wells: The City has groundwater rights greater than the amount it is currently utilizing through its existing wells. The City could further develop their groundwater rights up to the max allowable sustainable yield of the Cedar Valley Aquifer. According to the 2014 *Cedar Valley and Northern Utah Valley Groundwater Management Plan (Utah Division of Water Rights, 2014)* the Cedar Valley Aquifer has 10,300 acre-ft of annual sustainable yield. However, not all of this is available to the City; some portion will be used by other entities and water rights in the Valley. Based on an analysis of the City's portion of total water rights in the Valley, it is estimated that the City could develop an additional 2,358 acre-ft/year from this aquifer. It should be noted that this analysis is completed based on the most accurate data currently available. However, it has been recommended by the October 2020 *Water and Reuse Optimization Report* that further analysis be completed on the sustainable aquifer yield to verify the assumed available yield discussed here.
- Reuse: Reuse has been a part of the City's plans since 2012. The City has submitted a reuse application to the state for 6,273 acre-ft/year and is currently awaiting approval. Should the state deny the City reuse application, this additional source might not be available for future use.
- Wholesale Purchase: A possible option for increasing water sources within the City would be to find additional wholesale water. However, CUWCD has sold all of its existing available water and with other cities also in need of additional water, purchasing new wholesale water is expected to be a difficult and expensive option.

## Implications of Permitted Development

To better understand the current City water supply and demand an analysis was performed using the demand projections and the potential sources as described above. Figures 1 through 3 are visual representations of these analyses:

- Figure 1: compares projected growth in the existing service area to available existing supply.
- Figure 2: compares projected growth in the existing service area to expected future supply.
- Figure 3: compares expected future supply to projected growth with potential additional annexation by the City. The potential annexation areas as identified by City planning personnel in the 2018 General Plan were assumed to develop in the same land use ratios and corresponding water use as development within the current city limits.

Each figure also includes a demand line that identifies projected demand with existing development and currently vested units (29,881) only.

From these figures we can draw the following major conclusions:

- To ensure sufficient supplies to meet projected demands, the City will need to develop new sources as soon as 2026 (Figure 1).
- If the City were to develop an additional 2,358 acre-ft/year of groundwater, the City would have sufficient supplies to meet needs through 2051 (Figure 2). Alternatively, further development of reuse water would also be adequate to meet projected needs for the next several decades.
- The City currently does not have sufficient source supply for their 29,881 currently vested units (Figures 1 and 2).
- Both groundwater development and reuse are vital to the development of currently vested and future units (Figure 2).
- To develop Eagle Mountain City as currently planned (with current land use designations and landscaping ordinances), a total of at least 9,412 acre-ft/year of additional water will need to be developed. If reuse and the additional groundwater are developed, this is reduced to an additional 610 acre-ft/year (Figures 1 and 2).
- Some additional groundwater to satisfy this potential shortage does exist in the Cedar Valley (Figure 2). However, the City's ability to access this water is uncertain.
- Any additional annexation by the City will add to potential future water needs. If the City were to expand to the maximum extents of annexation contemplated, the City would potentially need up to 13,700 acre-ft/year above the 9,412 acre-ft/year needed for the current city limits (Figure 3). This volume of water is not currently available in the Cedar Valley.

In short, the City does not have enough water to support current development plans. Even with the development of planned future sources, water supplies are still not quite enough. Shortages are even greater when annexation is considered. Fortunately, the City does have some policy levers they can use to impact future water use and achieve their overall goals. Some of the major policy levers available include:

- Adjusting land use designations
- Limiting outdoor irrigation coverage
- Encouraging additional conservation (greater than the state conservation goal),

The remainder of this Water Use and Preservation Element will focus on methods of reducing per capita water demand for future and existing development in addition to opportunities to reduce water waste within the City's operations.

Figure 1: *Eagle Mountain Outdoor Water Demand Projection by Land Use*

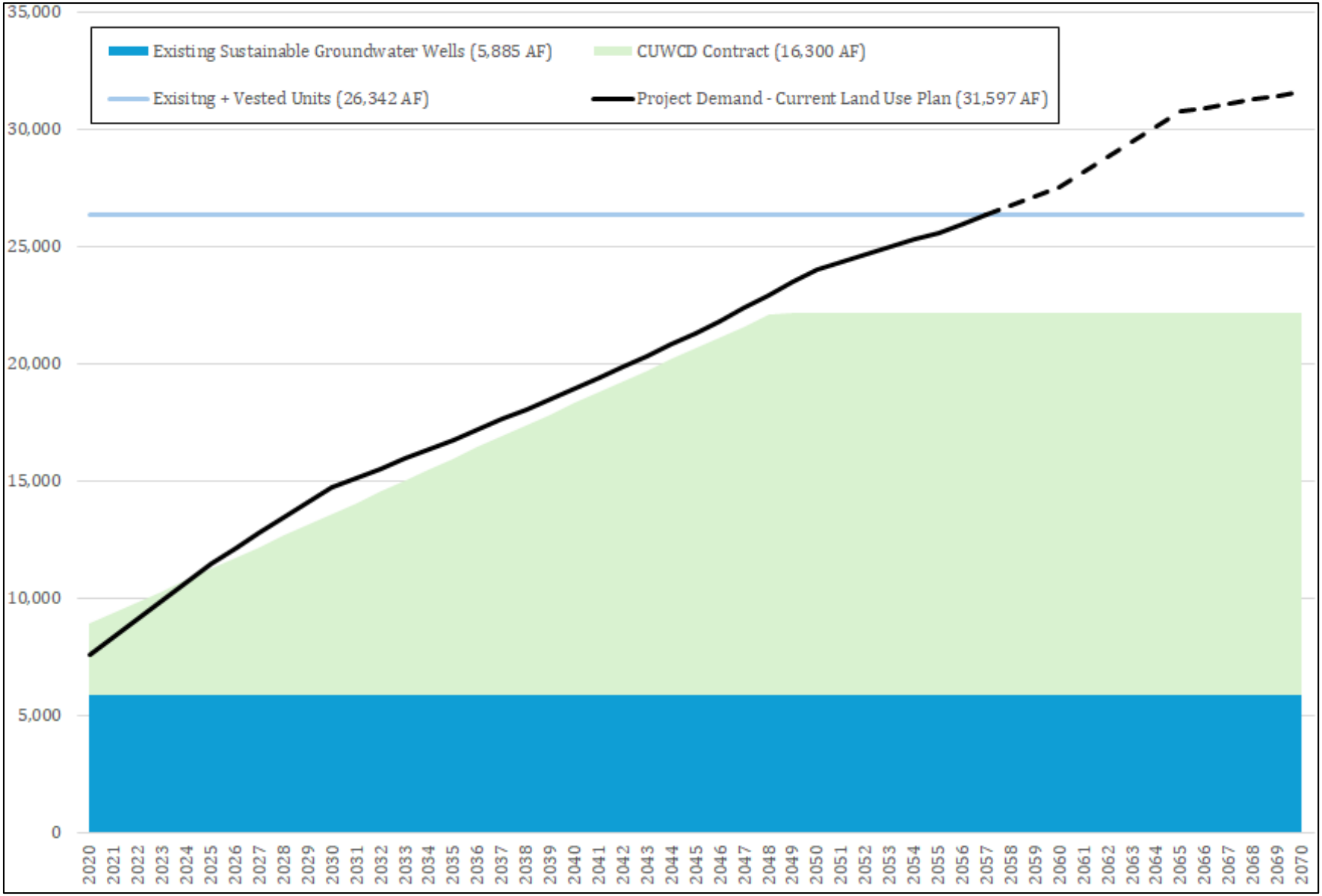


Figure 2: *Eagle Mountain Supply and Demand Analysis – Land Use Impacts*

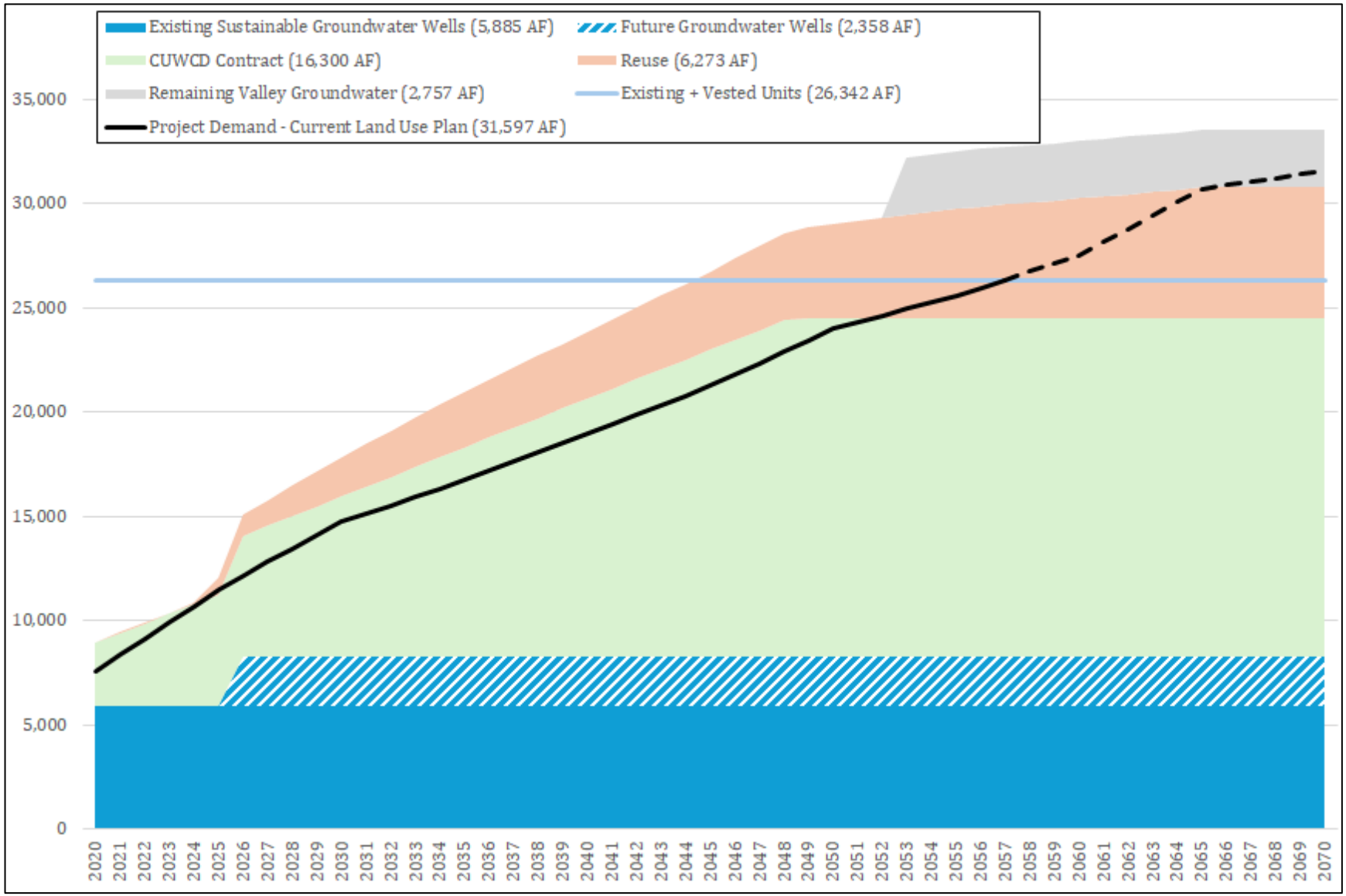
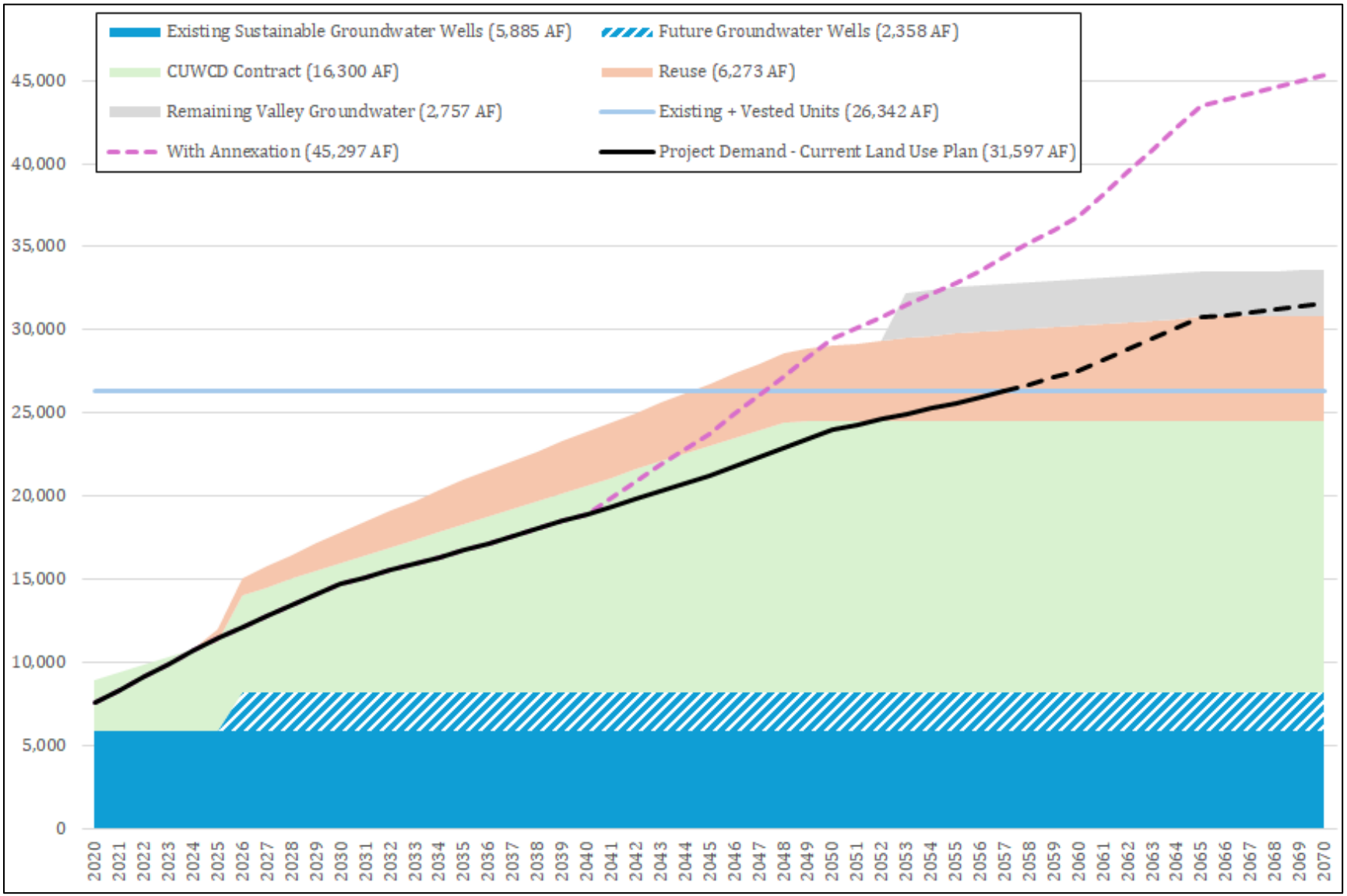


Figure 3: *Eagle Mountain Supply and Demand Analysis – Land Use Impacts*



# Reducing Water Demand for Future Development

## Impact of Land Use on Water Demands

An analysis was performed to compare housing density with expected indoor and outdoor water use. The purpose of this analysis was to provide a metric for planners as they work to understand water use in terms of zoning or land use.

Several key assumptions were made in this analysis to convert from the gpcd water use units described in the "Water Demand" section of this document to acre-ft per acre (acre-ft/acre), which is most helpful for planning purposes. These assumptions included:

- The average household size for future single-family development will be approximately 3.50 people per unit.
- Average indoor residential water use is 62 gpcd.
- Average outdoor residential application rate at 2.7 acre-ft/acre.
    - This assumes 30% water-wise and 70% sod residential landscaping.
- For densities greater than 1 unit per acre, as housing density increases, outdoor landscaped areas decrease as more and more of the available area is used for living space, parking, etc.
- For densities less than 1 unit per acre, it is common to leave portions of the property as unirrigated open space. Correspondingly, it has been assumed that no more than 0.6 acres per unit will be irrigated, regardless of how large the lot is.

The results of this analysis are presented in Figure 4 and depict the annual demand in acre-ft/acre on an equivalent residential unit (ERU) density basis. Demands are distinguished between indoor and outdoor demands.

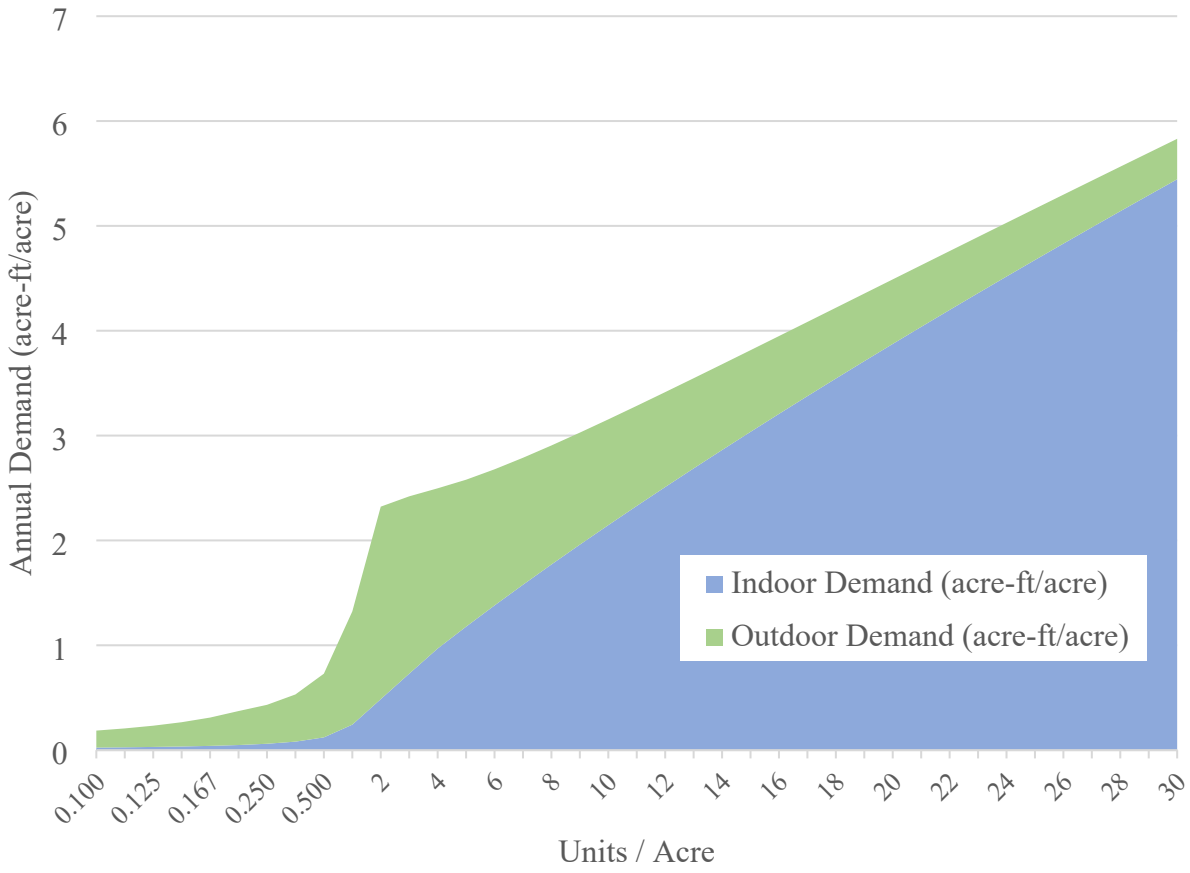



**Figure 4**
**Change in Annual Demand Based on ERU Density**

Figure 5 takes this analysis a step further by considering water usage on a per unit basis and then identifying current city land use types for further insights.

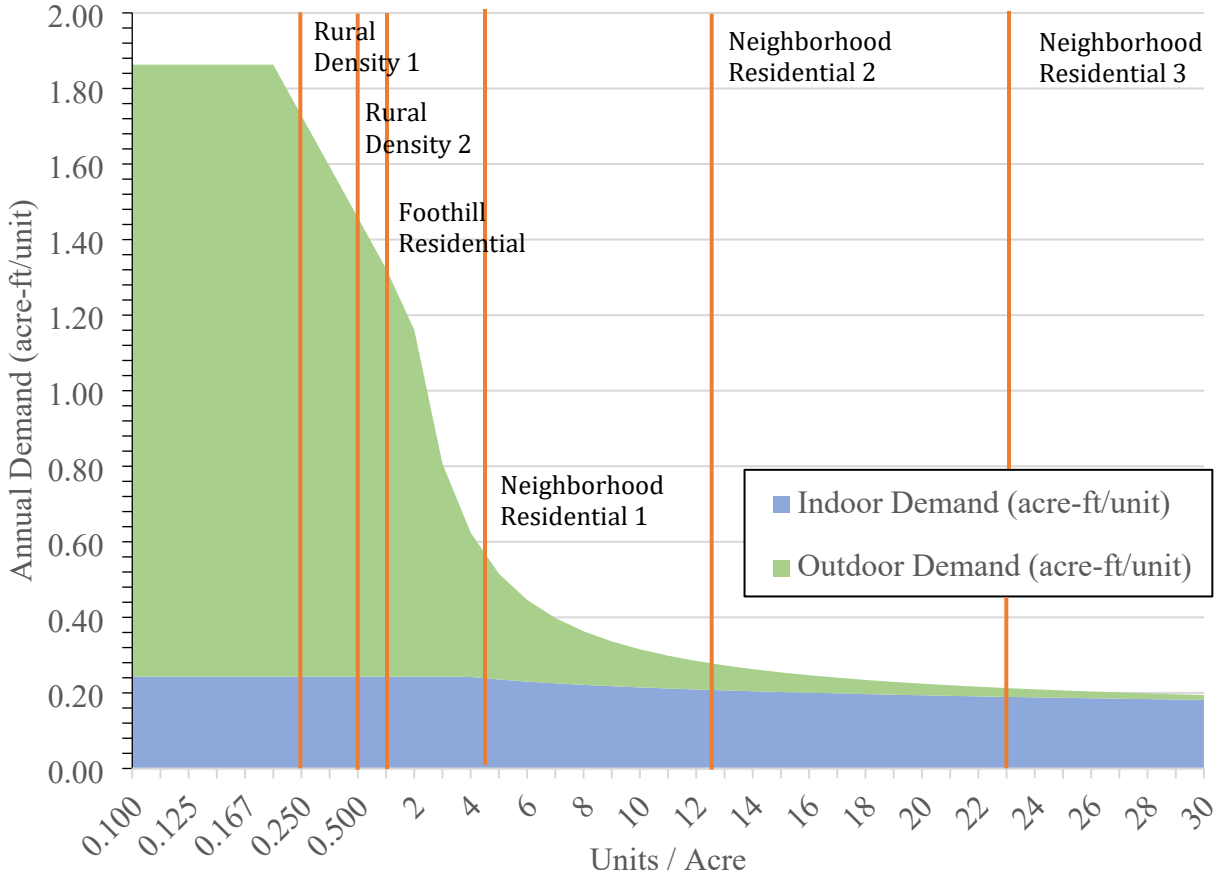



**Figure 5**
**Change in Per Unit Annual Demand Based on ERU Density**

The following conclusions can be drawn from the information presented in Figures 4 and 5:

- On a per unit basis, indoor water usage is fairly consistent.
- Outdoor water usage will vary with density. For typical suburban residential development, the higher the density, the less landscaping possible and the corresponding lower water demand. However, this is not necessarily true for very low-density properties. Outdoor demands may actually begin to decrease on a per acre basis for larger lot sizes as long as irrigation is limited to a fixed, maximum area of the lot.
- Outdoor water use per acre is expected to be highest at a density of about two dwellings per acre. The annual demand at this density was estimated to be 1.84 acre-ft/acre.
- Residential land use designations have a significant impact on both per acre and per unit water usages. As density increases, water usage increases on a per acre basis but decreases on a per unit basis.

This preliminary analysis provides valuable insights for city planners and decision makers to consider how future development can impact water use and conservation in Eagle Mountain City. Unless the City is able to secure additional supply, changes to its land use plans will be needed to make sure development does not exceed available water supply.

# Reducing Water Demand for Future Development

With the considerable growth projected to occur in Eagle Mountain City through buildout, developing a framework to reduce future water use (or water system demands) before development occurs will prove especially effective for the City. The following sections describe a few "methods of reducing water demand and per capita consumption for future development" (Utah Code 10-9a-403(4)(b)) that the City has already implemented.

## Land Use Designations

To stay within available water supplies, the City will likely need to consider one or more of several potential land use changes:

- Limit Areas of Development: One of the most straight forward approaches to reducing future water demands is to simply reduce the total area of development. Unfortunately, this is easier said than done as it could affect the ability of existing property owners to beneficially use their property and result in legal risk to the City. Any complete limitation of development would need to consider affected private property owners.
- Significant Decrease Densities: Historically, most of the developed areas within Eagle Mountain City consist of low-density, single-family homes. One approach to reducing water use is to shift at least a portion of the area currently identified as low density residential to rural density. As long as this action was coupled with restrictions on the total amount of irrigated area allowed per lot, this could result in significant reductions in total water use. Unfortunately, this would also result in significant increases in the use of water per unit and severely reduce the number of units that can be served in the City overall.
- Cluster Development: Another approach to reducing water demands could be to increase density. The City might consider moving towards higher density multi-family homes such as apartments, condominiums, and townhomes as these residential units tend to use much less water on a per unit basis. However, since this type of development is more water intensive on a per acre basis, it would need to be coupled with designation of corresponding areas that remain as unirrigated open space. This would allow the same (or greater) number of units to be developed overall, but with less water use.
- Implement Water Restrictions for Specific Land Uses: The projected water demands here are based on certain water use assumptions for given land use types. The City could consider implementing water use restrictions on specific land use types to limit water demands. For example, the land use designation of "Business Park/Light Industry" currently has an assumed water demand of 0.73 acre-ft/acre. This is based on the average demand for typical development of this type along the Wasatch Front. However, the City could place a more restrictive water budget on this type of development to limit total water demands (e.g. the City could designate that water demand may not exceed 0.41 acre-ft/acre which better matches some of the existing industrial development demand in the City).

Because the nature and needs of each property will be different, the City is currently considering a land use approach that would develop a water budget for various areas of the City. Under this approach, the City would allocate volumes of water as available to areas of new development. Each area could then select from the solutions above to maintain demands within the available budget. These allocations would aid the City in water supply planning as new development and annexation areas are added to the City limits.

## Development Standards Applicable to All New Developments

The City requires that all new developments comply with the following water-conservation standards in park strips as described in ordinance O-52-2023:

- Lawn areas in front or side yards must not exceed 250 square feet or 50% of the total landscape for new developments.
- Individual water metering devices (AMI) must be installed for each connection.
- No landscaping shall be composed of more than 70% turf.
- A minimum of 50% of all tree and shrubs must be drought resistant.
- Planting beds must be irrigated with drip lines to reduce the amount of water loss to evaporation.
- Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment.
- Landscaped areas must "have enough plant material to create at least 50 percent living plant cover at the ground plane, not including tree canopies" (17.60.090 (D)).

## Development Standards Applicable to All New Commercial, Industrial, or Developer Installed Landscaping

For all new commercial, industrial, developer-installed landscaping in multifamily residential projects and developer-installed landscaping in single family projects, the City can require the following standards from Section 17.60.090 of Eagle Mountain City Municipal Code:

- A Landscape Plan must be submitted and approved for any commercial or multi-family development prior to occupation.
- Turf is prohibited on slopes greater than 25%, or 4:1 grade, and in landscaped areas less than 8 feet wide.
- Park strips must have at least 30% living plant cover at maturity not including tree canopies.
- For institutional and multifamily properties, turf is limited to 20 percent of the total landscaped area, except in active recreation areas.
- In commercial and industrial properties, turf is not permitted except in active recreation areas. A minimum of one approved deciduous/evergreen tree must be planted per 1,000 square feet of landscaped area.
- The City is currently working to update Commercial and Multi-Family architectural Standards to require a minimum of 30% xeriscape and a maximum of 70% sod.

It should be noted that these standards are also required for existing land uses in addition to new development unless otherwise noted within the code.

# Reducing Water Demand for Existing Development

In addition to reducing water use of future development, decreasing the water use of current residents will be essential for the City to meet its long-term water needs. In reducing current water use, existing residents ensure reliable and sustainable use of the system, decrease their current water bills, and mitigate future rate increases. These water conservation measures are described in the City's 2024 Water Conservation Plan. Eagle Mountain City

also participates in several Central Utah Water Conservancy District (CUWCD) water rebate programs, which incentivizes conservation in existing developments. Each of these documents or programs are discussed below.

## Eagle Mountain City Water Conservation Plan

Eagle Mountain City's Water Conservation Plan was updated in 2024. The purpose of that document was to evaluate the City's current conservation program and identify additional measures that would allow further conservation of water in the City. A driving motivator in these conservation measures are the regional conservation goals issued in 2019 by the Utah Division of Water Resources. Eagle Mountain City is located in the Provo River Region, with a conservation goal of reducing water use by 19% from the 2015 baseline. The following conservation measures were identified and have been or are in the process of being implemented by Eagle Mountain City:

- Universal Metering:
    - The City currently meters both storage and sources systems to monitor daily and total flows. This data is essential for water accounting purposes and water use determination.
    - All existing developments are required to install individual metering devices for each connection to determine the amount of water each connection is using. The data from meters allows the city to implement a tiered water rate structure based on usage and informs customers of their usage and encourage water conservation.
    - Eagle Mountain City is currently in the process of installing Advanced Metering Infrastructure (AMI) on all residential connections. These meters send real time 1-gallon readings to residents and the city. This will increase the accuracy and frequency of readings leading to real-time leak detections and quicker leak responses.
    - A one-time utility bill credit of $20 will be offered to those who sign up for the AMI portal and create a water usage goal.
- Water Accounting and Loss Control:
    - Yearly, the City, conducts a system audit to determine the amount of unaccounted for water (the discrepancy between individual meters and source meters). The City Water Resources Manager tracks the unaccounted water and the associated costs and reports this information yearly.
    - Properties with large landscapes (e.g. parks, churches, high water use residents, and municipal properties) are audited for irrigation usage, application efficiency, and scheduling.
    - Routine maintenance is performed on the system to ensure efficient functionality with minimal water loss.
    - Identified leaks are repaired quickly to reduce the amount of water loss within the system.
    - The City is looking to conduct water audits by customer class. These classes would focus on typical water use practices within each class and identify any potential efficient changes.
- Water Rate Structure: Eagle Mountain City uses a relatively aggressive tiered water rate structure with increasing volumetric charges. The rate structure has been designed to encourage water conservation and to financially penalize users that use more outdoor water than is needed.
- Pressure Management: The City requires the installation of pressure reducing valves on higher pressure homes within the system. They also use pressure reducing valves within the water system to manage water pressures and protect their equipment and infrastructure.
- Public Education: Eagle Mountain City has proactively been seeking to better educate the public on water conservation issues and solutions. The City has:
    - Produced and continues to develop an assortment of informational pamphlets for their customers. These materials seek to explain how water users can help the City fulfill conservation

goals. They further discuss the conservation need for the Great Salt Lake crisis and inform users of the cost of supplying drinking water and long-term savings associated with conservation.
    - The City has created a website with a comprehensive list of landscape watering conservation tips in addition to providing links to the State of Utah and Utah State University resources (https://eaglemountain.gov/priorities-plans/water-conservation/).
    - Social media platforms (Facebook, X, Instagram, and YouTube) are regularly updated to promote conservation by the City.
    - The monthly resident newsletter includes a water conservation section with tips on how to continue to conserve water.
    - With the installation of the AMI systems and portal, residents will understand better their own water usage.
    - The City is working to develop a new informative water invoice focused on conservation by educating residents on their water consumption data. This invoice will compare previous water use with neighbors or expected efficient use and will give tips on how to better conserve.
- Slow the Flow: Eagle Mountain City supports the "Slow the Flow" water conservation campaign. Two water check kits complete with catch cups, guides, and more are available at the library to help residents conduct their own irrigation system check on their property.
- Water Reuse and Recycling Plan:
    - The City is seeking to use industrial and wastewater reuse for use in a secondary system. A reuse permit has been submitted to the state and is awaiting approval.
    - Eagle Mountain City will continue to pursue a Secondary Water Master Plan to grow their reuse capabilities.
- Landscape Efficiency:
    - Eagle Mountain City encourages irrigation metering, timing, and water sensing devices that promote low water usage for both large volume customers and residential users.
    - For building permits issued on or after February 1, 2024, WaterSense smart irrigation controllers are required. These controllers must be equipped with automatic rain delay or rain shut-off capabilities.
    - The City is looking to require new developments and large water users to adopt a drought tolerant planting requirement to potentially decrease typical outdoor water use by 50%.
- System Upgrades:
    - All irrigation systems have recently been upgraded with sprinkler heads that work off smart controllers. These controllers automatically adjust water application based on precipitation or temperature.
    - Eagle Mountain City is currently in the process of changing all residential meters to AMI smart meters. This allows for reading down to the gallon and will provide a residents with a portal that give leak alerts, high usage warnings. Additionally, these meters will enable the City to better monitor outdoor watering timing ordinance violations.
- Eagle Mountain City Coordinator:
    - The feasibility of creating a full-time conservation coordinator position is currently being reviewed. The role would include scheduling appointments, managing all program documents and rebates, and any other tasks needed for water conservation within the City. The coordinator would also have a focus on public outreach while coordinating and assisting with rebates, audits, consultations, and assisting customers with leak checks.

    - The coordinator would also perform residential water audits. Residents will be able to schedule an hour-long appointment with the certified staff to go over their outdoor water usage and assist them with water savings during summer months.
- Other City Led Initiatives: An Asset management Plan and Reuse Water Plan are currently being developed to aid in planning for future water conservation.

## CUWCD Rebate Program

CUWCD offers several rebates to residential customers of Eagle Mountain City to incentivize water conservation, as summarized below.

- Smart controller: Residential customers may receive a rebate for purchasing and installing a WaterSense labeled smart controller to automize their landscape watering. Smart controllers reduce water by automatically adjusting watering patterns based on local weather conditions. Commercial properties in Eagle Mountain City may also qualify for a smart controller through the CUWCD rebate program.
- Toilet Replacement: Homeowners can receive a rebate when they replace toilets that were manufactured before 1994 with a new WaterSense labeled toilet.

# Efforts to Reduce Water Waste from Municipal Operations

Eagle Mountain City owns and maintains public parks as well as multiple offices and buildings needed for the administration, employees, and operations of the City's departments. This means that a significant amount of water is used to supply both the indoor and outdoor needs of these City-owned facilities. Additionally, the City owns, operates and maintains the water distribution system, which is often a source of water loss due to leaks or other water inefficiencies. The City has recently implemented multiple measures to reduce the amount of water required to maintain public spaces, reduce water waste in their distribution system, and encourage water efficiency and conservation in municipal responsibilities. These "opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water" (Utah Code 10-9a-403(4)(d)) are summarized below:

- Landscaping Improvements: The City is seeking to minimize landscaping improvements for any park strip, median, or landscaped area within public rights-of-way and on City-owned properties. For example, park strips and other landscaping a public facilities like utility booster stations can be converted to low-water use ground cover. The Parks and Recreation Department can experiment with the conversion of streetscapes to bark and/or low water use trees and plants. At parks, the Parks Department can consider planting trees and shrubs on inclines or areas not being used as active playfields, with water use in those areas restricted once the plants are established. Storm water detention basins can be landscaped with drought-tolerant plants.
- Irrigation Plan: To mitigate issues of sprinkler over spray, the City is looking into conducting irrigation reviews and irrigation plans for municipal areas.
- Pipeline Corrosion Protection: Eagle Mountain City requires the installation of corrosion protection on all ductile iron pipes in corrosive soil or the use of PVC pipe. In addition to extending the life of the pipelines, this measure is designed to minimize system losses by reducing leaks in pipelines.

- Line Replacement Program: The City has a water fund budget for pipeline replacement (not including major conveyance projects). Funds reserved for this purpose will be used to replace old and failing water lines in the water system. In addition to maintaining the system in good working order, this effort will reduce the number and severity of water leaks in the system.
- Park Computerization: All of the City's park sites that have power (including parks, city buildings, and streetscapes) will be equipped with smart controller systems that monitor daily weather reports and adjust output at each zone to maximize irrigation efficiency.
- AWWA Water Audit Program: The City plans to participate in the AWWA Water Audit Program. This program helps water suppliers quantify system water losses and associated revenue loss. The City will participate in at least one additional water audit by 2030.
- Pipeline Construction Standards: The City is looking to adopt construction controls and quality assurance standards for pipeline projects. This would ensure that pipelines are installed properly to maximize life expectancy and reduce leaks due to incorrect installation.
- Smart Hydrant Technology: The City will investigate the feasibility of using smart hydrant acoustic or pressure based technology to proactively detect leaks within their system.

# Summary and Conclusions

Eagle Mountain City is committed to conserving and preserving the water sources available to all of its water users. This Water Preservation Element identifies the measures they are taking to reduce water use and keep demands within available water supply. It also identifies the areas with the most opportunities to focus on water preservation and conservation. From the analysis presented in this plan the following main conclusions were made:

- Eagle Mountain City is a fast-developing city with estimates indicating the population with almost triple in the next 35 years.
- Approximately 75% of water use within the City is residential use. About 63% of this is outdoor water use indicating that outdoor residential water use should be a major target for conservation policy.
- Current water supplies are not sufficient to meet projected buildout demands of the City. Eagle Mountain City will need to develop additional sources of water to meet future demands.
- Even with additional supply development, demands associated with current land use plans are projected to exceed future supply. The City will need to modify its land use planning and further encourage conservation above and beyond state regional goals to ensure sufficient supplies.
- Assigning a water budget to future additional development or annexation may be a useful tool for the City to ensure sufficient supplies.
- Reuse is a vital future vital source of the City and should be aggressively pursued.

The following list summarizes the steps Eagle Mountain City is already taking to preserve and conserve their precious water supplies.

- Eagle Mountain City is moving forward to administer outdoor water conservation through their Landscape Ordinance (17.60), which requires new development to limit the amount of turf used in landscaping, utilize water-wise landscape design, incorporate drip irrigation (vs. sprinklers) in non-turf areas, and use WaterSense smart irrigation controllers.
- Additional measures the City is taking to reduce water use for existing development include:
    - Free water system audits

    - Public education
    - Using AMI water meters
    - Tiered water pricing
    - Participation in the CUWCD Rebate Programs.
- Eagle Mountain City plans to reduce municipal water waste by implementing the following measures:
    - Converting areas of public landscapes from turf to low-water use ground cover
    - Pipeline corrosion protection or using PVC pipe
    - Waterline replacement to reduce leaks in the water distribution system
    - Equipping public parks with smart controller watering systems

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | PUBLIC HEARING / MASTER SITE PLAN - John Hancock Charter School |
| **ITEM TYPE**: | Master Site Plan |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | John Hancock Charter School Foundation |

| CURRENT GENERAL PLAN DESIGNATION & ZONE | ACREAGE |
|---|---|
| Ag/Rural Density 2; Foothill Residential | 7.3 (6.9753 ac per Utah County Parcel Viewer Map) |

| PUBLIC HEARING | PREPARED BY | PRESENTED BY |
|---|---|---|
| Yes | Robert Hobbs, Senior Planner | Robert Hobbs |

**RECOMMENDATION**:
That the Planning Commission forward a positive recommendation to the City Council respecting the proposed site plan conditioned as follows: 1. That right-of-way dedication sufficient to cause Lake Mountain Road, from its intersection with Pole Canyon Boulevard be provided to the City and that such dedication create a right-of-way at least 59' wide; and, 2. That the project comply with approved plans.

**BACKGROUND**:
The attached Master Site Plan (MSP), in an earlier form, passed DRC and Planning Commission concept review and received the Planning Commission's positive recommendation for approval earlier in March. Further analysis thereafter by the Planning Director and City Engineering revealed the desirability of obtaining a traffic impact study (TIS) from the Applicant. Following receipt of the TIS, and an engineer's response memo associated with a revised plan, the MSP was advanced to the Planning Commission for re-review and recommendation for Council. The matter was tabled. It is now back before the Planning Commission for action as some road and water issues have been, purportedly, resolved.

Regarding dedication and improvements to Lake Mountain Road along the school's western property frontage, Staff is given to understand that the question of dedication and road improvements is being worked out [or will be soon]. A condition of approval seeks to address that particular.

Regarding water to service the school, an October 1st email to Staff from the development team represented that, "...the water shares have been recorded from the seller to the school...".

**ITEMS FOR CONSIDERATION**:
**<u>Master Site Plan Approvals</u>**
Approval of Master Site Plans is based upon compliance with City code requirements [Conclusions of

Law] and requirements of any applicable Development Agreement(s).

Approval criteria for a [Master] Site Plan Approval request are stated in EMMC §§ 17.100.050 & 17.100.060.

Site plans and their reviews are administrative in nature. Therefore, they are to be approved if all required elements and code compliance are provided in their plan drawings. Some criteria are subjective. [Note: The information below does not recite adopted code standards, only findings related thereto.] They are noted as "special uses" in the city's residential zones.

Site plan reviews (i.e., what planning and zoning may analyze or require) for schools [charter included] are constrained by state law:

**Effective 5/1/2024; UCA 10-9a-305.** Other entities required to conform to municipality's land use ordinances -- Exceptions -- School districts, charter schools, home-based micro-schools, and micro-education entities -- Submission of development plan and schedule.
…
(2) (a) Except as provided in Subsection (3), a school district or charter school is subject to a municipality's land use ordinances.
(b) (i) Notwithstanding Subsection (3), a municipality may:
(A) subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging; and
(B) impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety, as provided in Subsection (3)(f).

(ii) The standards to which a municipality may subject a charter school under Subsection (2)(b)(i) shall be objective standards only and may not be subjective.
(iii) Except as provided in Subsection (7)(d), the only basis upon which a municipality may deny or withhold approval of a charter school's land use application is the charter school's failure to comply with a standard imposed under Subsection (2)(b)(i).
(iv) Nothing in Subsection (2)(b)(iii) may be construed to relieve a charter school of an obligation to comply with a requirement of an applicable building or safety code to which it is otherwise obligated to comply.

(3) A municipality may not:
(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property…

**Master Site Plan (EMMC §§ 17.100.050 & 17.100.060) Opinion:** The Project has been reviewed by the DRC Committee and suggested corrections/revisions incorporated into plan drawings. The Master Site Plan's present configuration appears to be in conformance with site plan standards pertinent to a school facility.

**Master Site Plan Standards & Findings:**
Use of Property: No sections of undeveloped land are intended on the school property save, perhaps, for an area to the south where a "future building" is called for.

A. Buffering Screening: n/a save for trash enclosure; City should cause the same to have a solid surround and metal gates in care and keeping with commercial uses in the City.
B. Access: Provided to development from public row [immediate from Lake Mountain Road/site approach from Lake Mountain] and also Pole Canyon Boulevard that transition to/from private

drives; questions respecting the same as well as adequacy of row dedication, ingress/egress points' build-out, etc. should be directed to City Engineering. Right-of-way dedication, as proposed, is along the north end of the property (Pole Canyon) and along Lake Mountain Road. Regarding road improvements the following: "...A traffic impact study prepared by Hales Engineering detailing the traffic impacts of the second school and our coordinated design to facilitate impacts is attached with this response. The site plan has been updated with traffic engineer's recommendations and sheets C210 and C501 has been included to detail the recommended right-turn lane on Pole Canyon Boulevard." The TIS summary reports:

HALES ENGINEERING
innovative transportation solutions

**Eagle Mountain - John Hancock Academy West**
Traffic Impact Study

**SUMMARY OF KEY FINDINGS & RECOMMENDATIONS**

| **Project Conditions** | | |
|---|---|---|
| • The development will consist of a charter school with 400 students<br>• The project is anticipated to generate approximately 908 weekday daily trips, including 418 trips in the morning peak hour, and 288 trips in the evening peak hour<br>• The on-site queueing is anticipated to be sufficient | | |
| **2025** | **Background** | **Plus Project** |
| **Assumptions** | • None | • 30-minute staggered start and end times |
| **Findings** | • Acceptable LOS | • Poor LOS at the Pole Canyon Blvd / Lake Mtn Rd intersection |
| **Mitigations** | • None | • **Pole Canyon Blvd / Lake Mtn Rd:** Implement an all-way stop |
| **2030** | **Background** | **Plus Project** |
| **Assumptions** | • Future volumes:<br>o 10% annual growth rate<br>o Volumes added from the Ault Farms TIS (2020) | • None |
| **Findings** | • Acceptable LOS | • Acceptable LOS<br>• Significant EB queuing at the Pole Canyon Blvd / Lake Mtn Rd intersection |
| **Mitigations** | • None | • **Pole Canyon Blvd / Lake Mtn Rd:** Install EB RT pocket with 100' queue storage |

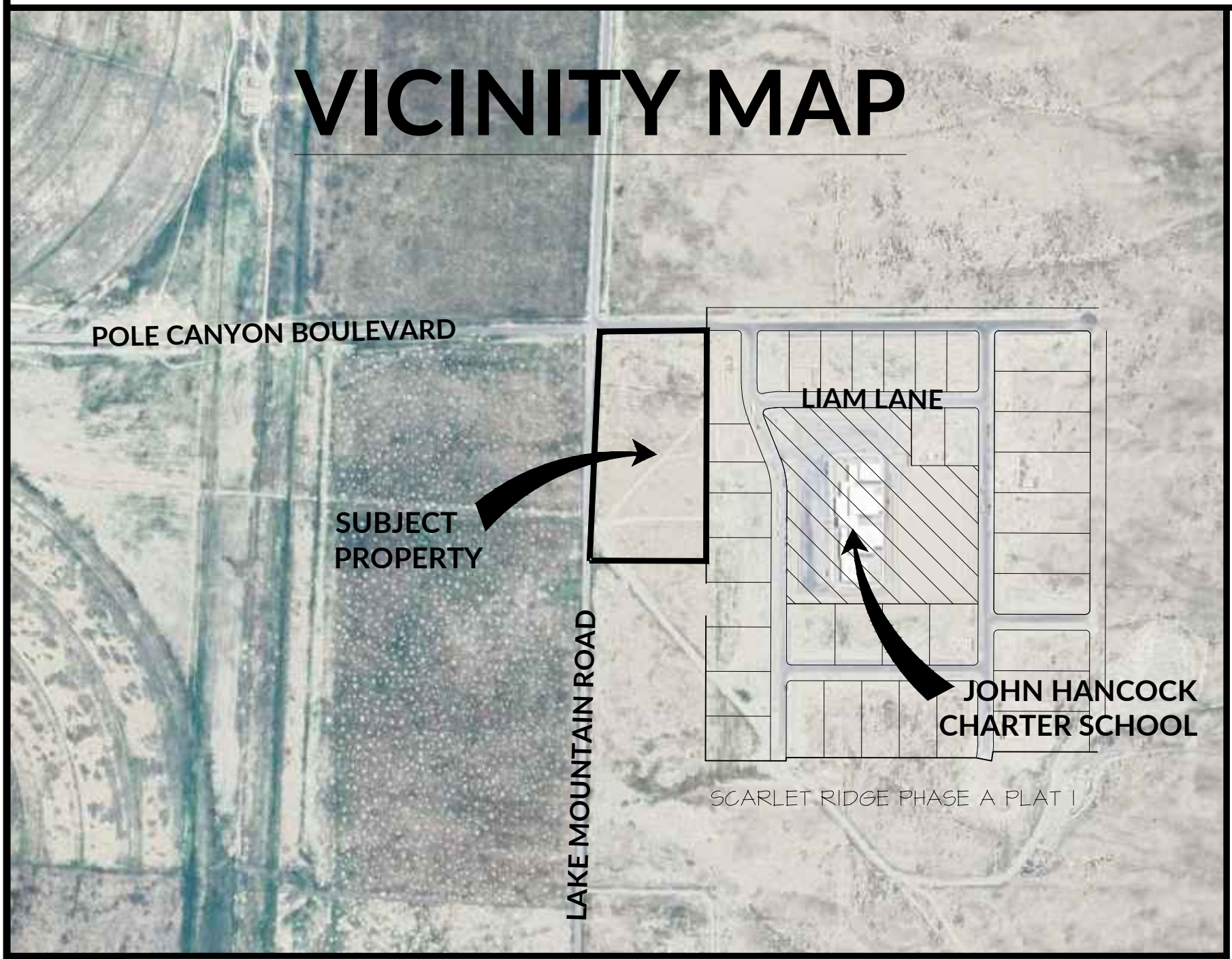
C. Off-Street Truck Loading: apparently n/a
D. Utilities: Underground; water shares available; a nearby well may be of use to the school...
E. Grading and Drainage: City Engineering will enforce; grading/drainage plan exhibit attached
F. Protection of Steep Slopes and Natural Drainages: n/a given topography at project site and surrounds
G. Setbacks, height and parking: Compliant; unknown; compliant [no code stated minimum standard]...

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
Tabled item

**ATTACHMENTS**:
1. JHCS_Vicinity Map
2. JHCS West Review Response
3. JHCS West Campus Civil
4. Proposed R.O.W. to EM City Exhibit A
5. March 25, 2025 PC Approved Minutes
6. JHCS_Water Rights

7. Water Rights Deed and Addendum(s)
8. Traffic Study

# VICINITY MAP



SILVERPEAK ENGINEERING

STRUCTURAL CIVIL SURVEY

**To:** Eagle Mountain City
**Attn:** Robert Hobbs
**Re:** John Hancock Academy WEST CAMPUS Site Plan Review
**Location:** Approx. 2570 N Lake Mountain Rd., Eagle Mountain City

Dear Robert,

Based on the review received dated 04/17/2025, the following changes have been made to the above-mentioned drawings. You will find an itemized list which addresses each comment individually. You will find the original comments followed by our response in bold.

**Dwight Payne**

1. Track out pad to be 15 wide, 50' long and 8" cobble.

**1 Response: Track out pad updated on sheet C600 to CGP standard dimensions.**

2. Detail needed for portable toilet.

**2 Response: EMC's standard portable toilet detail added to plans. See sheet C601.**

3. Inlet protection to meet or exceed ASTM D8057.

**3 Response: Noted. EMC's standard inlet protection detail added to plans. See sheet C601.**

4. Concrete washout meet CGP requirements.

**4 Response: Updated detail for concrete washout has been added to sheet C601 with notes that correlate with CGP standards. Additional information for all BMPs can be found in the attached SWPPP manual.**

5. Access EMC BMP manual from city website / Engineering / Environmental Compliance.

**5 Response: Noted. City manual used when modifying SWPPP plans.**

6. Submit SWPPP to be reviewed by EMC Environmental Compliance using CGP template.

**6 Response: Noted. SWPPP manual is attached with this response.**

**M Bahr and Robert Ballif**

7. C002- place updated list

**7 Response: Please provide the updated list. Unable to find comprehensive general construction notes on EMC's website.**

8. C200- Street/Stop Signs

**8 Response: Callout added for city street signpost with stop sign. Details for these signs can be found on sheet C201.**

9. C400- Show gate valve

**9 Response: Gate valve is now called out and shown on sheet C400.**

10. C400- Lake Mountain Road Size?
**10 Response: Size of public sewer and water lines in Lake Mountain Road are now called out on sheet C400.**

11. C400- SWR 5' from CL, WTR 8' from CL
**11 Response: Sheet 400 is updated to show sewer and water lines placed correctly within Lake Mountain Road. Callouts to dimensions are included within the cross-section detail on sheet C501.**

12. C400- With blowoff assembly
**12 Response: Callouts to include a blowoff assembly to all water line plugs are added to sheet C400.**

13. C400- 5' diameter manhole
**13 Response: Callouts updated to install a 5' dia. manhole on public sewer line.**

14. C401- Replace with updated details
**14 Response: Applicable details have been replaced with Eagle Mountain City details.**

15. C500- Show base and subbase for Pole Canyon Blvd. improvements
**15 Response: Base and subbase shown on cross section detail for Pole Canyon Boulevard.**

16. C501- Show base and subbase for Lake Mtn. Road improvements
**16 Response: Base and subbase shown on cross section detail for Lake Mountain Road. This detail has also been updated to show improvements for a 59.0' Right-of-Way and correct locations of public sewer and water lines.**

## Transportation

17. The roads out there and the lack of a 2nd paved access roadway to/from the project. The existing school already has substantial traffic impacts and adding another school facility in the same area would increase those impacts. The city wants a traffic study.

**17 Response: A traffic impact study prepared by Hales Engineering detailing the traffic impacts of the second school and our coordinated design to facilitate impacts is attached with this response. The site plan has been updated with traffic engineer's recommendations and sheets C210 and C501 has been included to detail the recommended right-turn lane on Pole Canyon Boulevard.**

**Public Works**

18. Need to consider building out this section of Lake Mountain Road to facilitate flow of traffic. This entire intersection should be built out.

**18 Response: Improvements along property frontage at the intersection are planned to be built with 16 feet of asphalt to future face of curb planned for the west side of Lake Mountain Road.**

**David Salazar**

19. Local roads have ROW of 59'.

**19 Response: The buildout shown on the plans for Lake Mountain Road has been updated to be the full 59' R.O.W. Updated cross section detail found on sheet C501. Also included with this response is a proposed legal description and exhibit for the public road dedication required.**

If you should have any questions, please feel free to call.

Sincerely,

Branden Kitchen
Silverpeak Engineering

Reviewed By: Josh Jensen

# JOHN HANCOCK CHARTER SCHOOL - WEST CAMPUS

## *APPROX. LOCATION:*

## *2570 NORTH LAKE MOUNTAIN ROAD*
## *EAGLE MOUNTAIN, UTAH*

## CONTRACTOR


***ONE WEST CONSTRUCTION***

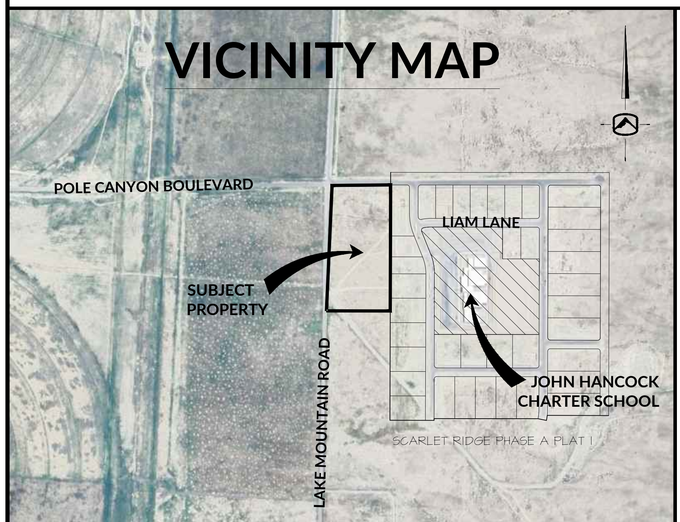
*ATTN: TED LEWIS*
*290 N. FLINT STREET*
*KAYSVILLE, UTAH 84037*
*PHONE: 801-860-0523*



LICENSED PROFESSIONAL ENGINEER
07/25/2025
No. 375250
JOSHUA R. JENSEN
STATE OF UTAH

**SILVERPEAK ENGINEERING**

*177 E. ANTELOPE DR. STE. B*
*LAYTON, UT 84041*
*PHONE: (801) 499-5054*
*WWW.SILVERPEAKENG.COM*


## UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

## NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

## TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, THE CURRENT EAGLE MOUNTAIN CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. ALL SIGNAGE AND TRAFFIC DEVICES TO BE USED DURING AND AFTER THE CONSTRUCTION PERIOD SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

## DEFERRED SUBMITTAL

1. FIRE SPRINKLER DRAWINGS & FIRE ALARM DRAWINGS WILL BE PROVIDED PRIOR TO INSTALLATION.

## GENERAL NOTES

1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS.

2) ALL WORK PERFORMED ON EAGLE MOUNTAIN CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

3) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.

4) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

## PERMISSION TO USE PLANS


ALL DESIGN INFORMATION DEPICTED IN THESE, THE "C" OR CIVIL DRAWINGS IS PROPRIETARY AND THE SOLE PROPERTY OF SILVERPEAK ENGINEERING, INC. THESE DRAWINGS MAY BE USED ONLY BY AUTHORIZATION BY SILVERPEAK ENGINEERING INC. THIS DESIGN IN PART OR IN TOTAL BY NOT BE USED OR DUPLICATED FOR ANY OTHER PROJECT OR PURPOSE. NON PAYMENT OR PARTIAL PAYMENT FOR THIS DESIGN AUTOMATICALLY REVOKES THE AUTHORIZATION OF USE.


## *INDEX TO DRAWINGS*


| | |
|---|---|
| *C001* | *CIVIL COVER SHEET* |
| *C002* | *GENERAL & UTILITY NOTES* |
| *C200* | *SITE PLAN* |
| *C201* | *SITE DETAILS* |
| *C210* | *POLE CANYON BLVD TURN LANE STRIPING PLAN* |
| *C300* | *GRADING / DRAINAGE PLAN* |
| *C301* | *GRADING DETAILS* |
| *C400* | *UTILITY PLAN* |
| *C401* | *UTILITY DETAILS* |
| *C402* | *UTILITY DETAILS* |
| *C500* | *POLE CANYON BOULEVARD EAST IMPROVEMENT PLAN & PROFILE* |
| *C501* | *POLE CANYON BOULEVARD WEST IMPROVEMENT PLAN & PROFILE* |
| *C502* | *LAKE MOUNTAIN ROAD IMPROVEMENT PLAN & PROFILE* |
| *C600* | *EROSION CONTROL PLAN* |
| *C601* | *STORM WATER POLLUTION PREVENTION NOTES* |


**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**

REVISED:

DATE: 07/25/2025
PROJECT: AW-061.02
DRAWN BY: BJK
CHECKED BY: JRJ

*JOHN HANCOCK - WEST CAMPUS, 2570 N LAKE MOUNTAIN ROAD, EAGLE MOUNTAIN, UTAH*

S:\Silverpeak Projects\Academies\West\Utah\AW-061 John Hancock Charter School - Eagle Mountain\AW-061.02 JHCS West Campus\Civil-Survey\AW-061.02 JH West Campus (14).dwg 7/24/2025 9:44:52 AM

SHEET NUMBER:
**C001**
COVER


ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. SILVER PEAK ENGINEERING DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

# GENERAL NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.

ALL WORK TO CONFORM TO EAGLE MOUNTAIN CITY'S STANDARDS, DRAWINGS,AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

CONTRACTOR TO NOTIFY EAGLE MOUNTAIN CITY'S AND SILVERPEAK ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.

NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

TRAFFIC CONTROL TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

# GEOTECHNICAL NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

2. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

# UNDERGROUND INFORMATION

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. SILVER PEAK DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.

IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.

NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

# UTILITY NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF EAGLE MOUNTAIN CITY. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK ON WET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

***STORM DRAIN***
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

***LAND DRAIN: NOT USED***

***SANITARY SEWER***
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SANITARY SEWER & APPURTENANCES SHOWN ON THIS PLAN.

***CULINARY WATER***
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

***SECONDARY WATER***
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SECONDARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

***DRY UTILITIES***
THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.

CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

THE CONTRACTOR IS TO VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DEVICES.

# DEMOLITION NOTES

1. CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEOUS UTILITIES , STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.
2. SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.
3. SAID DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
4. SAID DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.
7. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

# ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS SHOWN ON THIS SET OF PLANS. CONTRACTOR IS TO NOTIFY THE OWNER AND SILVERPEAK ENGINEERING PRIOR TO BEGINNING SAID WORK.

ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6" CONCRETE RING.

FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED ( 1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.

UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.

UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (96% STANDARD PROCTOR DENSITY) SUB GRADE.

ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.

STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

# ABBREVIATIONS

NOT ALL ITEMS MAY BE APPLICABLE

| | |
|---|---|
| Φ | DIAMETER |
| Δ | DELTA |
| ° | DEGREES |
| ' | MINUTES, FEET |
| " | SECONDS, INCHES |
| ADA | AMERICAN DISABILITIES ACT |
| APPROX | APPROXIMATION |
| ARCH | ARCHITECTURAL |
| B&C | BAR & CAP |
| BL | BOUNDARY LINE |
| BM | BENCHMARK |
| BND | BOUNDARY |
| BOW | BACK OF WALK |
| BRG | BEARING |
| BVC | BEGIN VERTICAL CURVE |
| BVCE | BEGIN VERTICAL CURVE ELEVATION |
| BVCS | BEGIN VERTICAL CURVE STATION |
| C&G | CURB AND GUTTER |
| CB | CATCH BASIN |
| CH | CHORD |
| CHB | CHORD BEARING |
| CI | CAST IRON |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| COMBO | COMBINATION |
| CONC | CONCRETE |
| CONST | CONSTRUCTION |
| CUL | CULINARY |
| CW | CULINARY WATER |
| CWL | CULINARY WATERLINE |
| DEMO | DEMOLITION |
| DI | DUCTILE IRON |
| DIAM | DIAMETER |
| DIST | DISTANCE |
| E | EAST |
| EG | EXISTING GRADE |
| EOA | EDGE OF ASPHALT |
| ELEC | ELECTRICAL |
| EVC | END VERTICAL CURVE |
| EVCE | END VERTICAL CURVE ELEVATION |
| EVCS | END VERTICAL CURVE STATION |
| EXIST | EXISTING |
| EX | EXISTING |
| FDC | FIRE DEPARTMENT CONNECTION |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| FND | FOUND |
| FND | FOUNDATION |
| FTG | FOOTING |
| GB | GRADE BREAK |
| GR | GRATE |
| GV | GATE VALVE |
| HDPE | HIGH-DENSITY POLYETHYLENE PIPE |
| HP | HIGH POINT |
| HPE | HIGH POINT ELEVATION |
| HPS | HIGH POINT STATION |
| HWM | HIGH WATER MARK |
| INV | INVERT |
| IRR | IRRIGATION |
| IRRMH | IRRIGATION MANHOLE |
| K | RADIUS OF CURVATURE |
| L | LENGTH |
| LAT | LATERAL SERVICE |
| LD | LAND DRAIN |
| LDMH | LAND DRAIN MANHOLE |
| LG | LIP OF GUTTER |
| LP | LIGHT POLE |
| LPE | LOW POINT ELEVATION |
| LPS | LOW POINT STATION |
| MECH | MECHANICAL |
| MH | MANHOLE |
| MON | MONUMENT |
| N | NORTH |
| NE | NORTHEAST |
| NR | NON-RADIAL |
| NW | NORTHWEST |
| OC | ON CENTER |
| PL | PROPERTY LINE |
| PROP | PROPERTY |
| PUE | PUBLIC UTILITY EASEMENT |
| PU&DE | PUBLIC UTILITY & DRAINAGE EASEMENT |
| PUE&DE | PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT |
| PVC | POLYVINYLCHLORIDE |
| R | RADIUS |
| RCL | ROADWAY CENTERLINE |
| RCP | REINFORCED CONCRETE PIPE |
| S | SOUTH |
| SD | STORM DRAIN |
| SDCB | STORM DRAIN CATCH BASIN |
| SDCO | STORM DRAIN CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| SE | SOUTHEAST |
| SEC | SECONDARY |
| SEC | SECTION |
| SLB&M | SALT LAKE BASE & MERIDIAN |
| SPEC | SPECIFICATION |
| SPECS | SPECIFICATIONS |
| SPP | STEEL PIPE |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| STD | STANDARD |
| STDS | STANDARDS |
| SW | SECONDARY WATER |
| SW | SOUTHWEST |
| SWL | SECONDARY WATERLINE |
| TAN | TANGENT |
| TB | THRUST BLOCK |
| TBC | TOP BACK OF CURB |
| TBW | TOP BACK OF WALK |
| TEL | TELEPHONE |
| TCW | TOP OF CURBWALL |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOG | TOP OF GRATE |
| TOW | TOP OF WALL |
| TYP | TYPICAL |
| UDOT | UTAH DEPARTMENT OF TRANSPORTATION |
| U.N.O. | UNLESS NOTED OTHERWISE |
| UP | UTILITY POLE |
| UTIL | UTILITY |
| V | VALVE |
| VC | VERTICAL CURVE |
| W | WATER |
| W | WEST |
| WL | WATERLINE |
| WM | WATER METER |
| WV | WATER VALVE |
| X | CROSS |
| X-SECT | CROSS-SECTION |

# EAGLE MOUNTAIN CITY GENERAL CONSTRUCTION NOTES

EAGLE MOUNTAIN

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

Eagle Mountain City General Notes for construction drawings:

SEWER-
- Pipe bedding: ¾" gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

WATER-
- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for ¾" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN-
- Bedding: ¾" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

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

**CALL BLUESTAKES**
***@ 1-800-662-4111***
***AT LEAST 48 HOURS***
***PRIOR TO COMMENCING***
***ANY CONSTRUCTION***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STRUCTURAL CIVIL SURVEY
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM


**JOHN HANCOCK - WEST CAMPUS**
**APPROX. 2570 NORTH LAKE MOUNTAIN ROAD**
**EAGLE MOUNTAIN, UTAH**

SEAL:
LICENSED PROFESSIONAL ENGINEER
07/25/2025
No. 375250
JOSHUA R. JENSEN
STATE OF UTAH

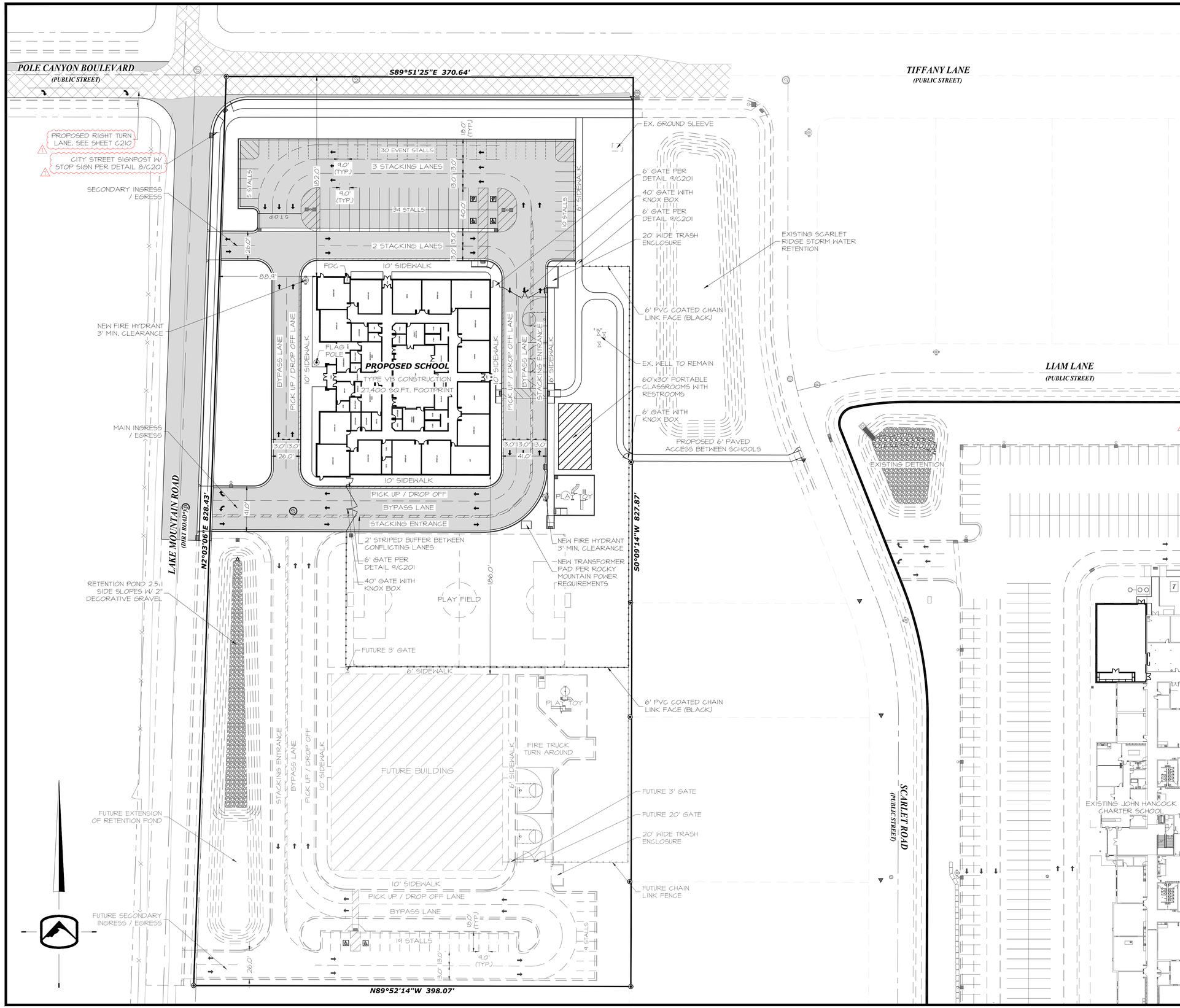
DATE: **07/25/2025**
PROJECT: ***AW-061.02***
MANGER: ***J.R.J.***

| REVISIONS | |
|---|---|
| MARK | DATE / DESC. |
| 1 | 7/25/2025 EMC REVIEW 1 |

***GENERAL & UTILITY NOTES***

SHEET NUMBER:
**C002**


PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.




## SITE AREA TABULATION

| | | | |
|---|---|---|---|
| PUBLIC STREET (CENTERLINE TO R.O.W.) | 38,767 SQ.FT. | 0.89 AC. | 100% |
| LANDSCAPE | 7,084 SQ.FT. | 0.16 AC. | 18% |
| HARDSCAPE | 31,683 SQ.FT. | 0.73 AC. | 82% |
| **PHASE 1** | | | |
| LANDSCAPE | 92,737 SQ.FT. | 2.13 AC. | 47% |
| HARDSCAPE | 74,328 SQ.FT. | 1.70 AC. | 38% |
| BLDG FOOTPRINT | 29,200 SQ.FT. | 0.67 AC. | 15% |
| TOTAL | 196,265 SQ.FT. | 4.50 AC. | 100% |
| **PHASE 2** | | | |
| LANDSCAPE | 23,549 SQ.FT. | 0.54 AC. | 22% |
| HARDSCAPE | 55,917 SQ.FT. | 1.28 AC. | 52% |
| BLDG FOOTPRINT | 27,400 SQ.FT. | 0.63 AC. | 26% |
| TOTAL | 106,866 SQ.FT. | 2.45 AC. | 100% |
| **TOTAL SITE (INCLUDING PUBLIC STREET IMPROVEMENTS)** | | | |
| LANDSCAPE | 124,015 SQ.FT. | 2.85 AC. | 36% |
| HARDSCAPE | 161,283 SQ.FT. | 3.70 AC. | 47% |
| BLDG FOOTPRINT | 56,600 SQ.FT. | 1.30 AC. | 17% |
| TOTAL | 341,898 SQ.FT. | 7.85 AC. | 100% |

| | |
|---|---|
| PH 1 PARKING PROVIDED | 79 STALLS |
| PH 1 ADA STALLS PROVIDED | 4 STALLS |
| PH 2 PARKING PROVIDED | 28 STALLS |
| PH 2 ADA STALLS PROVIDED | 2 STALLS |
| TOTAL PARKING PROVIDED | 107 STALLS |

*CENTERLINE AND RIGHT-OF-WAY OF LAKE MOUNTAIN ROAD DETERMINED BY TRACING THE LEGAL DESCRIPTION PROVIDED IN EXHIBIT "A" CORRECTION AFFIDAVIT ENTRY NO. 148845:2007 WHICH DESCRIBES THE BEARINGS AND DISTANCES OF THE LAKE MOUNTAIN ROAD CENTERLINE AND CALLS LAKE MOUNTAIN ROAD A 56 FOOT WIDE ROADWAY, 28 FEET EACH SIDE OF THE CENTERLINE.

PER EAGLE MOUNTAIN CITY REQUEST, LAKE MOUNTAIN ROAD SHALL BE A 59 FOOT RIGHT-OF-WAY WHICH REQUIRES 1.5' OF ROAD DEDICATION.

## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR — NEW IRRIGATION LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- SW — NEW SECONDARY WATERLINE
- W — NEW CULINARY WATERLINE
- IRR — EX. IRRIGATION LINE
- OHP — EX. OVERHEAD POWER LINE
- SD — EX. STORM DRAIN
- SS — EX. SANITARY SEWER
- SW — EX. SECONDARY WATERLINE
- T — EX. TELEPHONE LINE
- CTV — EX. CABLE TV LINE
- G — EX. GAS LINE
- W — EX. CULINARY WATERLINE
- NEW FENCE PER PLAN
- EX. FENCE PER PLAN
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT PER DETAIL 1/C301
- EXISTING ASPHALT
- FIRE TURNAROUND & ACCESS
- EXISTING CURB & GUTTER
- 24" HIGH BACK CURB PER DETAIL 2/C301
- 24" RELEASE GUTTER PER DETAIL 3/C301

0 40 80 160

HORIZONTAL SCALE: 1"=40'

# SITE PLAN

**CALL BLUESTAKES**
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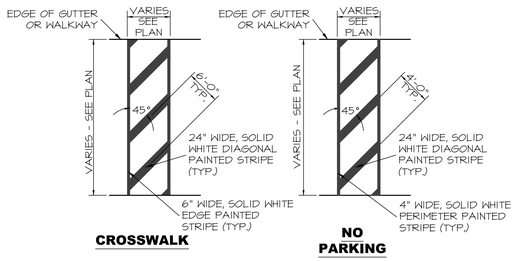
| REVISIONS | |
|---|---|
| MARK | DATE / DESC. |
| 1 | 7/25/2025 EMC REVIEW 1 |

SITE PLAN

SHEET NUMBER:
C200


PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.




## STRIPING DETAILS

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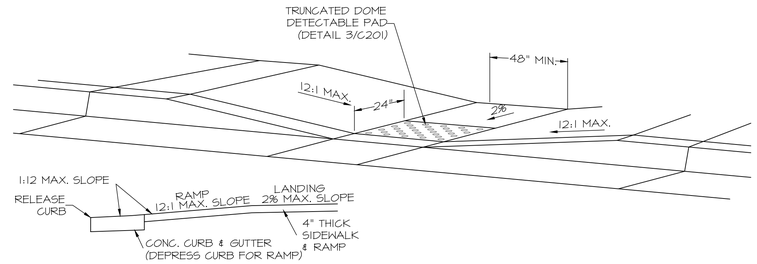


## ADA RAMP

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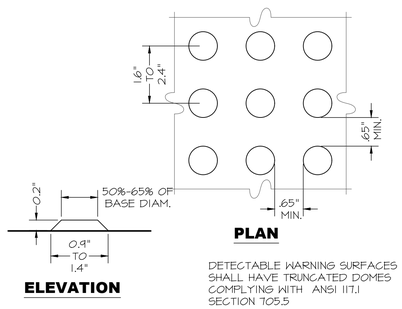


## TRUNCATED DOME DETECTABLE PAD

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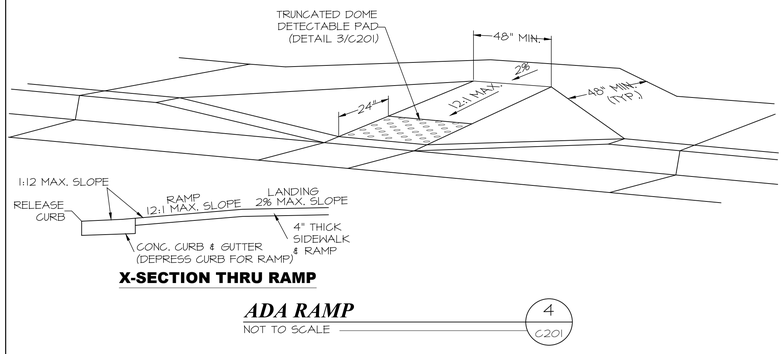


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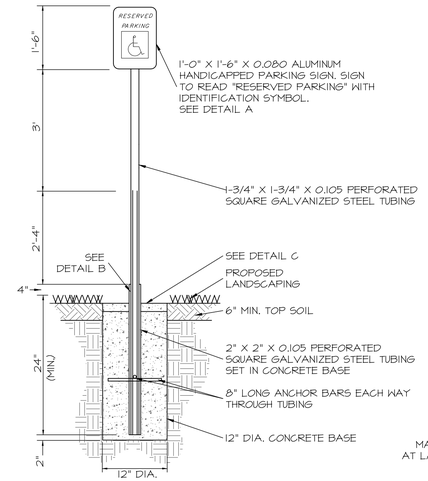


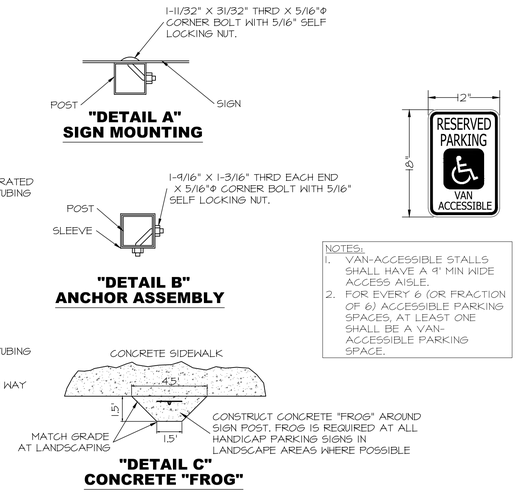


## HANDICAP PARKING SIGN DETAILS

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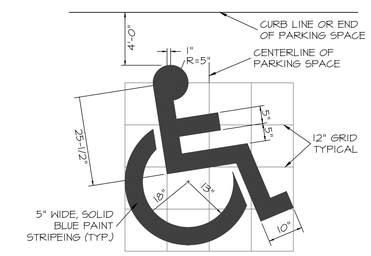
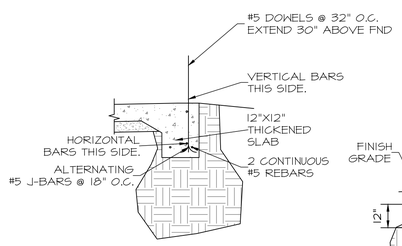
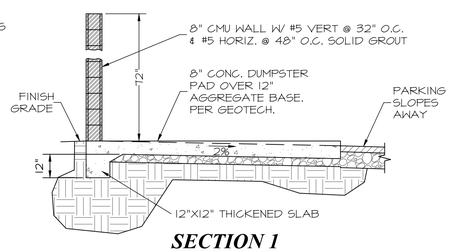



## STEM WALL & FOUNDATION SECTION




## SECTION 1

## TYPICAL NO PARKING SIGN

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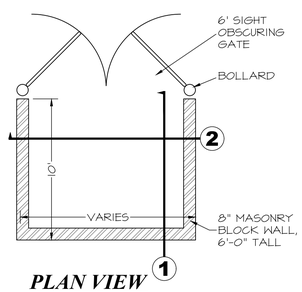
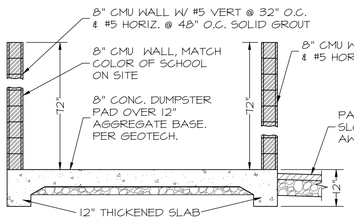
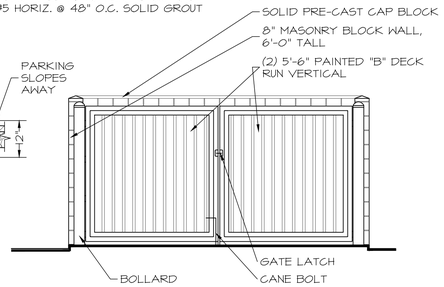



## PLAN VIEW




## SECTION 2




## DUMPSTER ENCLOSURE

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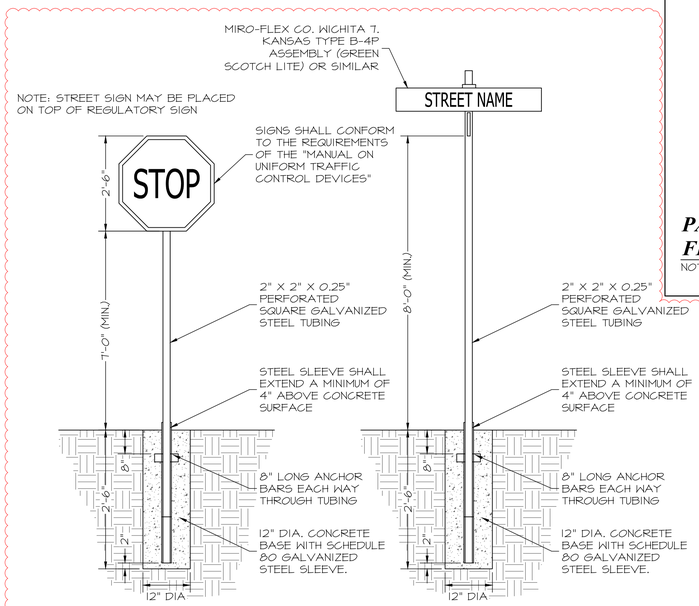


## CITY STREET SIGNS

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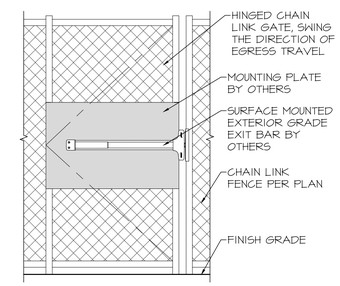


## PANIC EXIT BAR FOR FENCE GATE

NOT TO SCALE — 9 / C201


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STRUCTURAL CIVIL SURVEY


**JOHN HANCOCK - WEST CAMPUS**
**APPROX. 2570 NORTH LAKE MOUNTAIN ROAD**
**EAGLE MOUNTAIN, UTAH**

SEAL: LICENSED PROFESSIONAL ENGINEER 07/25/2025 No. 375250 JOSHUA R. JENSEN STATE OF UTAH

DATE: 07/25/2025
PROJECT: AW-061.02
MANGER: J.R.J.

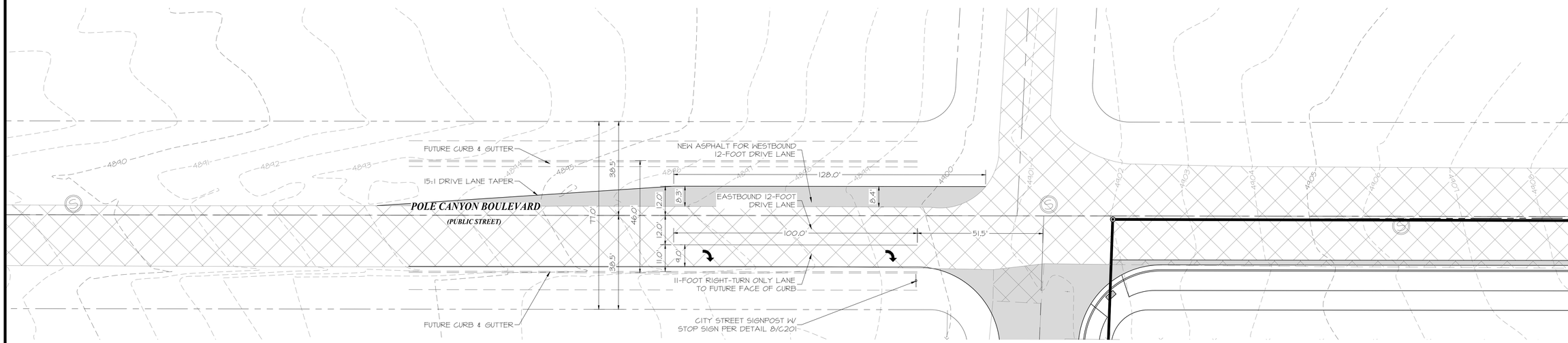
REVISIONS

| MARK | DATE / DESC. |
|---|---|
| 1 | 7/25/2025 EMC REVIEW 1 |

SITE DETAILS

SHEET NUMBER: C201


PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.




## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR — NEW IRRIGATION LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- SW — NEW SECONDARY WATERLINE
- W — NEW CULINARY WATERLINE
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- CTV — EX. CABLE TV LINE
- G — EX. GAS LINE
- W — EX. CULINARY WATERLINE
- NEW FENCE PER PLAN
- X — EX. FENCE PER PLAN
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT PER DETAIL 1/C301
- EXISTING ASPHALT
- FIRE TURNAROUND & ACCESS
- EXISTING CURB & GUTTER
- 24" HIGH BACK CURB PER DETAIL 2/C301
- 24" RELEASE GUTTER PER DETAIL 3/C301

0 20 40 80

HORIZONTAL SCALE: 1"=20'

**POLE CANYON BLVD TURN LANE STRIPING PLAN**

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**


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177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
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| 1 | 7/25/2025 EMC REVIEW 1 |

POLE CANYON BLVD TURN LANE STRIPING PLAN

SHEET NUMBER: C210


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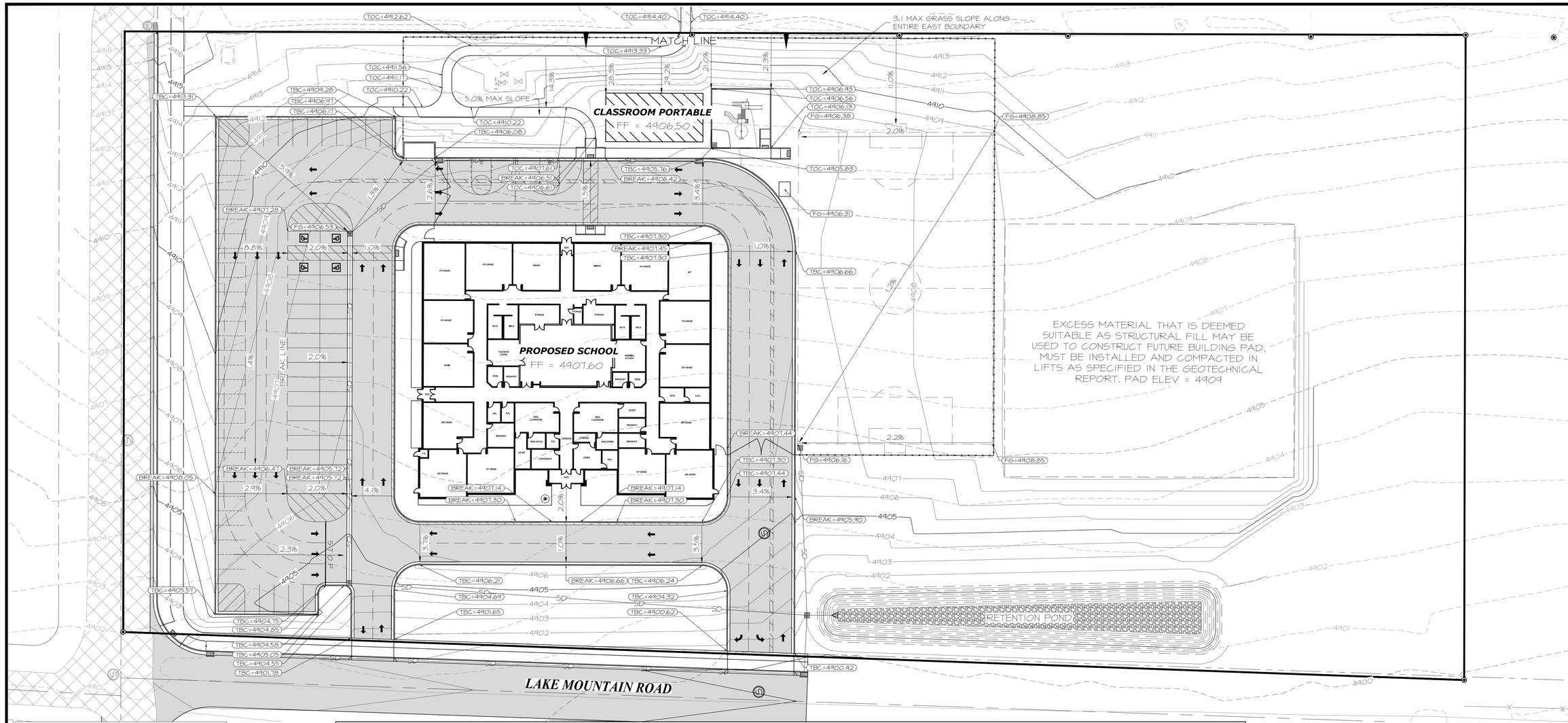


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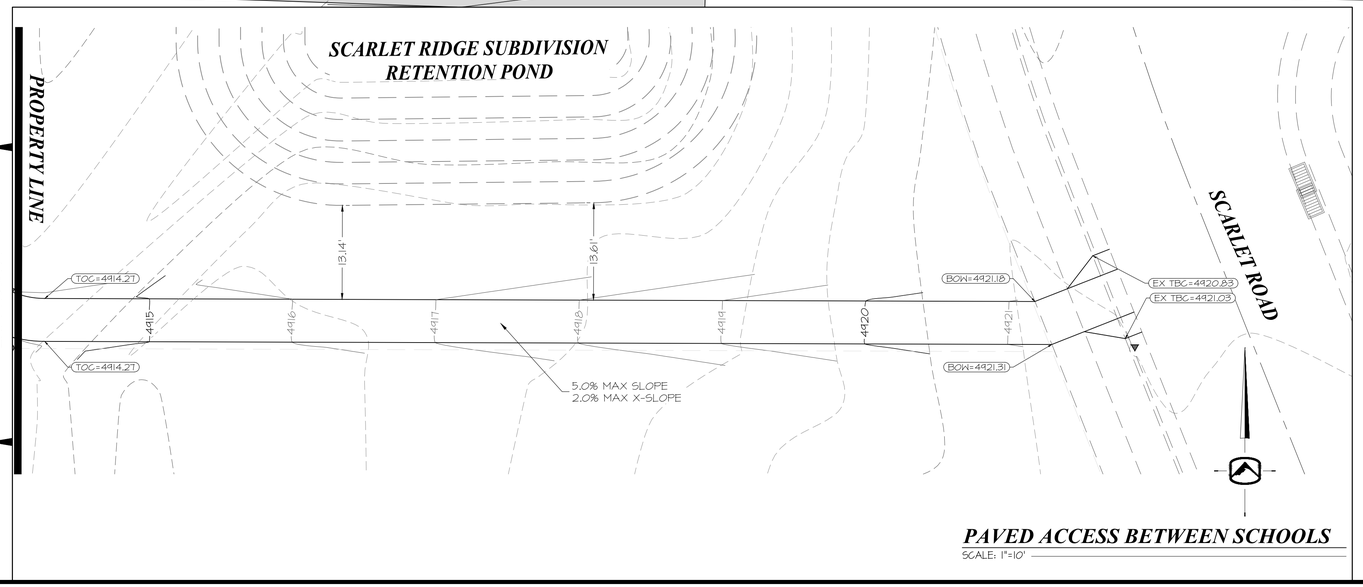


## PAVED ACCESS BETWEEN SCHOOLS

SCALE: 1"=10'

RETENTION POND
HWM = 4901.50
FREEBOARD = 1.00 FT
TOTAL RETAINED
CAPACITY = 22,782 CU.FT.
REQUIRED CAPACITY = 22,242 CU.FT.
SIDE SLOPES = 2.5:1 (GRAVEL)
POND BOTTOM GRAVEL RIP-RAP

0 30 60 120

HORIZONTAL SCALE: 1"=30'

## GRADING / DRAINAGE PLAN

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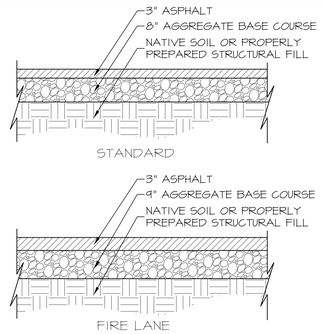
| 1 | 7/25/2025 EMC REVIEW 1 |

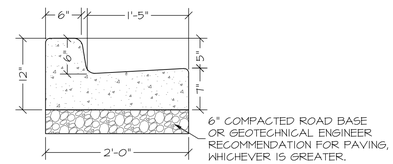
GRADING / DRAINAGE PLAN

SHEET NUMBER: C300

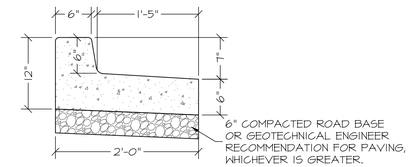
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



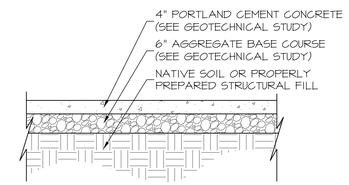

**TYPICAL PARKING X-SECTION** (1 / C301)
NOT TO SCALE



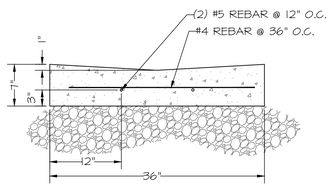

**24" HIGH BACK CURB DETAIL** (2 / C301)
NOT TO SCALE



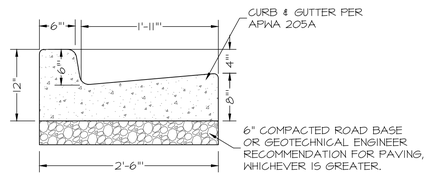

**24" RELEASE GUTTER DETAIL** (3 / C301)
NOT TO SCALE



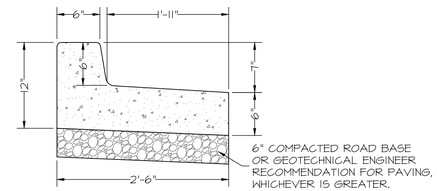

**TYPICAL CONCRETE PAVING X-SECTION** (4 / C301)
NOT TO SCALE



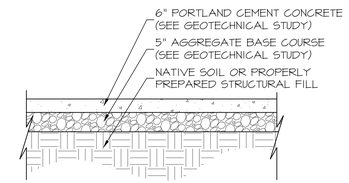

**3' WATER WAY** (5 / C301)
NOT TO SCALE



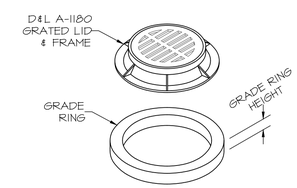

**30" HIGH BACK CURB DETAIL** (6 / C301)
NOT TO SCALE

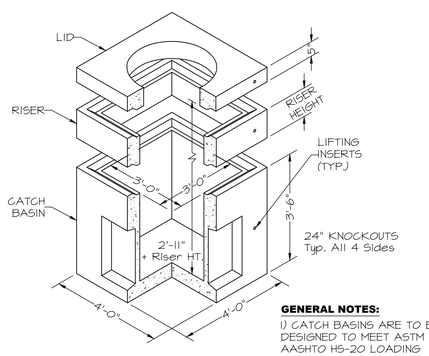



**30" RELEASE GUTTER DETAIL** (7 / C301)
NOT TO SCALE



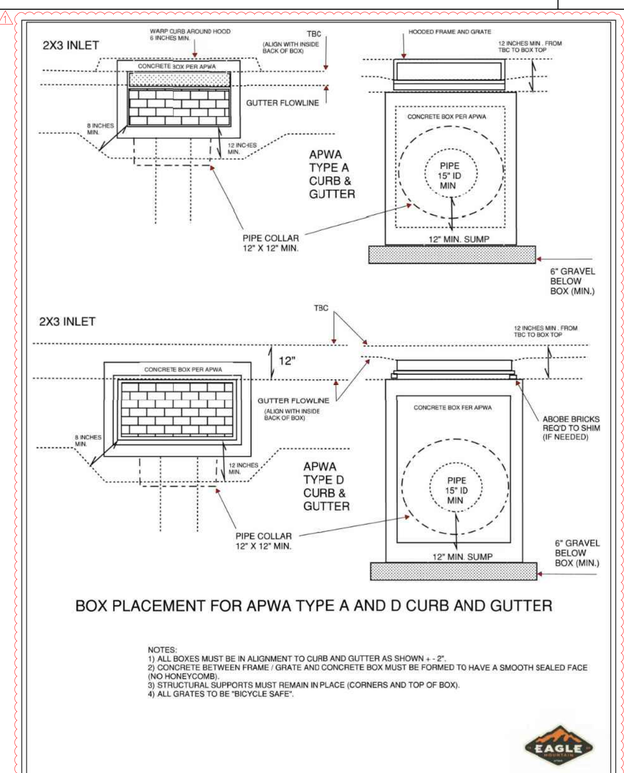

**DRIVABLE CONCRETE PAVING X-SECTION** (8 / C301)
NOT TO SCALE




**GENERAL NOTES:**
1) CATCH BASINS ARE TO BE DESIGNED TO MEET ASTM C858 WITH AASHTO H5-20 LOADING

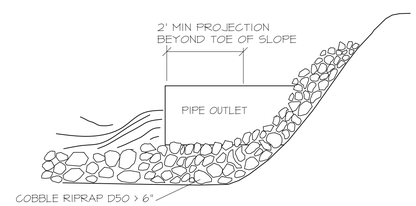
**STORM DRAIN CLEAN OUT (SDCO)** (9 / C301)
NOT TO SCALE




BOX PLACEMENT FOR APWA TYPE A AND D CURB AND GUTTER

NOTES:
1) ALL BOXES MUST BE IN ALIGNMENT TO CURB AND GUTTER AS SHOWN + - 2".
2) CONCRETE BETWEEN FRAME / GRATE AND CONCRETE BOX MUST BE FORMED TO HAVE A SMOOTH SEALED FACE (NO HONEYCOMB).
3) STRUCTURAL SUPPORTS MUST REMAIN IN PLACE (CORNERS AND TOP OF BOX).
4) ALL GRATES TO BE "BICYCLE SAFE".

| | | | |
|---|---|---|---|
| DRAWN RSB<br>REVISED JULY 2024<br>DATE APRIL 2024<br>SCALE N.T.S. | EAGLE MOUNTAIN CITY | STANDARD DETAILS FOR<br>TYPE 'A' & 'D' CURB BOX PLACEMENT | DRAWING NO.<br>20 |




**PIPE OUTLET TO RETENTION POND** (10 / C301)
NOT TO SCALE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GRADING DETAILS

SHEET NUMBER:
C301


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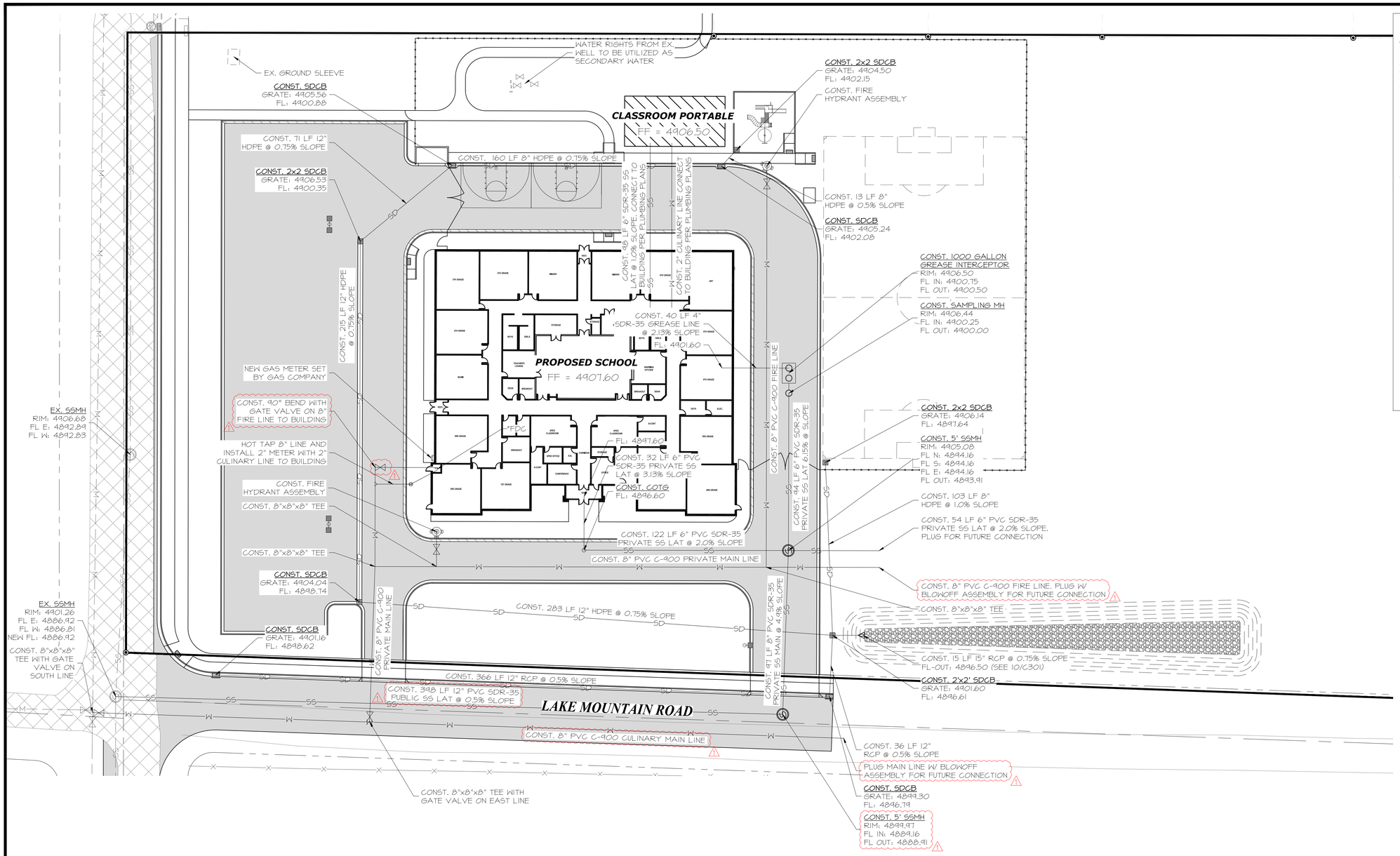


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HORIZONTAL SCALE: 1"=30'

## UTILITY PLAN

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UTILITY PLAN

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C400

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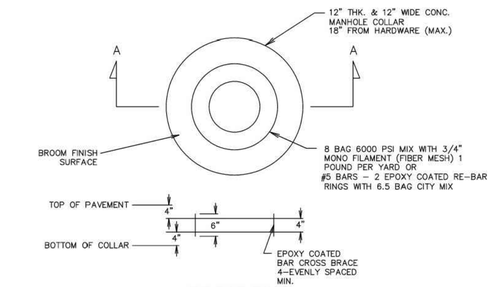
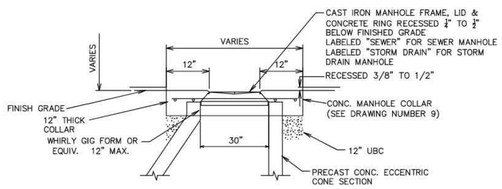


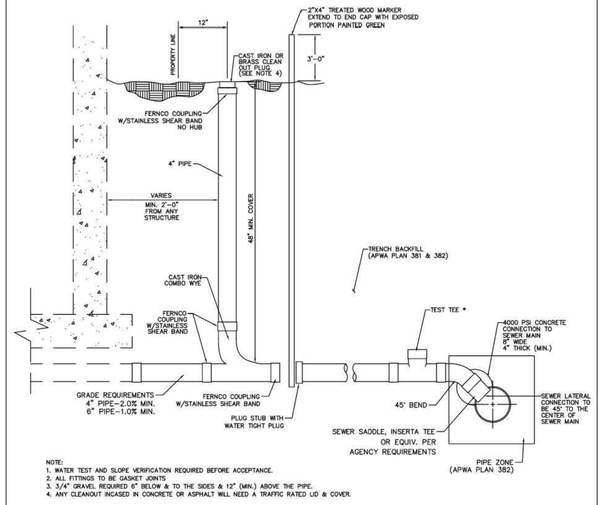

RE-BAR RING




SECTION A--A

NOTE:
1. CONCRETE COLLAR TO BE 1/4" TO 1/2" BELOW PAVEMENT SURFACE
2. CONCRETE MUST BE FROM RIM TO MANHOLE CONE & DOWN THE SIDES OF MANHOLE CONE TO GET 12" MIN.

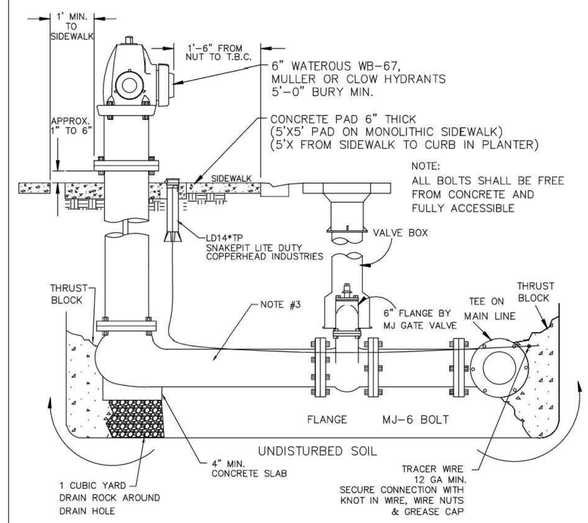
| DRAWN RSB | EAGLE MOUNTAIN CITY | STANDARD DETAILS FOR | DRAWING NO. |
|---|---|---|---|
| REVISED | | CONCRETE COLLARS FOR MANHOLES | 23 |
| DATE MAY 2024 | | | |
| SCALE VARIES | | | |




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

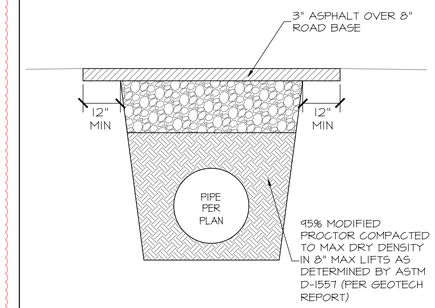
SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

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



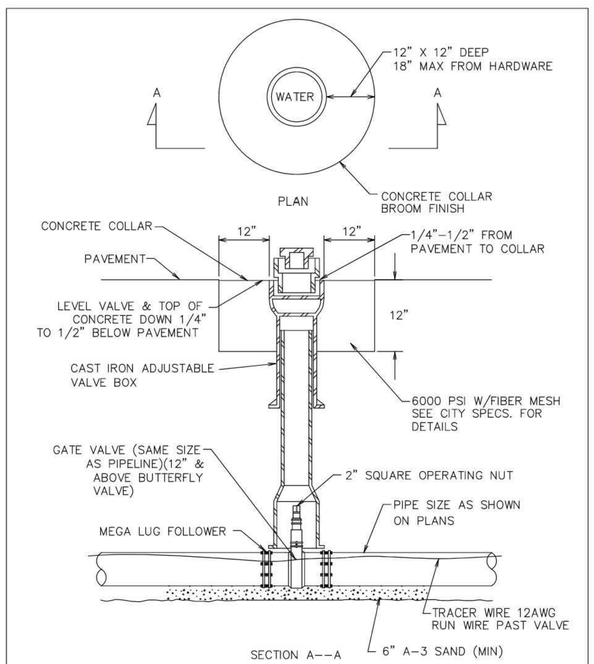

NOTES:
1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
2. TRACER WIRE TO BE RUN UP HYDRANT BARREL IN 1" CONDUIT.
3. THERE WILL BE NO SERVICE TAPS ALLOWED ON THE FIRE LINES.

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



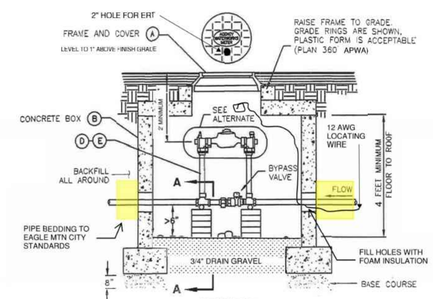

***TYPICAL UTILITY TRENCH CROSS SECTION*** 1 / C401

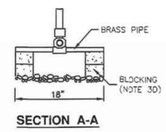
NOT TO SCALE

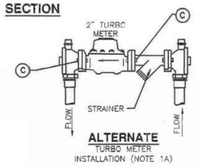



NOTES:
1. STREET COLLAR CONCRETE MUST BE 6000 PSI (MIN.) W/1 LBS. 3/4" MONOFILAMENT PER YARD.
2. ALL VALVE BOX ADJUSTMENT MUST BE THROUGH SLIDER RISER. IF ONE BASE & TOP IS STILL TOO LOW ANOTHER BASE MUST BE CUT TO GRADE & USED. NO DROP IN RISERS ALLOWED.
3. COLLARS MUST BE 12" FROM VALVE BOX (WIDE-CIRCULAR) & 12" DEEP. NO COLLARS ALLOWED OVER 18" FROM HARDWARE. COMPACT ALL LOOSE UTBC OR TRENCH FILL BEFORE POURING COLLAR.
4. ALL COLLARS REQUIRE INSPECTION BEFORE PLACING CONCRETE.
5. VALVE BOXES & MANHOLES IN LANDSCAPING REQUIRE 8" WIDE BY 8" DEEP, 4000 PSI COLLAR.

| DRAWN RSB | EAGLE MOUNTAIN CITY | STANDARD DETAILS FOR | DRAWING NO. |
|---|---|---|---|
| REVISED AUG. 2024 | | CONCRETE COLLARS FOR WATER VALVES | 24 |
| DATE MAY 2024 | | | |
| SCALE VARIES | | | |




NOTES:
1) SETTER CANNOT OBSTRUCT OPENING- USE LID WITH OFFSET HOLE.
2) ALL POLY PIPE TO BE RATED FOR 200 PSI AND CTS O.D.
3) CONCRETE COLLARS ARE REQUIRED IN GRASS OR IF PLASTIC FORM RISERS ARE USED. 12" OF RISE WITH GRADE RINGS / FORM MAX.
4) ALL PIPF BFDDING AND TRENCH FILL MUST MFET FAGLE MTN CITY STANDARDS.
5) A VISIIAL POLY STIFFENER CHECK IS REQUIRED BEFORE FITTINGS ARF TIGHTENED
6) BYPASS NOT ALLOWED ON STEERS USED FOR IRRIGATION (D/E)

LEGEND

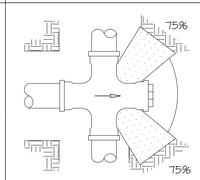
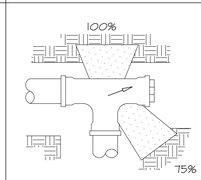
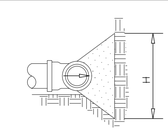
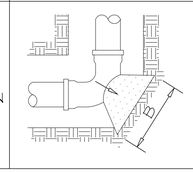
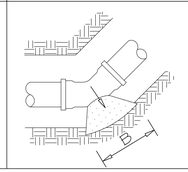
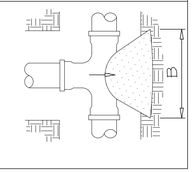
| No. | * | ITEM | DESCRIPTION |
|---|---|---|---|
| (A) | | 27" FRAME AND COVER | PLAN 302 APWA |
| (B) | | CONCRETE BOX | 4' X 4' X 4' MIN. |
| (C) | | STAINLESS STEEL METER BOLTS | 5/8" x 2 3/4" BRASS |
| (D) | | 1 1/2" CUSTOM SETTER WITH BYPASS | |
| (E) | | 2" CUSTOM SETTER WITH BYPASS | |

* FURNISHED BY UTILITY AGENCY

NOTE: ALL MATERIALS MUST BE APPRICVED THROUGH SUBMITTALS

***1 1/2" and 2" meter***

| DRAWN RSB | EAGLE MOUNTAIN CITY | STANDARD DETAILS FOR | DRAWING NO. |
|---|---|---|---|
| REVISED AUG. 2024 | | 1 1/2" AND 2" METER | 4 |
| DATE APRIL 2024 | | | |
| SCALE N.T.S. | | | |

| TYPE OF FITTING | CROSS W/PLUG | TEE W/PLUG | SECTION |
|---|---|---|---|
| TYPICAL INSTALLATION |   |   |   H EQUALS 1/2 B |
| TYPE OF FITTING | 90° BEND | 45° THRU 11 1/4° BEND | TEE OR DEAD END |
| TYPICAL INSTALLATION |   |   |   |

THRUST BLOCK BEARING AREA (sq. ft.)

| TYPE OF FITTING | 90° BEND | 45° BEND | 11 1/4° OR 22 1/2° BEND | TEE OR DEAD END |
|---|---|---|---|---|
| SIZE OF PIPE 4" | 3 | 2 | 2 | 2 |
| 6" | 6 | 3 | 2 | 4 |
| 8" | 11 | 6 | 3 | 7.5 |
| 12" | 24 | 13 | 7 | 17 |
| 14" | 33 | 18 | 9 | 23 |
| 16" | 43 | 23 | 12 | 30 |
| 18" | 54 | 29 | 15 | 38 |
| 20" | 67 | 36 | 18 | 47 |

NOTES:

1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL.
2. CONSTRUCT THRUST BLOCKS W/ 2000 PSI CONCRETE-CURE MINIMUM 5 DAYS.
3. AREAS ARE BASED ON 200 PSI TEST PRESSURE AND 2000 PSF BEARING CAPACITY.
4. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE.
5. BLOCKS TO BE POURED AGAINST UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL EXTENDING DOWN TO NATURAL GRADE.
6. WRAP ALL FITTINGS WITH 8-MIL POLYETHLENE FILM AFTER APPLYING 2 FIELD COATS OF NO-OXIDE WAX TO NUTS & BOLTS BEFORE POURING THRUST BLOCKS.
7. INSTALLATIONS USING DIFFERENT PIPE, TEST PRESSURES, AND/OR BEARING CAPACITIES ADJUST AREAS ACCORDINGLY, SUBJECT TO APPROVAL OF ENGINEER.

***TYPICAL THRUST BLOCK DETAIL*** 2 / C401

NOT TO SCALE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STRUCTURAL CIVIL SURVEY


**JOHN HANCOCK - WEST CAMPUS**
**APPROX. 2570 NORTH LAKE MOUNTAIN ROAD**
**EAGLE MOUNTAIN, UTAH**

SEAL: LICENSED PROFESSIONAL ENGINEER 07/25/2025 No. 375250 JOSHUA R. JENSEN STATE OF UTAH

DATE: 07/25/2025
PROJECT: AW-061.02
MANGER: J.R.J.

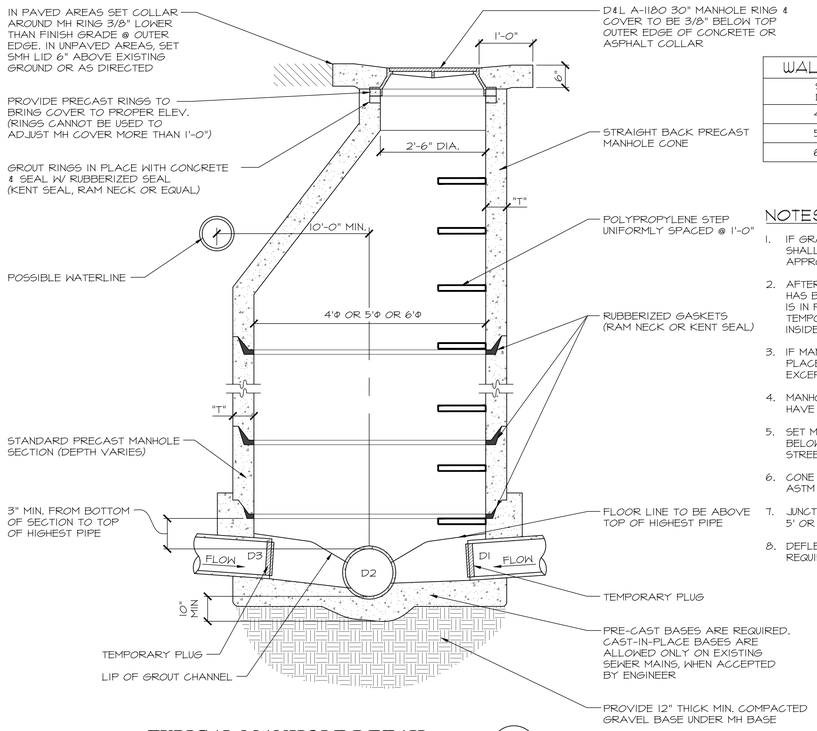
REVISIONS

| MARK | DATE / DESC. |
|---|---|
| 1 | 7/25/2025 EMC REVIEW 1 |

**UTILITY DETAILS**

SHEET NUMBER:
**C401**

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



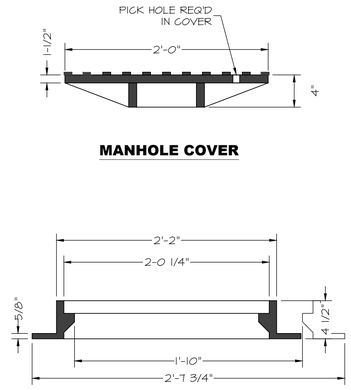

| WALL THICKNESS (T) | |
|---|---|
| SMH DIA. | "T" (INCHES) |
| 4'-0" | 5" |
| 5'-0" | 6" |
| 6'-0" | 7" |

NOTES:

1. IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL MATCH TOP OF D2 OTHERWISE AS APPROVED BY DISTRICT.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED & FINAL SURFACING IS IN PLACE, REMOVE DEBRIS & TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLE.
3. IF MANHOLE BASE IS TO BE POURED IN PLACE FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN. WALL THICKNESS.
4. MANHOLES DEEPER THAN 20'-0" SHALL HAVE AN 18" THICK CONCRETE BASE.
5. SET MANHOLE FRAME & COVER TO 3/8" BELOW FINISH GRADE AFTER FINAL STREET GRADING IS COMPLETE.
6. CONE & WALL SECTIONS TO CONFORM TO ASTM C-478.
7. JUNCTIONS OF (3) OR MORE PIPES REQUIRE 5' OR LARGER MANHOLE.
8. DEFLECTION ANGLE OF 75° OR HIGHER REQUIRE 5' OR LARGER MANHOLE.

## TYPICAL MANHOLE DETAIL

NOT TO SCALE — 1 / C402



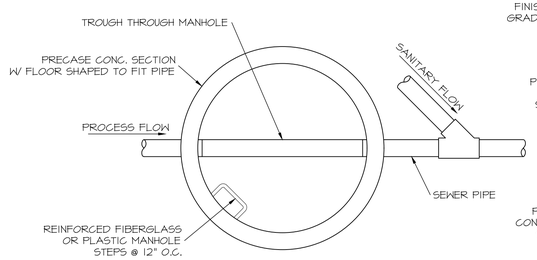

**MANHOLE COVER**

**MANHOLE RING**

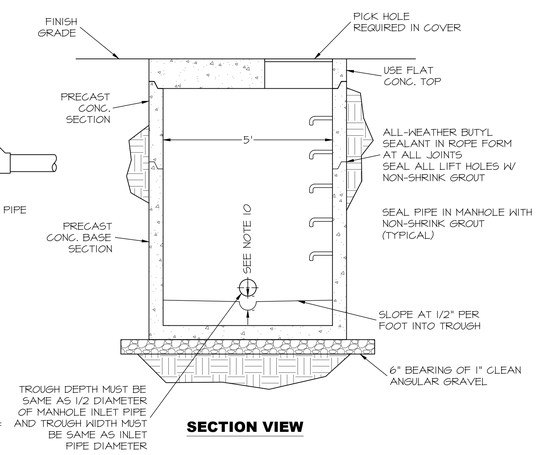
NOTE:
IF CONCRETE GRADE RINGS ARE USED ON A SAMPLING MANHOLE INSTALLATION, THE TOTAL HEIGHT OF THE STACKED RINGS MUST NOT EXCEED 12".

## MANHOLE COVER & RING

NOT TO SCALE — 2 / C402




**PLAN VIEW**



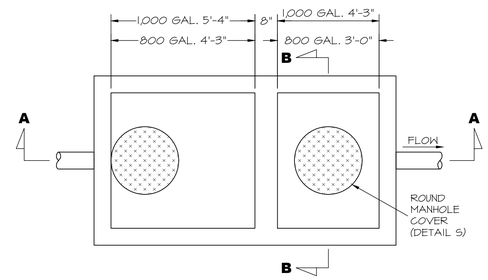

**SECTION VIEW**

## NOTES

1. PIPING, CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SVWRF PRIOR TO BACKFILLING IS REQUIRED.
2. WIDTH OF TROUGH IN THE MANHOLE MUST BE THE SAME SIZE AS THE INLET PIPE INTO MANHOLE. DEPTH OF TROUGH MUST BE THE SAME AS 1/2 OF INLET PIPE DIAMETER.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
5. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1-1/2" INCHES.
6. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
7. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CONFIGURATION:
   A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 90 PCF PLUS TRUCK SURCHARGES.
   B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
8. MANHOLES OVER 4 FEET IN DEPTH WILL HAVE STAINLESS OR PLASTIC STEPS.
9. ALL MANHOLES MUST HAVE ROUND NOTCHED COVERS WITH PICK HOLE FOR REMOVAL.
10. FOR NEW CONSTRUCTION, BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 3 INCHES ABOVE THE BOTTOM OF THE TROUGH THROUGH THE MANHOLE.

## SAMPLING MANHOLE

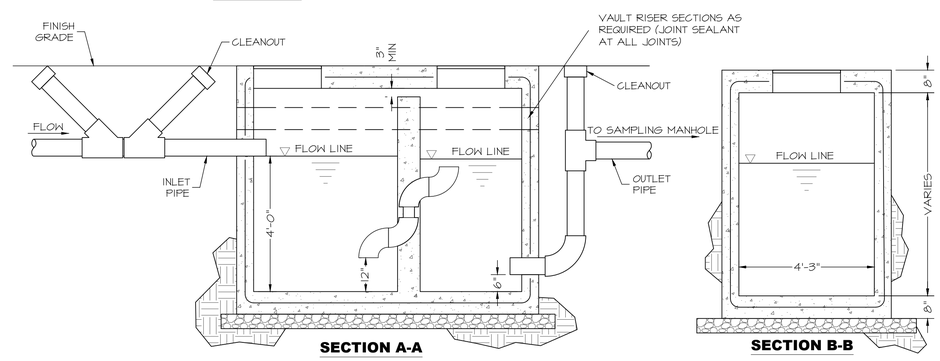
NOT TO SCALE — 3 / C402




**PLAN VIEW**

## NOTES

1. PIPING CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SVWRF PRIOR TO BACKFILLING IS REQUIRED.
2. INTERCEPTOR PIPING AND OTHER ASSOCIATED PIPING CHANGES THAT ARE NECESSARY TO INSTALL INTERCEPTOR MUST BE IN ACCORDANCE WITH LOCAL REGULATIONS.
3. INTERCEPTOR MUST BE PROPERLY VENTED IN ACCORDANCE WITH UNIFORM PLUMBING CODE STANDARDS.
4. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
6. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1-1/2" INCHES.
7. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
8. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CONFIGURATION:
   A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 90 PCF PLUS TRUCK SURCHARGES.
   B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
9. MANWAY FRAME AND COVER SHALL BE A TRAFFIC TYPE CASTING FOR H-20 TRUCK LOAD.
10. THE INLET PIPE SHALL BE AT AN ELEVATION 1 INCH HIGHER THAN THE OUTLET PIPE.
11. WHERE THE SEWER LINE ALREADY EXISTS, THE SEWER INVERT INTO AND OUT OF THE INTERCEPTOR SHALL BE 4'-0" ABOVE THE INTERCEPTOR FLOOR.
12. THE BAFFLE IN THE INTERCEPTOR SHALL BE WITHIN 3 INCHES OF THE CEILING.
13. COVERS SHALL BE CIRCULAR AND SOLID.
14. SANITARY WASTE FROM TOILETS MUST NOT BE PLUMBED THROUGH THE INTERCEPTOR.
15. INTERCEPTOR MUST BE LOCATED IN SUCH A MANNER THAT IT IS READILY ACCESSIBLE FOR CLEANING.




**SECTION A-A**

**SECTION B-B**

## GREASE INTERCEPTOR

NOT TO SCALE — 4 / C402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DATE: 07/25/2025
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| REVISIONS | |
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| 1 | 7/25/2025 EMC REVIEW 1 |

UTILITY DETAILS

SHEET NUMBER: C402

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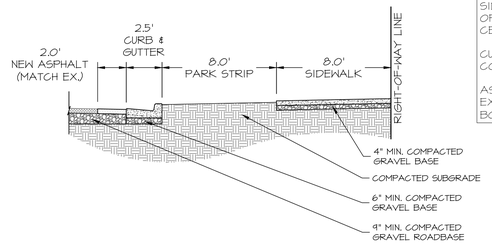



NOTES:

SIDEWALKS SHALL HAVE A THICKNESS OF 4" MIN. NON-REINFORCED PORTLAND CEMENT CONCRETE.

CURB & GUTTER SHALL BE CONSTRUCTED PER DETAIL 6/C301.

ASPHALT THICKNESS SHALL MATCH EXISTING ASPHALT ON POLE CANYON BOULEVARD (4" MIN.).

## POLE CANYON BLVD. IMPROVEMENTS

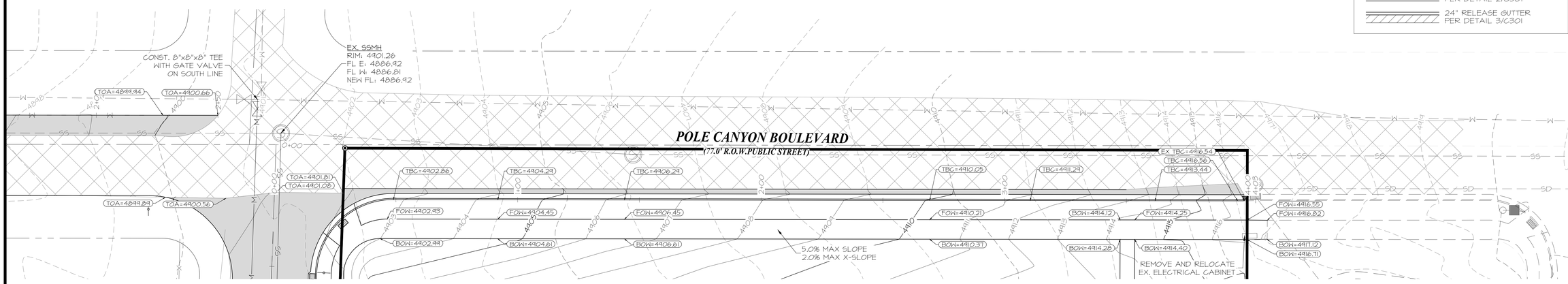
SCALE: 1"=5'

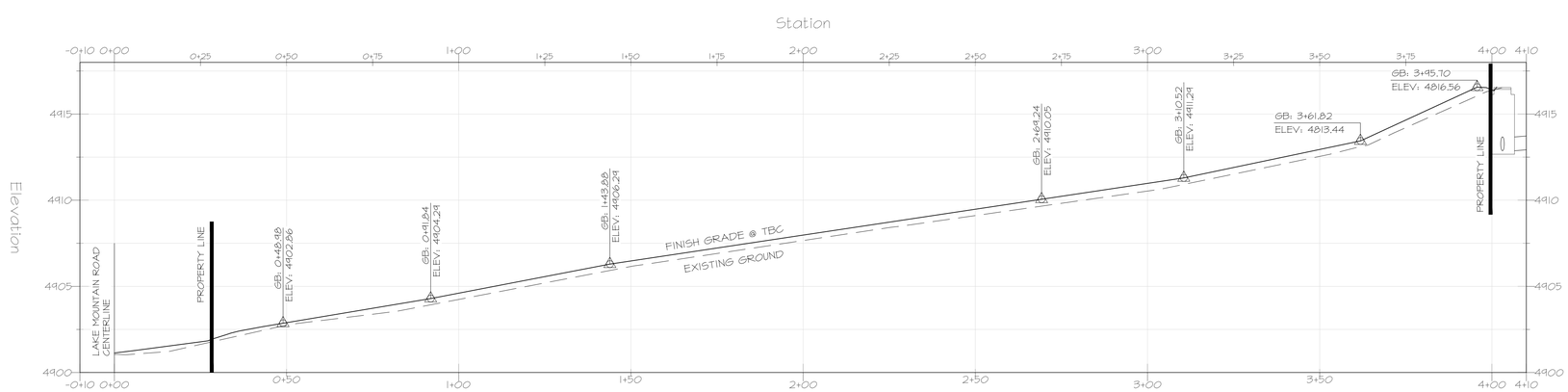
1 / C500

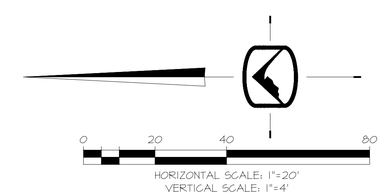
## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR — NEW IRRIGATION LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- SW — NEW SECONDARY WATERLINE
- W — NEW CULINARY WATERLINE
- IRR — EX. IRRIGATION LINE
- OHP — EX. OVERHEAD POWER LINE
- SD — EX. STORM DRAIN
- SS — EX. SANITARY SEWER
- SW — EX. SECONDARY WATERLINE
- T — EX. TELEPHONE LINE
- CTV — EX. CABLE TV LINE
- G — EX. GAS LINE
- W — EX. CULINARY WATERLINE
- NEW FENCE PER PLAN
- X — EX. FENCE PER PLAN
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT PER DETAIL 1/C301
- EXISTING ASPHALT
- FIRE TURNAROUND & ACCESS
- EXISTING CURB & GUTTER
- 24" HIGH BACK CURB PER DETAIL 2/C301
- 24" RELEASE GUTTER PER DETAIL 3/C301




## POLE CANYON BLVD EAST IMPROVEMENT PLAN

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS**
**PRIOR TO COMMENCING**
**ANY CONSTRUCTION**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| REVISIONS | |
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| MARK | DATE / DESC. |
| 1 | 7/25/2025 EMC REVIEW 1 |

POLE CANYON BLVD EAST IMPROVEMENT PLAN

SHEET NUMBER:
C500


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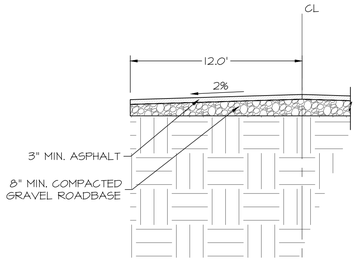


**POLE CANYON BLVD. ROAD IMPROVEMENTS** (1 / C501)

SCALE: 1"=5'

## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR — NEW IRRIGATION LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- SW — NEW SECONDARY WATERLINE
- W — NEW CULINARY WATERLINE
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- NEW ASPHALT PER DETAIL 1/C301
- EXISTING ASPHALT
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- EXISTING CURB & GUTTER
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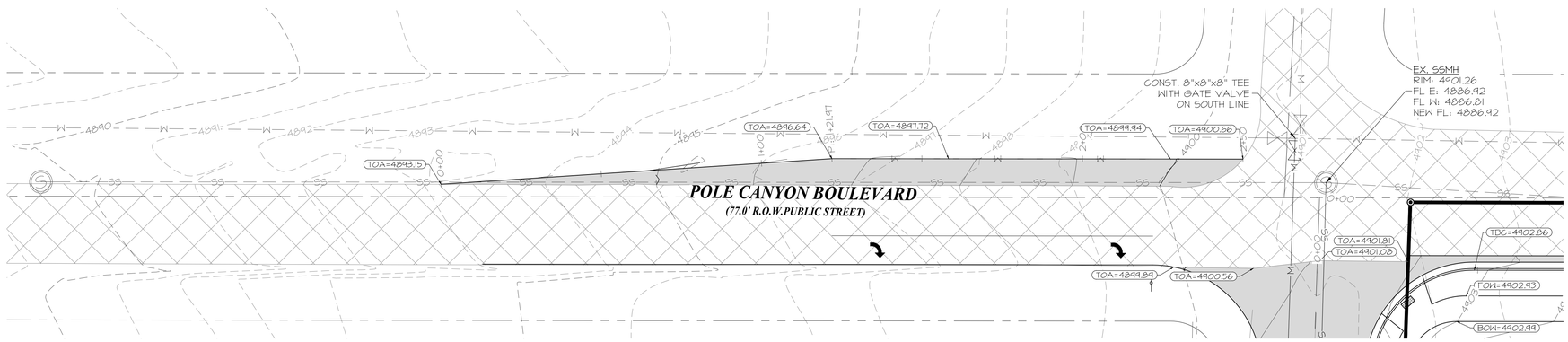


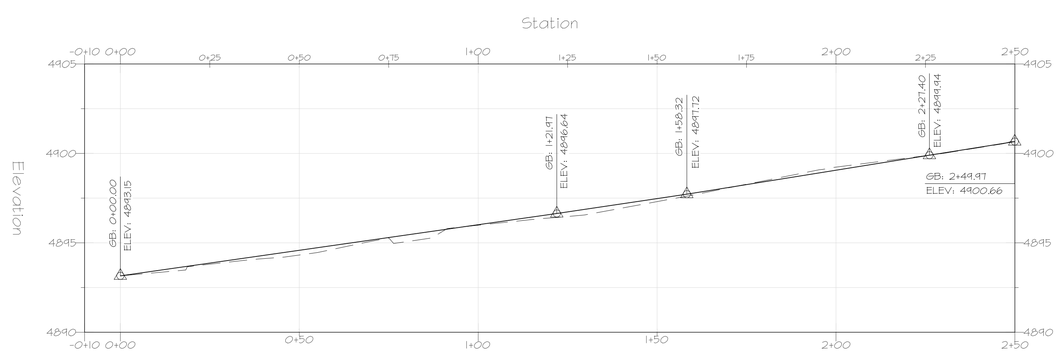


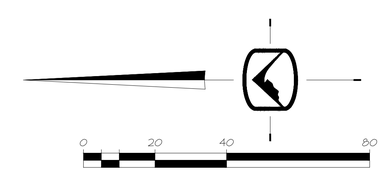


HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

**POLE CANYON BLVD WEST IMPROVEMENT PLAN**

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**@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**


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LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM
STRUCTURAL CIVIL SURVEY


**JOHN HANCOCK - WEST CAMPUS**
**APPROX. 2570 NORTH LAKE MOUNTAIN ROAD**
**EAGLE MOUNTAIN, UTAH**

SEAL: LICENSED PROFESSIONAL ENGINEER 07/25/2025 No. 375250 JOSHUA R. JENSEN STATE OF UTAH

DATE: 07/25/2025
PROJECT: AW-061.02
MANGER: J.R.J.

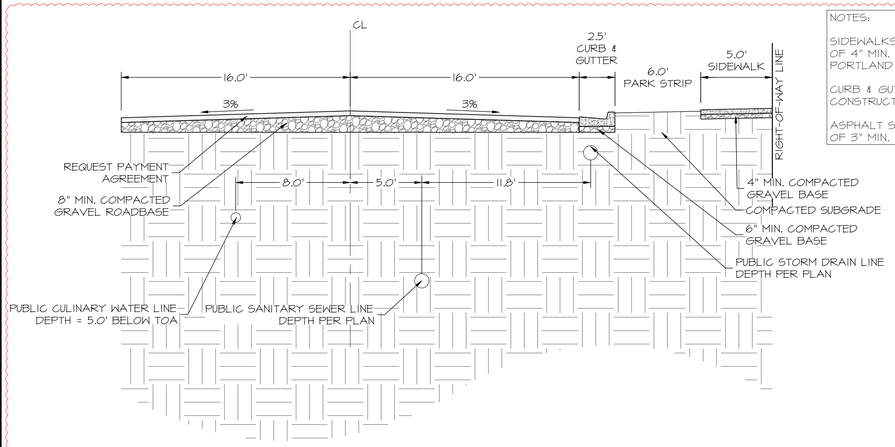
REVISIONS

| MARK | DATE / DESC. |
|---|---|
| 1 | 7/25/2025 EMC REVIEW 1 |

POLE CANYON BLVD WEST IMPROVEMENT PLAN

SHEET NUMBER: C501


PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.




NOTES:

SIDEWALKS SHALL HAVE A THICKNESS OF 4" MIN. NON-REINFORCED PORTLAND CEMENT CONCRETE.

CURB & GUTTER SHALL BE CONSTRUCTED PER DETAIL 6/C301.

ASPHALT SHALL HAVE A THICKNESS OF 3" MIN.

**LAKE MOUNTAIN ROAD IMPROVEMENTS** (1 / C501)

SCALE: 1"=5'

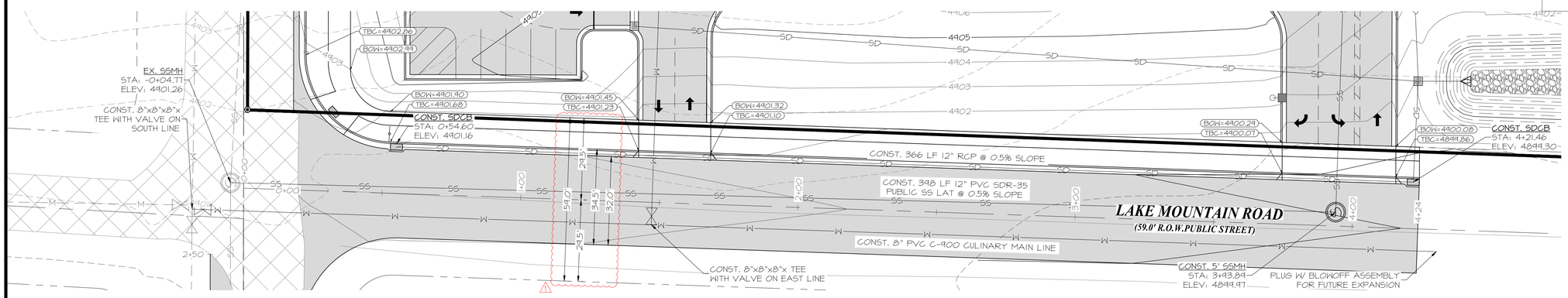
## LEGEND

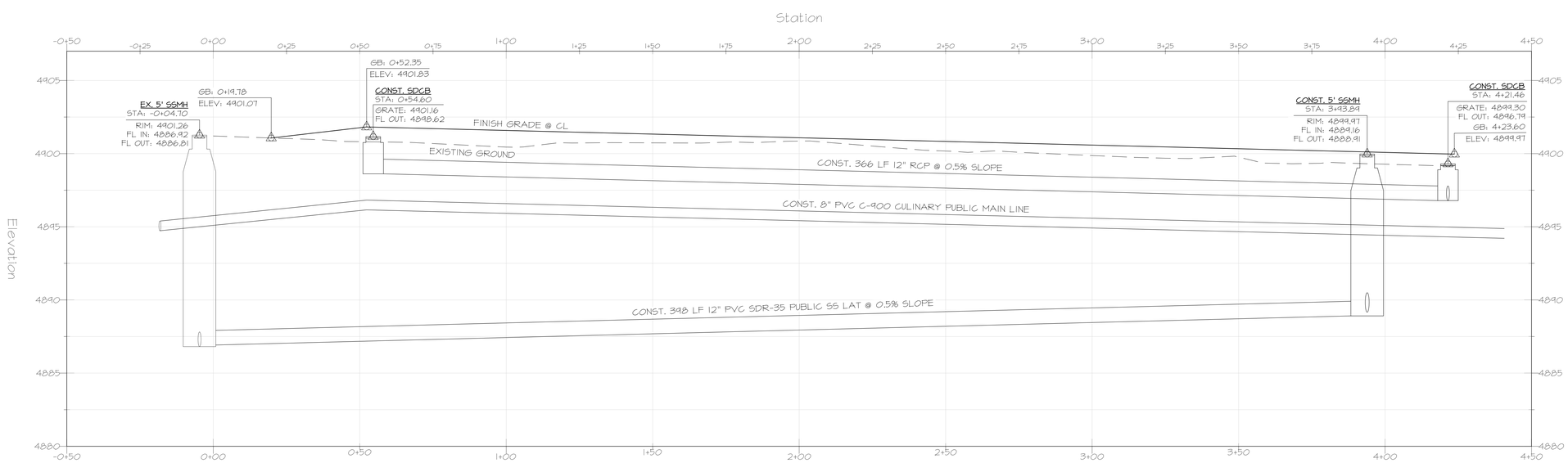
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR — NEW IRRIGATION LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- SW — NEW SECONDARY WATERLINE
- W — NEW CULINARY WATERLINE
- IRR — EX. IRRIGATION LINE
- OHP — EX. OVERHEAD POWER LINE
- SD — EX. STORM DRAIN
- SS — EX. SANITARY SEWER
- SW — EX. SECONDARY WATERLINE
- T — EX. TELEPHONE LINE
- CTV — EX. CABLE TV LINE
- G — EX. GAS LINE
- W — EX. CULINARY WATERLINE
- NEW FENCE PER PLAN
- X — EX. FENCE PER PLAN
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT PER DETAIL 1/C301
- EXISTING ASPHALT
- FIRE TURNAROUND & ACCESS
- EXISTING CURB & GUTTER
- 24" HIGH BACK CURB PER DETAIL 2/C301
- 24" RELEASE GUTTER PER DETAIL 3/C301

0 20 40 80

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'




**LAKE MOUNTAIN ROAD IMPROVEMENT PLAN**

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**


SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
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SEAL: LICENSED PROFESSIONAL ENGINEER 07/25/2025 No. 375250 JOSHUA R. JENSEN STATE OF UTAH

DATE: 07/25/2025
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MANGER: J.R.J.

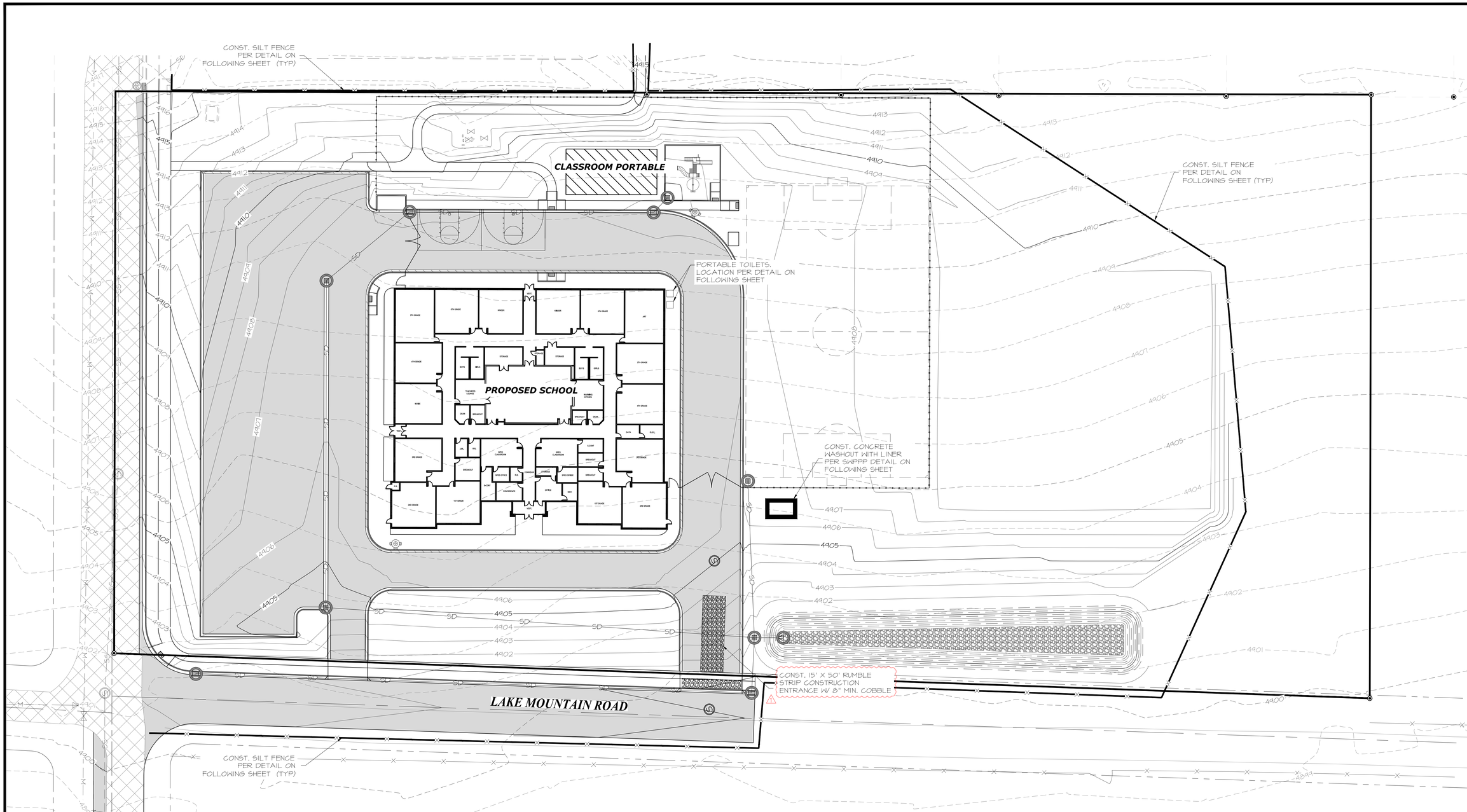
REVISIONS

| MARK | DATE / DESC. |
|---|---|
| 1 | 7/25/2025 EMC REVIEW 1 |

LAKE MOUNTAIN RD IMPROVEMENT PLAN

SHEET NUMBER:
C502

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.




## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- SD — NEW STORM DRAIN
- SD — EX. STORM DRAIN
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT PER X-SECTION
- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- CONST. CURB & GUTTER PER X-SECTION
- X — CONST. SILT FENCE
- SD INLET PROTECTION

0 30 60 120

HORIZONTAL SCALE: 1"=30'

## EROSION CONTROL PLAN

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS**
**PRIOR TO COMMENCING**
**ANY CONSTRUCTION**


SILVERPEAK ENGINEERING
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# JOHN HANCOCK - WEST CAMPUS
## APPROX. 2570 NORTH LAKE MOUNTAIN ROAD
## EAGLE MOUNTAIN, UTAH

SEAL:
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07/25/2025
No. 375250
JOSHUA R. JENSEN
STATE OF UTAH

DATE: 07/25/2025
PROJECT: AW-061.02
MANGER: J.R.J.

REVISIONS

| MARK | DATE / DESC. |
|---|---|
| 1 | 7/25/2025 EMC REVIEW 1 |

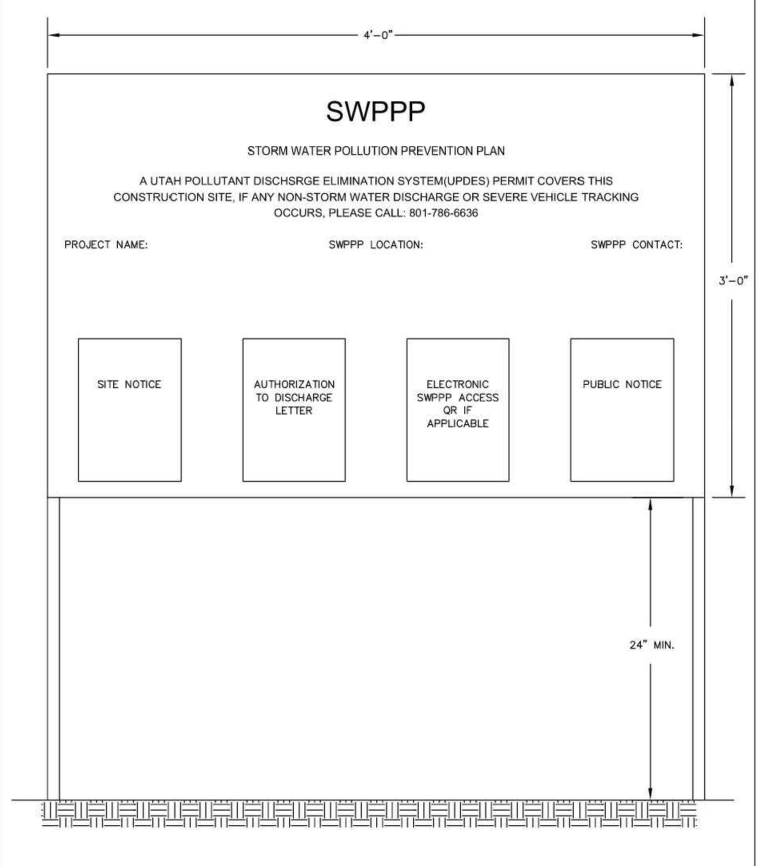
EROSION CONTROL PLAN

SHEET NUMBER:
C600

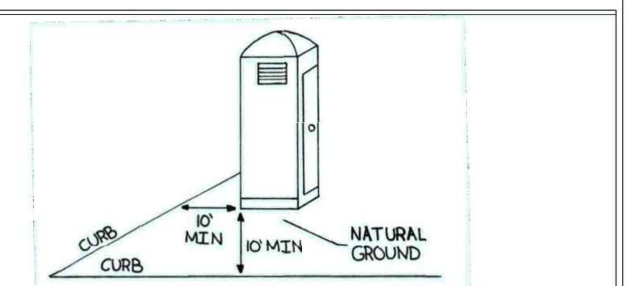
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

# STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

## JOHN HANCOCK - WEST CAMPUS




| DRAWN RSB / REVISED APRIL 2024 / DATE MAY 2022 / SCALE VARIES | EAGLE MOUNTAIN CITY | STANDARD DETAILS FOR 1 ACRE OR LARGE RESIDENCE AND ALL COMMERCIAL SWPPP SIGN | DRAWING NO. 21 |
|---|---|---|---|




**APPLICATION**
- Provide temporary sanitary facilities when permanent facilities are too far from activities or are unavailable.

**INSTALLATION/USE PROCEDURE**
- Locate portable toilets away from waters of the state, and at least 10 feet from any storm water conveyance, inlet, curb and gutter, or conduit to a waterway.
- Wherever possible, locate portable toilets upon natural ground and not on impervious surfaces such as asphalt, concrete, or similar
- Prepare a level surface and provide clear access to the toilet(s) for servicing and for on-site personnel
- Secure portable toilets to prevent tipping

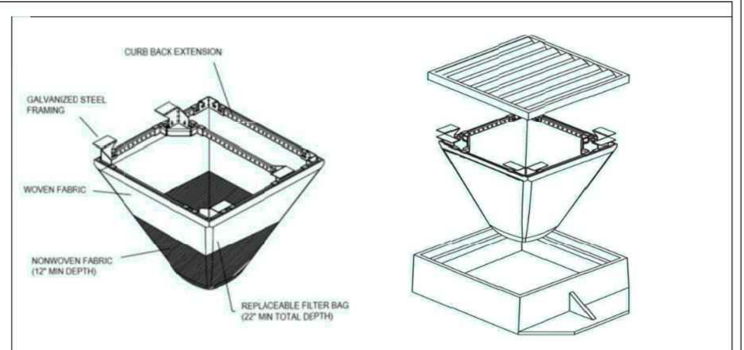
**ALTERNATIVE DESIGN**
- If it is not possible to locate toilets away from waters of the state, storm water conveyances, or paved surfaces, evaluate the need for additional controls such as secondary containment, additional surface preparation, or berms and implement as appropriate

**MAINTENANCE**
- Portable toilets should be maintained in good working order by licensed service
- Portable toilets should be inspected daily to detect any leaks.
- Damaged toilets must be repaired/replaced immediately
- All waste must be deposited in the sanitary sewer system for treatment with appropriate agency approval.

**PERFORMANCE**
- Portable toilets must be placed, secured, and maintained in such a way that sanitary waste is contained without leaks.
- Portable toilets must be placed, secured, and maintained in such a way that in the event of a spill or leak, sanitary waste would not enter any waters of the state, storm water conveyance, inlet, curb and gutter, or conduit to a waterway.

**GENERAL**
- The operator is responsible for selecting effective BMPs.

| DRAWN RSB / REVISED __ / DATE NOV. 2024 / SCALE VARIES | EAGLE MOUNTAIN CITY | STANDARD DETAILS FOR SWPPP PORTABLE TOILET | DRAWING NO. 29 |
|---|---|---|---|




**APPLICATION**
- As per Eagle Mountain City code 15.50.070, inlet protection must meet or exceed ASTM D8057.
- Use inlet protection methods to trap sediment and debris from runoff before it enters the stormwater system.
- Ideal for areas near storm drains, curb inlets, and other drainage structures.
- Not intended for high-flow areas without additional support measures.

**SUBMITTAL AND OPERATION PROCEDURE**
- Submit manufactures detail to the oversight authority and attach to this detail.
- Attached manufacturer installation and maintenance literature.
- Ensure the devices are securely fastened and properly positioned to maximize effectiveness.
- Regularly inspect and maintain the devices to ensure they are functioning correctly.
- Use appropriate types of inlet protection based on site-specific conditions.
- Do not install drop inlet systems without overflows in sag locations where hydroplaning is a risk.
- Install inlet protection measures that remove sediment from discharges prior to entry into any storm drain inlet that carries storm water flow from your site to surface water of the state, provided you have authority to access the storm drain inlet.
- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found

**ALTERNATIVE DESIGN**
- Alternative inlet protection devices may be used if they demonstrate equal or better performance to ASTM D8057.
- Submit alternatives to the oversight authority for approval.
- Document any alternative designs with detailed installation procedures and maintenance requirements.

**MAINTENANCE**
- Inspect inlet protection devices regularly, especially after storm events.
- Remove accumulated sediment and debris as needed to maintain effectiveness.
- Repair or replace damaged inlet protection devices prior to the next wet condition risk.
- Ensure a clear area around inlet protection devices to facilitate inspections and maintenance.

| DRAWN RSB / REVISED __ / DATE NOV. 2024 / SCALE VARIES | EAGLE MOUNTAIN CITY | STANDARD DETAILS FOR SWPPP INLET PROTECTION | DRAWING NO. 30 |
|---|---|---|---|

## CONSTRUCTION & BMP SEQUENCING

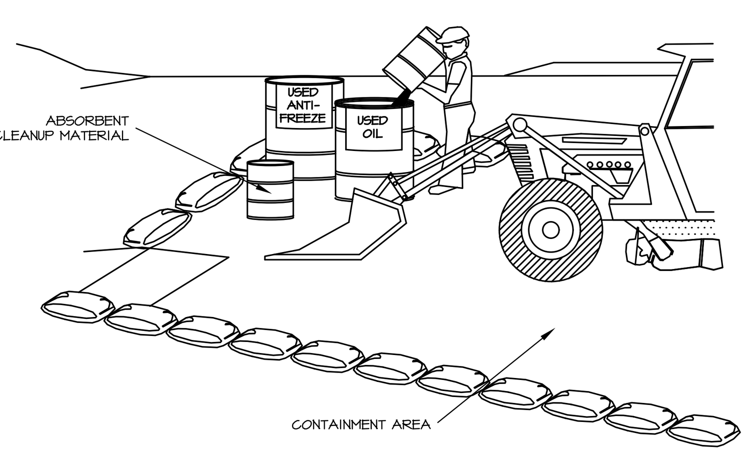
BMP INSPECTION AND MAINTENANCE SHALL BEGIN WITH THE INSTALLATION OF THE FIRST BMP AND CONTINUE UNTIL THE LAST BMP (REVEGETATION) HAS BEEN COMPLETED.

CATCH BASIN PROTECTION
1 CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION.
2 FOR CATCH BASINS LOCATED IN CURB AND GUTTER:
A "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED.
B CATCH BASIN PROTECTION PER DETAIL LABELED "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF CURB AND GUTTER CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL FINISH GRADING IS COMPLETED.
3 FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS:
A "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL SITE GRADING OCCURS.
B CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF SITE GRADING, AND SHALL REMAIN IN PLACE UNTIL ALL GRADING & LANDSCAPING IS COMPLETED.

CONCRETE WASTE MANAGEMENT

1 A CONCRETE WASTE MANAGEMENT FACILITY SHALL BE CONSTRUCTED PRIOR TO POURING ANY CONCRETE ON THE SITE, AND SHALL REMAIN IN PLACE UNTIL THE LAST CONCRETE POUR HAS BEEN COMPLETED.
2 CONTRACTOR IS TO REMOVE THE CONCRETE WASTE MANAGEMENT FACILITY BY LEGALLY REMOVING AND DISPOSING OF WASTE CONCRETE AND, IF NECESSARY, ANY NON-SOIL BERM MATERIALS.

REGEVETATION
1 SEEDING AND PLANTING OF THE SITE PER THE LANDSCAPE PLAN SHALL OCCUR WITHIN 14 DAYS OF COMPLETION OF THE FINISH GRADING, IF SAID 14 DAYS OCCUR BETWEEN APRIL 15 AND SEPTEMBER 15. OTHERWISE, SEEDING AND PLANTING SHALL BEGIN APRIL 15.
2 PLANTING EFFORTS SHALL BE COMPLETED WITHIN 15 DAYS.
3 SEEDING AND PLANTING SHALL BE CONSIDERED COMPLETE WHEN 70% OF PLANTINGS ARE ESTABLISHED.




## EQUIPMENT MAINTENANCE/REPAIR

NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.

2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.

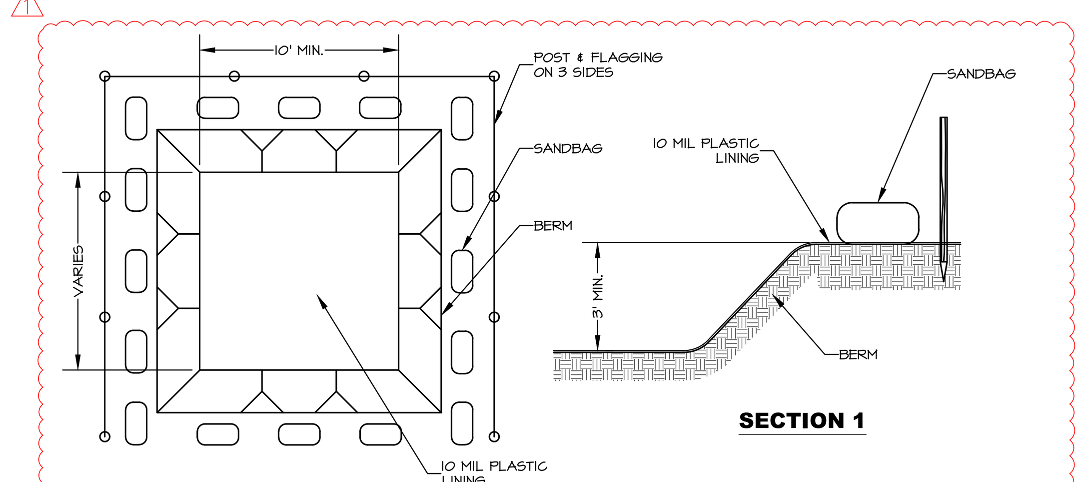
3. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

4. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

5. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.

6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.

7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.




## CONCRETE WASHOUT DETAIL

APPLICATION
- WASHOUT MUST MEET EPA CGP REQUIREMENTS.

OPERATION PROCEDURES
- WASHOUT FACILITY SHALL BE WATERTIGHT AND IMPERMEABLE.
- WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- SIGN SHALL BE INSTALLED AT WASHOUT LOCATION
- LOCATE WASHOUT FACILITIES A MINIMUM OF 50 FEET FROM SENSITIVE AREAS SUCH AS STORM DRAINS, OPEN DITCHES, WATER BODIES, WETLANDS, OR WHERE AN INFILTRATION FEATURE WILL BE INSTALLED.
- KEEP WASHOUT FACILITIES AWAY FROM OTHER CONSTRUCTION TRAFFIC AND ACCESS AREAS TO REDUCE THE LIKELIHOOD OF ACCIDENTAL DAMAGE, OR TRACKING.

MAINTENANCE
- INSPECT AND VERIFY THAT CONCRETE WASHOUT AREAS ARE IN PLACE PRIOR TO THE COMMENCEMENT OF CONCRETE WORK.
- WASHOUTS MUST BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH ONE FOOT OF FREEBOARD.
- REMOVE WASTE MATERIALS ONCE WASHOUT FACILITIES REACH 70% CAPACITY.
- DISPOSE ALL MATERIALS IN CONFORMANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- INSPECT WASHOUT FACILITIES WEEKLY.
- WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED, HARDENED CONCRETE AND CONTAINMENT SYSTEM SHALL BE REMOVED AND DISPOSED OF AT A LICENSED WASTE FACILITY. ATTACH INFORMATION OF DISPOSAL FACILITY.
- GROUND DISTURBANCES CAUSED BY THE REMOVAL OF CONCRETE WASHOUT AREAS SHALL BE BACKFILLED, REPAIRED, AND STABILIZED.

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER FOR THE CONSTRUCTION OF COMMERCIAL CONSTRUCTION IN EAGLE MOUNTAIN CITY, EAGLE MOUNTAIN COUNTY, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

2. A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF UTAH DIVISION OF WATER QUALITY BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) GENERAL PERMIT (NO. UTR 300000) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. PERMIT FORMS ARE AVAILABLE FOR DOWNLOAD FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AT WWW.WATERQUALITY.UTAH.GOV/UPDES/SWCON02.PDF

3. IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE DIVISION OF WATER QUALITY.

4. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE UTAH RESPONSE CENTER, EAGLE MOUNTAIN CITY, AND SILVERPEAK ENGINEERING IF NECESSARY, THIS SWPPP SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHALL BE MADE FAMILIAR WITH THIS SWPPP PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL. ALL CONTRACTORS AND SUBCONTRACTORS, EVEN ON RESIDENTIAL CONSTRUCTION WITH DISTURBANCE AREAS LESS THAN ONE ACRE, SHALL ABIDE BY THIS SWPPP.

6. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS SWPPP SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, SKYLAND INVESTMENTS AND DEVELOPMENT AND SILVERPEAK ENGINEERING IF NECESSARY, THIS SWPPP WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

7. ALL PREVENTION AND CLEAN UP MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER. ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF EAGLE MOUNTAIN CITY REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.

8. THIS SWPPP DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHALL BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY EAGLE MOUNTAIN CITY AND ANY OTHER AGENCY HAVING JURISDICTION.

9. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE DIVISION OF WATER QUALITY OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE DIVISION OF WATER QUALITY AND/OR THE LOCAL AGENCY.

10. CONTACTS

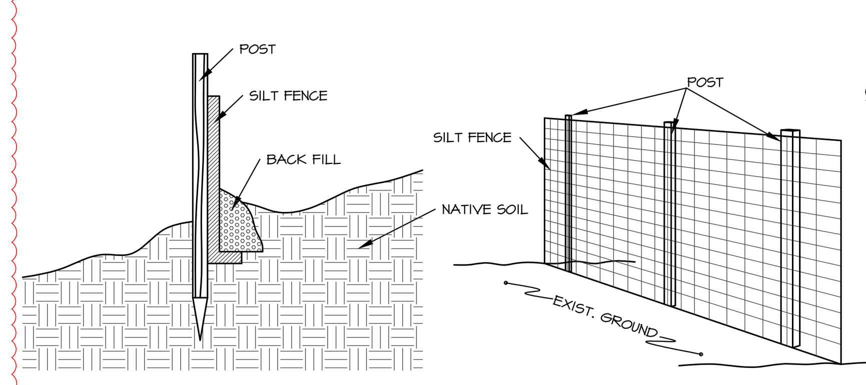
| | |
|---|---|
| DEVELOPER | EAGLE MT SCHOOL DEVELEPMENT, LLC |
| ADDRESS | 290 N. FLINT ST. |
| CITY, STATE | KAYSVILLE, UT |
| TELEPHONE | 801-444-9378 |
| CONTRACTOR/DISCHARGER | ONEWEST CONSTRUCTION |
| ADDRESS | 290 N. FLINT ST. |
| CITY, STATE | KAYSVILLE, UT |
| TELEPHONE | 801-560-0523 |
| CIVIL ENGINEER | SILVERPEAK ENGINEERING |
| PROJECT MANAGER | JOSHUA R. JENSEN, P.E., S.E. |
| ADDRESS | 177 E ANTELOPE DR, SUITE B |
| CITY, STATE | LAYTON, UT 84041 |
| TELEPHONE | 801-499-5054 |
| EAGLE MOUNTAIN CITY | |
| ADDRESS | 1650 STAGECOACH RUN |
| CITY, STATE | EAGLE MOUNTAIN, UT |
| TELEPHONE | 801-789-6000 |
| STATE OF UTAH | 288 NORTH 1460 WEST |
| DEPARTMENT OF ENVIRONMENTAL QUALITY | P.O. BOX 144870 |
| DIVISION OF WATER QUALITY | SALT LAKE CITY, UTAH 84114-4870 |
| U.S. EPA | |
| ENVIRONMENTAL PROTECTION AGENCY | REGION VIII |
| DENVER, COLORADO | 800-759-4372 |
| ENVIRONMENTAL PROTECTION AGENCY | 202-475-9518 |
| WASHINGTON, D.C. 20460 | |

11. REFERENCES
A. PLAN PER SILVERPEAK ENGINEERING,
B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SILVERPEAK ENGINEERING

12. THE PROPOSED CONSTRUCTION ACTIVITY IS THE CONSTRUCTION OF ONE BUILDING PLUS THE CONSTRUCTION OF ALL IMPROVEMENTS, UTILITIES, AND DRAINAGE AND GRADING FEATURES AS SHOWN ON THE PLANS.

13. THE ESTIMATED RUN-OFF COEFFICIENT AFTER COMPLETION IS 0.57

14. A NEGLIGIBLE AMOUNT OF WATER FLOWS ONTO THE SITE.




## SILT FENCE DETAIL

## STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. POTENTIAL SOURCES OF STORM WATER POLLUTANTS

POTENTIAL STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
3. DISTURBED AREAS SHALL BE SEEDED BY THE THE DEVELOPER. SILT BARRIERS SHALL BE MAINTAINED BY THE DEVELOPER IN THE MEAN TIME. OR, THE DEVELOPER SHALL RE-SEED DISTURBED AREAS AS THEY SEE FIT AND REMOVE THE SEDIMENT CONTROLS.
4. THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

1. WASTE DISPOSAL

A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2. SWEEPING OF SITE

A. PROVIDE DAILY, IF NECESSARY, SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS IF NECESSARY DURING PERIODS OF CONSTRUCTION.
B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3. SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED OF IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER. TOILETS SHALL BE ANCHORED AGAINST OVERTURNING.

4. SPILLS

A. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
B. FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6. VEHICLES AND EQUIPMENT

A. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
B. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
C. USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

A. DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS,MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
B. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHALL BE CONDUCTED BY CONTRACTOR.
C. PROVIDE, DESIGNATE AND POST A SIGN MARKING A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD BE CONTAINED OR FLOW TO A HOLDING TANK.

8. LANDSCAPING OPERATIONS

A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZES, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
C. DO NOT PLACE LANDSCAPING MATERIAL IN THE STREET ONCE PAVING IS COMPLETE.

9. STORM WATER INLETS

CONTRACTOR SHALL PROVIDE STRAW FILLED BAGS OR SOCKS AROUND INLETS WITHIN 1000 FEET OF CONSTRUCTION AS BARRIERS TO PREVENT SEDIMENT ENTERING THE INLETS. TRAPPED SEDIMENT SHALL BE REMOVED FOLLOWING STORM EVENTS. BARRIERS SHALL BE REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.

E. INSPECTION
1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS

A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
D. THE DIVISION OF WATER QUALITY MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.

2. CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3. PREPARATION OF REPORTS AND RETENTION OF RECORDS

A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 1, 2009, AND EACH JULY 1 THEREAFTER.
B. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.

C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F. MAINTENANCE OF CONTROLS

1. MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHALL BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHALL BE PROMPTLY REPAIRED OR RESTORED.
2. PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G. FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS

1. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEPT CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
2. ALL LANDSCAPING AND PLANTING AREAS SHALL BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
3. ALL PAVED AREAS SHALL BE SWEPT WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
4. WASTE MATERIALS ON-SITE SHALL BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
5. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
6. STORM DRAIN LINES SHALL BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
7. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

## DEFINITIONS

1. "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

2. "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

3. "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

4. "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

5. "SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERLCA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

6. "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

7. "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.

8. "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(I)].

9. "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

10. "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH , OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

11. "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

***SWPPP NOTES***

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**


177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM
SILVERPEAK ENGINEERING
STRUCTURAL CIVIL SURVEY


**JOHN HANCOCK - WEST CAMPUS**
**APPROX. 2570 NORTH LAKE MOUNTAIN ROAD**
**EAGLE MOUNTAIN, UTAH**

SEAL: LICENSED PROFESSIONAL ENGINEER 07/25/2025 No. 375250 JOSHUA R. JENSEN STATE OF UTAH

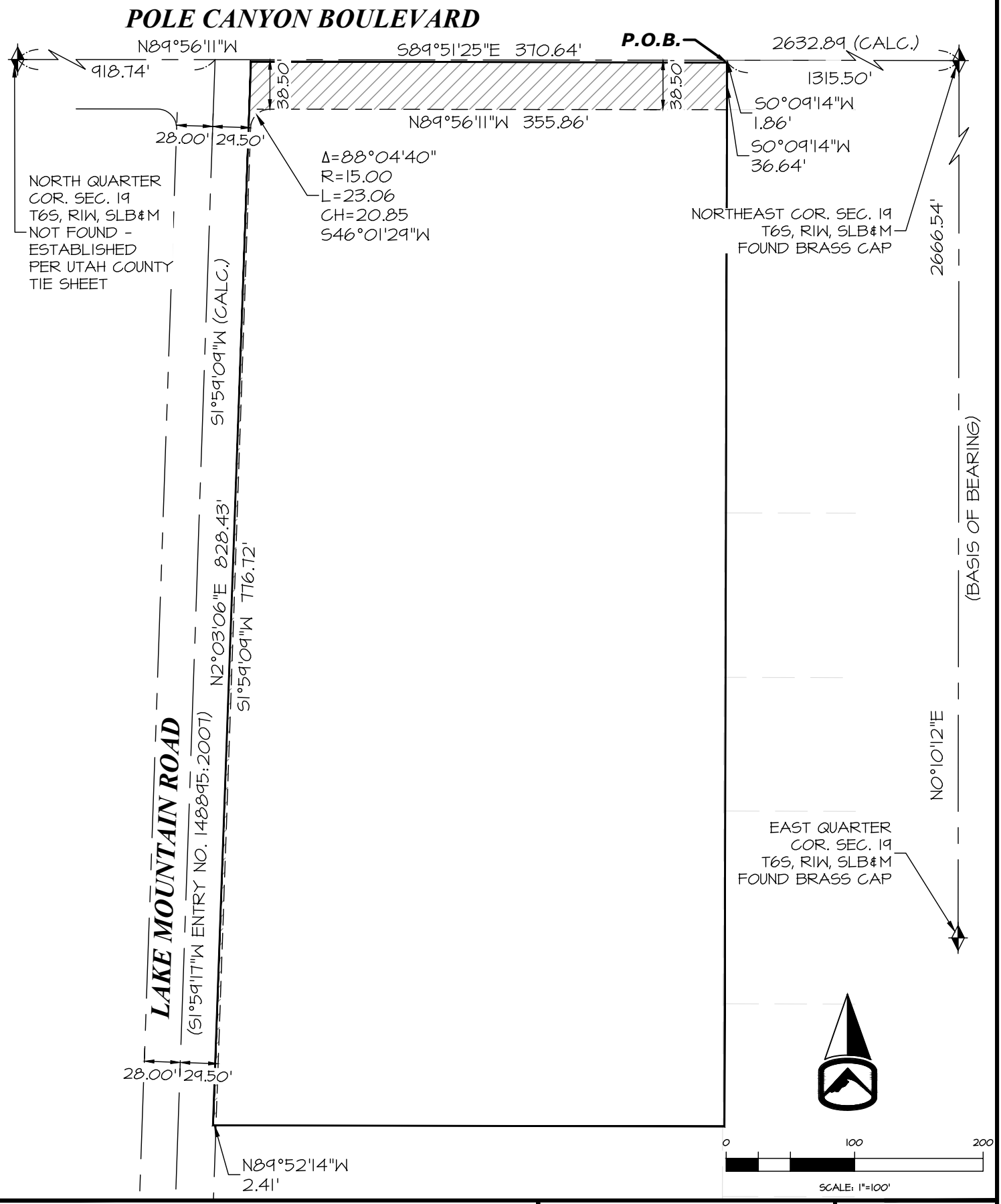
DATE: 07/25/2025
PROJECT: AW-061.02
MANGER: J.R.J.

| REVISIONS | |
|---|---|
| MARK | DATE / DESC. |
| 1 | 7/25/2025 EMC REVIEW 1 |

SWPPP NOTES

SHEET NUMBER: C601

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.




**SILVERPEAK ENGINEERING**

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
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STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

**JOHN HANCOCK - WEST CAMPUS**
APPROX. 2570 NORTH
LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

EXHIBIT A

DATE: 7/25/2025
PROJECT: AW-061.02
MANAGER: J.R.J.

# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 25, 2025, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Nathan Shumway, Environmental Planning Intern; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Heather Lamb, Planning Secretary.

**5:30 P.M. – Eagle Mountain City Planning Commission Work Session**

Commissioner Allen called the meeting to order at 5:31 p.m.

1. Discussion Items

1. A. DISCUSSION - 2025 Draft Open Space Plan

- Discussion of the 2025 Natural Open Space & Wildlife Habitat Management Plan.

1. B. DISCUSSION - Planning Commission General Powers and Duties Part 2

Commissioner Allen adjourned the work session at 6:14 p.m.

**6:30 P.M. – Eagle Mountain City Planning Commission Policy Session**

2. Commissioner Allen called the policy session to order at 6:30 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5. A.

**MOTION:** ***Commissioner Whiting moved to approve the minutes. Commissioner Strong seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

6. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

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

*Item 7.A. and Item 7.B. were presented concurrently.*

Presented by Senior Planner, Robert Hobbs: A request for approval to Amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two, and Community Commercial, and, an associated Rezone request to convert existing Agriculture zoning to R1, RC and CC zoning on/for 73.03 acres of property located in the NE ¼ of Section 23, T5S, R2W, on the north side of SR-73, south of 8000 North and west of Airport Road Parcel #'s. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

Applicant's Statements Summary Points: Brad Mackay Ivory Development.

- There will be an intersection at Airport Road and Pony Express, which will have a traffic signal. This will not be a major interchange that was originally planned; it will now be a standard intersection,
- Applicant stated Mr. Holbrook will donate part of the property (off of Airport Road) for an LDS Chapel Site, most of the RC zone will be taken up by this site.
- Possible wildlife fencing along the wash, but it is currently owned by Steven Holbrook, which will need to be discussed at another time once the property is acquired.

*Commissioner Allen opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing at 6:50 p.m.*

Discussion Summary Points:

- Discussion and review of the request to amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two, and Community Commercial, and an associated Rezone request to convert existing Agriculture zoning to R1, RC, and CC zoning on/73.03 acres of property.
- Comment made by Todd Black, Wildlife Biologist/Environmental Planner, stated there has been discussion with the owners/developers to place a fence on the far west of the rezone property to tie into the highway fence.

**MOTION:** ***Commissioner Hess moved to forward a positive recommendation of Item 7. A. An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook. Commissioner Allen seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

**MOTION TO RECONSIDER:** ***Commissioner Hess moved to reconsider the previous Motion regarding Agenda Item 7 A. Commissioner Whiting seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

**MOTION:** ***Commissioner Hess moved to recommend approval to the City Council of Item 7.A. with the recommendation that the Future Land Use Map be amended with all residential portions be neighborhood residential one. Commissioner Whiting seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Valley Holbrook

*Item 7.A. and Item 7.B. were presented concurrently.*

Presented by Senior Planner, Robert Hobbs: A request for approval to Amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two and Community Commercial, and, an associated Rezone request to convert existing Agriculture zoning to R1, RC and CC zoning on/for 73.03 acres of property located in the NE ¼ of Section 23, T5S, R2W, on the north side of SR-73, south of 8000 North and west of Airport Road Parcel No's. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

*Commissioner Allen opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing at 6:50 p.m.*

**MOTION:** ***Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7.B., with the condition that RC would be zoned R2. Commissioner Hess seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

***The motion passed with a unanimous vote.***

7. C. SITE PLAN - McDonald's

Presented by Senior Planner, David Stroud: Site Plan approval of McDonald's on a portion of Parcel No. 59:044:0112 and Parcel No. 59:044:0175, to be platted at Lot 4 of The District at Eagle Mountain Subdivision. The approximate address is 4248 North Pony Express.

Applicant's Statements Summary Points, Darrin Perkes, Dominion Engineering:

- The applicant has been working with the City to enhance architecture,
- The mechanical units are typically mounted on the rooftop,
- Electrical utilities are typically at the back of the buildings, such as the electrical cabinet, the electrical cabinet would match the color of the building.

*Commissioner Allen opened the public hearing at 7:19 p.m.*

*The following individuals spoke during the public comment period: Jeff Ruth (in person) and Stella Castellano (email comment summarized at the meeting)*

*Commissioner Allen closed the public hearing at 7:22 p.m.*

Discussion Summary Points:

**MOTION:** ***Commissioner Strong moved to forward a positive recommendation to the City Council of Item 7.C., with the recommendations that The District at Eagle Mountain Town Center Subdivision Plat A is recorded before submittal of a building permit, and 2) all mechanical equipment, whether ground or roof mounted, is screened from view. Commissioner Whiting seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

7.D. PRELIMINARY PLAT/PLAT AMENDMENT - Marketplace 4

**MOTION:** ***Commissioner Allen moved to table Item 7.D Preliminary Plat/Plat Amendment Marketplace until the April 8, 2025, Planning Commission meeting. Commissioner Whiting seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

7.E. MASTER SITE PLAN - John Hancock Charter School

Presented by Senior Planner, Robert Hobbs: A request for Master Site Plan approval for the John Hancock Charter School to be located in the N ¼ of Section 19, S6S, R1W at the southeast intersection of E. Pole Canyon Boulevard and N. Lake Mountain Road in a Foothill Residential Zone on 6.9753 acres of land (Parcel No. 59:019:0023) in Eagle Mountain City.

*Commissioner Allen opened the public hearing at 7:30 p.m. As there were no comments, he closed the hearing at 7:30 pm.*

Discussion Summary Points: There was no discussion on Agenda item 7. E.

**MOTION:** ***Commissioner Whiting moved to forward a positive recommendation to the City Council on Item 7.E. Master Site Plan John Hancock Charter School, with the recommendations of 1) Site plan shall have the note that refers to a "proposed 6' paved access between schools" changed to "proposed 6' paved access between school and neighboring subdivision"; and, 2) Provide a material type callout on the site plan where the future building is intended to be placed; and, 3) School shall have a minimum 6' high solid screen wall or non-chain link fence around the trash enclosure featuring solid metal gates; and, 4. Any conditions required by City Engineering. Commissioner Allen seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

7. F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7.

*Item 7.F. and Item 7.G. were presented concurrently.*

Presented by Planner 2, Steven Lehmitz: A General Plan amendment for Parcel No. 59:047:0003 to change the General Plan Future Land Use Map from Regional Commercial to Business Park/Light Industry.

Applicant's Statements Summary Points, Mitchell Nelson:

- On the General Plan map, Cedar Valley Highway is adjusted to be located on the east side of the property; this placement would also position utilities on the east side.

*Commissioner Allen opened the public hearing at 7:36 p.m. As there were no comments, he closed the hearing at 7:36 p.m.*

Discussion Summary Points:

- The Development Agreement can't be changed unless an Amendment to the General Plan Future Land Use Map for this certain land known as Big Eagle 7 is amended.
- Energy production is currently used primarily for a Data Center(s), under provision in the Development Agreement – energy power can be generated for our use as long as it is for subordinante use.

**MOTION:** ***Commissioner Allen moved to forward a positive recommendation to the City Council on Item 7. F. An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7. Commissioner Hess seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

7. G. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Rezoning Certain Lands Known as Big Eagle 7.

*Item 7.F. and Item 7.G. were presented concurrently.*

Presented by Planner 2, Steven Lehmitz: A rezone request for Parcel No. 59:047:0003 to change the zoning from Agriculture to Industrial with the Regional Technology and Industry Overlay also applied.

*Commissioner Allen opened the public hearing at 7:36 p.m. As there were no comments, he closed the hearing at 7:36 p.m.*

**MOTION:** ***Commissioner Allen moved to forward a positive recommendation to the City Council on Item 7. G. An Ordinance of Eagle Mountain, Utah, Rezoning Certain Lands Known as Big Eagle 7. Commissioner Strong seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 8, 2025.

10. Adjournment

**MOTION:** ***Commissioner Strong moved to adjourn the meeting at 7:40 p.m. Commissioner Whiting seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Absent** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |

| | |
|---|---|
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Yes** |

***The motion passed with a unanimous vote.***

The meeting was adjourned at 7:40 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director

WATER RIGHTS NOT PROVIDED AT THIS TIME, NEED TO DICUSS FURTHER WITH CITY STAFF, INCLUDING CONVERSATION ABOUT WELL ON SITE FOR IRRIGATION WATER.

After recording return to:
John Hancock Charter School Foundation
125 N. 100 E.
PLEASANT GROVE, UT. 84062

ENT 75829:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Oct 01 02:25 PM FEE 40.00 BY LM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

# WATER RIGHT WARRANTY DEED

Eagle Mountain Data Center Campus, LLC ("Grantor"), hereby grants, conveys and warrants to John Hancock Charter School Foundation ("Grantee"), for Ten Dollars ($10.00) and other good and valuable consideration, the following water right:

7.25 acre-feet of Water Right 54-459, which is currently approved for 1.8125 acres of irrigation and is on record at the Utah Division of Water Rights

WITNESS THE HAND OF THE GRANTOR this 30th day of Sept., 2025

Robert D. Heywood
Eagle Mountain Data Center Campus, LLC
By: The Ritchie Group, L.C.
Name: Robert D. Heywood
Title: Manager

STATE OF UTAH }
: ss
COUNTY OF Salt Lake }

On the 30th day of Sept, 2025 personally appeared before me, Robert D. Heywood, and has demonstrated to me that they can sign this deed on behalf of The Ritchie Group, L.C. who is able to sign on behalf of Eagle Mountain Data Center Campus, LLC.

My Commission Expires:
5/16/2029

STEPHANIE ACTON
Notary Public - State of Utah
Comm. No. 743166
My Commission Expires on
May 16, 2029

Stephanie Acton
NOTARY PUBLIC

Eagle Mountain Data Center Campus, LLC
By: Allied Solutions Group, Inc.
Name: Robert Fetzer
Title: Vice President

STATE OF UTAH }
: ss
COUNTY OF Utah }

On the 1st day of October, 2025 personally appeared before me, Robert Fetzer, and has demonstrated to me that they can sign this deed on behalf of Allied Solutions Group, Inc, who is able to sign on behalf of Eagle Mountain Data Center Campus, LLC.

My Commission Expires:

01-23-2029

NOTARY PUBLIC

STACY EMERINE
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires January 23, 2029
COMMISSION NUMBER 740651

# WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Eagle Mountain Data Center Campus, LLC

Grantee: John Hancock Charter School Foundation

Water Right No(s): 54-459

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

## SECTION 1 - TYPE OF DEED

☐ The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)

☐ The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)

☐ The foregoing deed is a quit claim deed. (Grantor is making no warranties.)

☒ The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any.

## SECTION 2 - APPURTENANT WATER RIGHTS

☐ All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.

☐ In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed. _____

☒ No water rights other than those specifically identified by water right number are being conveyed.

## SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART

☐ 100% of the following water rights described in the deed are being conveyed. Water Right Nos. _____

☐ Only the portion indicated of the following water rights described in the deed are being conveyed.

_____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses: _____

_____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses: _____

_____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses: _____

☒ The language in the foregoing deed is controlling as to quantity, if any.

## SECTION 4 - OTHER DISCLOSURES

☐ Grantor is endorsing and delivering to Grantee stock certificates for _____ shares of stock in the following water company: _____

☐ Other water related disclosures: _____

***The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.***

Grantor's Signature: Robert O. Dugwood

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: _____

# WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Eagle Mountain Data Center Campus, LLC

Grantee: John Hancock Charter School Foundation

Water Right No(s): 54-459

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☒ The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any.

(County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

**SECTION 2 - APPURTENANT WATER RIGHTS** Check one box only

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_____

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_____

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_____

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_____

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_____

☒ The language in the foregoing deed is controlling as to quantity, if any.

**SECTION 4 - OTHER DISCLOSURES** Check all applicable boxes

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☐ Other water related disclosures: _____

_____

_____

***The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.***

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: _____

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

# WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Eagle Mountain Data Center Campus, LLC

Grantee: John Hancock Charter School Foundation

Water Right No(s): 54-459

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

**SECTION 1 - TYPE OF DEED** Check one box only - Must match language in the deed

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☐ The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)

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(County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

**SECTION 2 - APPURTENANT WATER RIGHTS** Check one box only

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☒ The language in the foregoing deed is controlling as to quantity, if any.

**SECTION 4 - OTHER DISCLOSURES** Check all applicable boxes

☐ Grantor is endorsing and delivering to Grantee stock certificates for _____ shares of stock in the following water company: _____

☐ Other water related disclosures: _____

***The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.***

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: Kim Frank

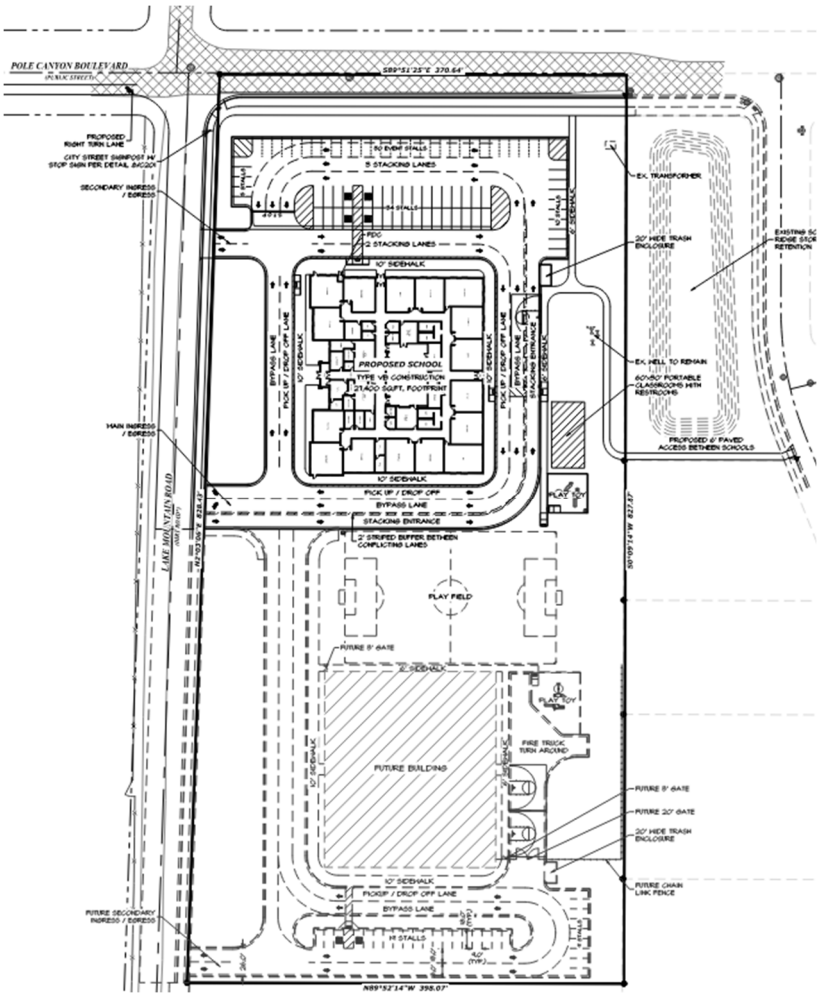
Grantee's Mailing Address: 125 NORTH 100 EAST, PLEASANT GROVE, UT 84062

**NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS**

HALES ENGINEERING
innovative transportation solutions

# John Hancock Academy West

## Traffic Impact Study




## Eagle Mountain, Utah

**July 18, 2025**

**UT25-3002**

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

# EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed John Hancock Academy West development located in Eagle Mountain, Utah. The development is located to the east of Lake Mountain Road on the south side of Tiffany Lane.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2025) and future (2030) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and afternoon peak hour level of service (LOS) results are shown in Table ES-1. An exhibit of the proposed mitigated roadway network is shown in Figure ES-1. A site plan of the project is provided in Appendix A.

**Table ES-1: Peak Hour Level of Service Results**

| Intersection | | Level of Service | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Existing (2025) | | | | | | Future (2030) | | | |
| | | Background | | Plus Project | | | | Background | | Plus Project | |
| | | AM | PM | AM | PM | AM MIT | PM MIT | AM | PM | AM | PM |
| 1 | Lake Mountain Rd / Eagle Mountain Blvd | a | b | a | b | a | b | a | b | a | a |
| 2 | Pole Canyon Blvd / Lake Mountain Rd | c | b | e | b | C | A | c | b | C | A |
| 3 | Pole Canyon Blvd / Pony Express Pkwy | b | b | c | b | c | b | c | b | c | b |
| 4 | Secondary Access / Lake Mountain Rd | - | - | d | a | a | a | - | - | a | a |
| 5 | Main Access / Lake Mountain Rd | - | - | a | a | a | a | - | - | a | a |

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. MIT = Mitigated scenerio

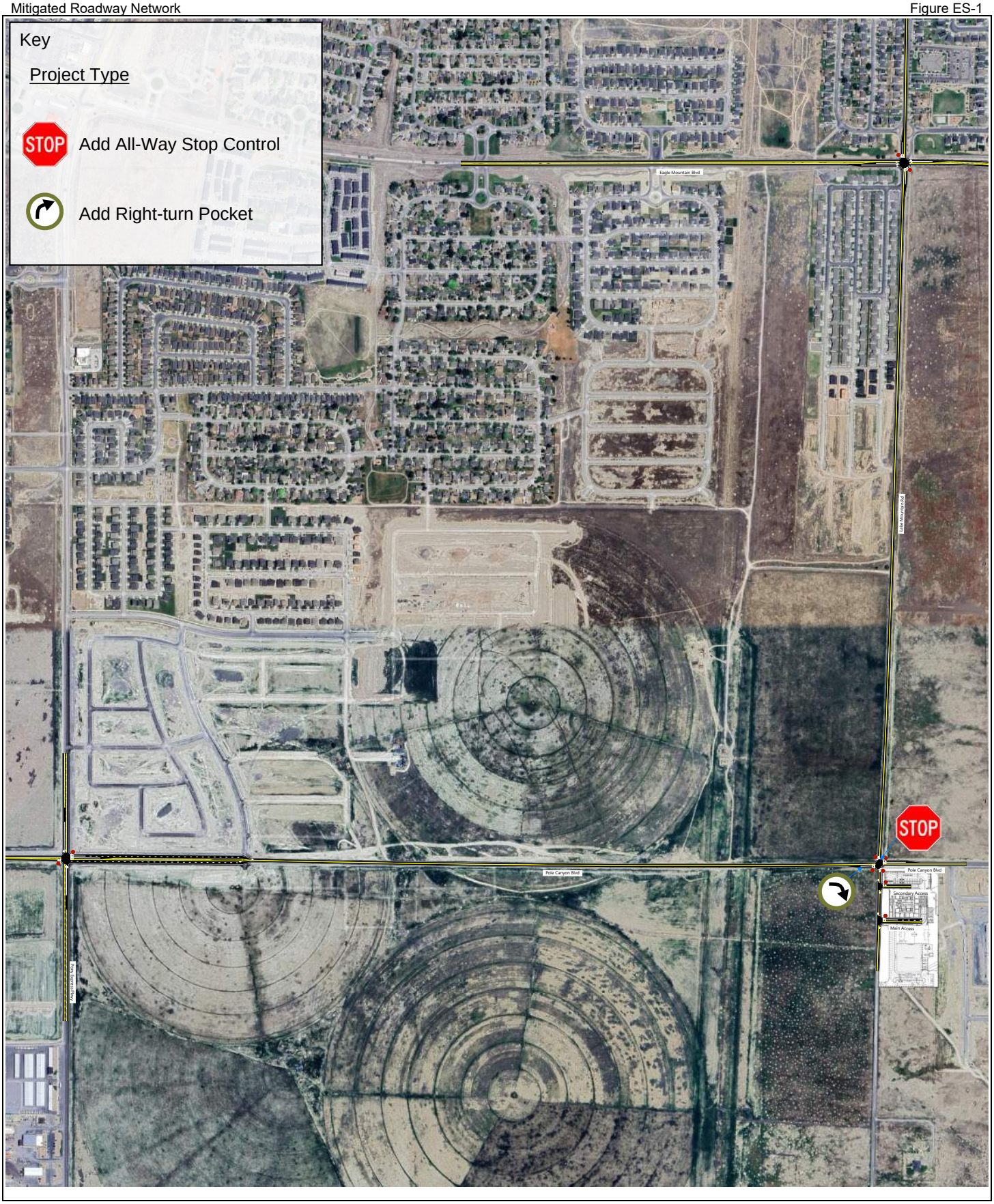
Source: Hales Engineering, July 2025

## SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

| Project Conditions | | |
|---|---|---|
| • The development will consist of a charter school with 400 students<br>• The project is anticipated to generate approximately 908 weekday daily trips, including 418 trips in the morning peak hour, and 288 trips in the evening peak hour<br>• The on-site queueing is anticipated to be sufficient | | |
| **2025** | **Background** | **Plus Project** |
| **Assumptions** | • None | • 30-minute staggered start and end times |
| **Findings** | • Acceptable LOS | • Poor LOS at the Pole Canyon Blvd / Lake Mtn Rd intersection |
| **Mitigations** | • None | • **Pole Canyon Blvd / Lake Mtn Rd:** Implement an all-way stop |
| **2030** | **Background** | **Plus Project** |
| **Assumptions** | • Future volumes:<br>○ 10% annual growth rate<br>○ Volumes added from the Ault Farms TIS (2020) | • None |
| **Findings** | • Acceptable LOS | • Acceptable LOS<br>• Significant EB queuing at the Pole Canyon Blvd / Lake Mtn Rd intersection |
| **Mitigations** | • None | • **Pole Canyon Blvd / Lake Mtn Rd:** Install EB RT pocket with 100’ queue storage |

Eagle Mountain - John Hancock Academy West TIS
Mitigated Roadway Network

Figure ES-1




Hales Engineering
1220 North 500 West St 202, Lehi, UT, 84043
801.766.4343
07/18/2025

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# I. INTRODUCTION

## A. Purpose

This study addresses the traffic impacts associated with the proposed John Hancock Academy West development located in Eagle Mountain, Utah. The proposed project is located east of Lake Mountain Road on the south side of Tiffany Lane. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2025) and future (2030) conditions with and without the proposed project and to recommend mitigation measures as needed.

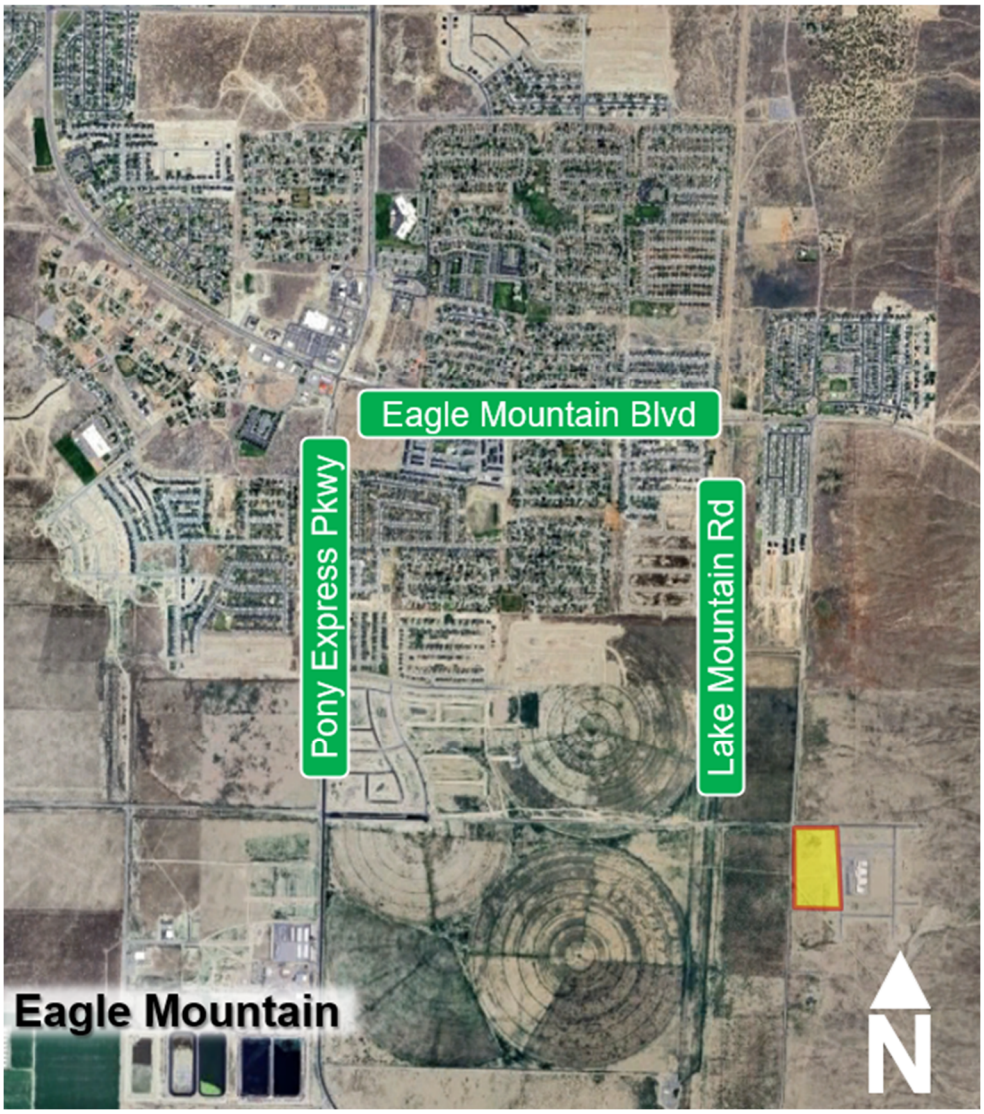



**Figure 1: Vicinity map showing the project location in Eagle Mountain, Utah**

## B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Lake Mountain Road / Eagle Mountain Boulevard
- Pole Canyon Boulevard / Lake Mountain Road
- Pole Canyon Boulevard / Pony Express Parkway
- Secondary Access / Lake Mountain Road
- Main Access / Lake Mountain Road

## C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7$^{th}$ Edition, 2022 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95$^{th}$ percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

## D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.

## Table 1: Level of Service Description

| LOS | | Description of Traffic Conditions | Average Delay (seconds/vehicle) | |
|---|---|---|---|---|
| | | | Signalized Intersections | Unsignalized Intersections |
| A | | Free Flow / Insignificant Delay | ≤ 10 | ≤ 10 |
| B | | Stable Operations / Minimum Delays | > 10 to 20 | > 10 to 15 |
| C | | Stable Operations / Acceptable Delays | > 20 to 35 | > 15 to 25 |
| D | | Approaching Unstable Flows / Tolerable Delays | > 35 to 55 | > 25 to 35 |
| E | | Unstable Operations / Significant Delays | > 55 to 80 | > 35 to 50 |
| F | | Forced Flows / Unpredictable Flows / Excessive Delays | > 80 | > 50 |

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

# II. EXISTING (2025) BACKGROUND CONDITIONS

## A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

## B. Roadway System

The primary roadways that will provide access to the project site are described below:

Pole Canyon Boulevard – is a city-maintained roadway which is classified by the Eagle Mountain City Transportation Master Plan (July 2022) as a future minor collector. The roadway has one travel lane in each direction. The posted speed limit is 45 mph in the study area.

Lake Mountain Road – is a city-maintained roadway which is classified by the Eagle Mountain City Transportation Master Plan (July 2022) as a local road. The roadway has one travel lane in each direction. The posted speed limit is 35 mph in the study area.

## C. Traffic Volumes

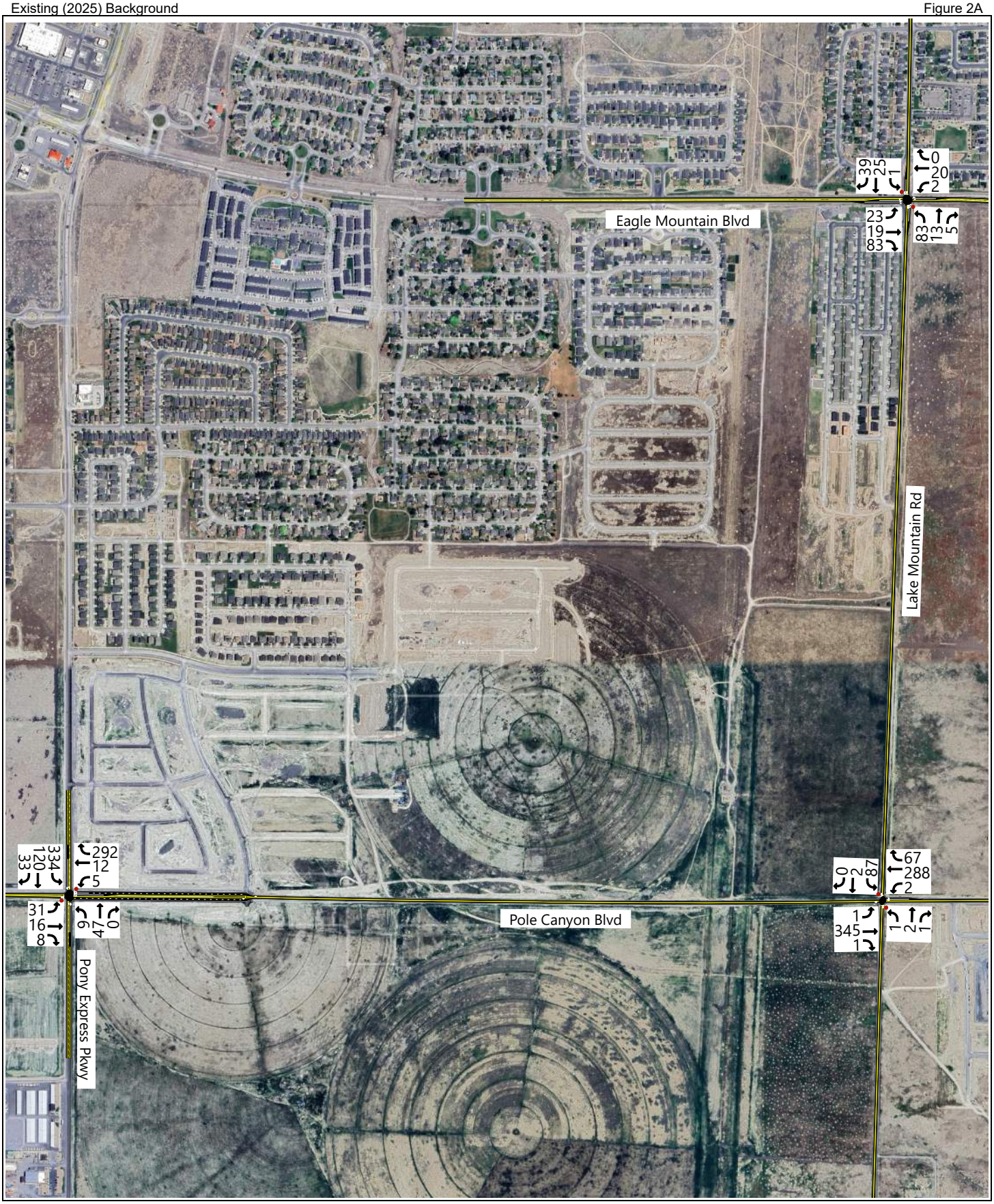
Weekday morning (7:00 to 9:00 a.m.) and afternoon (2:00 to 4:00 p.m.) peak period traffic counts were performed at the following intersections:

- Lake Mountain Road / Eagle Mountain Boulevard
- Pole Canyon Boulevard / Lake Mountain Road
- Pole Canyon Boulevard / Pony Express Parkway

The counts were performed on Thursday, May 1, 2025. The morning peak hour was determined to be between 7:45 and 8:45 a.m., and the afternoon peak hour was determined to be between 2:45 and 3:45 p.m. The afternoon peak hour volumes were approximately 1% higher than the morning peak hour volumes. Both the morning and afternoon peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering considered seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on SR-73 (ATR #626). In recent years, traffic volumes in May have been approximately 104% of the average traffic volumes. Therefore, to remain conservative the observed traffic volumes were not adjusted.

Figure 2 shows the existing morning and afternoon peak hour volumes as well as intersection geometry at the study intersections.


Eagle Mountain Blvd
Lake Mountain Rd
Pole Canyon Blvd
Pony Express Pkwy
39
25
1
0
20
2
23
19
83
83
13
5
67
288
2
0
2
87
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345
1
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1
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120
33
31
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6
47
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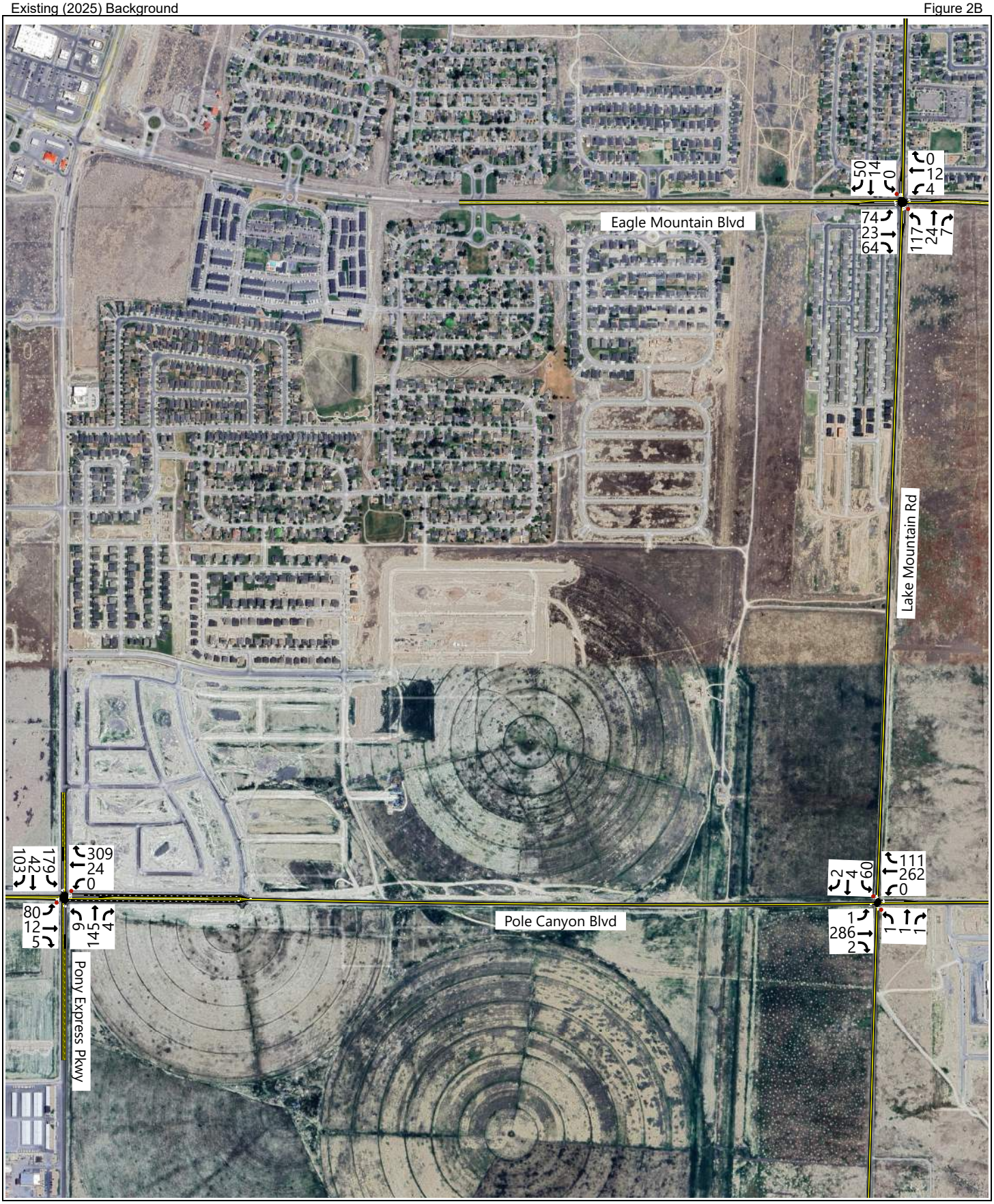
Eagle Mountain Blvd
Lake Mountain Rd
Pole Canyon Blvd
Pony Express Pkwy
50
14
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12
4
74
23
64
117
24
7
309
24
0
179
42
103
80
12
5
6
145
4
2
4
60
111
262
0
1
286
2
1
1
1

## D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable LOS during the morning and afternoon peak hours, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2025) conditions.

**Table 2: Existing (2025) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Afternoon Peak |
| Lake Mountain Rd / Eagle Mountain Blvd | NB/SB Stop | a (8.3) / NBT | b (10.1) / NBT |
| Pole Canyon Blvd / Lake Mountain Rd | NB/SB Stop | c (15.2) / SBL | b (10.5) / SBL |
| Pole Canyon Blvd / Pony Express Pkwy | EB/WB Stop | b (11.8) / EBT | b (13.3) / WBT |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2025

## E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and afternoon peak hours.

## F. Mitigation Measures

No mitigation measures are recommended.

# III. PROJECT CONDITIONS

## A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

## B. Project Description

The proposed John Hancock Academy West development is located to the east of Lake Mountain Road on the south side of Tiffany Lane. The development will consist of a charter school with 400 students. Only the north portion was studied in this report- the south may come in at a future date and will likely need its own study. A concept plan for the proposed development is provided in Appendix A.

## C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021.

Trip generation for the proposed project is included in Table 3. The total trip generation for the development is as follows:

- Daily Trips: 908
- Morning Peak Hour Trips: 418
- Evening Peak Hour Trips: 288

**Table 3: Trip Generation**

| Trip Generation<br>Eagle Mountain - John Hancock Academy West | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Land Use[1] | # of Units | Unit Type | Trip Generation | | | New Trips | | |
| | | | | Total | % In | % Out | In | Out | Total |
| **Weekday Daily** | | | | | | | | | |
| | Charter Elementary School (536) | 400 | Students | 908 | 50% | 50% | 454 | 454 | 908 |
| **AM Peak Hour** | | | | | | | | | |
| | Charter Elementary School (536) | 400 | Students | 418 | 52% | 48% | 217 | 201 | 418 |
| **Afternoon Peak Hour** | | | | | | | | | |
| | Charter Elementary School (536) | 400 | Students | 288 | 49% | 51% | 141 | 147 | 288 |

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, July 2025

## D. Trip Distribution and Assignment

Trip distribution percentages for new trips were based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection were also used to establish these distribution percentages, especially near the site. The assumed distribution of new trips during the morning and afternoon peak hour is shown in Table 4.

**Table 4: New Trip Distribution**

| Direction | % To/From Project (2025) | % To/From Project (2030) |
|---|---|---|
| North | 55% | 35% |
| West | 35% | 30% |
| E.M. Blvd Internal Neighborhoods | 10% | 10% |
| Ault Farms | - | 15% |
| South | - | 10% |

These trip distribution assumptions were used to assign the morning and afternoon peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

## E. Access

The proposed access for the site will be gained at the following locations:

Lake Mountain Road:

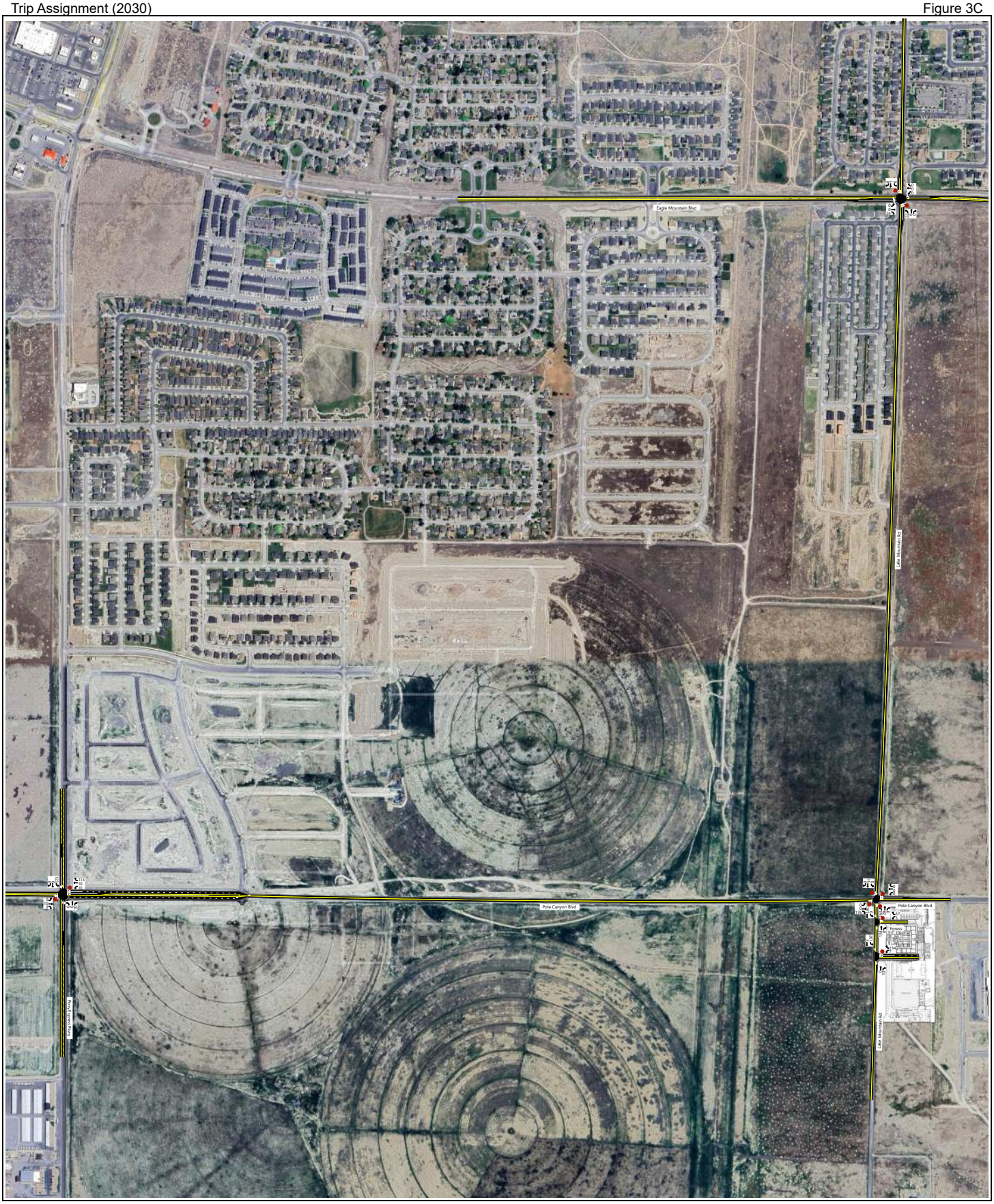
- The Secondary Access will be located approximately 155 feet south of the Pole Canyon Boulevard / Lake Mountain Road intersection. It will access the project on the east side of Lake Mountain Road. It is anticipated that the access will be stop-controlled. It is also anticipated that ingress movements will be blocked during peak hours and directed to the main access to the south.
- The Main Access will be located approximately 380 feet south of the Pole Canyon Boulevard / Lake Mountain Road intersection. It will access the project on the east side of Lake Mountain Road. It is anticipated that the access will be stop-controlled.

Eagle Mountain Blvd
Lake Mountain Rd
Pole Canyon Blvd
Pole Canyon Blvd
Egress
Lake Mountain Rd
Mountain View Blvd

Eagle Mountain Blvd
Pole Canyon Blvd
Pole Canyon Blvd
Secondary Access
Main Access
Lake Mountain Rd
Ranch Gate Road

Eagle Mountain - John Hancock Academy West TIS
Trip Assignment (2030)

Morning Peak Hour
Figure 3C




Hales Engineering
1220 North 500 West St 202, Lehi, UT, 84043

801.766.4343
07/17/2025

Eagle Mountain - John Hancock Academy West TIS
Trip Assignment (2030)

Afternoon Peak Hour
Figure 3D

Hales Engineering
1220 North 500 West St 202, Lehi, UT, 84043

801.766.4343
07/17/2025

## F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

Based on these guidelines, the anticipated project traffic, and low number of through volumes around the projects accesses, no auxiliary lanes are recommended.

## G. On-Site Queuing Analysis

There is one pick-up / drop-off zone along the school. The entrance is anticipated to have approximately 565 feet around the school for picking up and dropping off.

The on-site circulation and queuing analyses were completed in VISSIM to closely represent the on-site out-loading conditions. Multiple runs were used to provide a statistical evaluation of the site circulation operations. This assumed an enrollment of 400 students and that all students are dismissed at the same time. The afternoon peak hour was analyzed since it has been observed at many charter schools that picking up students takes longer than dropping them off.

The 95th percentile maximum queue length during the afternoon peak hour was found to be approximately 1,800 linear feet. Based on this analysis, it is anticipated that the 565-foot drop-off zone and the 1,660-feet of queueing space around the drop-off area will be adequate for the anticipated queue length.

# IV. EXISTING (2025) PLUS PROJECT CONDITIONS

## A. Purpose

The purpose of the existing (2025) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

## B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2025) background traffic volumes to predict turning movement volumes for existing (2025) plus project conditions. Existing (2025) plus project morning and afternoon peak hour turning movement volumes are shown in Figure 4. Staggered start times of 30 minutes for the morning drop-off and afternoon pick-up were assumed. If staggered start times are not used, it is anticipated more extensive mitigations measures will be needed.

## C. Level of Service Analysis

Hales Engineering determined that the Pole Canyon Boulevard / Lake Mountain Road intersection is anticipated to operate at poor LOS during the morning peak hour with project traffic added, as shown in Table 5.

## D. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths during the morning and afternoon peak hour are summarized as follows:

- Pole Canyon Blvd / Lake Mountain Rd:
  - Northbound: 150 feet

## E. Mitigation Measures

It is recommended that the Pole Canyon Boulevard / Lake Mountain Road intersection be converted to an all-way stop-controlled (AWSC) configuration.

Eagle Mountain Blvd
Pole Canyon Blvd
Lake Mountain Rd
Pony Express Pkwy
Secondary Access
Main Access

Eagle Mountain - John Hancock Academy West TIS
Existing (2025) Plus Project

Afternoon Peak Hour
Figure 4B

Hales Engineering
1220 North 500 West St 202, Lehi, UT, 84043

801.766.4343
07/16/2025

**Table 5: Existing (2025) Plus Project Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Afternoon Peak |
| Lake Mountain Rd / Eagle Mountain Blvd | NB/SB Stop | a (8.8) / NBT | b (10.3) / NBT |
| Pole Canyon Blvd / Lake Mountain Rd | NB/SB Stop | e (36.6) / NBL | b (10.5) / SBL |
| Pole Canyon Blvd / Pony Express Pkwy | EB/WB Stop | c (21.1) / EBL | b (12.9) / WBT |
| Secondary Access / Lake Mountain Rd | WB Stop | d (32.4) / WBR | a (3.7) / WBR |
| Main Access / Lake Mountain Rd | WB Stop | a (4.1) / WBR | a (3.1) / WBR |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2025

## F. Mitigated Scenario

With the proposed improvements, it is anticipated that all study intersections will operate at acceptable levels of service, as shown in Table 6.

**Table 6: Existing (2025) Plus Project Peak Hour LOS - Mitigated**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Afternoon Peak |
| Lake Mountain Rd / Eagle Mountain Blvd | NB/SB Stop | a (8.7) / NBT | b (10.4) / NBT |
| Pole Canyon Blvd / Lake Mountain Rd | AWSC | C (15.8) | A (7.8) |
| Pole Canyon Blvd / Pony Express Pkwy | EB/WB Stop | c (19.9) / EBL | b (13.4) / WBT |
| Secondary Access / Lake Mountain Rd | WB Stop | a (3.4) / WBR | a (3.4) / WBR |
| Main Access / Lake Mountain Rd | WB Stop | a (3.3) / WBR | a (3.1) / WBR |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2025

# V. FUTURE (2030) BACKGROUND CONDITIONS

## A. Purpose

The purpose of the future (2030) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

## B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) Regional Transportation Plan, there are no projects planned before 2030 in the study area. Therefore, no changes were made to the roadway network for the future (2030) analysis.

## C. Traffic Volumes

Hales Engineering obtained future (2030) forecasted volumes from calculating annual growth rate for the area using data ATR #626 on SR-73. It was calculated that there was approximately a 10% annual growth rate. Traffic volumes from the Ault Farms TIS (2020) were added to the future (2030) forecasted volumes at the Pole Canyon Boulevard / Pony Express Parkway intersection. Future (2030) morning and afternoon peak hour turning movement volumes are shown in Figure 5.

## D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and afternoon peak hours in future (2030) background conditions, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2030) conditions.

## E. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and afternoon peak hours.

## F. Mitigation Measures

No mitigation measures are recommended.

Eagle Mountain Blvd
Lake Mountain Rd
Pole Canyon Blvd
Pony Express Pkwy
43
25
5
5
22
5
25
21
91
91
14
6
400
134
35
468
39
10
35
27
10
10
39
5
5
5
96
74
317
5
5
380
5
5
5
5

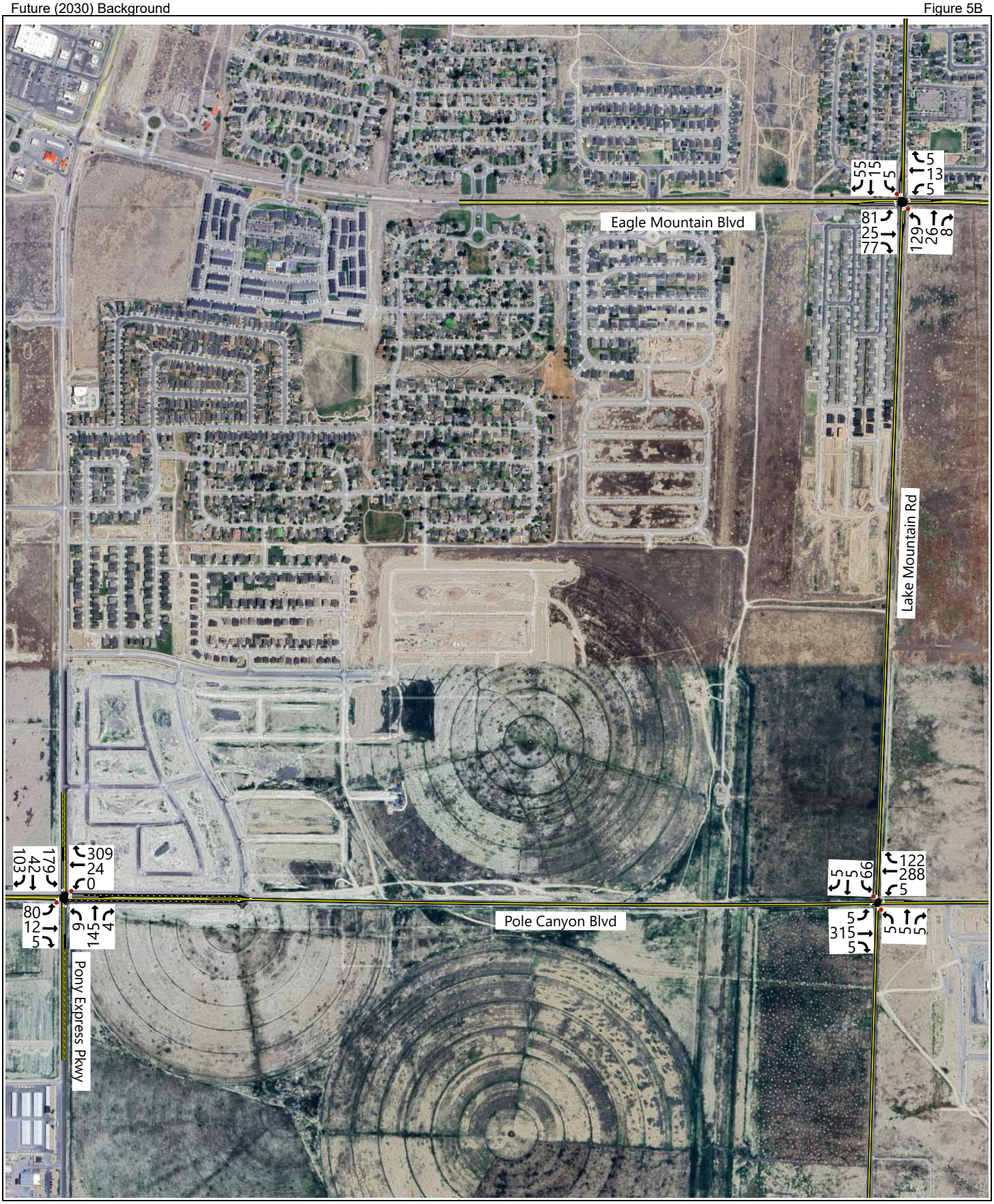

Eagle Mountain Blvd
Lake Mountain Rd
Pole Canyon Blvd
Pony Express Pkwy
55
15
5
5
13
5
81
25
77
129
26
8
309
24
0
179
42
103
122
288
5
5
5
66
80
12
5
6
145
4
5
315
5
5
5
5

**Table 7: Future (2030) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Afternoon Peak |
| Lake Mountain Rd / Eagle Mountain Blvd | NB/SB Stop | a (9.0) / NBT | b (10.5) / NBT |
| Pole Canyon Blvd / Lake Mountain Rd | NB/SB Stop | c (20.8) / SBL | b (10.6) / SBL |
| Pole Canyon Blvd / Pony Express Pkwy | EB/WB Stop | c (19.3) / EBL | b (13.1) / WBT |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2025

# VI. FUTURE (2030) PLUS PROJECT CONDITIONS

## A. Purpose

The purpose of the future (2030) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

## B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2030) background traffic volumes to predict turning movement volumes for future (2030) plus project conditions. Future (2030) plus project morning and afternoon peak hour turning movement volumes are shown in Figure 6.

## C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and afternoon peak hours in future (2030) plus project conditions, as shown in Table 8.

## D. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths during the morning and afternoon peak hour are summarized as follows:

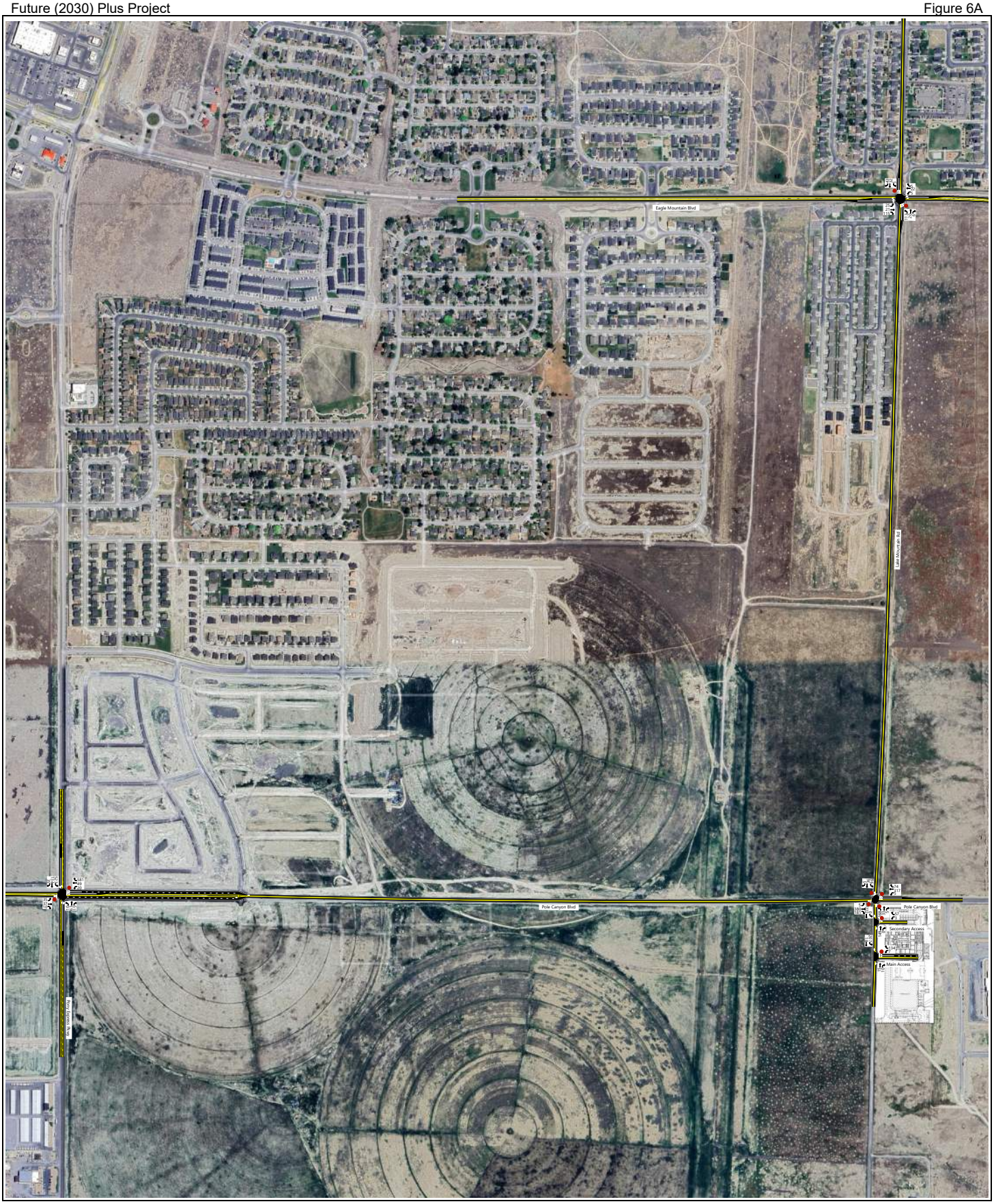
- Pole Canyon Blvd / Lake Mountain Rd:
  - Eastbound: 400 feet

## E. Mitigation Measures

To mitigate the excessive queueing, it is recommended that an eastbound right-turn pocket with 100 feet of storage be installed at the Pole Canyon Boulevard / Lake Mountain Road intersection.

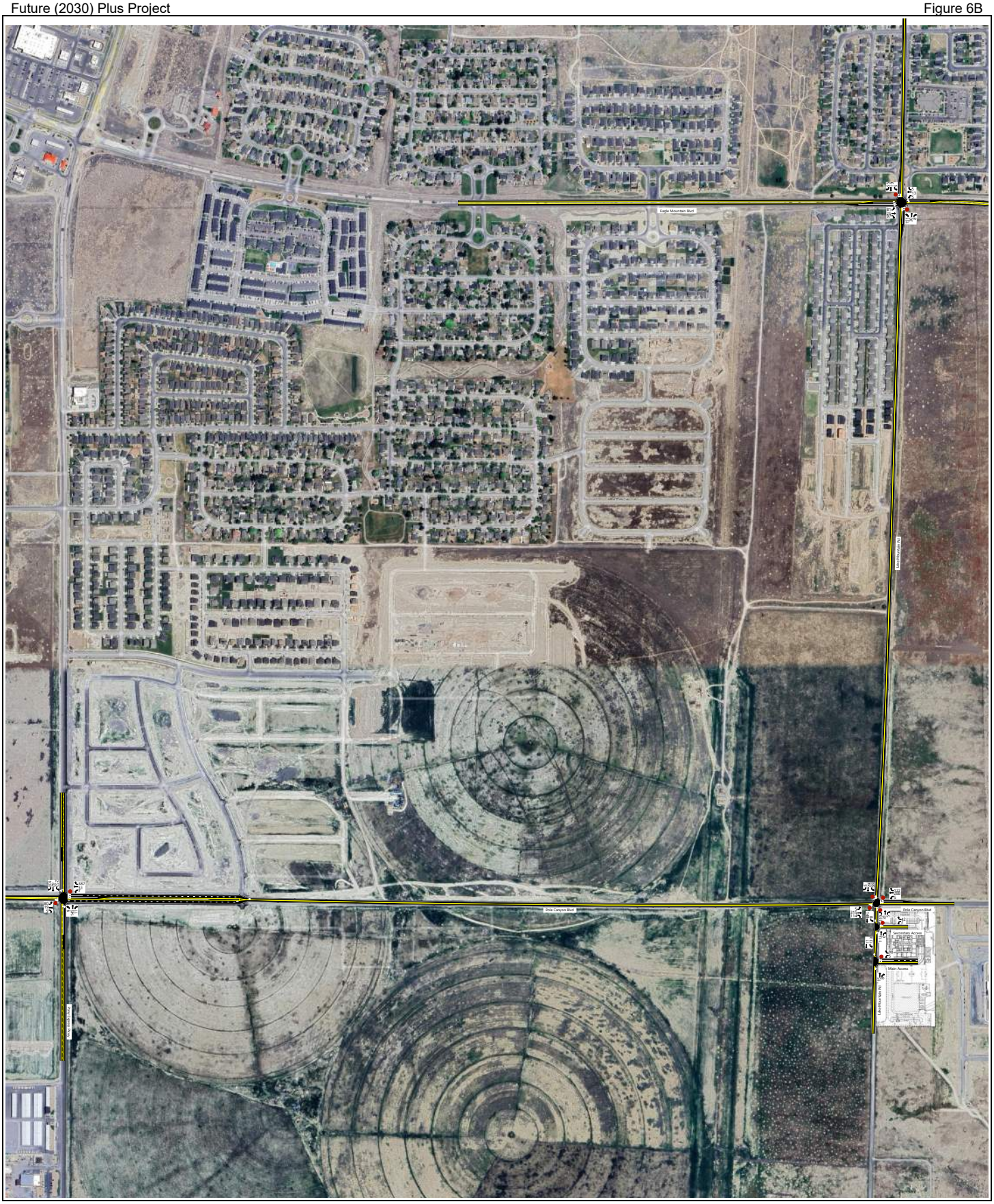
## F. Mitigated Scenario

With the proposed improvements, it is anticipated that there will be sufficient queue storage for eastbound right-turning vehicles at the Pole Canyon Boulevard / Lake Mountain Road intersection.


Eagle Mountain Blvd
Pole Canyon Blvd
Pole Canyon Blvd
Secondary Access
Main Access

Eagle Mountain - John Hancock Academy West TIS
Future (2030) Plus Project

Afternoon Peak Hour
Figure 6B



## Table 8: Future (2030) Plus Project Peak Hour LOS

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Afternoon Peak |
| Lake Mountain Rd / Eagle Mountain Blvd | NB/SB Stop | a (9.4) / NBT | a (9.8) / NBT |
| Pole Canyon Blvd / Lake Mountain Rd | AWSC | C (18.8) | A (7.9) |
| Pole Canyon Blvd / Pony Express Pkwy | EB/WB Stop | c (22.3) / EBL | b (12.6) / WBT |
| Secondary Access / Lake Mountain Rd | WB Stop | a (5.3) / WBL | a (6.1) / WBL |
| Main Access / Lake Mountain Rd | WB Stop | a (6.3) / WBL | a (4.7) / WBL |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

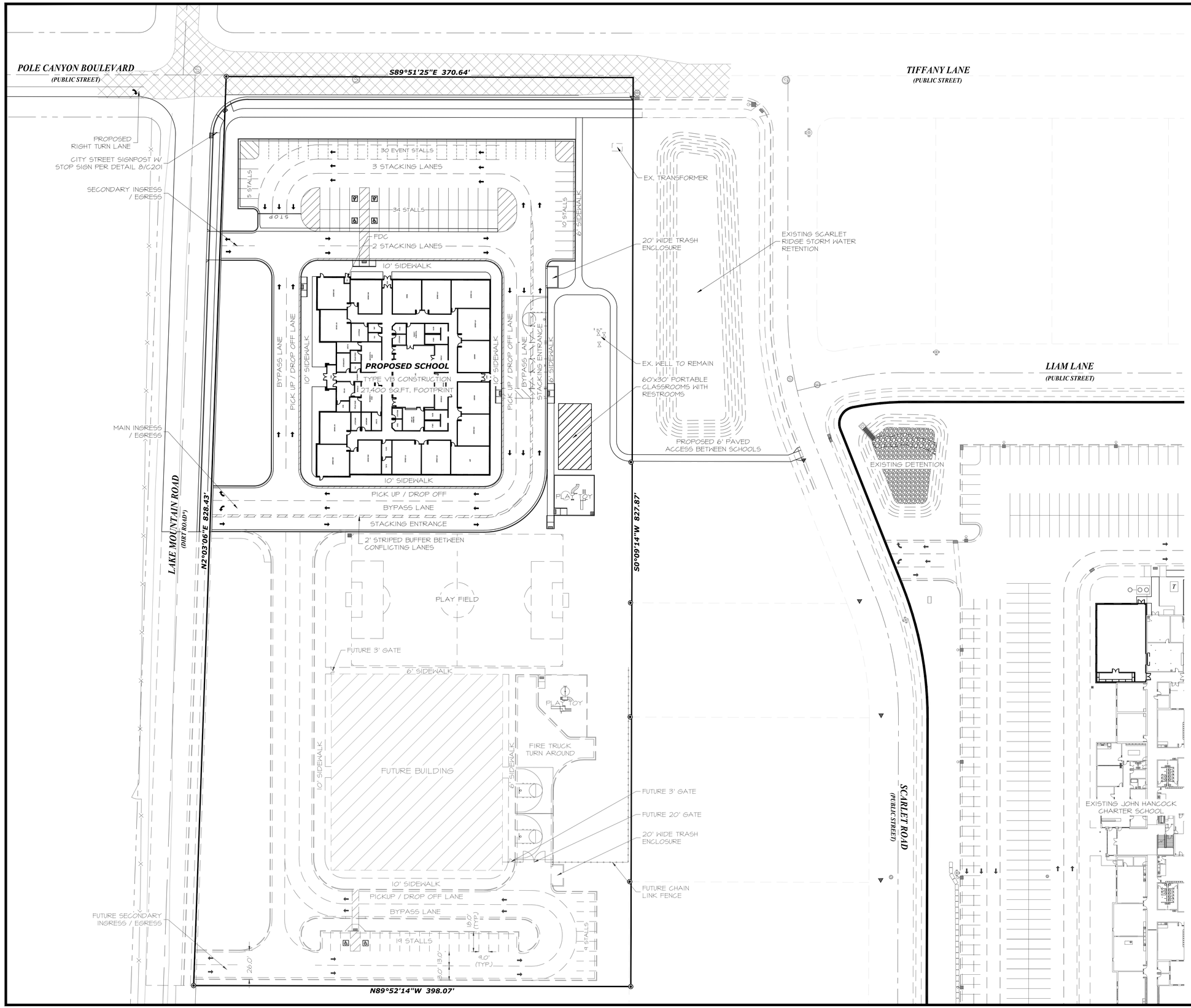
Source: Hales Engineering, July 2025

## G. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95th percentile queue lengths given in the future (2030) plus project scenario. These storage lengths do not include the taper length. It is recommended that a 100 foot right-turn pocket be installed at the Pole Canyon Boulevard / Lake Mountain Road Intersection.

# APPENDIX A

## Site Plan




## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR — NEW IRRIGATION LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- SW — NEW SECONDARY WATERLINE
- W — NEW CULINARY WATERLINE
- IRR — EX. IRRIGATION LINE
- OHP — EX. OVERHEAD POWER LINE
- SD — EX. STORM DRAIN
- SS — EX. SANITARY SEWER
- SW — EX. SECONDARY WATERLINE
- T — EX. TELEPHONE LINE
- CTV — EX. CABLE TV LINE
- G — EX. GAS LINE
- W — EX. CULINARY WATERLINE
- NEW FENCE PER PLAN
- EX. FENCE PER PLAN
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT PER DETAIL 1/C301
- EXISTING ASPHALT
- FIRE TURNAROUND & ACCESS
- EXISTING CURB & GUTTER
- 24" HIGH BACK CURB PER DETAIL 2/C301
- 24" RELEASE GUTTER PER DETAIL 3/C301

0 40 80 160

HORIZONTAL SCALE: 1"=40'

## SITE PLAN

**CALL BLUESTAKES**
**@ 1-800-662-4111**
**AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION**


SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM


# JOHN HANCOCK - WEST CAMPUS
## APPROX. 2570 NORTH LAKE MOUNTAIN ROAD
## EAGLE MOUNTAIN, UTAH

SEAL:

DATE: 07/09/2025
PROJECT: AW-061.02
MANGER: J.R.J.

| REVISIONS | |
|---|---|
| MARK | DATE / DESC. |

SITE PLAN

SHEET NUMBER:
C200


PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

# APPENDIX B

## Turning Movement Counts

Traffic Count Solutions LLC
801.505.9052

# Intersection Turning Movement Summary

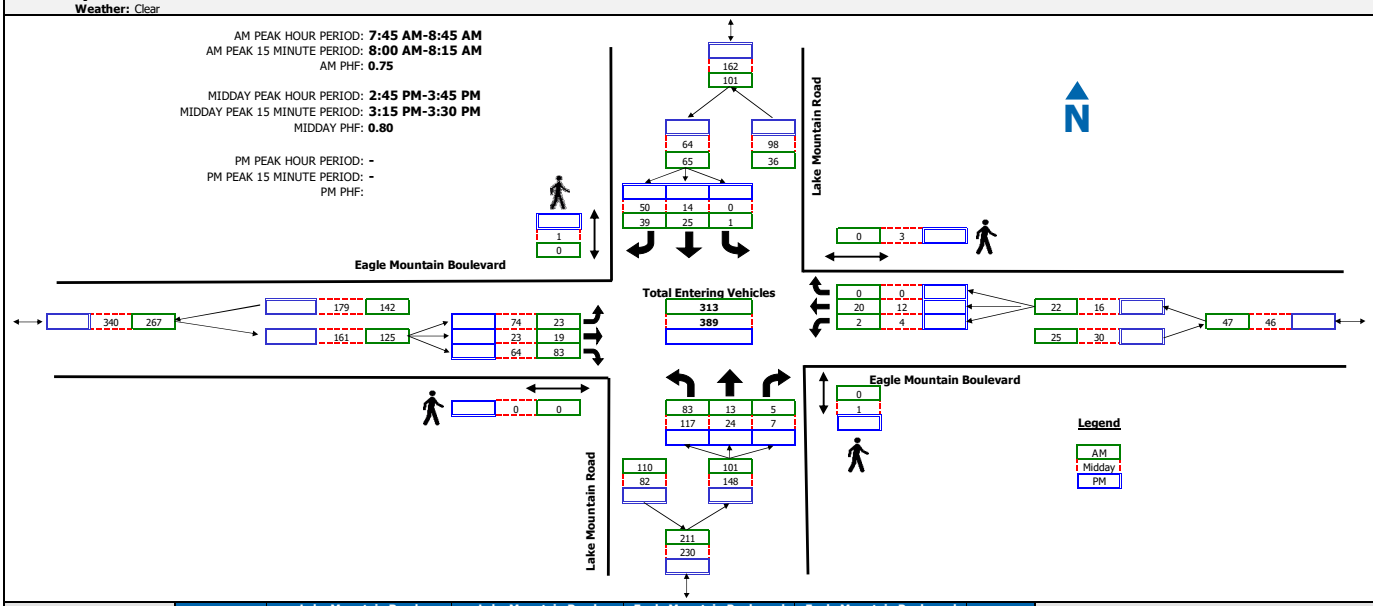
**Intersection:** Lake Mountain Road / Eagle Mountain Boulevard
**North/South Road:** Lake Mountain Road
**East/West Road:** Eagle Mountain Boulevard
**Jurisdiction:** Eagle Mountain
**Project Title:** Eagle mountain John hancock Academy West TIS
**Project No:** UT25-3002
**Weather:** Clear

**Date:** 5-1-25, Thu
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 0
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:00 AM-8:15 AM**
AM PHF: **0.75**

MIDDAY PEAK HOUR PERIOD: **2:45 PM-3:45 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **3:15 PM-3:30 PM**
MIDDAY PHF: **0.80**

PM PEAK HOUR PERIOD: **-**
PM PEAK 15 MINUTE PERIOD: **-**
PM PHF:




| COUNT SUMMARY | Lake Mountain Road Northbound | | | | Lake Mountain Road Southbound | | | | Eagle Mountain Boulevard Eastbound | | | | Eagle Mountain Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |
| **AM PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 7:00 - 7:15 | 10 | 0 | 0 | 0 | 0 | 4 | 8 | 0 | 3 | 5 | 4 | 0 | 1 | 9 | 0 | 0 | 44 |
| 7:15 - 7:30 | 10 | 0 | 0 | 0 | 0 | 1 | 12 | 0 | 1 | 4 | 6 | 0 | 0 | 6 | 0 | 0 | 40 |
| 7:30 - 7:45 | 12 | 1 | 0 | 0 | 0 | 1 | 13 | 0 | 4 | 3 | 12 | 0 | 0 | 2 | 0 | 0 | 48 |
| 7:45 - 8:00 | 9 | 0 | 0 | 0 | 0 | 2 | 11 | 0 | 4 | 9 | 20 | 0 | 0 | 6 | 0 | 0 | 61 |
| 8:00 - 8:15 | 25 | 3 | 1 | 0 | 0 | 11 | 14 | 0 | 9 | 2 | 30 | 0 | 0 | 10 | 0 | 0 | 105 |
| 8:15 - 8:30 | 28 | 6 | 2 | 0 | 1 | 10 | 7 | 0 | 7 | 5 | 25 | 0 | 1 | 3 | 0 | 0 | 95 |
| 8:30 - 8:45 | 21 | 4 | 2 | 0 | 0 | 2 | 7 | 0 | 3 | 3 | 8 | 0 | 1 | 1 | 0 | 0 | 52 |
| 8:45 - 9:00 | 8 | 2 | 0 | 0 | 0 | 1 | 11 | 4 | 7 | 5 | 9 | 0 | 0 | 6 | 0 | 4 | 49 |
| **MIDDAY PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 6 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 12 | 4 | 12 | 0 | 0 | 2 | 0 | 0 | 43 |
| 14:15 - 14:30 | 10 | 1 | 1 | 1 | 0 | 0 | 11 | 0 | 9 | 2 | 14 | 1 | 0 | 5 | 0 | 0 | 53 |
| 14:30 - 14:45 | 16 | 0 | 0 | 0 | 0 | 4 | 14 | 1 | 10 | 5 | 24 | 0 | 1 | 6 | 0 | 0 | 80 |
| 14:45 - 15:00 | 24 | 3 | 1 | 0 | 0 | 5 | 13 | 1 | 16 | 3 | 19 | 0 | 0 | 4 | 0 | 0 | 88 |
| 15:00 - 15:15 | 22 | 5 | 1 | 0 | 0 | 4 | 11 | 0 | 16 | 4 | 19 | 0 | 1 | 2 | 0 | 2 | 85 |
| 15:15 - 15:30 | 44 | 9 | 4 | 0 | 0 | 5 | 17 | 0 | 21 | 6 | 10 | 0 | 2 | 4 | 0 | 0 | 122 |
| 15:30 - 15:45 | 27 | 7 | 1 | 1 | 0 | 0 | 9 | 0 | 21 | 10 | 16 | 0 | 1 | 2 | 0 | 1 | 94 |
| 15:45 - 16:00 | 16 | 2 | 0 | 1 | 0 | 0 | 12 | 0 | 24 | 2 | 8 | 1 | 1 | 3 | 0 | 0 | 68 |
| **PM PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 16:00 - 16:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:15 - 16:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:30 - 16:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:45 - 17:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:00 - 17:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:15 - 17:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:30 - 17:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:45 - 18:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Traffic Count Solutions LLC
801.505.9052

# Intersection Turning Movement Summary

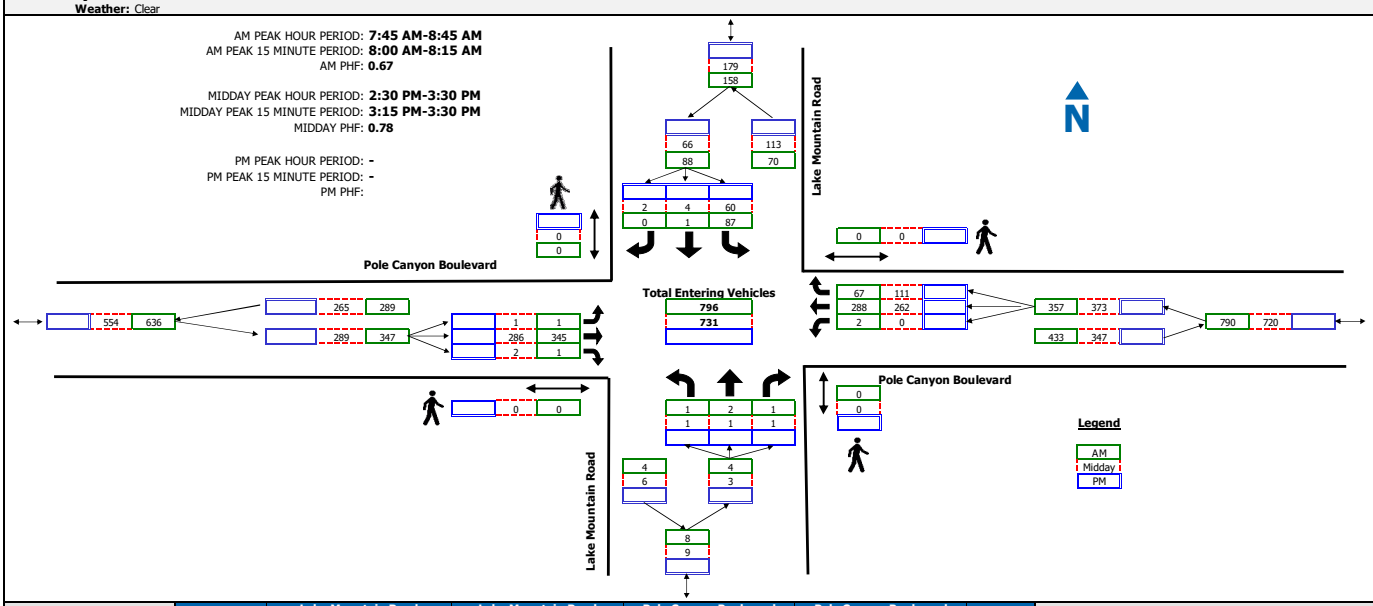
**Intersection:** Lake Mountain Road / Pole Canyon Boulevard
**North/South Road:** Lake Mountain Road
**East/West Road:** Pole Canyon Boulevard
**Jurisdiction:** Eagle Mountain
**Project Title:** Eagle mountain John hancock Academy West TIS
**Project No:** UT25-3002
**Weather:** Clear

**Date:** 5-1-25, Thu
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 0
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:00 AM-8:15 AM**
AM PHF: **0.67**

MIDDAY PEAK HOUR PERIOD: **2:30 PM-3:30 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **3:15 PM-3:30 PM**
MIDDAY PHF: **0.78**

PM PEAK HOUR PERIOD: **-**
PM PEAK 15 MINUTE PERIOD: **-**
PM PHF:




| COUNT SUMMARY | Lake Mountain Road Northbound | | | | Lake Mountain Road Southbound | | | | Pole Canyon Boulevard Eastbound | | | | Pole Canyon Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |
| **AM PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 7:00 - 7:15 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 6 | 0 | 0 | 0 | 1 | 0 | 0 | 9 |
| 7:15 - 7:30 | 2 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 17 | 0 | 0 | 0 | 1 | 0 | 0 | 23 |
| 7:30 - 7:45 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 1 | 0 | 0 | 26 |
| 7:45 - 8:00 | 0 | 0 | 0 | 0 | 17 | 1 | 0 | 0 | 0 | 70 | 0 | 0 | 1 | 37 | 8 | 0 | 134 |
| 8:00 - 8:15 | 0 | 2 | 1 | 0 | 35 | 0 | 0 | 0 | 1 | 129 | 0 | 0 | 0 | 109 | 22 | 0 | 299 |
| 8:15 - 8:30 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 130 | 1 | 0 | 1 | 103 | 26 | 0 | 291 |
| 8:30 - 8:45 | 1 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 39 | 11 | 0 | 72 |
| 8:45 - 9:00 | 1 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 1 | 12 | 0 | 0 | 0 | 11 | 0 | 0 | 28 |
| **MIDDAY PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 14:15 - 14:30 | 1 | 0 | 0 | 0 | 7 | 1 | 0 | 0 | 0 | 30 | 1 | 0 | 0 | 11 | 1 | 0 | 52 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 11 | 1 | 0 | 0 | 0 | 63 | 0 | 0 | 0 | 9 | 2 | 0 | 86 |
| 14:45 - 15:00 | 1 | 1 | 0 | 0 | 12 | 2 | 1 | 0 | 0 | 83 | 0 | 0 | 0 | 70 | 24 | 0 | 194 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 101 | 1 | 0 | 0 | 70 | 25 | 0 | 217 |
| 15:15 - 15:30 | 0 | 0 | 1 | 0 | 17 | 1 | 1 | 0 | 1 | 39 | 1 | 0 | 0 | 113 | 60 | 0 | 234 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 2 | 17 | 1 | 0 | 0 | 24 | 8 | 0 | 54 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 6 | 0 | 0 | 1 | 12 | 4 | 0 | 24 |
| **PM PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 16:00 - 16:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:15 - 16:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:30 - 16:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:45 - 17:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:00 - 17:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:15 - 17:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:30 - 17:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:45 - 18:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Traffic Count Solutions LLC
801.505.9052

# Intersection Turning Movement Summary

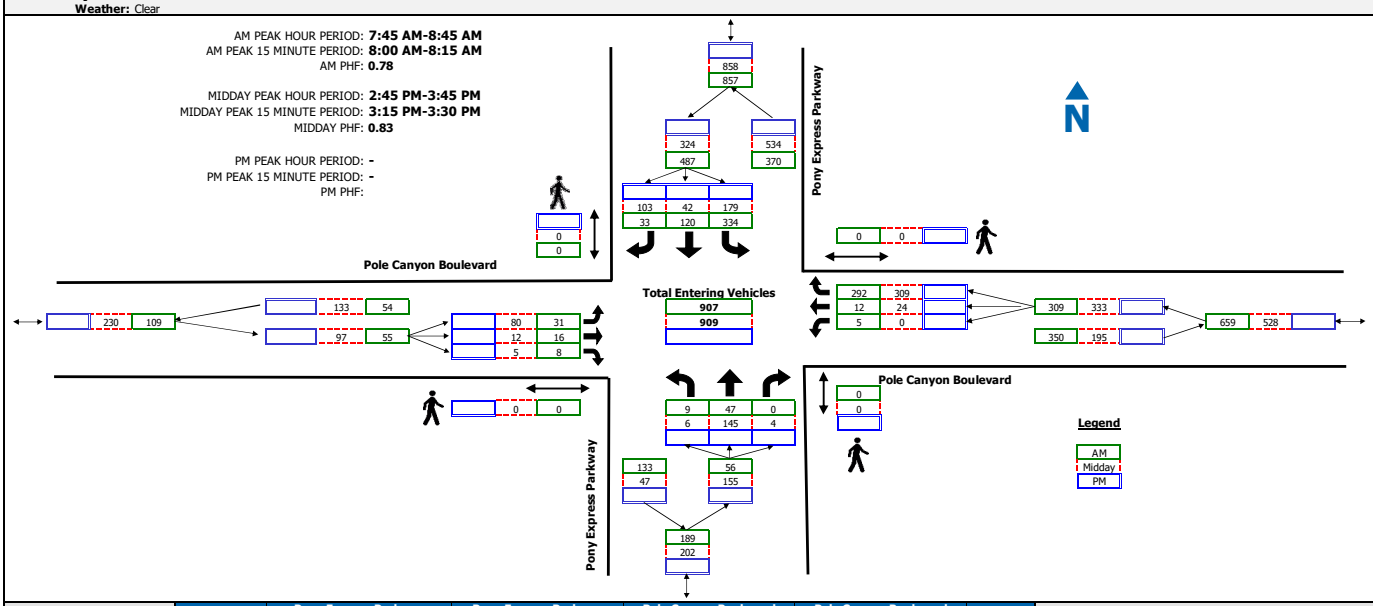
**Intersection:** Pony Express Parkway / Pole Canyon Boulevard
**North/South Road:** Pony Express Parkway
**East/West Road:** Pole Canyon Boulevard
**Jurisdiction:** Eagle Mountain
**Project Title:** Eagle mountain John hancock Academy West TIS
**Project No:** UT25-3002
**Weather:** Clear

**Date:** 5-1-25, Thu
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 0
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:00 AM-8:15 AM**
AM PHF: **0.78**

MIDDAY PEAK HOUR PERIOD: **2:45 PM-3:45 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **3:15 PM-3:30 PM**
MIDDAY PHF: **0.83**

PM PEAK HOUR PERIOD: **-**
PM PEAK 15 MINUTE PERIOD: **-**
PM PHF:




| COUNT SUMMARY | Pony Express Parkway Northbound | | | | Pony Express Parkway Southbound | | | | Pole Canyon Boulevard Eastbound | | | | Pole Canyon Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |
| **AM PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 7:00 - 7:15 | 2 | 17 | 0 | 0 | 8 | 67 | 13 | 0 | 6 | 0 | 1 | 0 | 1 | 0 | 8 | 0 | 123 |
| 7:15 - 7:30 | 0 | 10 | 0 | 0 | 21 | 55 | 21 | 0 | 3 | 0 | 0 | 0 | 1 | 0 | 8 | 0 | 119 |
| 7:30 - 7:45 | 2 | 7 | 0 | 0 | 17 | 38 | 6 | 0 | 15 | 1 | 1 | 0 | 0 | 2 | 9 | 0 | 98 |
| 7:45 - 8:00 | 4 | 15 | 0 | 0 | 62 | 42 | 11 | 0 | 11 | 0 | 2 | 0 | 0 | 0 | 31 | 0 | 178 |
| 8:00 - 8:15 | 4 | 11 | 0 | 0 | 128 | 36 | 7 | 0 | 9 | 5 | 0 | 0 | 3 | 3 | 83 | 0 | 289 |
| 8:15 - 8:30 | 1 | 12 | 0 | 0 | 112 | 22 | 8 | 0 | 8 | 11 | 6 | 0 | 2 | 4 | 90 | 0 | 276 |
| 8:30 - 8:45 | 0 | 9 | 0 | 0 | 32 | 20 | 7 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 88 | 0 | 164 |
| 8:45 - 9:00 | 0 | 12 | 0 | 0 | 21 | 30 | 13 | 0 | 8 | 3 | 0 | 0 | 2 | 2 | 14 | 0 | 105 |
| **MIDDAY PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 1 | 14 | 0 | 0 | 22 | 6 | 16 | 0 | 18 | 2 | 3 | 0 | 0 | 0 | 20 | 0 | 102 |
| 14:15 - 14:30 | 1 | 27 | 0 | 0 | 42 | 5 | 14 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 131 |
| 14:30 - 14:45 | 0 | 21 | 1 | 0 | 77 | 17 | 26 | 0 | 18 | 3 | 1 | 0 | 0 | 0 | 12 | 0 | 176 |
| 14:45 - 15:00 | 2 | 28 | 0 | 0 | 73 | 7 | 22 | 0 | 15 | 4 | 1 | 0 | 0 | 5 | 67 | 0 | 224 |
| 15:00 - 15:15 | 0 | 27 | 0 | 0 | 65 | 13 | 21 | 0 | 22 | 3 | 0 | 0 | 0 | 3 | 75 | 0 | 229 |
| 15:15 - 15:30 | 3 | 51 | 1 | 0 | 24 | 10 | 26 | 0 | 14 | 4 | 3 | 0 | 0 | 8 | 129 | 0 | 273 |
| 15:30 - 15:45 | 1 | 39 | 3 | 0 | 17 | 12 | 34 | 0 | 29 | 1 | 1 | 0 | 0 | 8 | 38 | 0 | 183 |
| 15:45 - 16:00 | 1 | 26 | 0 | 0 | 10 | 5 | 20 | 0 | 29 | 1 | 1 | 0 | 0 | 1 | 15 | 0 | 109 |
| **PM PERIOD COUNTS** | | | | | | | | | | | | | | | | | |
| **Period** | **A** | **B** | **C** | **D** | **E** | **F** | **G** | **H** | **I** | **J** | **K** | **L** | **M** | **N** | **O** | **P** | **TOTAL** |
| 16:00 - 16:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:15 - 16:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:30 - 16:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:45 - 17:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:00 - 17:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:15 - 17:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:30 - 17:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:45 - 18:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

# APPENDIX C

## LOS Results

HALES ENGINEERING
innovative transportation solutions

# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd/Lake Mtn Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 83 | 81 | 97 | 5.8 | *A* |
| | ***T*** | ***13*** | ***15*** | ***113*** | ***8.3*** | ***A*** |
| | R | 5 | 5 | 105 | 2.1 | *A* |
| | Subtotal | 101 | 101 | 100 | 6.0 | *A* |
| SB | L | 1 | 1 | 100 | 2.7 | *A* |
| | T | 25 | 26 | 105 | 6.4 | *A* |
| | R | 39 | 43 | 110 | 3.2 | *A* |
| | Subtotal | 65 | 70 | 108 | 4.4 | *A* |
| EB | L | 23 | 25 | 110 | 1.9 | *A* |
| | T | 19 | 19 | 100 | 0.8 | *A* |
| | R | 83 | 83 | 100 | 1.0 | *A* |
| | Subtotal | 125 | 127 | 102 | 1.1 | *A* |
| WB | L | 2 | 2 | 89 | 1.8 | *A* |
| | T | 20 | 20 | 99 | 0.3 | *A* |
| | Subtotal | 22 | 22 | 100 | 0.4 | *A* |
| **Total** | | 314 | 320 | 102 | 3.3 | *A* |

**Intersection:** Lake Mtn Rd/Lake Mountain Rd & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 1 | 0 | 0 | | |
| | T | 2 | 2 | 89 | 12.3 | *B* |
| | R | 1 | 2 | 200 | 3.2 | *A* |
| | Subtotal | 4 | 4 | 100 | 7.8 | *A* |
| ***SB*** | ***L*** | ***87*** | ***88*** | ***101*** | ***15.2*** | ***C*** |
| | T | 23 | 22 | 96 | 2.8 | *A* |
| | Subtotal | 110 | 110 | 100 | 12.7 | *B* |
| EB | L | 1 | 0 | 0 | 1.7 | *A* |
| | T | 365 | 370 | 101 | 4.5 | *A* |
| | R | 1 | 1 | 100 | 2.9 | *A* |
| | Subtotal | 367 | 371 | 101 | 4.5 | *A* |
| WB | L | 2 | 3 | 133 | 3.8 | *A* |
| | T | 288 | 283 | 98 | 0.5 | *A* |
| | R | 67 | 65 | 97 | 0.3 | *A* |
| | Subtotal | 357 | 351 | 98 | 0.5 | *A* |
| **Total** | | 839 | 836 | 100 | 4.0 | *A* |

HALES ENGINEERING
innovative transportation solutions

# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 9 | 9 | 100 | 2.0 | *A* |
| | T | 47 | 49 | 104 | 0.8 | *A* |
| | Subtotal | 56 | 58 | 104 | 1.0 | *A* |
| SB | L | 334 | 342 | 102 | 2.8 | *A* |
| | T | 120 | 116 | 96 | 1.1 | *A* |
| | R | 33 | 33 | 100 | 0.7 | *A* |
| | Subtotal | 487 | 491 | 101 | 2.3 | *A* |
| EB | L | 31 | 30 | 97 | 11.4 | *B* |
| | ***T*** | ***16*** | ***15*** | ***95*** | ***11.8*** | ***B*** |
| | R | 8 | 7 | 90 | 4.7 | *A* |
| | Subtotal | 55 | 52 | 95 | 10.6 | *B* |
| WB | L | 5 | 4 | 76 | 8.3 | *A* |
| | T | 21 | 20 | 95 | 7.3 | *A* |
| | R | 292 | 287 | 98 | 6.0 | *A* |
| | Subtotal | 318 | 311 | 98 | 6.1 | *A* |
| **Total** | | 917 | 912 | 99 | 4.0 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Background*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd/Lake Mtn Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 119 | 112 | 102 | 7.5 | *A* |
| | ***T*** | ***25*** | ***20*** | ***89*** | ***10.1*** | ***B*** |
| | R | 7 | 7 | 109 | 3.7 | *A* |
| | Subtotal | 151 | 139 | 92 | 7.7 | *A* |
| SB | T | 15 | 12 | 90 | 6.2 | *A* |
| | R | 51 | 46 | 98 | 3.6 | *A* |
| | Subtotal | 66 | 58 | 88 | 4.1 | *A* |
| EB | L | 76 | 69 | 99 | 2.4 | *A* |
| | T | 24 | 23 | 107 | 1.1 | *A* |
| | R | 66 | 57 | 95 | 1.0 | *A* |
| | Subtotal | 166 | 149 | 90 | 1.7 | *A* |
| WB | L | 4 | 3 | 77 | 1.9 | *A* |
| | T | 12 | 11 | 98 | 0.3 | *A* |
| | Subtotal | 16 | 14 | 88 | 0.6 | *A* |
| **Total** | | 399 | 360 | 99 | 4.3 | *A* |

**Intersection:** Lake Mtn Rd/Lake Mountain Rd & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 1 | 1 | 109 | 4.4 | *A* |
| | T | 1 | 1 | 109 | 9.6 | *A* |
| | R | 1 | 1 | 109 | 6.4 | *A* |
| | Subtotal | 3 | 3 | 100 | 6.8 | *A* |
| ***SB*** | ***L*** | ***61*** | ***51*** | ***91*** | ***10.5*** | ***B*** |
| | T | 21 | 18 | 94 | 3.4 | *A* |
| | R | 2 | 2 | 96 | 7.6 | *A* |
| | Subtotal | 84 | 71 | 85 | 8.6 | *A* |
| EB | L | 1 | 1 | 109 | 1.2 | *A* |
| | T | 293 | 264 | 98 | 3.2 | *A* |
| | R | 2 | 2 | 96 | 1.9 | *A* |
| | Subtotal | 296 | 267 | 90 | 3.2 | *A* |
| WB | T | 269 | 251 | 102 | 0.5 | *A* |
| | R | 114 | 107 | 102 | 0.4 | *A* |
| | Subtotal | 383 | 358 | 93 | 0.5 | *A* |
| **Total** | | 767 | 699 | 99 | 2.4 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Background*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 9 | 9 | 109 | 2.3 | *A* |
| | T | 148 | 134 | 99 | 1.1 | *A* |
| | R | 4 | 5 | 128 | 0.1 | *A* |
| | Subtotal | 161 | 148 | 92 | 1.1 | *A* |
| SB | L | 183 | 164 | 98 | 2.9 | *A* |
| | T | 43 | 37 | 94 | 1.6 | *A* |
| | R | 105 | 102 | 106 | 0.7 | *A* |
| | Subtotal | 331 | 303 | 92 | 2.0 | *A* |
| EB | L | 82 | 78 | 104 | 11.6 | *B* |
| | T | 12 | 12 | 109 | 12.8 | *B* |
| | R | 5 | 4 | 83 | 8.1 | *A* |
| | Subtotal | 99 | 94 | 95 | 11.6 | *B* |
| ***WB*** | ***T*** | ***24*** | ***26*** | ***117*** | ***13.3*** | ***B*** |
| | R | 315 | 293 | 102 | 9.3 | *A* |
| | Subtotal | 339 | 319 | 94 | 9.6 | *A* |
| **Total** | | 929 | 864 | 101 | 5.7 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 114 | 115 | 100 | 7.2 | A |
| | ***T*** | ***19*** | ***19*** | ***100*** | ***8.8*** | ***A*** |
| | R | 6 | 6 | 109 | 4.0 | A |
| | Subtotal | 139 | 140 | 101 | 7.3 | A |
| SB | L | 1 | 1 | 100 | 5.5 | A |
| | T | 32 | 34 | 105 | 8.0 | A |
| | R | 39 | 39 | 100 | 2.7 | A |
| | Subtotal | 72 | 74 | 103 | 5.2 | A |
| EB | L | 24 | 23 | 98 | 2.3 | A |
| | T | 19 | 18 | 95 | 1.2 | A |
| | R | 122 | 125 | 102 | 1.2 | A |
| | Subtotal | 165 | 166 | 101 | 1.4 | A |
| WB | L | 2 | 2 | 80 | 2.8 | A |
| | T | 20 | 21 | 105 | 0.3 | A |
| | Subtotal | 22 | 23 | 105 | 0.5 | A |
| **Total** | | 399 | 403 | 101 | 4.1 | A |

**Intersection:** Lake Mountain Rd & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***160*** | ***158*** | ***99*** | ***36.6*** | ***E*** |
| | T | 39 | 40 | 103 | 27.6 | D |
| | R | 1 | 2 | 200 | 23.9 | C |
| | Subtotal | 200 | 200 | 100 | 34.7 | D |
| SB | L | 88 | 89 | 102 | 24.6 | C |
| | T | 70 | 72 | 103 | 20.1 | C |
| | Subtotal | 158 | 161 | 102 | 22.6 | C |
| EB | L | 1 | 0 | 0 | | |
| | T | 342 | 337 | 99 | 8.0 | A |
| | R | 166 | 177 | 106 | 4.6 | A |
| | Subtotal | 509 | 514 | 101 | 6.8 | A |
| WB | L | 2 | 2 | 80 | 6.2 | A |
| | T | 288 | 294 | 102 | 0.6 | A |
| | R | 68 | 68 | 101 | 0.3 | A |
| | Subtotal | 358 | 364 | 102 | 0.6 | A |
| **Total** | | 1,224 | 1,239 | 101 | 10.5 | B |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 8 | 7 | 93 | 1.9 | *A* |
| | T | 40 | 39 | 96 | 1.1 | *A* |
| | Subtotal | 48 | 46 | 96 | 1.2 | *A* |
| SB | L | 443 | 447 | 101 | 3.3 | *A* |
| | T | 104 | 107 | 103 | 1.2 | *A* |
| | R | 28 | 29 | 102 | 0.9 | *A* |
| | Subtotal | 575 | 583 | 101 | 2.8 | *A* |
| ***EB*** | ***L*** | ***26*** | ***24*** | ***91*** | ***21.1*** | ***C*** |
| | T | 24 | 24 | 102 | 15.5 | *C* |
| | R | 6 | 7 | 108 | 7.6 | *A* |
| | Subtotal | 56 | 55 | 98 | 16.9 | *C* |
| WB | L | 4 | 4 | 89 | 10.3 | *B* |
| | T | 50 | 52 | 103 | 7.0 | *A* |
| | R | 400 | 403 | 101 | 7.7 | *A* |
| | Subtotal | 454 | 459 | 101 | 7.6 | *A* |
| **Total** | | 1,136 | 1,143 | 101 | 5.4 | *A* |

**Intersection:** Lake Mountain Rd & Secondary Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 141 | 139 | 99 | 8.3 | *A* |
| | Subtotal | 141 | 139 | 99 | 8.3 | *A* |
| SB | T | 217 | 229 | 106 | 0.8 | *A* |
| | Subtotal | 217 | 229 | 106 | 0.8 | *A* |
| ***WB*** | ***R*** | ***58*** | ***60*** | ***103*** | ***32.4*** | ***D*** |
| | Subtotal | 58 | 60 | 103 | 32.4 | *D* |
| | | | | | | |
| **Total** | | 416 | 428 | 103 | 7.7 | *A* |

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# *SimTraffic LOS Report*

**Project:** **Eagle Mountain - John Hancock Academy West TIS**
**Analysis Period:** ***Existing (2025) Plus Project***
**Time Period:** ***Morning Peak Hour*** **Project #:** ***UT25-3002***

**Intersection:** **Lake Mountain Rd & Main Access**
**Type:** **Unsignalized**

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 4 | 4 | 114 | 3.7 | *A* |
| | Subtotal | 4 | 4 | 100 | 3.7 | *A* |
| SB | L | 212 | 223 | 105 | 1.8 | *A* |
| | T | 4 | 5 | 111 | 1.0 | *A* |
| | Subtotal | 216 | 228 | 106 | 1.8 | *A* |
| ***WB*** | ***R*** | ***138*** | ***135*** | ***98*** | ***4.1*** | ***A*** |
| | Subtotal | 138 | 135 | 98 | 4.1 | *A* |
| | | | | | | |
| **Total** | | 358 | 367 | 103 | 2.7 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Plus Project*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 132 | 131 | 100 | 7.9 | *A* |
| | ***T*** | ***25*** | ***28*** | ***112*** | ***10.3*** | ***B*** |
| | R | 7 | 8 | 114 | 4.5 | *A* |
| | Subtotal | 164 | 167 | 102 | 8.1 | *A* |
| SB | T | 16 | 17 | 103 | 8.2 | *A* |
| | R | 44 | 41 | 94 | 2.6 | *A* |
| | Subtotal | 60 | 58 | 97 | 4.2 | *A* |
| EB | L | 64 | 67 | 105 | 2.4 | *A* |
| | T | 20 | 20 | 103 | 1.0 | *A* |
| | R | 86 | 85 | 99 | 1.3 | *A* |
| | Subtotal | 170 | 172 | 101 | 1.7 | *A* |
| WB | L | 4 | 3 | 86 | 1.7 | *A* |
| | T | 11 | 12 | 109 | 0.3 | *A* |
| | Subtotal | 15 | 15 | 100 | 0.6 | *A* |
| **Total** | | 407 | 412 | 101 | 4.7 | *A* |

**Intersection:** Lake Mountain Rd & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 112 | 115 | 103 | 9.1 | *A* |
| | T | 36 | 37 | 103 | 9.9 | *A* |
| | R | 1 | 1 | 100 | 7.9 | *A* |
| | Subtotal | 149 | 153 | 103 | 9.3 | *A* |
| ***SB*** | ***L*** | ***48*** | ***45*** | ***93*** | ***10.5*** | ***B*** |
| | T | 56 | 59 | 106 | 9.7 | *A* |
| | R | 2 | 2 | 100 | 5.3 | *A* |
| | Subtotal | 106 | 106 | 100 | 10.0 | *A* |
| EB | L | 1 | 1 | 100 | 6.8 | *A* |
| | T | 230 | 231 | 100 | 4.6 | *A* |
| | R | 108 | 105 | 98 | 2.5 | *A* |
| | Subtotal | 339 | 337 | 99 | 4.0 | *A* |
| WB | T | 210 | 216 | 103 | 0.3 | *A* |
| | R | 90 | 92 | 102 | 0.2 | *A* |
| | Subtotal | 300 | 308 | 103 | 0.3 | *A* |
| **Total** | | 894 | 904 | 101 | 4.3 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Plus Project*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 8 | 8 | 107 | 2.1 | *A* |
| | T | 125 | 121 | 97 | 1.1 | *A* |
| | R | 3 | 5 | 167 | 0.1 | *A* |
| | Subtotal | 136 | 134 | 99 | 1.1 | *A* |
| SB | L | 254 | 253 | 100 | 3.0 | *A* |
| | T | 36 | 36 | 99 | 1.4 | *A* |
| | R | 88 | 93 | 105 | 0.6 | *A* |
| | Subtotal | 378 | 382 | 101 | 2.3 | *A* |
| EB | L | 68 | 70 | 102 | 12.5 | *B* |
| | T | 16 | 16 | 97 | 12.0 | *B* |
| | R | 4 | 4 | 100 | 5.6 | *A* |
| | Subtotal | 88 | 90 | 102 | 12.1 | *B* |
| ***WB*** | ***T*** | ***28*** | ***25*** | ***91*** | ***12.9*** | ***B*** |
| | R | 370 | 381 | 103 | 9.4 | *A* |
| | Subtotal | 398 | 406 | 102 | 9.6 | *A* |
| **Total** | | 1,001 | 1,012 | 101 | 6.0 | *A* |

**Intersection:** Lake Mountain Rd & Secondary Acces
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 104 | 108 | 103 | 0.7 | *A* |
| | Subtotal | 104 | 108 | 104 | 0.7 | *A* |
| SB | T | 145 | 145 | 100 | 0.9 | *A* |
| | Subtotal | 145 | 145 | 100 | 0.9 | *A* |
| ***WB*** | ***R*** | ***44*** | ***44*** | ***101*** | ***3.7*** | ***A*** |
| | Subtotal | 44 | 44 | 100 | 3.7 | *A* |
| | | | | | | |
| **Total** | | 293 | 297 | 101 | 1.3 | *A* |

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# *SimTraffic LOS Report*

**Project:** **Eagle Mountain - John Hancock Academy West TIS**
**Analysis Period:** ***Existing (2025) Plus Project***
**Time Period:** ***Afternoon Peak Hour*** **Project #:** ***UT25-3002***

**Intersection:** **Lake Mountain Rd & Main Access**
**Type:** **Unsignalized**

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 2 | 2 | 100 | 0.6 | *A* |
| | Subtotal | 2 | 2 | 100 | 0.6 | *A* |
| SB | L | 140 | 140 | 100 | 1.8 | *A* |
| | T | 6 | 5 | 83 | 0.8 | *A* |
| | Subtotal | 146 | 145 | 99 | 1.8 | *A* |
| ***WB*** | ***R*** | ***102*** | ***105*** | ***103*** | ***3.1*** | ***A*** |
| | Subtotal | 102 | 105 | 103 | 3.1 | *A* |
| | | | | | | |
| **Total** | | 250 | 252 | 101 | 2.3 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Plus Project - Mitigation*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 114 | 115 | 100 | 7.4 | A |
| | ***T*** | ***19*** | ***19*** | ***100*** | ***8.7*** | ***A*** |
| | R | 6 | 6 | 109 | 4.0 | A |
| | Subtotal | 139 | 140 | 101 | 7.4 | A |
| SB | L | 1 | 1 | 100 | 6.6 | A |
| | T | 32 | 34 | 105 | 8.2 | A |
| | R | 39 | 39 | 100 | 2.8 | A |
| | Subtotal | 72 | 74 | 103 | 5.3 | A |
| EB | L | 24 | 23 | 98 | 2.3 | A |
| | T | 19 | 18 | 95 | 1.2 | A |
| | R | 122 | 125 | 102 | 1.1 | A |
| | Subtotal | 165 | 166 | 101 | 1.3 | A |
| WB | L | 2 | 2 | 80 | 2.8 | A |
| | T | 20 | 21 | 105 | 0.3 | A |
| | Subtotal | 22 | 23 | 105 | 0.5 | A |
| **Total** | | 399 | 403 | 101 | 4.1 | A |

**Intersection:** Lake Mountain Rd & Pole Canyon Blvd
**Type:** All-way Stop Controlled

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 160 | 158 | 99 | 6.5 | A |
| | T | 39 | 40 | 103 | 8.0 | A |
| | R | 1 | 2 | 200 | 4.5 | A |
| | Subtotal | 200 | 200 | 100 | 6.8 | A |
| SB | L | 88 | 89 | 102 | 10.4 | B |
| | T | 70 | 72 | 103 | 9.2 | A |
| | Subtotal | 158 | 161 | 102 | 9.9 | A |
| EB | L | 1 | 0 | 0 | | |
| | T | 342 | 337 | 99 | 28.4 | D |
| | R | 166 | 177 | 106 | 21.6 | C |
| | Subtotal | 509 | 514 | 101 | 26.1 | D |
| WB | L | 2 | 2 | 80 | 10.1 | B |
| | T | 288 | 294 | 102 | 9.5 | A |
| | R | 68 | 68 | 101 | 3.9 | A |
| | Subtotal | 358 | 364 | 102 | 8.5 | A |
| **Total** | | 1,224 | 1,239 | 101 | 15.8 | C |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Plus Project - Mitigation*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 8 | 7 | 93 | 1.9 | *A* |
| | T | 40 | 39 | 96 | 1.1 | *A* |
| | Subtotal | 48 | 46 | 96 | 1.2 | *A* |
| SB | L | 443 | 447 | 101 | 3.3 | *A* |
| | T | 104 | 107 | 103 | 1.2 | *A* |
| | R | 28 | 29 | 102 | 0.9 | *A* |
| | Subtotal | 575 | 583 | 101 | 2.8 | *A* |
| ***EB*** | ***L*** | ***26*** | ***24*** | ***91*** | ***19.9*** | ***C*** |
| | T | 24 | 24 | 102 | 15.7 | *C* |
| | R | 6 | 7 | 108 | 7.5 | *A* |
| | Subtotal | 56 | 55 | 98 | 16.5 | *C* |
| WB | L | 4 | 4 | 89 | 13.4 | *B* |
| | T | 50 | 52 | 103 | 6.8 | *A* |
| | R | 400 | 404 | 101 | 7.7 | *A* |
| | Subtotal | 454 | 460 | 101 | 7.6 | *A* |
| **Total** | | 1,136 | 1,144 | 101 | 5.4 | *A* |

**Intersection:** Lake Mountain Rd & Secondary Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 141 | 139 | 99 | 0.6 | *A* |
| | Subtotal | 141 | 139 | 99 | 0.6 | *A* |
| SB | T | 217 | 229 | 106 | 1.0 | *A* |
| | Subtotal | 217 | 229 | 106 | 1.0 | *A* |
| ***WB*** | ***R*** | ***58*** | ***60*** | ***103*** | ***3.4*** | ***A*** |
| | Subtotal | 58 | 60 | 103 | 3.4 | *A* |
| | | | | | | |
| **Total** | | 416 | 428 | 103 | 1.2 | *A* |

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# *SimTraffic LOS Report*

**Project:** **Eagle Mountain - John Hancock Academy West TIS**
**Analysis Period:** ***Existing (2025) Plus Project - Mitigation***
**Time Period:** ***Morning Peak Hour*** **Project #:** ***UT25-3002***

**Intersection:** **Lake Mountain Rd & Main Access**
**Type:** **Unsignalized**

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 4 | 4 | 114 | 0.3 | *A* |
| | Subtotal | 4 | 4 | 100 | 0.3 | *A* |
| SB | L | 212 | 223 | 105 | 1.8 | *A* |
| | T | 4 | 5 | 111 | 1.1 | *A* |
| | Subtotal | 216 | 228 | 106 | 1.8 | *A* |
| ***WB*** | ***R*** | ***138*** | ***135*** | ***98*** | ***3.3*** | ***A*** |
| | Subtotal | 138 | 135 | 98 | 3.3 | *A* |
| | | | | | | |
| **Total** | | 358 | 367 | 103 | 2.3 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Plus Project - Mitigated*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 132 | 130 | 99 | 7.9 | *A* |
| | ***T*** | ***25*** | ***28*** | ***112*** | ***10.4*** | ***B*** |
| | R | 7 | 8 | 114 | 4.6 | *A* |
| | Subtotal | 164 | 166 | 101 | 8.2 | *A* |
| SB | T | 16 | 17 | 103 | 8.1 | *A* |
| | R | 44 | 41 | 94 | 2.6 | *A* |
| | Subtotal | 60 | 58 | 97 | 4.2 | *A* |
| EB | L | 64 | 67 | 105 | 2.4 | *A* |
| | T | 20 | 20 | 103 | 1.0 | *A* |
| | R | 86 | 85 | 99 | 1.3 | *A* |
| | Subtotal | 170 | 172 | 101 | 1.7 | *A* |
| WB | L | 4 | 3 | 86 | 1.7 | *A* |
| | T | 11 | 12 | 109 | 0.3 | *A* |
| | Subtotal | 15 | 15 | 100 | 0.6 | *A* |
| **Total** | | 407 | 411 | 101 | 4.6 | *A* |

**Intersection:** Lake Mountain Rd & Pole Canyon Blvd
**Type:** All-way Stop Controlled

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 112 | 115 | 103 | 4.9 | *A* |
| | T | 36 | 37 | 103 | 6.1 | *A* |
| | R | 1 | 1 | 100 | 3.3 | *A* |
| | Subtotal | 149 | 153 | 103 | 5.2 | *A* |
| SB | L | 48 | 45 | 93 | 7.2 | *A* |
| | T | 56 | 59 | 106 | 7.0 | *A* |
| | R | 2 | 2 | 100 | 3.4 | *A* |
| | Subtotal | 106 | 106 | 100 | 7.0 | *A* |
| EB | L | 1 | 1 | 100 | 10.5 | *B* |
| | T | 230 | 231 | 100 | 12.8 | *B* |
| | R | 108 | 105 | 98 | 7.2 | *A* |
| | Subtotal | 339 | 337 | 99 | 11.0 | *B* |
| WB | T | 210 | 216 | 103 | 6.4 | *A* |
| | R | 90 | 92 | 102 | 3.5 | *A* |
| | Subtotal | 300 | 308 | 103 | 5.5 | *A* |
| **Total** | | 894 | 904 | 101 | 7.8 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Existing (2025) Plus Project - Mitigated*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 8 | 8 | 107 | 2.1 | *A* |
| | T | 125 | 121 | 97 | 1.1 | *A* |
| | R | 3 | 5 | 167 | 0.1 | *A* |
| | Subtotal | 136 | 134 | 99 | 1.1 | *A* |
| SB | L | 254 | 253 | 100 | 3.0 | *A* |
| | T | 36 | 36 | 99 | 1.4 | *A* |
| | R | 88 | 93 | 105 | 0.6 | *A* |
| | Subtotal | 378 | 382 | 101 | 2.3 | *A* |
| EB | L | 68 | 70 | 102 | 12.6 | *B* |
| | T | 16 | 16 | 97 | 12.2 | *B* |
| | R | 4 | 4 | 100 | 5.7 | *A* |
| | Subtotal | 88 | 90 | 102 | 12.2 | *B* |
| ***WB*** | ***T*** | ***28*** | ***25*** | ***91*** | ***13.4*** | ***B*** |
| | R | 370 | 382 | 103 | 9.3 | *A* |
| | Subtotal | 398 | 407 | 102 | 9.6 | *A* |
| **Total** | | 1,001 | 1,013 | 101 | 6.0 | *A* |

**Intersection:** Lake Mountain Rd & Secondary Acces
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 104 | 108 | 103 | 0.7 | *A* |
| | Subtotal | 104 | 108 | 104 | 0.7 | *A* |
| SB | T | 145 | 145 | 100 | 1.0 | *A* |
| | Subtotal | 145 | 145 | 100 | 1.0 | *A* |
| ***WB*** | ***R*** | ***44*** | ***44*** | ***101*** | ***3.4*** | ***A*** |
| | Subtotal | 44 | 44 | 100 | 3.4 | *A* |
| | | | | | | |
| **Total** | | 293 | 297 | 101 | 1.2 | *A* |

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# *SimTraffic LOS Report*

**Project:** **Eagle Mountain - John Hancock Academy West TIS**
**Analysis Period:** ***Existing (2025) Plus Project - Mitigated***
**Time Period:** ***Afternoon Peak Hour*** **Project #:** ***UT25-3002***

**Intersection:** **Lake Mountain Rd & Main Access**
**Type:** **Unsignalized**

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 2 | 2 | 100 | 0.4 | *A* |
| | Subtotal | 2 | 2 | 100 | 0.4 | *A* |
| SB | L | 140 | 140 | 100 | 1.8 | *A* |
| | T | 6 | 5 | 83 | 0.8 | *A* |
| | Subtotal | 146 | 145 | 99 | 1.8 | *A* |
| ***WB*** | ***R*** | ***102*** | ***105*** | ***103*** | ***3.1*** | ***A*** |
| | Subtotal | 102 | 105 | 103 | 3.1 | *A* |
| | | | | | | |
| **Total** | | 250 | 252 | 101 | 2.3 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd/Lake Mtn Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 91 | 89 | 98 | 6.2 | *A* |
| | ***T*** | ***14*** | ***15*** | ***109*** | ***9.0*** | ***A*** |
| | R | 6 | 7 | 122 | 3.5 | *A* |
| | Subtotal | 111 | 111 | 100 | 6.4 | *A* |
| SB | L | 5 | 5 | 105 | 5.0 | *A* |
| | T | 25 | 25 | 101 | 6.1 | *A* |
| | R | 43 | 41 | 96 | 3.5 | *A* |
| | Subtotal | 73 | 71 | 97 | 4.5 | *A* |
| EB | L | 25 | 25 | 101 | 2.2 | *A* |
| | T | 21 | 22 | 104 | 0.9 | *A* |
| | R | 91 | 89 | 98 | 1.1 | *A* |
| | Subtotal | 137 | 136 | 99 | 1.3 | *A* |
| WB | L | 5 | 5 | 105 | 1.9 | *A* |
| | T | 22 | 22 | 99 | 0.4 | *A* |
| | R | 5 | 6 | 126 | 0.1 | *A* |
| | Subtotal | 32 | 33 | 103 | 0.6 | *A* |
| **Total** | | 352 | 351 | 100 | 3.5 | *A* |

**Intersection:** Lake Mtn Rd/Lake Mountain Rd & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 5 | 4 | 84 | 12.8 | *B* |
| | T | 5 | 5 | 105 | 15.2 | *C* |
| | R | 5 | 6 | 126 | 8.0 | *A* |
| | Subtotal | 15 | 15 | 100 | 11.7 | *B* |
| ***SB*** | ***L*** | ***96*** | ***96*** | ***100*** | ***20.8*** | ***C*** |
| | T | 20 | 18 | 90 | 7.5 | *A* |
| | R | 5 | 4 | 84 | 18.3 | *C* |
| | Subtotal | 121 | 118 | 98 | 18.7 | *C* |
| EB | L | 5 | 3 | 63 | 5.1 | *A* |
| | T | 429 | 435 | 101 | 5.0 | *A* |
| | R | 5 | 5 | 105 | 3.1 | *A* |
| | Subtotal | 439 | 443 | 101 | 5.0 | *A* |
| WB | L | 5 | 5 | 105 | 3.2 | *A* |
| | T | 317 | 327 | 103 | 0.6 | *A* |
| | R | 74 | 75 | 101 | 0.3 | *A* |
| | Subtotal | 396 | 407 | 103 | 0.6 | *A* |
| **Total** | | 969 | 983 | 101 | 5.0 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 10 | 10 | 100 | 2.4 | *A* |
| | T | 63 | 65 | 103 | 1.3 | *A* |
| | R | 5 | 6 | 114 | 0.3 | *A* |
| | Subtotal | 78 | 81 | 104 | 1.4 | *A* |
| SB | L | 400 | 403 | 101 | 3.4 | *A* |
| | T | 134 | 136 | 102 | 1.3 | *A* |
| | R | 35 | 32 | 91 | 0.8 | *A* |
| | Subtotal | 569 | 571 | 100 | 2.8 | *A* |
| ***EB*** | ***L*** | ***35*** | ***34*** | ***96*** | ***19.3*** | ***C*** |
| | T | 27 | 27 | 101 | 18.3 | *C* |
| | R | 10 | 10 | 100 | 5.9 | *A* |
| | Subtotal | 72 | 71 | 99 | 17.0 | *C* |
| WB | L | 10 | 10 | 100 | 17.3 | *C* |
| | T | 39 | 38 | 98 | 16.3 | *C* |
| | R | 468 | 476 | 102 | 14.5 | *B* |
| | Subtotal | 517 | 524 | 101 | 14.7 | *B* |
| **Total** | | 1,236 | 1,247 | 101 | 8.5 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Background*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd/Lake Mtn Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 125 | 98 | 104 | 7.9 | *A* |
| | ***T*** | ***25*** | ***19*** | ***100*** | ***10.5*** | ***B*** |
| | R | 8 | 8 | 139 | 4.3 | *A* |
| | Subtotal | 158 | 125 | 79 | 8.1 | *A* |
| SB | L | 5 | 4 | 107 | 5.0 | *A* |
| | T | 15 | 10 | 91 | 6.0 | *A* |
| | R | 53 | 37 | 93 | 3.6 | *A* |
| | Subtotal | 73 | 51 | 70 | 4.2 | *A* |
| EB | L | 79 | 62 | 105 | 2.7 | *A* |
| | T | 24 | 18 | 99 | 0.9 | *A* |
| | R | 75 | 54 | 96 | 1.0 | *A* |
| | Subtotal | 178 | 134 | 75 | 1.8 | *A* |
| WB | L | 5 | 4 | 107 | 2.0 | *A* |
| | T | 13 | 10 | 105 | 0.4 | *A* |
| | R | 5 | 4 | 107 | 0.2 | *A* |
| | Subtotal | 23 | 18 | 78 | 0.7 | *A* |
| **Total** | | 432 | 328 | 101 | 4.5 | *A* |

**Intersection:** Lake Mtn Rd/Lake Mountain Rd & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 5 | 3 | 80 | 6.0 | *A* |
| | T | 5 | 4 | 107 | 8.8 | *A* |
| | R | 5 | 4 | 107 | 3.8 | *A* |
| | Subtotal | 15 | 11 | 73 | 6.2 | *A* |
| ***SB*** | ***L*** | ***64*** | ***45*** | ***94*** | ***10.6*** | ***B*** |
| | T | 26 | 20 | 104 | 2.7 | *A* |
| | R | 5 | 4 | 107 | 7.4 | *A* |
| | Subtotal | 95 | 69 | 73 | 8.1 | *A* |
| EB | L | 5 | 3 | 80 | 3.2 | *A* |
| | T | 305 | 226 | 99 | 3.2 | *A* |
| | R | 5 | 5 | 133 | 1.5 | *A* |
| | Subtotal | 315 | 234 | 74 | 3.2 | *A* |
| WB | L | 5 | 3 | 80 | 3.7 | *A* |
| | T | 279 | 216 | 103 | 0.6 | *A* |
| | R | 118 | 92 | 104 | 0.4 | *A* |
| | Subtotal | 402 | 311 | 77 | 0.6 | *A* |
| **Total** | | 827 | 625 | 101 | 2.5 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Background*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 9 | 7 | 108 | 2.4 | *A* |
| | T | 142 | 107 | 101 | 1.0 | *A* |
| | R | 4 | 3 | 100 | 0.1 | *A* |
| | Subtotal | 155 | 117 | 75 | 1.1 | *A* |
| SB | L | 175 | 128 | 98 | 2.9 | *A* |
| | T | 41 | 32 | 104 | 1.4 | *A* |
| | R | 101 | 75 | 99 | 0.6 | *A* |
| | Subtotal | 317 | 235 | 74 | 2.0 | *A* |
| EB | L | 78 | 62 | 106 | 11.0 | *B* |
| | T | 12 | 8 | 91 | 11.5 | *B* |
| | R | 5 | 3 | 80 | 4.8 | *A* |
| | Subtotal | 95 | 73 | 77 | 10.8 | *B* |
| ***WB*** | ***T*** | ***23*** | ***19*** | ***109*** | ***13.1*** | ***B*** |
| | R | 302 | 233 | 103 | 8.5 | *A* |
| | Subtotal | 325 | 252 | 78 | 8.8 | *A* |
| **Total** | | 891 | 677 | 101 | 5.4 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 114 | 104 | 92 | 7.4 | A |
| | ***T*** | ***20*** | ***23*** | ***115*** | ***9.4*** | ***A*** |
| | R | 6 | 4 | 73 | 3.9 | A |
| | Subtotal | 140 | 131 | 94 | 7.6 | A |
| SB | L | 6 | 5 | 91 | 4.9 | A |
| | T | 32 | 33 | 102 | 8.3 | A |
| | R | 44 | 43 | 99 | 2.9 | A |
| | Subtotal | 82 | 81 | 99 | 5.2 | A |
| EB | L | 26 | 25 | 98 | 2.1 | A |
| | T | 21 | 24 | 114 | 1.0 | A |
| | R | 116 | 118 | 102 | 1.2 | A |
| | Subtotal | 163 | 167 | 102 | 1.3 | A |
| WB | L | 6 | 6 | 109 | 2.0 | A |
| | T | 22 | 22 | 98 | 0.6 | A |
| | R | 6 | 6 | 109 | 0.0 | A |
| | Subtotal | 34 | 34 | 100 | 0.7 | A |
| **Total** | | 416 | 413 | 99 | 4.1 | A |

**Intersection:** Lake Mountain Rd & Pole Canyon Blvd
**Type:** All-way Stop Controlled

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 163 | 160 | 98 | 6.5 | A |
| | T | 34 | 32 | 94 | 7.8 | A |
| | R | 4 | 3 | 67 | 6.2 | A |
| | Subtotal | 201 | 195 | 97 | 6.7 | A |
| SB | L | 96 | 98 | 102 | 10.5 | B |
| | T | 52 | 56 | 107 | 8.6 | A |
| | R | 4 | 3 | 67 | 8.5 | A |
| | Subtotal | 152 | 157 | 103 | 9.8 | A |
| EB | L | 4 | 3 | 67 | 35.4 | E |
| | T | 383 | 381 | 99 | 34.2 | D |
| | R | 176 | 175 | 100 | 28.0 | D |
| | Subtotal | 563 | 559 | 99 | 32.3 | D |
| WB | L | 4 | 4 | 89 | 9.5 | A |
| | T | 318 | 320 | 101 | 10.2 | B |
| | R | 74 | 71 | 95 | 4.0 | A |
| | Subtotal | 396 | 395 | 100 | 9.1 | A |
| **Total** | | 1,314 | 1,306 | 99 | 18.8 | C |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 8 | 9 | 106 | 1.9 | *A* |
| | T | 54 | 59 | 108 | 1.5 | *A* |
| | R | 14 | 14 | 97 | 0.2 | *A* |
| | Subtotal | 76 | 82 | 108 | 1.3 | *A* |
| SB | L | 465 | 464 | 100 | 3.5 | *A* |
| | T | 116 | 119 | 103 | 1.4 | *A* |
| | R | 30 | 33 | 108 | 0.9 | *A* |
| | Subtotal | 611 | 616 | 101 | 3.0 | *A* |
| ***EB*** | ***L*** | ***30*** | ***29*** | ***95*** | ***22.3*** | ***C*** |
| | T | 33 | 34 | 103 | 19.9 | *C* |
| | R | 8 | 11 | 129 | 8.7 | *A* |
| | Subtotal | 71 | 74 | 104 | 19.2 | *C* |
| WB | L | 18 | 16 | 86 | 19.7 | *C* |
| | T | 44 | 46 | 103 | 19.4 | *C* |
| | R | 514 | 512 | 100 | 12.3 | *B* |
| | Subtotal | 576 | 574 | 100 | 13.1 | *B* |
| **Total** | | 1,338 | 1,346 | 101 | 8.1 | *A* |

**Intersection:** Lake Mountain Rd & Secondary Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 146 | 142 | 97 | 0.8 | *A* |
| | Subtotal | 146 | 142 | 97 | 0.8 | *A* |
| SB | T | 217 | 215 | 99 | 0.8 | *A* |
| | Subtotal | 217 | 215 | 99 | 0.8 | *A* |
| ***WB*** | ***L*** | ***4*** | ***3*** | ***86*** | ***5.3*** | ***A*** |
| | R | 56 | 55 | 98 | 3.7 | *A* |
| | Subtotal | 60 | 58 | 97 | 3.8 | *A* |
| | | | | | | |
| **Total** | | 422 | 415 | 98 | 1.2 | *A* |

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# *SimTraffic LOS Report*

**Project:** **Eagle Mountain - John Hancock Academy West TIS**
**Analysis Period:** ***Future (2030) Plus Project***
**Time Period:** ***Morning Peak Hour*** **Project #:** ***UT25-3002***

**Intersection:** **Lake Mountain Rd & Main Access**
**Type:** **Unsignalized**

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 15 | 13 | 87 | 0.5 | *A* |
| | R | 10 | 10 | 100 | 0.1 | *A* |
| | Subtotal | 25 | 23 | 92 | 0.3 | *A* |
| SB | L | 201 | 199 | 99 | 1.9 | *A* |
| | T | 19 | 19 | 100 | 1.0 | *A* |
| | Subtotal | 220 | 218 | 99 | 1.8 | *A* |
| ***WB*** | ***L*** | ***6*** | ***6*** | ***92*** | ***6.3*** | ***A*** |
| | R | 130 | 129 | 99 | 3.3 | *A* |
| | Subtotal | 136 | 135 | 99 | 3.4 | *A* |
| | | | | | | |
| **Total** | | 382 | 376 | 98 | 2.3 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Plus Project*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 134 | 134 | 100 | 7.8 | *A* |
| | ***T*** | ***28*** | ***29*** | ***105*** | ***9.8*** | ***A*** |
| | R | 7 | 6 | 86 | 4.1 | *A* |
| | Subtotal | 169 | 169 | 100 | 8.0 | *A* |
| SB | L | 4 | 5 | 111 | 3.9 | *A* |
| | T | 18 | 17 | 97 | 7.9 | *A* |
| | R | 48 | 46 | 97 | 2.8 | *A* |
| | Subtotal | 70 | 68 | 97 | 4.2 | *A* |
| EB | L | 70 | 69 | 98 | 2.4 | *A* |
| | T | 22 | 23 | 107 | 0.7 | *A* |
| | R | 86 | 93 | 108 | 1.3 | *A* |
| | Subtotal | 178 | 185 | 104 | 1.6 | *A* |
| WB | L | 4 | 4 | 89 | 1.6 | *A* |
| | T | 11 | 12 | 109 | 0.4 | *A* |
| | R | 4 | 5 | 111 | 0.0 | *A* |
| | Subtotal | 19 | 21 | 111 | 0.5 | *A* |
| **Total** | | 436 | 443 | 102 | 4.4 | *A* |

**Intersection:** Lake Mountain Rd & Pole Canyon Blvd
**Type:** All-way Stop Controlled

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 117 | 110 | 94 | 5.0 | *A* |
| | T | 30 | 31 | 103 | 6.3 | *A* |
| | R | 4 | 4 | 100 | 3.6 | *A* |
| | Subtotal | 151 | 145 | 96 | 5.2 | *A* |
| SB | L | 52 | 51 | 97 | 7.5 | *A* |
| | T | 52 | 57 | 110 | 6.2 | *A* |
| | R | 4 | 6 | 150 | 4.5 | *A* |
| | Subtotal | 108 | 114 | 106 | 6.7 | *A* |
| EB | L | 4 | 3 | 75 | 10.9 | *B* |
| | T | 254 | 251 | 99 | 13.3 | *B* |
| | R | 112 | 113 | 101 | 7.2 | *A* |
| | Subtotal | 370 | 367 | 99 | 11.4 | *B* |
| WB | L | 4 | 3 | 75 | 5.3 | *A* |
| | T | 232 | 225 | 97 | 6.6 | *A* |
| | R | 98 | 102 | 104 | 3.5 | *A* |
| | Subtotal | 334 | 330 | 99 | 5.6 | *A* |
| **Total** | | 964 | 956 | 99 | 7.9 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Plus Project*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 8 | 8 | 107 | 2.1 | *A* |
| | T | 125 | 127 | 102 | 1.2 | *A* |
| | R | 10 | 11 | 105 | 0.1 | *A* |
| | Subtotal | 143 | 146 | 102 | 1.2 | *A* |
| SB | L | 227 | 224 | 99 | 3.0 | *A* |
| | T | 36 | 36 | 99 | 1.4 | *A* |
| | R | 88 | 93 | 105 | 0.7 | *A* |
| | Subtotal | 351 | 353 | 101 | 2.2 | *A* |
| EB | L | 68 | 71 | 104 | 11.1 | *B* |
| | T | 16 | 19 | 115 | 11.7 | *B* |
| | R | 4 | 4 | 100 | 3.0 | *A* |
| | Subtotal | 88 | 94 | 107 | 10.9 | *B* |
| WB | L | 8 | 6 | 80 | 6.5 | *A* |
| | ***T*** | ***28*** | ***25*** | ***91*** | ***12.6*** | ***B*** |
| | R | 344 | 336 | 98 | 8.5 | *A* |
| | Subtotal | 380 | 367 | 97 | 8.7 | *A* |
| **Total** | | 963 | 960 | 100 | 5.4 | *A* |

**Intersection:** Lake Mountain Rd & Secondary Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 109 | 106 | 97 | 0.7 | *A* |
| | Subtotal | 109 | 106 | 97 | 0.7 | *A* |
| SB | T | 144 | 148 | 103 | 0.9 | *A* |
| | Subtotal | 144 | 148 | 103 | 0.9 | *A* |
| ***WB*** | ***L*** | ***2*** | ***1*** | ***50*** | ***6.1*** | ***A*** |
| | R | 42 | 39 | 94 | 3.3 | *A* |
| | Subtotal | 44 | 40 | 91 | 3.4 | *A* |
| | | | | | | |
| **Total** | | 296 | 294 | 99 | 1.2 | *A* |

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# *SimTraffic LOS Report*

**Project:** **Eagle Mountain - John Hancock Academy West TIS**
**Analysis Period:** ***Future (2030) Plus Project***
**Time Period:** ***Afternoon Peak Hour*** **Project #:** ***UT25-3002***

**Intersection:** **Lake Mountain Rd & Main Access**
**Type:** **Unsignalized**

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 12 | 13 | 104 | 0.4 | *A* |
| | R | 8 | 7 | 93 | 0.1 | *A* |
| | Subtotal | 20 | 20 | 100 | 0.3 | *A* |
| SB | L | 130 | 132 | 101 | 1.8 | *A* |
| | T | 15 | 17 | 113 | 0.8 | *A* |
| | Subtotal | 145 | 149 | 103 | 1.7 | *A* |
| ***WB*** | ***L*** | ***6*** | ***6*** | ***109*** | ***4.7*** | ***A*** |
| | R | 96 | 92 | 95 | 3.2 | *A* |
| | Subtotal | 102 | 98 | 96 | 3.3 | *A* |
| | | | | | | |
| **Total** | | 268 | 267 | 100 | 2.2 | *A* |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Plus Project - Mitigated*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 114 | 104 | 92 | 7.3 | A |
| | ***T*** | ***20*** | ***23*** | ***115*** | ***9.4*** | ***A*** |
| | R | 6 | 4 | 73 | 4.0 | A |
| | Subtotal | 140 | 131 | 94 | 7.6 | A |
| SB | L | 6 | 5 | 91 | 4.9 | A |
| | T | 32 | 33 | 102 | 8.4 | A |
| | R | 44 | 43 | 99 | 2.9 | A |
| | Subtotal | 82 | 81 | 99 | 5.3 | A |
| EB | L | 26 | 25 | 98 | 2.1 | A |
| | T | 21 | 24 | 114 | 1.0 | A |
| | R | 116 | 118 | 102 | 1.2 | A |
| | Subtotal | 163 | 167 | 102 | 1.3 | A |
| WB | L | 6 | 6 | 109 | 2.0 | A |
| | T | 22 | 22 | 98 | 0.6 | A |
| | R | 6 | 6 | 109 | 0.0 | A |
| | Subtotal | 34 | 34 | 100 | 0.7 | A |
| **Total** | | 416 | 413 | 99 | 4.0 | A |

**Intersection:** Lake Mountain Rd & Pole Canyon Blvd
**Type:** All-way Stop Controlled

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 163 | 160 | 98 | 6.2 | A |
| | T | 34 | 32 | 94 | 8.0 | A |
| | R | 4 | 3 | 67 | 6.2 | A |
| | Subtotal | 201 | 195 | 97 | 6.5 | A |
| SB | L | 96 | 98 | 102 | 10.6 | B |
| | T | 52 | 56 | 107 | 8.5 | A |
| | R | 4 | 3 | 67 | 8.5 | A |
| | Subtotal | 152 | 157 | 103 | 9.8 | A |
| EB | L | 4 | 3 | 67 | 20.0 | C |
| | T | 383 | 381 | 99 | 19.4 | C |
| | R | 176 | 175 | 100 | 9.2 | A |
| | Subtotal | 563 | 559 | 99 | 16.2 | C |
| WB | L | 4 | 4 | 89 | 9.6 | A |
| | T | 318 | 320 | 101 | 10.3 | B |
| | R | 74 | 71 | 95 | 4.0 | A |
| | Subtotal | 396 | 395 | 100 | 9.2 | A |
| **Total** | | 1,314 | 1,306 | 99 | 11.9 | B |

HALES ENGINEERING
innovative transportation solutions

# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Plus Project - Mitigated*
**Time Period:** *Morning Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 8 | 9 | 106 | 1.9 | *A* |
| | T | 54 | 59 | 108 | 1.5 | *A* |
| | R | 14 | 14 | 97 | 0.2 | *A* |
| | Subtotal | 76 | 82 | 108 | 1.3 | *A* |
| SB | L | 465 | 464 | 100 | 3.6 | *A* |
| | T | 116 | 119 | 103 | 1.4 | *A* |
| | R | 30 | 33 | 108 | 0.9 | *A* |
| | Subtotal | 611 | 616 | 101 | 3.0 | *A* |
| ***EB*** | ***L*** | ***30*** | ***29*** | ***95*** | ***21.6*** | ***C*** |
| | T | 33 | 34 | 103 | 20.0 | *C* |
| | R | 8 | 11 | 129 | 8.0 | *A* |
| | Subtotal | 71 | 74 | 104 | 18.8 | *C* |
| WB | L | 18 | 16 | 86 | 20.0 | *C* |
| | T | 44 | 46 | 103 | 18.8 | *C* |
| | R | 514 | 512 | 100 | 12.0 | *B* |
| | Subtotal | 576 | 574 | 100 | 12.8 | *B* |
| **Total** | | 1,338 | 1,346 | 101 | 8.0 | *A* |

**Intersection:** Lake Mountain Rd & Secondary Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 146 | 142 | 97 | 0.8 | *A* |
| | Subtotal | 146 | 142 | 97 | 0.8 | *A* |
| SB | T | 217 | 215 | 99 | 0.8 | *A* |
| | Subtotal | 217 | 215 | 99 | 0.8 | *A* |
| ***WB*** | ***L*** | ***4*** | ***3*** | ***86*** | ***5.7*** | ***A*** |
| | R | 56 | 55 | 98 | 3.9 | *A* |
| | Subtotal | 60 | 58 | 97 | 4.0 | *A* |
| | | | | | | |
| **Total** | | 422 | 415 | 98 | 1.3 | *A* |

HALES ENGINEERING
innovative transportation solutions

# *SimTraffic LOS Report*

**Project:** **Eagle Mountain - John Hancock Academy West TIS**
**Analysis Period:** ***Future (2030) Plus Project - Mitigated***
**Time Period:** ***Morning Peak Hour*** **Project #:** ***UT25-3002***

**Intersection:** **Lake Mountain Rd & Main Access**
**Type:** **Unsignalized**

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 15 | 13 | 87 | 0.5 | *A* |
| | R | 10 | 10 | 100 | 0.1 | *A* |
| | Subtotal | 25 | 23 | 92 | 0.3 | *A* |
| SB | L | 201 | 199 | 99 | 1.9 | *A* |
| | T | 19 | 19 | 100 | 0.9 | *A* |
| | Subtotal | 220 | 218 | 99 | 1.8 | *A* |
| ***WB*** | ***L*** | ***6*** | ***6*** | ***92*** | ***5.1*** | ***A*** |
| | R | 130 | 129 | 99 | 3.3 | *A* |
| | Subtotal | 136 | 135 | 99 | 3.4 | *A* |
| | | | | | | |
| **Total** | | 382 | 376 | 98 | 2.3 | *A* |

HALES ENGINEERING
innovative transportation solutions

# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Plus Project - Mitigated*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Lake Mountain Rd & Eagle Mountain Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 134 | 134 | 100 | 7.9 | A |
| | ***T*** | ***28*** | ***29*** | ***105*** | ***9.8*** | ***A*** |
| | R | 7 | 6 | 86 | 4.0 | A |
| | Subtotal | 169 | 169 | 100 | 8.1 | A |
| SB | L | 4 | 5 | 111 | 3.9 | A |
| | T | 18 | 17 | 97 | 7.8 | A |
| | R | 48 | 46 | 97 | 2.8 | A |
| | Subtotal | 70 | 68 | 97 | 4.1 | A |
| EB | L | 70 | 69 | 98 | 2.4 | A |
| | T | 22 | 23 | 107 | 0.7 | A |
| | R | 86 | 93 | 108 | 1.3 | A |
| | Subtotal | 178 | 185 | 104 | 1.6 | A |
| WB | L | 4 | 4 | 89 | 1.6 | A |
| | T | 11 | 12 | 109 | 0.4 | A |
| | R | 4 | 5 | 111 | 0.0 | A |
| | Subtotal | 19 | 21 | 111 | 0.5 | A |
| **Total** | | 436 | 443 | 102 | 4.4 | A |

**Intersection:** Lake Mountain Rd & Pole Canyon Blvd
**Type:** All-way Stop Controlled

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 117 | 110 | 94 | 4.8 | A |
| | T | 30 | 31 | 103 | 6.2 | A |
| | R | 4 | 4 | 100 | 3.0 | A |
| | Subtotal | 151 | 145 | 96 | 5.0 | A |
| SB | L | 52 | 51 | 97 | 7.5 | A |
| | T | 52 | 57 | 110 | 6.2 | A |
| | R | 4 | 6 | 150 | 4.5 | A |
| | Subtotal | 108 | 114 | 106 | 6.7 | A |
| EB | L | 4 | 3 | 75 | 9.5 | A |
| | T | 254 | 251 | 99 | 12.2 | B |
| | R | 112 | 113 | 101 | 5.3 | A |
| | Subtotal | 370 | 367 | 99 | 10.1 | A |
| WB | L | 4 | 3 | 75 | 5.5 | A |
| | T | 232 | 225 | 97 | 6.7 | A |
| | R | 98 | 102 | 104 | 3.5 | A |
| | Subtotal | 334 | 330 | 99 | 5.7 | A |
| **Total** | | 964 | 956 | 99 | 7.4 | A |

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# SimTraffic LOS Report

**Project:** Eagle Mountain - John Hancock Academy West TIS
**Analysis Period:** *Future (2030) Plus Project - Mitigated*
**Time Period:** *Afternoon Peak Hour* **Project #:** *UT25-3002*

**Intersection:** Pony Express Pkwy & Pole Canyon Blvd
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 8 | 8 | 107 | 2.1 | *A* |
| | T | 125 | 127 | 102 | 1.2 | *A* |
| | R | 10 | 11 | 105 | 0.1 | *A* |
| | Subtotal | 143 | 146 | 102 | 1.2 | *A* |
| SB | L | 227 | 224 | 99 | 3.0 | *A* |
| | T | 36 | 36 | 99 | 1.4 | *A* |
| | R | 88 | 93 | 105 | 0.7 | *A* |
| | Subtotal | 351 | 353 | 101 | 2.2 | *A* |
| EB | L | 68 | 71 | 104 | 11.2 | *B* |
| | T | 16 | 19 | 115 | 11.7 | *B* |
| | R | 4 | 4 | 100 | 3.0 | *A* |
| | Subtotal | 88 | 94 | 107 | 11.0 | *B* |
| WB | L | 8 | 6 | 80 | 6.5 | *A* |
| | ***T*** | ***28*** | ***25*** | ***91*** | ***12.7*** | ***B*** |
| | R | 344 | 336 | 98 | 8.5 | *A* |
| | Subtotal | 380 | 367 | 97 | 8.8 | *A* |
| **Total** | | 963 | 960 | 100 | 5.4 | *A* |

**Intersection:** Lake Mountain Rd & Secondary Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 109 | 106 | 97 | 0.7 | *A* |
| | Subtotal | 109 | 106 | 97 | 0.7 | *A* |
| SB | T | 144 | 148 | 103 | 0.9 | *A* |
| | Subtotal | 144 | 148 | 103 | 0.9 | *A* |
| ***WB*** | ***L*** | ***2*** | ***1*** | ***50*** | ***5.9*** | ***A*** |
| | R | 42 | 39 | 94 | 3.3 | *A* |
| | Subtotal | 44 | 40 | 91 | 3.4 | *A* |
| | | | | | | |
| **Total** | | 296 | 294 | 99 | 1.2 | *A* |

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# *SimTraffic LOS Report*

**Project:** **Eagle Mountain - John Hancock Academy West TIS**
**Analysis Period:** ***Future (2030) Plus Project - Mitigated***
**Time Period:** ***Afternoon Peak Hour*** **Project #:** ***UT25-3002***

**Intersection:** **Lake Mountain Rd & Main Access**
**Type:** **Unsignalized**

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 12 | 13 | 104 | 0.4 | *A* |
| | R | 8 | 7 | 93 | 0.1 | *A* |
| | Subtotal | 20 | 20 | 100 | 0.3 | *A* |
| SB | L | 130 | 132 | 101 | 1.8 | *A* |
| | T | 15 | 17 | 113 | 0.8 | *A* |
| | Subtotal | 145 | 149 | 103 | 1.7 | *A* |
| ***WB*** | ***L*** | ***6*** | ***6*** | ***109*** | ***4.9*** | ***A*** |
| | R | 96 | 92 | 95 | 3.2 | *A* |
| | Subtotal | 102 | 98 | 96 | 3.3 | *A* |
| | | | | | | |
| **Total** | | 268 | 267 | 100 | 2.2 | *A* |

# APPENDIX D

## 95th Percentile Queue Length Reports

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Existing (2025) Background**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | SB | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | L | LT | LTR | R | L | LTR | R | L | LT | R | T |
| 01: Lake Mountain Rd/Lake Mtn Rd & Eagle Mountain Blvd | | 75 | | | | 50 | | 50 | | | | | | | |
| 02: Lake Mtn Rd/Lake Mountain Rd & Pole Canyon Blvd | | | | | | | 100 | | | | | | | | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | 50 | | | | | 75 | | | | 100 | 50 |

# *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Existing (2025) Background**

**Time Period: Afternoon Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | TR | L | LTR | R | L | R | T |
| 01: Lake Mountain Rd/Lake Mtn Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 75 | | | | | | | |
| 02: Lake Mtn Rd/Lake Mountain Rd & Pole Canyon Blvd | | | | | | | | 75 | | | | | | | | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 50 | | | | | | 75 | | | 150 | 50 |

# *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Existing (2025) Plus Project**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | EB | | | WB | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | L | LTR | R | L | LR | LT | R | T |
| 01: Lake Mountain Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 50 | | | | | | | | |
| 02: Lake Mountain Rd & Pole Canyon Blvd | | | 150 | | | | | 125 | | | | | | | | | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 75 | | | | | 75 | | | | | 125 | 50 |
| 04: Lake Mountain Rd & Secondary Access | | | | | 100 | | | | | | | | | 100 | | | |
| 05: Lake Mountain Rd & Main Access | | | | | | | | | | | | | | | | 75 | |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Existing (2025) Plus Project**

**Time Period: Afternoon Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | | EB | | WB | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | TR | L | LTR | L | LR | LT | R | T |
| 01: Lake Mountain Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 50 | | | | | | | | |
| 02: Lake Mountain Rd & Pole Canyon Blvd | | | 100 | | | | | 75 | | | | | | | | | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 75 | | | | | | 75 | | | | 150 | 50 |
| 04: Lake Mountain Rd & Secondary Acces | | | | | | | | | | | | | | 75 | | | |
| 05: Lake Mountain Rd & Main Access | | | | | | | | | | | | | | | | 75 | |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Existing (2025) Plus Project - Mitigation**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | EB | | | WB | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | L | LTR | R | L | LR | LT | R | T |
| 01: Lake Mountain Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 50 | | | | | | | | |
| 02: Lake Mountain Rd & Pole Canyon Blvd | | | 100 | | | | | 75 | | | 325 | | | | 150 | 75 | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 75 | | | | | 75 | | | | | 125 | 50 |
| 04: Lake Mountain Rd & Secondary Access | | | | | | | | | | | | | | 75 | | | |
| 05: Lake Mountain Rd & Main Access | | | | | | | | | | | | | | | | 75 | |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Existing (2025) Plus Project - Mitigated**

**Time Period: Afternoon Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | SB | | | | | EB | | WB | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | L | LT | LTR | R | TR | L | LTR | L | LR | LT | R | T |
| 01: Lake Mountain Rd & Eagle Mountain Blvd | | 75 | | | | 50 | | 50 | | | | | | | | |
| 02: Lake Mountain Rd & Pole Canyon Blvd | | | 75 | | | | 75 | | | | 100 | | | 100 | 75 | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | 75 | | | | | | 75 | | | | 150 | 75 |
| 04: Lake Mountain Rd & Secondary Acces | | | | | | | | | | | | | 75 | | | |
| 05: Lake Mountain Rd & Main Access | | | | | | | | | | | | | | | 75 | |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Future (2030) Background**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | TR | L | LTR | R | L | LT | R | T |
| 01: Lake Mountain Rd/Lake Mtn Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 50 | | | | | | | | |
| 02: Lake Mtn Rd/Lake Mountain Rd & Pole Canyon Blvd | | | 50 | | | | | 125 | | | | | | | | | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 75 | | | | | | 75 | | 50 | | 250 | 75 |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Future (2030) Background**

**Time Period: Afternoon Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | SB | | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | L | LT | LTR | R | TR | L | LTR | R | L | LT | R | T |
| 01: Lake Mountain Rd/Lake Mtn Rd & Eagle Mountain Blvd | | 75 | | | | 50 | | 75 | | | | | | | | |
| 02: Lake Mtn Rd/Lake Mountain Rd & Pole Canyon Blvd | | | 50 | | | | 75 | | | | | | | | | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | 50 | | | | | | 75 | | | | 125 | 50 |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Future (2030) Plus Project**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | | EB | | | WB | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | TR | L | LTR | R | L | LR | LT | R | T |
| 01: Lake Mountain Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 50 | | | | | | | | | |
| 02: Lake Mountain Rd & Pole Canyon Blvd | | | 100 | | | | | 75 | | | | 400 | | | | 150 | 75 | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 75 | | | | | | 100 | | 50 | | | 200 | 100 |
| 04: Lake Mountain Rd & Secondary Access | | | | | | | | | | | | | | | 75 | | | |
| 05: Lake Mountain Rd & Main Access | | | | | | | 50 | | | | | | | 25 | | | 75 | |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Future (2030) Plus Project**

**Time Period: Afternoon Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | | EB | | | WB | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | TR | L | LTR | R | L | LR | LT | R | T |
| 01: Lake Mountain Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 50 | | | | | | | | | |
| 02: Lake Mountain Rd & Pole Canyon Blvd | | | 75 | | | | | 75 | | | | 125 | | | | 100 | 75 | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 50 | | | | | | 75 | | | | | 125 | 50 |
| 04: Lake Mountain Rd & Secondary Access | | | | | | | | | | | | | | | 50 | | | |
| 05: Lake Mountain Rd & Main Access | | | | | | | | | | | | | | | | | 75 | |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Future (2030) Plus Project - Mitigated**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | | EB | | | | WB | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | TR | L | LT | LTR | R | L | LR | LT | R | T |
| 01: Lake Mountain Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 50 | | | | | | | | | | |
| 02: Lake Mountain Rd & Pole Canyon Blvd | | | 75 | | | | | 75 | | | | 175 | | 100 | | | 150 | 75 | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 75 | | | | | | | 100 | | 50 | | | 200 | 100 |
| 04: Lake Mountain Rd & Secondary Access | | | | | | | | | | | | | | | | 75 | | | |
| 05: Lake Mountain Rd & Main Access | | | | | | | 50 | | | | | | | | 25 | | | 75 | |

## *SimTraffic Queueing Report*

**Project: Eagle Mountain - John Hancock Academy West TIS**

**Analysis: Future (2030) Plus Project - Mitigated**

**Time Period: Afternoon Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT25-3002**

| Intersection | NB | | | | | SB | | | | | EB | | | | WB | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LT | LTR | R | TR | L | LT | LTR | R | TR | L | LT | LTR | R | L | LR | LT | R | T |
| 01: Lake Mountain Rd & Eagle Mountain Blvd | | 75 | | | | | 50 | | 50 | | | | | | | | | | |
| 02: Lake Mountain Rd & Pole Canyon Blvd | | | 75 | | | | | 75 | | | | 100 | | 75 | | | 100 | 75 | |
| 03: Pony Express Pkwy & Pole Canyon Blvd | | | | | | 50 | | | | | | | 75 | | | | | 125 | 50 |
| 04: Lake Mountain Rd & Secondary Access | | | | | | | | | | | | | | | | 50 | | | |
| 05: Lake Mountain Rd & Main Access | | | | | | | | | | | | | | | | | | 75 | |

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | Granite Credit Union Sign Variance |
| **ITEM TYPE**: | Variance |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | Preston Pauole |

| CURRENT GENERAL PLAN DESIGNATION & ZONE | ACREAGE |
|---|---|
| General Plan Category: Community Commercial<br>Zone: Commercial Community | 0.94 Acres |

| PUBLIC HEARING | PREPARED BY | PRESENTED BY |
|---|---|---|
| No | Steven Lehmitz, Planner | Steven Lehmitz |

**RECOMMENDATION**:
Staff recommends that the Planning Commission deny the Variance request based on the following findings:

1. Keeping the 10% allowance for wall sign size is not an unreasonable hardship on the property. The proposed signage would be completely visible from Cory Wride Memorial Highway (see the pictures taken from just outside the highway's guard rail). Surrounding properties would also be visible to traffic on the highway;
2. Similar to the lack of hardship, there are no significant special circumstances;
3. The property will still enjoy the same rights possessed by neighboring properties;
4. Permitting a 15% allowance for wall signs may not be contrary to the public interest, but it may establish an unnecessary precedence.

**BACKGROUND**:
On September 17, 2024, the City Council approved the Site Plan Application for a Granite Credit Union to be constructed at 3569 E Maverik Lane (Parcel No. 71:034:0002). A building permit was issued on July 8, 2025, and construction has begun. The applicant, on behalf of Granite Credit Union, is applying for a Variance from EMMC 17.80.070(D). They would like the wall signs to be permitted to take up to 15% of the wall face instead of the 10% currently allowed by code.

**ITEMS FOR CONSIDERATION**:
**EMMC 17.105.050 Approval process.**
(C) The Planning Commission shall consider the variance request, together with all pertinent facts, applicable regulations and the Staff recommendation and shall take action to approve, approve with modifications, disapprove or request further information prior to rendering a final determination on the variance application.

**EMMC 17.105.060 Approval criteria.**

A. Approval Criteria. (Applicant's responses are provided in *italics*)

**1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.**

*Granite Credit Union is building a brand new, state of the art building in Eagle Mountain. They want to elevate their brand, and really get noticed by citizens of Eagle Mountain. The 10% of wall area for sign allotment, doesn't attract people in the manner that is anticipated. Since this wall will face main roads, they want to really be noticed by all those driving by. They seek to bring more to the community with this location, and want to be recognized as such. We feel that allowing us 15% of signage as opposed to 10% will help accomplish this goal. The site where their building will be erected is set lower than the main highway to the North. Because of this, it will be challenging for cars driving on the roads to see their building, and recognize the branding. They want to offset that challenge by putting a larger sign on the East* (Staff note: It is likely they mean the north side) *side of the building. Many other municipalities allow 15% of wall area for signage, and the city has seen increases of small business success as a result.*

**2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.**

*This property faces two main roads: Ranches Parkway, and Cory B. Wride Highway. It is in a prominent location, surrounded by prominent businesses (Walmart and Maverik.) They are proud of the location that they have chosen, and they want to really stand out. They will be a stand alone building, which is set below the surrounding highway. Because of this, their location is less visible from the main highway, and feel that a larger sign will help offset the challenge of their building being lower than the main highway.*

**3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.**

*Granting this variance will allow for citizens and drivers to see and recognize the building. It will inspire new foot traffic to this Granite Credit Union location, and will also inspire a greater visibility and foot traffic for surrounding businesses, as citizens will stop in to this new location. The well being and success of the surrounding businesses will increase because there will be more people visiting this location.*

**4. The variance will not substantially affect the general plan and will not be contrary to the public interest.**

*The variance we are asking for is not so great that it will be an "eyesore" to the public, it will just simply be more noticeable, and attract more attention for potential clients of the credit union. It is not a new structure that is being built that will cause distraction or limit visibility, it will not cause any safety issues or concerns, therefore it will not be contrary to the interest of the public.*

**5. The spirit of this title is observed and substantial justice is done.**

*All other city code will be followed to a "T." We are only requesting an allotment of 15% of signage as opposed to the allowed 10%. We will still submit all necessary permits to the building and planning departments. Furthermore, all zoning maps will be consulted and taken into account so all other code enforcement may be satisfied. Compliance will be made for all other forms of the municipal code. In other words, justice will be done according to the code, we are just asking for a variance of a larger sign.*

## PLANNING COMMISSION ACTION/RECOMMENDATION:

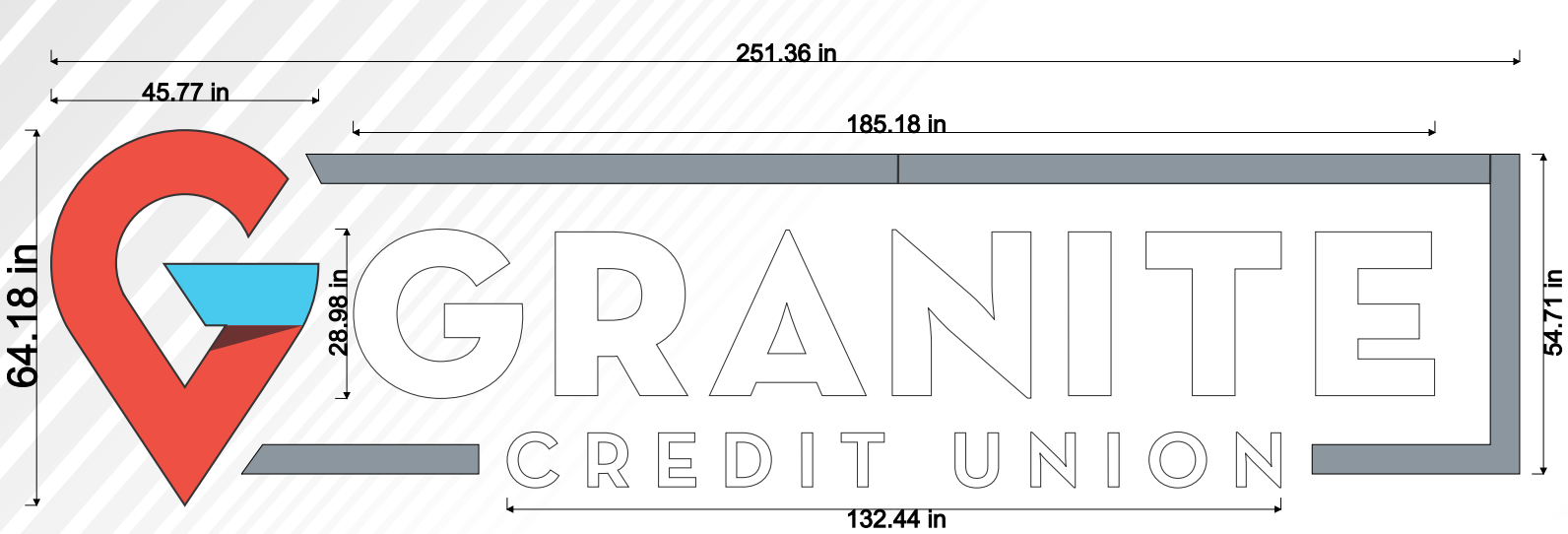
N/A

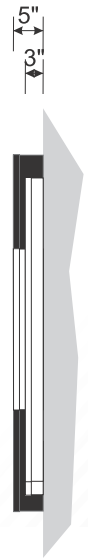
## ATTACHMENTS:

1. North Elevation
2. Pictures

Sandy Signarama
8385 Allen Street #108 Sandy, UT 84070
801-569-8505
www.signarama-sandy.com
info@signarama-sandy.com

# PROOF

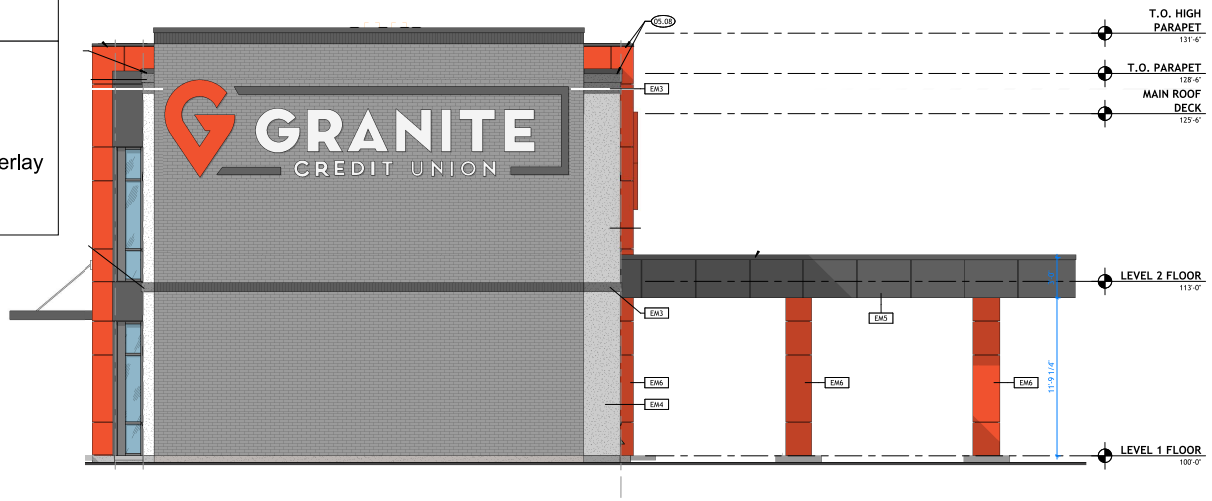



SIDE VIEW

## PROJECT DETAILS

5" Deep Channel Letters - Black .040 Returns (Logo)
5" Deep Channel Letters - White .040 Returns (Granite)
3" Deep Channel Letters - White .040 Returns (Border & C.U)
Black Jewlite Trim Cap
White Polycarbonate Faces - w/ Digitally Printed Translucent Vinyl Overlay
3M Silver Grey 3630-51 Silver Grey
Flush Mounted to Building Fascia on E Elevation




COLOR KEY

- PMS 2027 C
- PMS 2198 C
- PMS 7629 C

## PRESENTATION ELEVATION - ~~EAST~~ NORTH

This rendering is intended as a sample only. Color, Texture, Measurements, and actual appearance may vary slightly from completed work and is considered normal & usual.

This Original Design and all information contained there in is the property of Signarama and its use in anyway other than as authorized is expressy forbidden. Sign and Artwork remain the Property of Signarama.

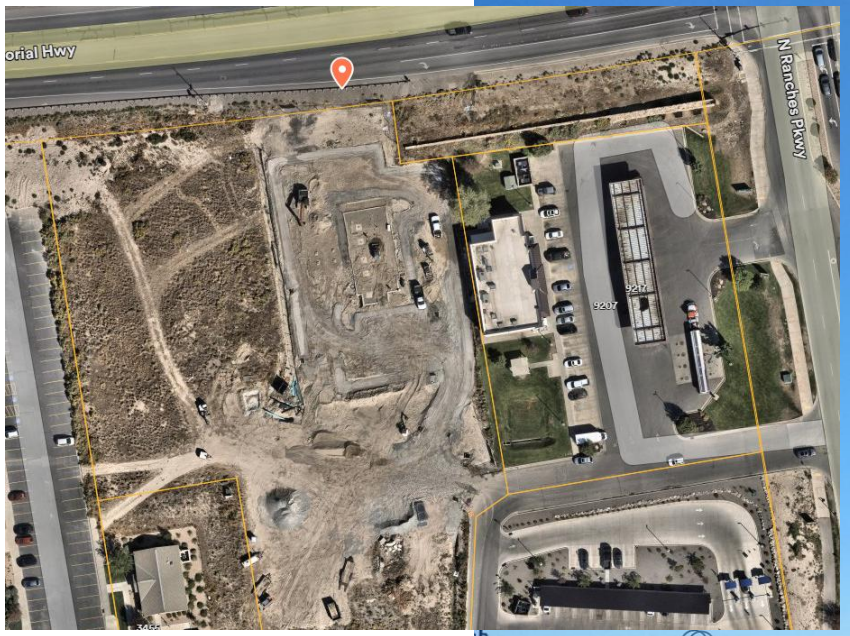
I have reviewed the above specifications & hereby fully understand the content of work to be performed & approve this project to begin:

Customer Approval Signed _____ Date _____

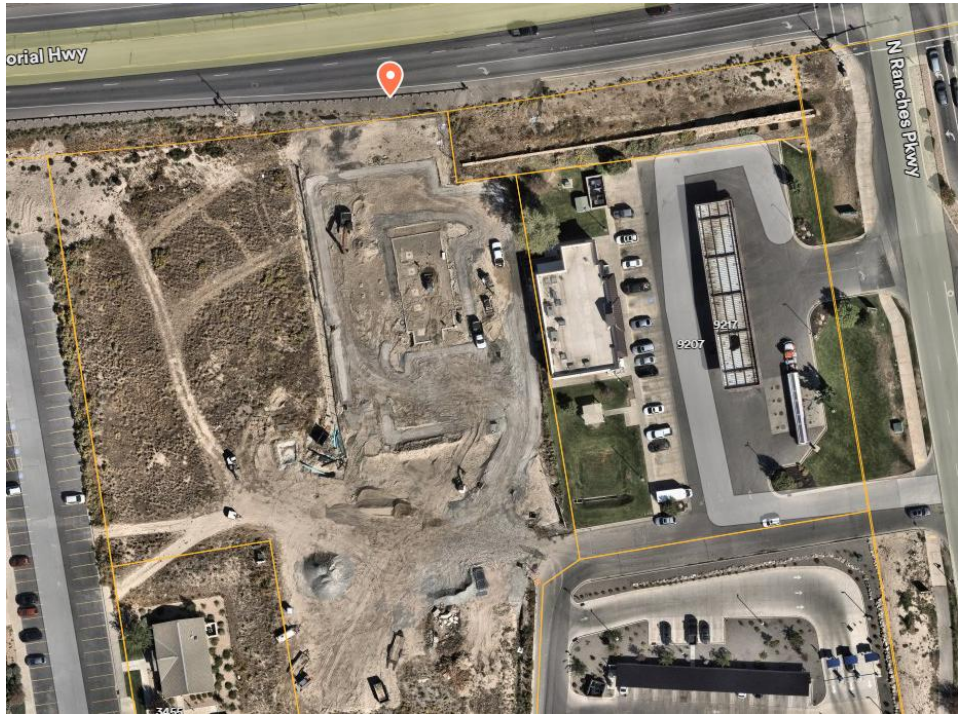
International Sign Association

Utah Sign Association

© COPYRIGHT 2019, Signarama Sandy.




Looking south, just outside the guard rail along Cory Wride Memorial Highway. The building, once complete, will be one story taller than shown here.




Looking south, just outside the guard rail along Cory Wride Memorial Highway. The building, once complete, will be one story taller than shown here.

Facing north and the shared lot line with Maverik.

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | PUBLIC HEARING / DEVELOPMENT AGREEMENT - Meritage Homes Privacy Screening |
| **ITEM TYPE**: | Master Development Agreement |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | Meritage Homes/City |

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

| PUBLIC HEARING | PREPARED BY | PRESENTED BY |
|---|---|---|
| Yes | Marcus Draper, City Attorney | Marcus Draper |

**RECOMMENDATION**:
Advance a positive recommendation to the City Council

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

**ITEMS FOR CONSIDERATION**:
N/A

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
N/A

**ATTACHMENTS**:
None

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**OCTOBER 14, 2025** |
| **TITLE**: | PUBLIC HEARING / DEVELOPMENT AGREEMENT - Stadion LLC |
| **ITEM TYPE**: | Master Development Agreement |
| **FISCAL IMPACT**: | N/A |
| **APPLICANT**: | Stadion LLC |

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

| PUBLIC HEARING | PREPARED BY | PRESENTED BY |
|---|---|---|
| Yes | Marcus Draper, City Attorney | Marcus Draper |

**RECOMMENDATION**:
Advance a positive recommendation respecting the proposed Agreement to the City Council

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

**ITEMS FOR CONSIDERATION**:
N/A

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
N/A

**ATTACHMENTS**:
1. Master Development Agreement Additional Property- Stadion

# DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of _____ __, 2025 (the "Effective Date") by and between EAGLE MOUNTAIN CITY, a municipal corporation of the State of Utah (the "City") and STADION LLC, a Delaware limited liability company (together with its affiliates and their respective successors and assigns, the "Company"). The City and the Company are sometimes referred to herein collectively as the "Parties" and each individually as a "Party".

## RECITALS

A. The Company owns certain real property consisting of approximately 541.4 acres of undeveloped land located in the Eagle Mountain City, Utah County, State of Utah, as more particularly described on Exhibit A hereto (the "Property").

B. The Company has proposed to establish on the Property a multi-year, large-scale project that may include multiple phases extending over a period of years with the uses of one or more data centers and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, such as telecommunications and storage systems; cooling systems; systems and equipment for generating, storing, transforming, distributing, and/or managing electricity; internet-related equipment; data communications connections; environmental controls; energy generation, distribution, transportation, and transformation; and security devices, structures and site features, as well as certain accessory uses or buildings located on the Property and other related or associated uses, buildings or structures such as utility buildings, structures, improvements and appurtenants located on, adjacent or near the Property that are reasonably related to the data center(s) (collectively, the "Project").

C. The City finds developments such as the Project to be in the public interest of its citizens and thus desires to encourage and support the Project in order to recruit the Project to the City.

D. The Company anticipates that the Project will require a substantial, long-term commitment of capital and resources of the Company, as well as the careful integration of public capital facilities, construction schedules and the phasing of the development of the Project, in order for the Project to be successful, both for the Company and the City. The Company is unwilling to risk such capital and resources without sufficient assurances from the City that, among other things, (i) the Property has been adequately entitled and zoned to permit the development and operation of the Project, (ii) all required approvals and entitlements for the Project have been granted, (iii) subject to the terms set forth herein, the City will construct all necessary public infrastructure to facilitate and support the development and operation of the Project, (iv) the City zoning ordinances, including the development standards set forth therein, in existence as of the Effective Date and applicable to the Project will remain unchanged with respect to the Property and the Project during the Term (as defined below) and (v) the City is committed to facilitate and assist the Company in the development and operation of the Project.

E. On May 25, 2018, the Parties entered into a Development Agreement (the "Prior Agreement") for development on property adjacent to the Property. Under the Prior Agreement, if the Company acquires property adjacent to the property subject to the Prior Agreement, such additional property is subject to the Prior Agreement. Nevertheless, to clarify the Parties' specific understanding with respect to the Property and the Project, the Parties wish to enter into a separate agreement with respect to the Property and the Project.

F. The Parties desire to incorporate their understandings and the City's assurances with respect to the Property and the Project into this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Company hereby agree as follows:

## ARTICLE I
## DEFINITIONS

1.1 "Applicable Rules" means all of the rules, regulations, ordinances and official policies of the City in force and effect as of the Effective Date, including the Code and the restrictions set forth in the Project Approvals, except as may be modified pursuant to Section 5.2.

1.2 "City Council" means the City Council and the legislative body of the City.

1.3 "Code" means the Eagle Mountain Municipal Code (or any subsequent recodification of such ordinance).

1.4 "Consolidated Fee Schedule" means the City's Consolidated Fee Schedule, as amended.

1.5 "ERC" means Equivalent Residential Connection.

1.6 "Existing Zoning" means the City's Agriculture Zone, with an overlay of the City's Regional Technology and Industry Overlay Zone.

1.7 "Force Majeure Event" means a matter beyond the reasonable control of the Party to perform (excluding unfavorable economic conditions), including: acts of God, including earthquakes, fire, floods, tornados, hurricanes and extreme weather conditions; acts of terrorism; financial and/or banking crises that limit normal extensions of credit; civil disturbances; discovery of hazardous materials; and acts of the United States of America or the State of Utah.

1.8 "General Plan" means that certain Eagle Mountain City General Plan adopted 2018 or any successor plan.

1.9 "GFA" means gross floor area.

1.10 "Maximum Height" means one hundred feet (100').

1.11 "Mining Activities" means exploring for, developing, extracting, removing, processing or otherwise producing sand, gravel, metalliferous or nonmetalliferous ores, oil, gas or any other mineral or earth product of whatever type from a property. Mining Activities do not include excavation, grading, geotechnical evaluation or similar activities conducted to construct buildings, install infrastructure or undertake other construction activities unrelated to the sale of earth products.

1.12 "Mortgage" means a mortgage, deed of trust, sale and leaseback or other form of secured financing.

1.13 "Mortgagee" means the holder of a Mortgage.

1.14 "Official Records" means the Official Records of Utah County, Utah.

1.15 "Parking Ratio" means (i) at least one (1) space for each seven thousand five hundred (7,500) square feet of GFA for regular employee use areas (i.e., office space, kitchens, training areas, employee circulation, etc.) and one (1) space for each twenty thousand (20,000) square feet of GFA for data halls (not including penthouses used for mechanical equipment or air circulation) or (ii) the reasonable number of parking stalls, as determined by the Company and approved by the Design Review Committee of the City, to meet the requirements of the Project.

1.16 "Project Approvals" means the permits, approvals, reviews and other actions required for the development of the Project.

1.17 "Taxes" means any and all taxes, special taxes, assessments, levies, impositions, duties, deductions, withholding, charges and fees, including those imposed with respect to any assessment districts, infrastructure financing, community facilities districts, public infrastructure districts, community taxing districts, maintenance districts or other similar districts. Taxes do not include Impact Fees (as defined below).

1.18 "Water and Sewer Agreement" means that certain Water and Sewer Agreement between the Company and the City, dated as of May 25, 2018, as amended, pursuant to which the City agrees to provide water and sewer services to the Company, all as more particularly described therein.

1.19 "Zoning Ordinance" means that certain Title 17 of the Code.

## ARTICLE II
## CITY PROCEDURES AND ACTIONS

The City Council, after conducting a duly-noticed public meeting, adopted Ordinance No. _____ on _____, 2025, effective immediately upon adoption, which ordinance (i) confirmed the City Council's approval of this Agreement and the City Council's finding that the provisions of this Agreement are consistent with the General Plan and the Applicable Rules and (ii) authorized the execution of this Agreement. The City represents and warrants to the Company that (a) the City has the full power and authority to enter into this Agreement and to perform its obligations hereunder, (b) this Agreement is a valid and binding obligation, enforceable against the City in accordance with the terms hereof and (c) the execution and delivery of this Agreement has been validly authorized by all necessary governmental or other action and does not conflict with any other agreements entered into by the City.

## ARTICLE III
## CONSIDERATION

In order to ensure ample consideration and inducement to the City to enter into this Agreement, the Company has paid to the City the amount of Five Hundred and No/100 Dollars ($500.00), which amount shall be non-refundable to the Company. The City believes that the Project will provide economic benefits to the City by stimulating economic growth in the region. The City is entering into this Agreement to recruit the Project to the City by providing certain benefits and assurances to the Company. The City understands that the Company would not develop the Project in the City without such benefits and assurances, which

the Company is reasonably and in good faith relying on to independently evaluate the economic feasibility and commercial reasonability of developing and operating the Project in the City.

## ARTICLE IV
## TAXES

4.1 Right to Oppose. The Company shall have the right, to the extent permitted by law, to protest, oppose and vote against any and all Taxes.

4.2 New Taxes. The City shall not during the Term recommend or support any new Taxes that are applicable solely and exclusively to the Project, the Property or the data center industry or with the express or inferred intent to specifically or inequitably target the Project, the Property or the data center industry.

4.3 Impact Fees.

(a) The Company acknowledges that the City may impose impact fees in connection with development activity on the Property to the extent required and calculated in accordance with this Agreement and the Applicable Rules. The City shall not impose any impact fees in connection with the Property, other than Water Impact Fees, Transportation Impact Fees, Wastewater Impact Fees and, solely to the extent that storm water is not retained on the Property, Storm Water Impact Fees, each as defined in the Consolidated Fee Schedule, in amounts not to exceed the amounts in place pursuant to the Applicable Rules as of the Effective Date (collectively, the "Impact Fees"). The City shall not impose any Impact Fees in connection with the Property for the Infrastructure Improvements (defined below).

(b) The Parties acknowledge and agree that, to the extent that any Infrastructure Improvements to be completed by the Company in accordance with this Agreement, including without limitation Section 6.1, represent "oversizing" required by the City or otherwise constitute improvements considered to be in the nature of "System Improvements", as defined in the Utah Impact Fees Act, Utah Code Ann., § 11-36a-101, et seq. (2025) (collectively, the "System Improvements"), the City shall reimburse the Company for any and all Construction Costs (as defined below) paid by the Company for the System Improvements (collectively, the "System Reimbursement"). The System Reimbursement shall be allocated by public facility type in accordance with the proportion of the Construction Cost that represents a System Improvement. The City may pay the System Reimbursement to the Company in any manner reasonably approved by the Company and in accordance with the Applicable Rules, including by Direct Payment (as defined below), the Impact Fees Credits (as defined below), tax increment financing or other forms of reimbursement or any combination of the foregoing; provided that in no event shall the Company be entitled to duplicative reimbursement.

(c) In furtherance of the System Reimbursement, the Parties agree that the Company shall receive a credit against Impact Fees for each public facility type imposed in connection with development activity on the Property in an amount equal to the portion of the Construction Costs paid by the Company that represents a System Improvement for such facility type (each, an "Impact Fees Credit", and collectively, the "Impact Fees Credits"). The Company shall not be required to pay any Water Impact Fees, Transportation Impact Fees or Wastewater Impact Fees, except to the extent that the amount of any such Impact Fee exceeds the amount of the Impact Fees Credit for such public facility type. Upon determination of the final Impact Fees Credits due to the Company, the monetary value of each Impact Fees Credit shall be assigned an ERC value based upon the Impact Fees charged by the City as of the Effective Date within the service area of which the Property is a part. The ERC value of each Impact Fee Credit shall

be usable by the Company and any permitted assignee based upon its assigned ERC value, regardless of when the Impact Fees Credit is applied by the City at the request of the Company or its permitted assignee in satisfaction of impact fees otherwise payable to the City in cash in connection with a particular development activity and the amount of the City's impact fees at the time of such application (i.e., the Parties agree that Company is pre-paying the City for the required system capacity expressed in its current ERC value, regardless of when that capacity is used and the then current fee for the same ERC value).

(d) Upon completion of the Infrastructure Improvements, the Company may, from time to time (i) transfer all or any portion of the Impact Fees Credits to any affiliate of the Company that owns real property within the municipal limits of the City, (ii) apply such Impact Fees Credits to Impact Fees payable, if any, in connection with the development of the real property under the Prior Agreement; and/or (iii) with the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed, transfer all or any portion of the Impact Fees Credits to any other person or entity that owns real property within the Regional Technology and Industry Overlay Zone. The City shall thereafter apply such assigned Impact Fees Credits to the future facilities portion of the Impact Fees imposed in connection with development activity on such real property for the benefit of such person or entity, in accordance with this Section 4.3.

(e) If, (i) upon the Company's written notice to the City that the Company has completed its initial build-out of the Property, the amount of the Impact Fees imposed for a particular public facility type in connection with development activity on the Property is less than the applicable Impact Fees Credit, or (ii) the Company at any time notifies the City that it will not be using its remaining unused Impact Fee Credits, then within one hundred and eighty (180) days following the City's collection from time to time of Impact Fees assessed for such public facility type on any real property within the service area of which the Property is a part (each, an "Impact Fees Collection"), the City shall, subject to any contractual or reimbursement obligations owed to third-parties as of the Effective Date, pay directly to the Company (each, a "Direct Payment") the total amount of each Impact Fees Collection until the City has paid to the Company a cumulative amount equal to the lesser of (a) the total monetary value of any un-used and non-assigned Impact Fees Credit of the applicable public facility type, and (b) the total System Reimbursement due for such public facility type. Notwithstanding the foregoing, if the City receives an Impact Fees Collection prior to the Company delivering to the City a notice under this section, then the City shall pay to the Company such Impact Fees Collection in the amount required hereunder within thirty (30) days following the Company's delivery of such notice.

(f) The City shall maintain an accurate and updated record of (i) the amount of total Construction Costs paid by the Company, (ii) the amount of the Impact Fees Credits, (iii) the amount of the Impact Fees Credits applied to Impact Fees imposed in connection with development activity on the Property or transferred pursuant to Section 4.3(e), (iv) the amount of any Impact Fees Credits tendered back to the City without application to development activity on the Property, and (v) the amount of the System Reimbursement paid to the Company (and the manner in which such System Reimbursement was paid), including any Impact Fees Credits and Direct Payments.

4.4 Building Permit and Inspection Fees. The Company acknowledges that the City will impose application fees, building permit and inspection fees, and plan check fees in connection with development activity on the Property to the extent required and calculated in accordance with this Agreement and the Applicable Rules.

4.5 Municipal Energy Tax Reimbursement.

(a) If the Company is required to pay a municipal energy sales and use tax (the "MET") pursuant to Chapter 3.10 of the Code, then, to the extent the Delivered Value (as defined in Chapter 3.10 of the Code) for electricity purchased by the Company during the period for which reimbursement is requested (each, a "Reimbursement Period") exceeds the Delivered Value that would be calculated using the then-current rate charged by Rocky Mountain Power for the same amount of electricity (the "RMP Rate"), the City shall reimburse the Company for the amount of MET paid by the Company for the Reimbursement Period that exceeds the amount that would have been owed if the Delivered Value for such Reimbursement Period had been the RMP Rate.

(b) The City shall reimburse the Company from MET collected by the City within thirty (30) days following the later to occur of the City's (i) receipt of a written request from the Company, which written request shall include evidence of the MET paid by the Company for the Reimbursement Period, and (ii) actual collection of MET paid by the Company for the Reimbursement Period. Each Reimbursement Period shall be not less than six (6) months and not more than twelve (12) months. The Company understands that the City's obligations hereunder are limited to the total amount of MET actually collected by the City and the City shall not be required to reimburse the Company from any of the City's funds other than those constituting MET collected by the City for the Project.

(c) The City finds that the value of the tax revenue and other benefits provided by the Project to the City each year far exceeds the value of any reimbursement of MET provided hereunder.

(d) The foregoing shall not in any way limit the Company's right to claim any exemption for the obligation to pay MET pursuant to applicable law, including any exemption of Section 10-1-304(4)(a) of the Utah Code Annotated.

## ARTICLE V
## ENTITLEMENTS

5.1 Entitlement to Develop. The City represents to the Company that as of the Effective Date: (i) the Existing Zoning, the Parking Ratio and the Maximum Height apply to the Property pursuant to the Applicable Rules; (ii) electronic data management businesses, corporate campuses, offices, electrical production and storage, energy generation, energy distribution and transmission, electrical transformation, and research and development uses are expressly listed in the Zoning Ordinance as permitted uses under the Existing Zoning; (iii) no Applicable Rule prohibits, prevents or encumbers the development, completion, operation or occupancy of the Project or any portion thereof in compliance with the use, density, design, height, set back, parking and signage regulations and requirements and other development entitlements incorporated in the Project Approvals; and (iv) no Applicable Rule permits Mining Activities to be conducted on, under or within the Property, and Mining Activities are prohibited under the Existing Zoning pursuant to the Zoning Ordinance. The Company has the vested right to develop and operate the Project, including the right to maintain, remodel, renovate, rehabilitate, rebuild, replenish or replace the Project or any portion thereof (including any equipment used in operating the Project) throughout the Term for any reason, including in the event of damage, destruction or obsolescence of the Project or any portion thereof (including any equipment used in operating the Project), subject only to the Applicable Rules.

5.2 Changes in Applicable Rules. Subject to Section 5.10 below, no addition to, or modification of, the Applicable Rules, including any zoning, land use or building regulation, adopted or effective after the Effective Date, shall be applied to the Project or the Property, except changes to the Applicable Rules that are generally applicable on a City-wide basis and are updates or amendments to building, plumbing, mechanical, electrical, drainage or similar construction or safety related codes, such as

the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization or by the state or federal governments. The Company may elect in its sole discretion, and upon written notice to the City, to have any other changes to the Applicable Rules apply to the Project or the Property or any portion thereof, in which case such addition or modification shall be deemed incorporated into the Applicable Rules with respect to the Project or the Property or such portion thereof, as applicable. To the extent that any Applicable Rule conflicts with the provisions of this Agreement, the provisions of this Agreement shall control, and such provisions shall be deemed to be included in the Applicable Rules. If applicable state or federal laws or regulations prevent or preclude compliance with one or more provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as necessary to comply with such state or federal laws or regulations. The City shall not add or modify any Applicable Rule, including any zoning, land use or building regulation, with the express or inferred intent to specifically or inequitably target the Project, the Property or the data center industry or in a manner that adversely affects the Project, the Property or the data center industry. City staff shall not support or initiate any zoning application or change to the Applicable Rules to (i) rezone any property adjacent to the Property to residential, unless such rezone is expressly conditioned on the recognition of the vested right to develop the Project and contains protections to assure that the Project is not required to eliminate or reduce the level of noise, light, traffic or other activity on or in the vicinity of the Property or (ii) allow any Mining Activities to be conducted on, under or within the Property.

5.3 Energy. The City acknowledges that the Company is exploring (but shall not be obligated to pursue) options to generate power onsite, including without limitation through natural gas, nuclear fission, or alternative energy sources such as solar panels and geothermal cooling, to operate the Project or a portion thereof. Subject to any height and noise restrictions in the Applicable Rules, such energy production methods are hereby designated as permitted uses on the Property under the Applicable Rules, in addition to battery storage, transmission, transformation, as well as natural gas or electric service lines.

5.4 [Intentionally left vacant]

5.5 Moratoria or Interim Control Ordinances. No ordinance, resolution, policy or other measure enacted after the Effective Date that relates directly or indirectly to the Project or to fees associated with or the timing, sequencing or phasing of the development or construction of the Project shall apply to the Property or this Agreement, unless it is (i) reasonably found by the City to be necessary to the public health and safety of the residents of the City and (ii) generally applicable on a City-wide basis (except to the extent necessary in the event of a natural disaster).

5.6 Timeframes and Staffing for Processing and Review. To the extent reasonably possible, the City shall expedite processing of all Project Approvals (including staff review and processing and actions by any boards and commissions) and any other approvals or actions requested by the Company in connection with the Project or the Infrastructure Improvements, provided that the Company shall be responsible for payment of any third-party fees or charges necessary to accomplish the expedited processing of Project Approvals. The City shall assign a building inspector dedicated to the prompt review of any and all plans and the prompt performance of any and all inspections required for the design, construction, development and occupancy of the Project or the Infrastructure Improvements. The City acknowledges and agrees that the Project is of sufficient size to meet the minimum requirements set forth in Section 17.48.020 of the Zoning Ordinance and confirms that the City will review the Project in accordance with the special approval process for the Regional Technology and Industry Overlay Zone set forth in Section 17.48.020 of the Zoning Ordinance.

5.7 Other Approvals. The City shall assist and cooperate in good faith with the Company in connection with obtaining any (i) approvals and permits from other governmental or quasi-governmental agencies having jurisdiction over the Property, the Project or the Infrastructure Improvements and (ii) similar documents and instruments from third parties, as may be necessary or desirable in connection with the development or operation of the Project or the Infrastructure Improvements. Except for actions that require public hearings or noticing periods pursuant to state law (which actions the City shall take within the minimum time periods required pursuant to state law), if City action is required in connection with obtaining any such approvals, permits, documents or instruments, the City shall take final action within ten (10) Business Days (as defined below) following its receipt of each such request; provided that such period shall be tolled for any period during which the City is awaiting revisions or additional information from the Company that are necessary to complete the City process.

5.8 Timing and Rate of Development. The Project may include multiple phases extending over a period of years. The City acknowledges that as of the Effective Date, the Company cannot predict if, when or at what rate the development of the Project will occur, which will depend upon numerous factors, including factors outside of the control of the Company, such as market orientation and demand, competition, availability of qualified laborers and weather conditions. Subject to the Project Approvals, the Company may develop the Project in such order and at such rate and times as the Company deems appropriate in its sole and absolute discretion, which the City agrees is consistent with the intent, purpose and understanding of the Parties. Nothing in this Agreement shall be construed to require the Company to proceed with developing the Project or any portion thereof. Notwithstanding the foregoing, Company commits to beginning the Pony Express Parkway Extension (defined in section 6.1 below) within one (1) year of the Effective Date. In the event that it becomes apparent to the Company that the Company will be unable to begin the Pony Express Parkway Extension within one (1) years of the Effective Date, Company shall provide notice to the City in a manner compliant with Section 10.3 of this Agreement. After delivery and receipt of notice, the Parties shall meet to confer in good faith as to how to amend this provision of the Agreement in a manner that fulfills the intent of the Parties. For purposes of this section, beginning the Pony Express Parkway Extension shall mean initiating any physical work, including, without limitation, mobilization of construction equipment and crews to the project site or initiating site clearing, grading, or earthwork, but shall not mean preliminary surveying, engineering, or design work, or environmental or geotechnical investigations.

5.9 Additional Property. This Agreement is hereby adopted and approved by the City to apply to any real property within the municipal limits of the City that is adjacent and contiguous to the Property (or that is separated from the Property only by roads, public rights of way, easements or similar land rights or uses) that the Company or an affiliate of the Company may from time to time acquire following the Effective Date (whether in one or more parcels, "Additional Property"), subject to the Zoning Ordinance in effect at the time of such acquisition, including any setback or buffering requirements in the Zoning Ordinance. If the Company or an affiliate of the Company acquires Additional Property, then automatically upon notice thereof to the City, this Agreement shall apply with respect to, and the definition of "Property" hereunder shall include, such Additional Property regardless of whether the legal description of such Additional Property is actually attached hereto.

5.10 Vested Rights Doctrine. Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space and related land use plans, policies, ordinances and regulations after the Effective Date. Notwithstanding the retained power of the City to enact such legislation under its police power, such legislation shall not modify the Company's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in *Western Land Equities,*

*Inc. v. City of Logan*, 617 P.2d 388 (Utah, 1988), its progeny or any other exception to the doctrine of vested rights recognized under state or federal law, including laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann., §10-9a-509(1)(a)(ii)(A) (2025).

5.11 Grading and Excavation. Notwithstanding anything to the contrary in this Agreement or in the Code, prior to obtaining site plan approval, the Company shall be permitted to apply for each of (a) a mass grading permit for work on the Property, and (b) an excavation permit for work related to the installation of utilities. The City shall review and approve such grading and excavation permits within ten (10) Business Days of submission of a complete applications for each respective permit.

5.12 Prior Agreement. The Prior Agreement remains in full force and effect for the property subject thereto, but shall have no effect on the Property, notwithstanding Section 5.9 of the Prior Agreement. Instead, this Agreement shall govern the Property.

5.13 Waiver of Master Development Plan Requirement. Because the strict application of Eagle Mountain Code ("EMC") Chapter 16.10 would result in exceptional difficulties in delaying the Project, the City acknowledges and agrees that all requirements related to the approval of a master development plan under EMC Chapter 16.10 are hereby waived pursuant to EMC Section 16.10.050, and the Company has no obligation to submit any master development plan to the City. This Agreement shall satisfy all requirements under EMC Chapter 16.10.

## ARTICLE VI
## INFRASTRUCTURE IMPROVEMENTS

6.1 Water and Sewer Improvements. In accordance with the requirements of the Prior Agreement, City installed at Company's expense certain water and sewer infrastructure to allow that project to move forward. At this time, the Parties are evaluating whether the water and sewer infrastructure needs to be expanded or modified. The Parties will work together in good faith to determine whether expansion or modification of the existing water and sewer infrastructure will be necessary. If the Parties later determine that expansion or modification of the water and sewer infrastructure is necessary, the Parties will meet to confer about how best to amend this Agreement.

6.2 Pony Express Parkway Extension.

(a) Prior to issuance of a certificate of occupancy, the Company will complete an extension of Pony Express Parkway, and the municipal utility infrastructure located therein, as described and shown on Exhibit B (the "Pony Express Parkway Extension," and, together with any other infrastructure improvements required under this Section 6, including without limitation Section 6.1, the "Infrastructure Improvements"). The Company has previously dedicated right-of-way for the Pony Express Parkway Extension (the "Roadway Easement"). The City acknowledges and agrees that the prior dedication of the Roadway Easement satisfies all Company obligations to provide right-of-way for the Pony Express Parkway Extension and that the Roadway Easement constitutes the only right-of-way designation, declaration, or grant necessary to allow construction of the Pony Express Parkway Extension. The Pony Express Parkway Extension shall be designed so that future expansion of Pony Express Parkway can meet or exceed the criteria for designation as a "major collector" under the Code to the extent reasonably possible. The City shall grant to the Company any and all rights of access, ingress and egress over, on and through the Roadway Easement that the Company determines from time to time are reasonably necessary or desirable in connection with the development or operation of the Project, which obligation may require the

City to deliver and record in the Official Records easements or other instruments in form and substance acceptable to the Company in its sole discretion.

(b) The City acknowledges that the Company will need to rely on Pony Express Parkway for access to the Property, and without such access, the Company would be unable to locate the Project on the Property. The City shall not abandon, vacate or close any existing City roadways necessary to provide access to the Property, unless the City first provides reasonable alternative access to the Property. In addition, the City shall make reasonable efforts to ensure that routine maintenance and construction on roadways that serve as the only public access to the Property are done in a manner as to not unreasonably restrict or delay access to the Property.

6.3 Construction Costs. For any improvements that include System Improvements, the Company shall, from time to time, submit to the City evidence of all expenditures incurred in connection with constructing the Infrastructure Improvements: including (i) all construction costs, (ii) all third-party engineer, design and construction management costs, and (iii) reasonable administrative fees actually incurred by the Company in an amount not to exceed three percent (3%) of hard construction costs (collectively, "Construction Costs"). The Company shall not submit such evidence more than once in any thirty (30) day period. Each submission shall include such invoices and any other supporting documentation reasonably requested by the City.

6.4 Fiber Service. At no cost to the Company, the City hereby grants to the Company in perpetuity the right, privilege and authority to construct, maintain, operate, upgrade and relocate a dedicated fiber network, including underground conduits and structures, for fiber service to the Property in, under, along and through the present and future streets, alleys, public utility easements and public ways and public places (collectively, the "Public Ways"). The right to use and occupy the Public Ways shall be non-exclusive, and the City reserves the right to use the Public Ways for itself or any other entity that provides service to residences within the municipal limits of the City. The Company shall, prior to commencing new construction in the Public Ways ("Public Ways Construction"), submit to the City an application (a "Public Ways Application") for a permit (a "Public Ways Permit") for such Public Ways Construction. The City shall review and approve any Public Ways Application and issue the applicable Public Ways Permit as part of the Project Approvals in accordance with this Agreement and in any case within ten (10) days following submission of such Public Ways Application, and the City shall not unreasonably condition any Public Ways Permit. In performing Public Ways Construction, the Company will abide by the Applicable Rules, and the City may reasonably inspect the manner of such Public Ways Construction to assure compliance with the Applicable Rules. If, during the course of Public Ways Construction, the Company, or any contractor or entity working on behalf the Company to install the fiber network, causes damage to or alters the Public Ways or public property in a manner not permitted hereunder, the Company shall (at its own cost and expense and in a manner reasonably approved by the City) replace and restore such damaged or altered property in as good a condition as existed before such Public Ways Construction commenced. Notwithstanding anything to the contrary contained in Section 9.1, (i) if the Company fails to cure a default of its obligations under this Section 6.3 within the applicable cure period under Section 9.1, then the City's sole and exclusive remedy under this Agreement shall be to seek damages from the Company, subject to Section 9.3, or specific performance of the Company's obligations under this Section 6.3, and (ii) the City shall not have the right to terminate this Agreement as the result of any default by the Company of its obligations under this Section 6.3.

## ARTICLE VII
## MORTGAGES

7.1 Mortgages. This Agreement shall not prevent or limit the Company from encumbering the Property or any estate or interest therein, portion thereof, or any improvement thereon, in any manner whatsoever by one or more Mortgages with respect to the construction, development, use or operation of the Project or any portion thereof. The City acknowledges that Mortgagees may require certain interpretations and modifications of this Agreement. Upon the Company's request from time to time, the City shall meet with the Company and such Mortgagees to negotiate in good faith any such requests for interpretation or modification. The City shall not unreasonably withhold its consent to any such requested interpretation or modification that is consistent with the intent and purposes of this Agreement.

7.2 Mortgagee Not Obligated. A Mortgagee shall not have any obligation or duty to perform pursuant to the terms set forth in this Agreement.

7.3 Mortgagee Notice and Cure Rights. If requested in writing by a Mortgagee, the City shall deliver to such Mortgagee any notice of default delivered to the Company hereunder. A Mortgagee shall have the right, but not the obligation, to cure such default within thirty (30) days after such Mortgagee receives such notice, during which period the City shall not exercise any remedies hereunder.

7.4 Disaffirmation. If this Agreement is terminated with respect to a portion of the Property by reason of any default by the Company or as a result of a bankruptcy proceeding of the Company, or if this Agreement is disaffirmed by a receiver, liquidator or trustee for the Company or its property, then the City, if requested by a Mortgagee, shall negotiate in good faith, with the most senior requesting Mortgagee, a new development agreement for the Project as to such portion of the Property. This Agreement does not require any Mortgagee or the City to enter into a new development agreement pursuant to this Section 7.4.

## ARTICLE VIII
## TERM

The term of this Agreement (the "Term") shall commence on the Effective Date and continue for a period of forty (40) years. The Company may at any time and for any reason terminate this Agreement automatically upon notice thereof to the City.

## ARTICLE IX
## THIRD PARTY TRANSACTIONS

8.1 Estoppel Certificate. At any time, and from time to time, either Party may deliver written notice to the other Party requesting that such other Party certify in writing, to the knowledge of the certifying Party: (i) that this Agreement is in full force and effect and a binding obligation of the Parties; (ii) that this Agreement has not been amended or modified, or if amended or modified, a description of each such amendment or modification; (iii) that the requesting Party is not then in breach of this Agreement, or if in breach, a description of each such breach; (iv) that the Infrastructure Improvements have been completed, or if not completed, a description of each component of the Infrastructure Improvements that has not been completed; (v) that all Construction Costs have been incurred and paid by the City (if true), and the amount of all Construction Costs incurred and paid by the City; (vi) that all Construction Costs have been reimbursed by the Company to the City (if true), and the amount of any and all Construction Costs reimbursed by the Company to the City (and any other amounts paid by the Company to the City for the Infrastructure Improvements); (vii) the matters required to be recorded by the City pursuant to Section 4.3(g); and (viii) any other factual matters reasonably requested (an "Estoppel Certificate"). The City Manager, or such other person(s) authorized by the City Council, may execute, on behalf of the City, any Estoppel Certificate requested by the Company that is consistent with this Section 8.1. The City

acknowledges that an Estoppel Certificate may be relied upon by transferees or successors in interest to the Company and by Mortgagees holding an interest in the Property.

8.2 No Third Party Beneficiaries. The only parties to this Agreement are the City and the Company. There are no third party beneficiaries under this Agreement, and except for assignees and successors-in-interests to either Party, this Agreement shall not be construed to benefit or be enforceable by any other party whatsoever.

## ARTICLE X
## DEFAULT AND REMEDIES

9.1 Generally. In the event of a default of this Agreement, the non-defaulting Party may provide written notice of the default to the defaulting Party and specify a period of not less than fifteen (15) days during which the defaulting Party shall have the right to cure such default; provided, however, that such cure period may be extended if (i) the default cannot reasonably be cured within the cure period provided in such notice, (ii) the curing Party notifies the non-defaulting Party of such fact by no later than the end of the cure period provided in the notice, (iii) the curing Party has theretofore been diligent in pursuing the cure and (iv) the curing Party in such extension notice covenants to (and thereafter actually does) diligently pursue the cure to completion. If the defaulting Party fails to cure the default within such cure period, the non-defaulting Party may either (a) terminate this Agreement or (b) enforce this Agreement by the additional remedies set forth below.

9.2 Company's Additional Remedies Upon Default by City. The Company's sole and exclusive remedy under this Agreement for a default by the City shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement.

9.3 CONSEQUENTIAL DAMAGES. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

## ARTICLE XI
## MISCELLANEOUS

10.1 Force Majeure. If due to the occurrence of a Force Majeure Event a Party is unable to meet any obligation hereunder, then the deadline for performing such obligation shall be automatically extended by one (1) day for each day of such Force Majeure Event; provided that such Party shall diligently and in good faith act to the extent within its power to remedy the circumstances of such Force Majeure Event affecting its performance or to complete performance in as timely a manner as is reasonably possible.

10.2 Recitals. The recitals of this Agreement are material terms hereof and shall be binding upon the Parties.

10.3 Notice. Whenever any notice is required or permitted under this Agreement, it shall be in writing and shall be delivered personally, with acknowledgment of receipt being obtained by the delivering Party, or by U.S. Certified Mail, return receipt requested, or by overnight delivery service by a reliable company, such as Federal Express or United States Parcel Service. Until further notification by written notice in the manner required by this Section 10.3, notices to the Parties shall be delivered as follows:

City: Eagle Mountain City
Attn: City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

Company: Stadion LLC
1 Hacker Way
Menlo Park, CA 94025
Attn: IDC (Data Centers)

with a copy to: Stadion LLC
1 Hacker Way
Menlo Park, CA 94025
Attn: Data Center Counsel

If notice is given by U.S. Certified Mail, then the notice shall be deemed to have been given on the second (2nd) Business Day after the date the envelope containing the notice is deposited in the U.S. Mail, properly addressed to the Party to whom it is directed, postage prepaid. Notice made by personal delivery or overnight delivery shall be deemed given when received.

10.4 Assignment. The Company may assign its rights and obligations under this Agreement to any (i) affiliate controlling, controlled by or under common control with the Company (and upon such assignment the assigning entity shall be relieved of its covenants, commitments and obligations hereunder) or (ii) subsequent owner or lessee of all or any portion of the Property. If the Company sells the Property in its entirety and assigns its rights and obligations hereunder to its successor in title to the Property or any portion thereof, then the Company shall be relieved of all of its covenants, commitments and obligations hereunder to the extent of the property sold or conveyed.

10.5 Run with the Land. This Agreement shall run with the Property and any portion thereof as it may be subdivided or recombined. The Company shall record in the Official Records a memorandum of this Agreement in a form acceptable to the City and the Company setting forth the existence of this Agreement.

10.6 Entire Agreement. This Agreement, including all Exhibits attached hereto, contains the entire agreement between the Parties regarding the subject matter hereof, and all prior or contemporaneous communications or agreements between the Parties or their respective representatives with respect to the subject matter herein, whether oral or written, are merged into this Agreement and extinguished. Except for the Company's right to modify the description of the Property from time to time as set forth in Section 5.9, no agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination. If any term or provision of this Agreement or any application thereof shall be unenforceable, the remainder of this Agreement and any other application of any such term or provision shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the Parties and their respective legal counsel. Therefore, the Parties agree that the fact that one Party or the other Party may have been primarily responsible for drafting or editing this Agreement shall not, in any dispute over the terms of this Agreement, cause this Agreement to be interpreted against such Party. It is the Parties' collective intention

to encourage, promote and aid the Project so that the opportunities and positive community impacts of the Project are fully realized by the City, its citizens and the Company.

10.7 Waivers. Neither Party may waive any condition or breach of any representation, term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other representation, term, condition or covenant or of any subsequent breach of the same or of any other representation, term, condition or covenant of this Agreement.

10.8 Governing Law. This Agreement is governed by and shall be construed in accordance with the laws of the State of Utah.

10.9 Interpretation. The section headings of this Agreement are for convenience of reference only and shall not be deemed to modify, explain, restrict, alter or affect the meaning or interpretation of any provision hereof. Whenever the singular number is used, and when required by the context, the same includes the plural, and the masculine gender includes the feminine and neuter genders. All references herein to "Section" or "Exhibit" reference the applicable Section of this Agreement or Exhibit attached hereto; and all Exhibits attached hereto are incorporated herein and made a part hereof to the same extent as if they were included in the body of this Agreement. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific terms, statements or matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference thereto. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such term, statement or matter.

10.10 Counterparts. This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the Parties in separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A scanned or photocopy signature on this Agreement, any amendment hereto or any notice delivered hereunder shall have the same legal effect as an original signature.

10.11 Business Days. As used herein, the term "Business Day" shall mean a day that is not a Saturday, Sunday or legal holiday in the State of Utah. All other references to "days" hereunder shall mean calendar days. If the date for the performance of any covenant or obligation under this Agreement shall fall on a Saturday, Sunday or legal holiday in the State of Utah, then the date for performance thereof shall be extended to the next Business Day.

10.12 Effect on Other Vested Rights. This Agreement does not abrogate any rights established or preserved by any applicable law, or by the Water and Sewer Agreement or by any other agreement or contract executed by the City and the Company in connection with the Project, or that have vested or may vest pursuant to common law or otherwise.

10.13 Confidential Information. The Company may designate any trade secrets or confidential business information included in any report or other writing delivered to the City pursuant to or in connection with this Agreement by any method intended to clearly set apart the specific material that the Company claims to be either its trade secrets or confidential business information that, if released, would give an advantage to competitors or result in unfair competitive injury to the Company (such information, collectively, "Confidential Business Information"). For the avoidance of doubt, all building plans shall be

deemed Confidential Business Information. The City shall redact or delete any Confidential Business Information from any records it makes available for inspection or of which it provides copies. Within two (2) Business Days following the City's receipt of any request to inspect or obtain copies of public records relating to this Agreement or the Project, the City shall provide written notice of the same to the Company, which notice shall include a copy of such request. The City shall not allow inspection or provide copies of any such records until the Company shall have had not less than ten (10) Business Days (following and excluding the day on which the Company receives such notice) to determine whether to contest the right of any party to inspect or receive copies of such records. Any such action to enjoin the release of Confidential Business Information may be brought in the name of the Company or the City. The costs, damages, if any, and attorneys' fees in any proceeding commenced by the Company or at its request by the City to prevent or enjoin the release of Confidential Business Information in any public records relating to this Agreement or the Project shall be borne by the Company.

10.14 Attorneys' Fees. If any action is brought by either Party against the other Party, relating to or arising out of this Agreement or the enforcement hereof, the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 10.14 shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.

10.15 Further Assurances. Upon the request of the other Party, each Party agrees to (i) furnish to the other Party such requested information, (ii) execute and deliver to the other Party such requested documents and (iii) do such other acts and things reasonably required for the purpose of carrying out the intent of this Agreement.

10.16 Waiver of Jury Trial. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (I) ARISING UNDER THIS AGREEMENT OR (II) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THIS AGREEMENT OR ANY OF THE TRANSACTIONS RELATED HERETO. EACH PARTY HEREBY AGREES AND CONSENTS THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY A COURT TRIAL WITHOUT A JURY AND THAT EITHER PARTY MAY FILE A COPY OF THIS AGREEMENT WITH ANY COURT AS EVIDENCE OF SUCH WAIVER.

[Signatures appear on following page]

**CITY**:

EAGLE MOUNTAIN CITY,
a municipal corporation of the State of Utah

_____
Tom Westmoreland, Mayor

ATTEST:

_____
City Recorder

**COMPANY**:

STADION LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

**EXHIBIT A**

**PROPERTY**

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The surface rights in and to that certain real property located in Utah County, State of Utah, and described as follows:

> Lots 1A, 1B, and 2 of the Steeplechase South Subdivision as amended, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

For convenience only:

> Tax parcels 66:815:0001, 71:049:0001, and 66:749:0002

# EXHIBIT B

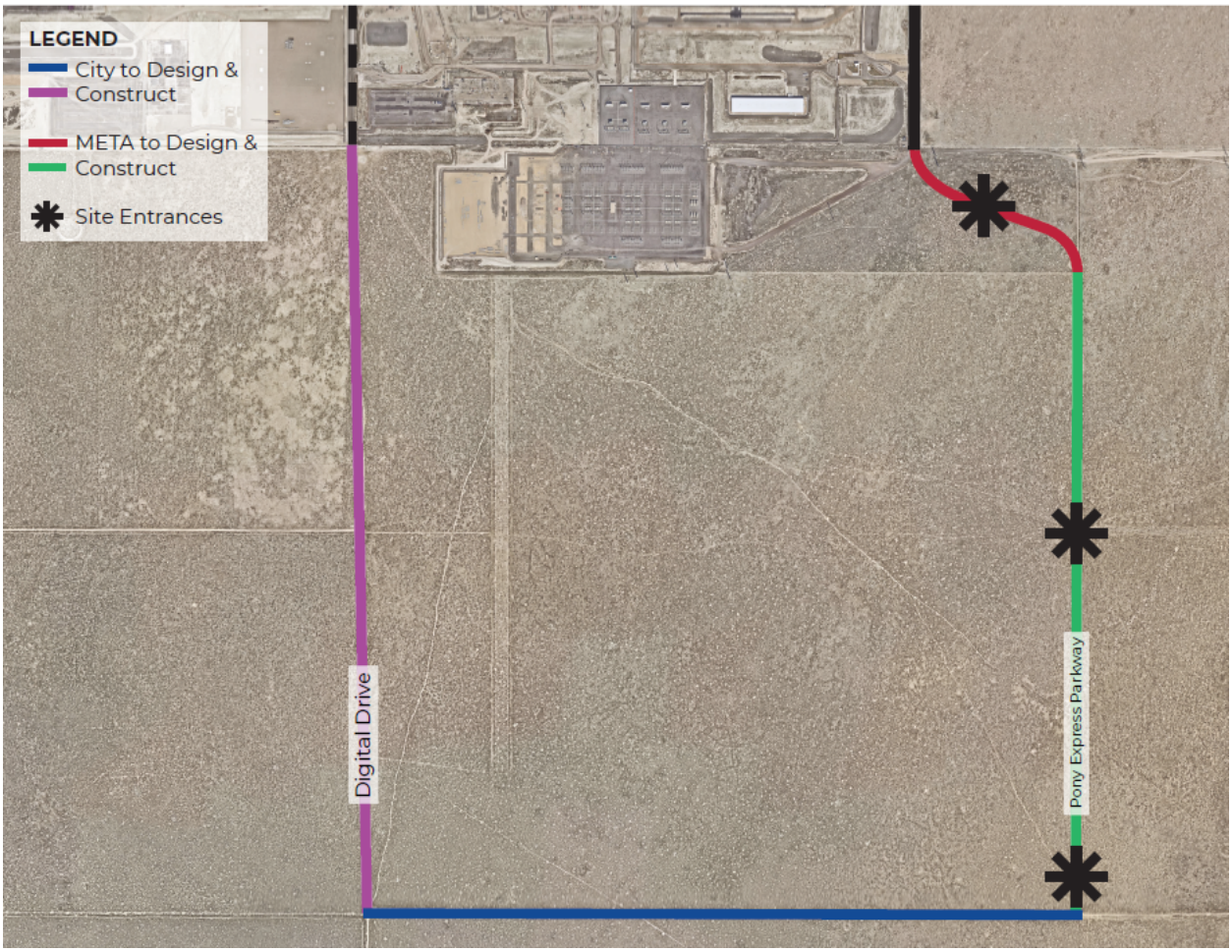
## PONY EXPRESS PARKWAY EXTENSION

### Scope of Work

Design, permitting, and construction of approximately 5,700 linear feet of half-width Major Collector roadway along the east side of the property within the existing dedicated ROW. The improvements will include a two-lane asphalt roadway with turn lanes at entrances, shoulder, curb and gutter, pathway, gravel swale, and a waterline with associated fire hydrants.

### Depiction

See attached




4934-5351-4850, v. 7