



EAGLE MOUNTAIN CITY COUNCIL MEETING

OCTOBER 21, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. DISCUSSION AND INFORMATION ITEMS

This is an opportunity to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A. UPDATE - Utah Housing Strategic Plan
(anticipated time 20 minutes)

1.B. PRESENTATION - Attainable Housing at Triumph - Scot Hazard, The Real Estate Group
(Anticipated time 15 minutes)

1.C. PRESENTATION - Financial Report - 1st Quarter FY 2026
(anticipated time 15 minutes)

1.D. DISCUSSION - Road Connectivity for the New High School
(anticipated time 20 minutes)

2. AGENDA REVIEW

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

3. CITY MANAGER INFORMATION ITEMS

3.A. Utility Billing Assistance – Furloughed Federal Employees in Eagle Mountain

4. ADJOURN TO A CLOSED SESSION

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

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. UTAH COUNTY SHERIFF'S OFFICE - LAW ENFORCEMENT SERVICES UPDATE

9. PUBLIC COMMENTS

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

10. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

11. BOND RELEASES

11.A. Antelope Meadows Phase B, Plat 3 - Out of Warranty

12. MINUTES

12.A. October 7, 2025 Minutes - Regular City Council Meeting

13. ORDINANCES

13.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72, Commercial and Multi-family Design Standards

SCHEDULED ITEMS

14. PUBLIC HEARING ONLY

14.A. PUBLIC HEARING ONLY - Arguments For or Against the RAP Tax

BACKGROUND: *(Presented by Communications Manager Tyler Maffit)* A public hearing will be held to receive public comment regarding the proposed Recreation, Arts, and Parks (RAP) Sales and Use Tax, also known as Proposition 8, on the ballot for the Eagle Mountain City General Election to be held on November 4, 2025. The RAP Tax would impose a 1/10 of 1% (0.1%) local sales and use tax to fund recreational facilities, arts, and cultural opportunities within Eagle Mountain City.

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE / PUBLIC HEARING - An Ordinance Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Related Zoning Provisions

BACKGROUND: *(Presented by Planner Steven Lehmitz)* A proposal to amend EMMC 6.05.260, 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. It also amends 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to clarify exceptions to 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 proposed changes.

16. STADION, LLC (Meta)

16.A. ORDINANCE / DEVELOPMENT AGREEMENT - An Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Stadion, LLC (aka Meta)

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.

16.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Water and Sewer Agreement with Stadion, LLC (aka Meta)

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* Stadion, LLC (Meta) 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. A development agreement has been negotiated between the parties for the City Council's consideration concurrent with this agreement. This Third Amendment to Water and Sewer Agreement would allow Stadion to purchase additional water to support the data center expansion.

17. ORDINANCES

17.A. ORDINANCE / DEVELOPMENT AGREEMENT - An Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Meritage Homes at Harmony Subdivision

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. The parties seek to clarify what material is required to be used for the privacy fencing. To that end, 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 nine months and proceed with reasonable diligence to completion.

18. LEGISLATIVE ITEMS

18.A. UPDATE - Legislative Priorities List

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

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

20. COMMUNICATION ITEMS

20.A. Upcoming Agenda Items

21. ADJOURNMENT

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

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

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this October 16, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	UPDATE - Utah Housing Strategic Plan (<i>anticipated time 20 minutes</i>)
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

No

PREPARED BY

Elizabeth Fewkes, Planner
Kiara Polee, Affordable Housing
Coordinator

PRESENTED BY

Elizabeth Fewkes, Kiara Polee

RECOMMENDATION:

Staff seeks to inform the City Council 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:

Staff presented the Utah Housing Strategic Plan to the Planning Commission on October 14, 2025, and received their feedback.

ATTACHMENTS:

1. Utah Housing Strategic Plan

2. Reference Flyer

GOVERNOR COX

UTAH LEGISLATURE

Utah Housing

STRATEGIC PLAN

Built here.





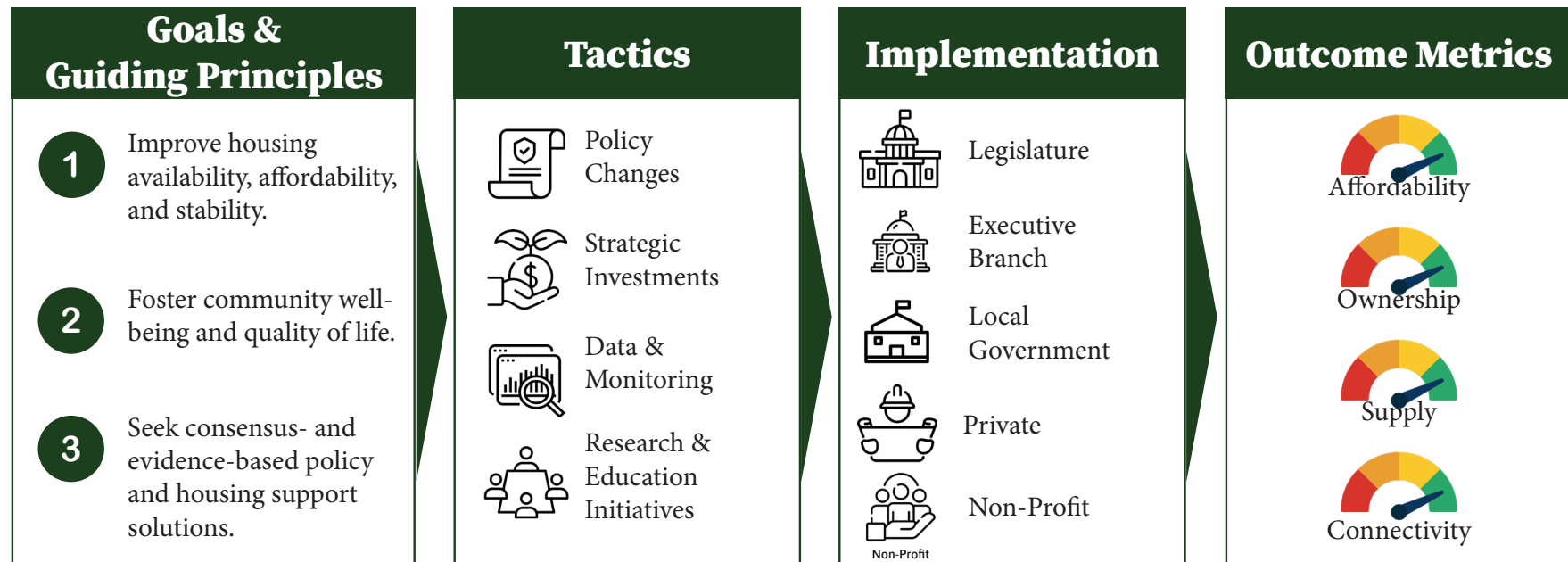
UTAH HOUSING STRATEGIC PLAN

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



Timeline



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

governor.utah.gov/housing

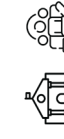
NOTE: Tactic numbers do not represent a rank order

 *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.			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.		 	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.			1X or OG, Significant Cost
4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.		 	1X, Nominal Cost
5	 Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.		 	1X or OG, Under \$1M

PRIORITY TACTICS

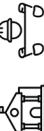
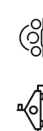
#	Tactic	Category	Implementation Lead	Cost
6	Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums.		 	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.			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.			Time & Effort
9	Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010.			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.		 	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.			Time & Effort
12	 Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.			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.		 	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.		 	1X, Under \$1M
15	Require all publicly funded housing to maintain affordability through long term deed restrictions.			Time & Effort

NOTE: Tactics 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.			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.			Time & Effort
18 △	Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.			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.		 	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.		all	Time & Effort
21	Improve eviction court data transparency.		 	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.		  	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.		 	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.		  	1X, Significant Cost
25	Expand and fund an eviction mediation and prevention program.			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.		 	Time & Effort
27 △	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.			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.		  	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.			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.		 	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	 Local Govt 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	 Local Govt Executive  Non-Profit	Time & Effort
40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.	 Initiative	 Local Govt 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
<i>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.</i>	Housing Strategic Plan: Section 2. Vision, Goals, & Guiding Principles
<i>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.</i>	Housing Strategic Plan: Plan Tactic 41
<i>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.</i>	Housing Strategic Plan: Section 2. Vision, Goals, & Guiding Principles Administrative Priorities: 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.
<i>2.1 The Legislature should consider whether to expand the moderate-income housing plan requirements to include forecasting benchmarks for household growth.</i>	Housing Strategic Plan: Plan Tactic 44
<i>2.2 The Legislature should consider options to increase zoning density on a wide scale within the state.</i>	Housing Strategic Plan: Plan Tactic 8
<i>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.</i>	Housing Strategic Plan: Plan Tactic 6
<i>3.1 As part of any statewide housing strategic planning, the Legislature should consider metrics to better track both actual and potential housing production.</i>	Housing Strategic Plan: 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
<i>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.</i>	Housing Strategic Plan: Pages 18-19, + Inventory
<i>BE IT FURTHER RESOLVED that the Legislature and the Governor will involve stakeholders in the process of identifying programs to consolidate.</i>	Housing Strategic Plan: Pages 18-19, + Inventory
<i>BE IT FURTHER RESOLVED that the Legislature and the Governor commit to begin the process of identifying programs for streamlining during the 2025 interim.</i>	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](https://governor.utah.gov/housing) located at governor.utah.gov/housing.

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
NOTE: Terms in <i>italics</i> are defined in the glossary found in Appendix D.					
Affordable Housing					
1	Deeply Affordable 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 ; Utah Housing Corporation
1, 2	Deed Restricted Rentals 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 ; Utah Housing Corporation ; National Housing Preservation Database

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
1, 3	Share of Homes Available 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 Total number of new <i>starter homes</i> 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 Percentage of Utah renters that are housing <i>cost-burdened</i>	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 Percentage of Utah homeowners that are housing <i>cost-burdened</i>	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 Percentage of <i>households</i> 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 Total number of new housing units currently entitled, but limited by <i>infrastructure</i> 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 Total number of new housing units <i>permitted</i>	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 Amount of time from a completed development application to the issuance of a building permit by project type, such as: • Single-family detached • Multi-family • 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 Total number of <i>certificates of occupancy</i> issued	C of O means a home is ready to be sold and occupied, while <i>permitted</i> 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 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 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: Housing Unit Inventory Dataset ; Utah Redevelopment Agency (RDA) Database Rural Utah: 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 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: Housing Unit Inventory Dataset Rural Utah: 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: 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: Amount of time from a completed development application to the issuance of a building permit by project type	
Step 1 - Administrative Process Pilot 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. • Single-family detached, • Multi-family: ○ Townhome project, ○ Typical podium-style apartment/condo, ○ High rise apartment/condo, and • 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: • Complete application submitted, • Is this project covered under a DA or MDA? y/n, • Preliminary plat approval, • Final plat approval, • Building permit issued, • Initial inspection completed, • Final inspection completed, and • C of O issued. 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. • Ensure good representation of project types. • Explore typical scale (total number of units) of projects being considered by pilot cities, and ensure differences in scale are reflected. • Maintain a high level view of desired outcomes, tracking both the: ○ Number of projects completed in reasonable time, and ○ Number of housing units delivered to market.

Proposed Approach: 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 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: 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: 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: • Service area boundaries • Age of infrastructure, and • 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: • Identify and map infrastructure needs, and • 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. 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
<i>* Federal funds administered by state or local partners</i> <i>** State funds administered by local partners</i>													
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: 9%: ~\$106MM 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 SLC: \$298,628 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 \$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 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 \$X M remaining									X	
Funding Source	Deeply Affordable Housing Grants		State: \$20 M 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

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					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 Total units: 7,850 840 for sale 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 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

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					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

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					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 3,426 on waitlist 3-5 year wait					X	X	X			
Project	Tooele County Housing Authority		200 families 800 on waitlist 3.5 year wait					X	X	X			
Project	Housing Authority of Utah County		1,047 families 6,312 on waitlist 3+ year wait					X	X	X			
Project	Provo Housing Authority		893 families 2,022 on waitlist 9-18 month wait					X	X	X			
Project	Davis County Housing Authority		900 families 1,200 on waitlist 2+ year wait					X	X	X			
Project	Weber County Housing Authority		243 families 1,380 on waitlist 2 year wait					X	X	X			
Project	Cedar City Housing Authority		282 families, 104 on waitlist 12-14 month wait					X	X	X			
Project	St George Housing Authority		375 families, 83 on waitlist 3-5 year wait					X	X	X			
Project	Housing Authority of Ogden		1,127 families 3,300 on waitlist 2+ year wait					X	X	X			
Project	Logan City and Bear River Housing Authority AOG		612 families 700 on waitlist 1+ year wait					X	X	X			
Project	Housing Authority of Carbon-Emery Counties		244 families 107 on waitlist 6-9 month wait					X	X	X			
Project	Beaver City Housing Authority		33 families 41 on waitlist 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 30 on waitlist 1-5 year wait					X	X	X			
Project	Housing Authority of Southeastern Utah		73 families 39 on waitlist 1-4 month wait					X	X	X			
Project	Millard County Housing Authority							X	X	X			
Project	Myton City Housing Authority			435-722-5002 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 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. Solution: 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. Other Considerations: ● Establish clear loan criteria and coordinated oversight to ensure projects deliver affordable housing outcomes and prioritize those that serve low-income populations. ● 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: Legislature Cost: One-time or Ongoing, Significant Cost
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4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.	
Problem: 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. Solution: Restructure the offices, agencies, and boards that are associated with housing, so they are all in one unified structure. Other Considerations: ● 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: Goal 3 Tactic Type: Policy Change Implementation Lead: Executive Branch Legislature Cost: One-Time, Nominal Cost	



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.
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.
Problem: 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. Solution: 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. Other Considerations: • Consider prioritizing access to shared equity models for public servants and first responders. • The OPRO Land Use Training Fund could be a potential funding source for this study.	Goal: Goals 1 and 3 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: 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.
Problem: 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. Solution: 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: Goals 1 and 2 Tactic Type: Policy Change Implementation Lead: Legislature

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

9	Reauthorize existing state tax credits by removing the sunset date from state code sections <u>59-7-607</u> and <u>59-10-1010</u> .	
Problem: 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.		Goal: Goal 1
Solution: 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.		Tactic Type: Policy Change
		Implementation Lead: Legislature
		Cost: 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.	
Problem: 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: Goal 3
		Tactic Type: New Initiative

Solution: 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. Other Considerations: • 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.	Implementation Lead: Legislature Executive Branch Cost: Time & Effort
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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.	
	Problem: 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. Solution: 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. Other Considerations: • Determine who is the best agency/leader to spearhead the effort. • Explore potential legislative appropriations to expand supportive housing capacity. • Engage key partners across health, housing, and human services sectors to align strategies and	Goal: Goals 2 and 3 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: Time & Effort

maximize impact. ● Build awareness among housing developers, service providers, and local governments about Medicaid funding opportunities.	
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12 	Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.
Problem: 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. Solution: Analyze the impact of water supply on future growth, drawing upon the following resources: ● GOEO, Development Capacity and Market Analysis ● Local government general plans ● DWRe, Utah Water Related Land Use dataset, and State Water Plan ● DWRI, Water Duty map ● Wasatch Choice Vision ● Envision Utah, Development "Rule of Thumb" study ● GSL Strategic Plan ● Prepare 60, water delivery plans ● GPI, Utah population projections Other Considerations: ● This study must clearly articulate any assumptions made in calculating water availability constraints. ● Consider estimated water requirements for different types of housing (e.g. SF detached, condo, townhome, etc.)	Goal: Goal 2 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: 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.
Problem: Available housing stock is diminished when homes are turned into short-term rentals, especially in resort communities that lack workforce housing options.	
Solution: 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: Goals 1 and 2	
Tactic Type: Policy Change	
Implementation Lead: Legislature Local Government	
Cost: 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.
Problem: 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.	
Solution: The state could partner with AOGs or non-profit organizations to undertake collaborative planning and	
Goal: Goals 2 and 3	
Tactic Type: Strategic Investment	
Implementation Lead: Local Government Non-Profit	

public visioning processes for key areas. Support could come through in-kind technical support, planning grants, or convening power. Other Considerations: 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: One-time, Under \$1M
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15	Require all publicly funded housing to maintain affordability through long term deed restrictions.	
Problem: Newly developed homes are often not affordable for low- to moderate-income Utahns, and current affordable housing does not always stay affordable over time. Solution: Require deed-restrictions for all new publicly-funded housing programs to guarantee the long-term affordability of newly developed homes. Other Considerations: - 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. - 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: Goals 1 and 3 Tactic Type: Policy Change Implementation Lead: Legislature Cost: 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.	
Problem: 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. Solution: 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. Other Considerations: 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: Goal 3 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: Time & Effort
17	Review and revise, if necessary, state code <u>17C-1-142</u> regarding RDA/CRA affordable housing set aside to include additional possibilities to expedite the use of those funds to create more affordable housing.	
Problem: 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: Goals 1 and 2 Tactic Type: Policy Change

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. Solution: 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. Other Considerations: • Possible penalties (e.g. forfeiture of funds) could be incorporated for cities that are not actively utilizing funds after the six year deadline. • Consider greater flexibility in use of the housing set aside funds in cities to acknowledge the land availability constraints in built out areas. • 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: Legislature Cost: Time & Effort
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18 	Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.
Problem: 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. Solution: The Utah Main Street Program could be bolstered with additional resources and funding to increase and	Goal: Goals 1 and 2 Tactic Type: Strategic Investment Implementation Lead: Legislature

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. Other Considerations: - 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. - Showcase success stories to encourage greater use, and identify opportunities to combine Main Street revitalization efforts with local economic development planning.	Cost: One-time, Under \$1M
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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.	
Problem: 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. Solution: 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: Goal 3 Tactic Type: Data & Monitoring Implementation Lead: Legislature Non-profit Cost: 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.	
Problem: 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. Solution: 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: Goals 1 and 3 Tactic Type: Data & Monitoring Implementation Lead: all Cost: Time & Effort

21	Improve eviction court data transparency.	
Problem: 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. Solution: Improve eviction court data transparency by: - Tracking and publicly reporting eviction-related court judgments, including the long-term impacts on tenants' records and the status of expungements. - Collaborating with public and private sector entities to identify what data can be aggregated from their systems and the courts. - Determining the specific data points that need to be collected, with particular attention to tracking expungements. - Implementing agreed-upon best practices for data collection and reporting, potentially without requiring new legislation.		Goal: Goal 3 Tactic Type: Data & Monitoring Implementation Lead: Legislature Non-profit Cost: One-time, Under \$1M

Other Considerations: ● Ensure data is disaggregated to reveal trends and disparities, including eviction-related debt that affects Utahns. ● Protect tenant privacy while enhancing transparency and public reporting. ● Ongoing monitoring and evaluation may be necessary to maintain accuracy and usefulness of the data.	
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22	Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners.	
Problem: 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. Solution: 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. Other Considerations: ● The study should account for differences between rural and urban contexts. ● Include ROW widths and a consideration of soils, slopes, and engineering standards.		Goal: Goals 1, 2, and 3 Tactic Type: Strategic Investment Implementation Lead: Executive Local Government Private Cost: 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.
Problem: 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. Solution: 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. Other Considerations: 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: Goals 1, 2 and 3 Tactic Type: Data & Monitoring Implementation Lead: Executive Local Government Cost: 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.
Problem: 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. Solution: The state or private utility companies could consider a variety of potential financial incentives to increase energy efficiency and lower household utility costs, including: A revolving loan fund for homeowners to cover the incremental construction costs of energy efficiency upgrades in new construction	Goal: Goals 1 and 2 Tactic Type: Strategic Investment Implementation Lead: Legislature Local Government Non-Profit

• A new loan or grant program to fund energy efficiency improvements in existing housing • 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 Other Considerations: • Local energy providers can partner by offering additional rebates or discounts. • Affordable housing could be prioritized through recipient or resident income restrictions.	Cost: One-time, Significant Cost
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25	Expand and fund an eviction mediation and prevention program.	
Problem: 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. Solution: 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. Other Considerations: • This tactic will also involve revisiting plans to consolidate the court schedule statewide, improving access to mediation services regardless of location.		Goal: Goal 1 Tactic Type: Strategic Investment Implementation Lead: Non-profit Cost: 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.	
Problem: The state requires annual reporting from municipalities on how they are meeting the requirements of the		Goal: Goals 1 and 3

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. Solution: 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. Other Considerations: 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: Policy Change Implementation Lead: Legislature Local Government Cost: Time & Effort
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27 	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.
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: 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. Other Considerations:	Goal: Goal 2 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

● Explore a grant program to help communities and/or individual property owners reduce their fire risks. ● 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.	
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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.	
Problem: 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. Solution: 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. Other Considerations: ● Do not fall into a trap of false choices. We can have affordable homes, nicely landscaped neighborhoods, and increased water conservation.		Goal: Goal 2 Tactic Type: Policy Change Implementation Lead: Legislature Local Government Private Cost: 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.
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.
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

TDR through education and promotion of case studies, and inclusion in the MIHP menu. Other Considerations: • The OPRO Land Use Training Fund could support development of educational materials. • 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. • Administration of TDR programs requires resources for monitoring and compliance, and depends on conducive market conditions.	Legislature Cost: One-Time, Nominal Cost
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31 	Attract a factory built/modular housing manufacturer to Utah to reduce construction costs.
Problem: 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. Solution: 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. Other Considerations: • This could include a post-performance incentive program tied to each new home placed in Utah communities, similar to that in Colorado. • Higher incentives could be offered to modular homes that meet ENERGY STAR efficiency standards.	Goal: Goal 1 and 2 Tactic Type: New Initiative Implementation Lead: Executive Branch Private Cost: 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.
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: ● Energy Star and energy efficient homes (new or rehab) ● Riparian or sensitive lands-friendly planning ● Starter home planning and construction Other Considerations: ● The most impact will come from a high level of promotion and publicity. ● Consider a potential collaboration with the existing Homes Elevated or Ivory Innovation prize programs.	Implementation Lead: Executive Branch Cost: Time & Effort
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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: 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. Solution: Actively promote and streamline access to existing local housing incentives to increase affordable housing production and preservation. This includes: ● Educating developers and property owners about programs such as density bonuses, reduced impact fees, tax abatements, and expedited permitting. ● Providing technical assistance to help applicants navigate the incentive process and meet program requirements. ● Creating outreach campaigns or workshops targeting communities and organizations working on affordable housing projects. ● Coordinating incentives with state-level programs to maximize impact and reduce administrative barriers.		Goal: Goal 1 Tactic Type: New Initiative Implementation Lead: Local Government Private Cost: 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).	
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37	Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects.	
Problem: 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. Solution: 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. Other Considerations: There is currently no penalty nor incentive for local governments to follow the provisions of SB195 regarding street connectivity.		Goal: Goal 2 Tactic Type: New Initiative Implementation Lead: Local Government Private Cost: 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: 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: Goal 3 Tactic Type: New Initiative

Solution: 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. Other Considerations: 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: Private Non-Profit Cost: Time & Effort
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39	Promote upstream, preventative housing interventions.
Problem: 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. Solution: Utah should promote a rental housing system that emphasizes early intervention, education, and flexible support for both tenants and landlords. Key actions include: - Expanding education for tenants, landlords, property managers, and community organizations/nonprofits on best practices and available resources. - Making information on rights, responsibilities, and obligations accessible to everyone in the housing ecosystem. - 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. - Implementing broader community education initiatives to raise awareness and understanding of housing-related responsibilities.	Goal: Goal 1 Tactic Type: New Initiative Implementation Lead: Executive Local Government Non-Profit Cost: Time & Effort

40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.	
Problem: 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. Solution: Provide targeted education and outreach to ensure landlords and tenants understand their rights related to foreclosure on rental properties. This could include: • Clear guidance on legal protections for tenants during foreclosure. • Resources for landlords on proper procedures and obligations. • Communication tools or programs to proactively inform affected parties before eviction risks arise.		Goal: Goal 1 Tactic Type: New Initiative Implementation Lead: Executive Non-profit Cost: 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: The OLAG Performance Audit Report No. 2023-16, Recommendation 1.2 states: “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.” Solution: 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. Other Considerations: Shared statewide goals established by the BUILD Coordinating Council include: 1. <i>Housing</i> - Every Utahn has access to safe, affordable, and stable housing.		Goal: Goals 1 and 2 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

2. <i>Energy</i> - Utah has affordable, reliable, and dispatchable energy to power our economy. 3. <i>Transportation</i> - Our transportation system offers all Utahns convenient access to where they need to go. 4. <i>Water</i> - Utah has well-managed water resources and a thriving Great Salt Lake. 5. <i>Open Space and Agriculture</i> - Healthy, accessible open spaces and productive agricultural lands are a key feature of Utah's landscape and culture. 6. <i>Employment and Education</i> - Utahns can improve their lives and their families' through quality employment and education. 7. <i>Safety and Health</i> - Our communities are a safe, healthy, and good place to raise a family and for people of all ages.	
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42	Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code.	
Problem: Affordable housing and starter homes are terms defined differently in multiple sections of statute. A single state definition would provide clarity and consistency. Solution: The legislature should consolidate and reconcile all definitions for affordable housing and starter home/housing throughout state code. Other Considerations: • A separate or different definition may be necessary to meet federal housing requirements.		Goal: Goal 3 Tactic Type: Policy Change Implementation Lead: Legislature Cost: 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. Solution: Renew UHIP for several more years to give developers more confidence to build.	Goal 1 and 2 Tactic Type: Strategic Investment Implementation Lead: Legislature Cost: One-time, Significant Cost
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44	Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA.	
	Problem: The OLAG Performance Audit Report No. 2023-16, Recommendation 2.1 states: “The Legislature should consider whether to expand the moderate-income housing plan requirements to include forecasting benchmarks for household growth.” Solution: Updates to state code should facilitate a coordinated approach to local land use, housing, and transportation planning by building on the following existing requirements: • 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 • 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: Goals 1, 2, and 3 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

45	Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to	
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redevelopment of commercial land into housing.	
Problem: 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. Solution: 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. Other Considerations: ● Include population in calculation.	.Goal: Goals 1, 2, and 3 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

46	Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs.	
	Problem: As federal rental assistance has evaporated, low income individuals are being squeezed out of housing into homelessness. Solution: 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. Other Considerations: ● Consider a program specifically for seniors.	Goal: Goals 1 and 3 Tactic Type: Strategic Investment Implementation Lead: Legislature Cost: 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



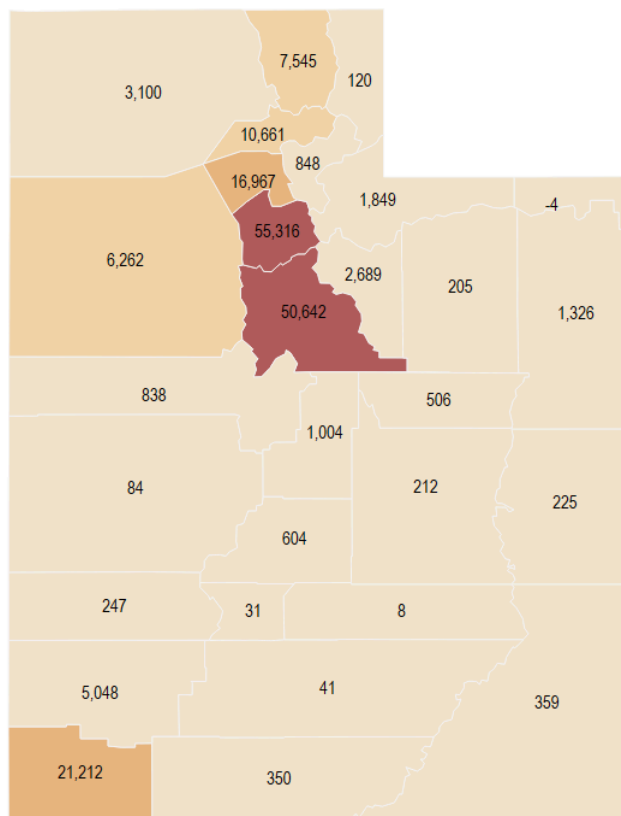
Appendix A - BACKGROUND

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.



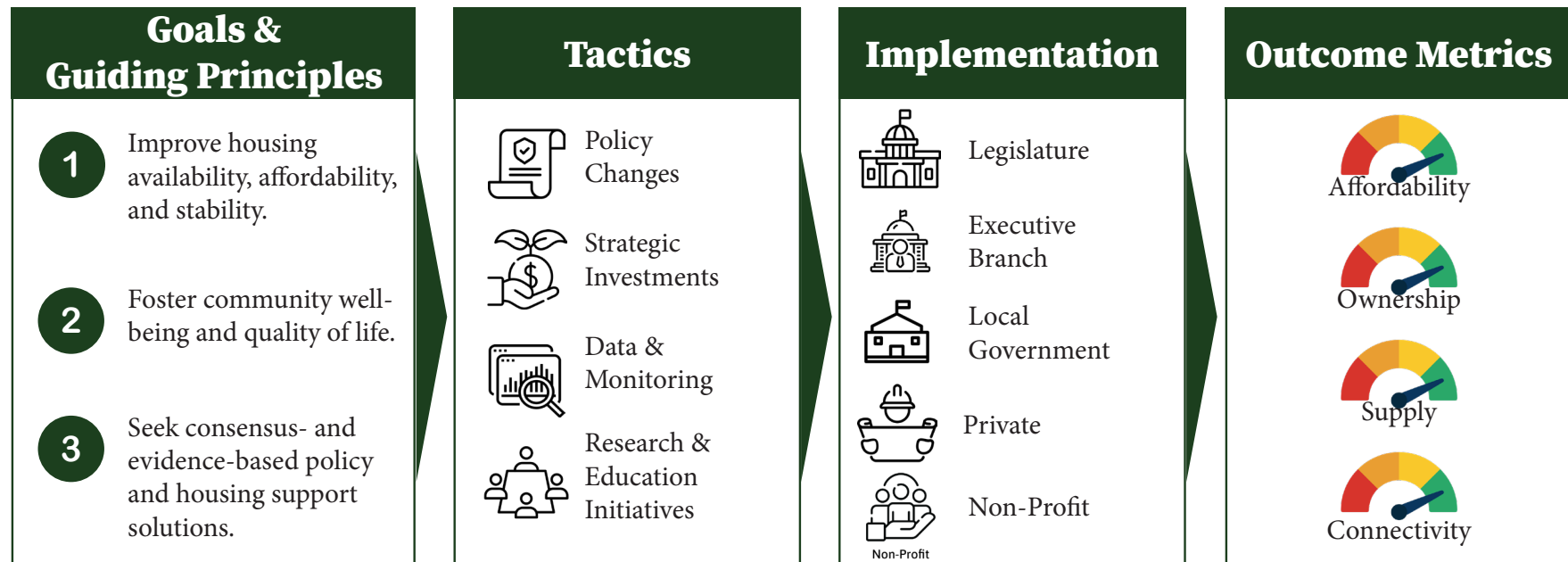
UTAH HOUSING STRATEGIC PLAN

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



Timeline



Steve Waldrip

Senior Advisor for Housing Innovation and Strategy

Swaldrip@utah.gov (801) 389-9329

governor.utah.gov/housing

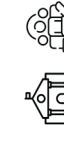
NOTE: Tactic numbers do not represent a rank order

 *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.			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.		 	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.			1X or OG, Significant Cost
4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.		 	1X, Nominal Cost
5	 Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.		 	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.		 	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.			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.			Time & Effort
9	Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010.			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.		 	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.			Time & Effort
12	 Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.			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.		 	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.		 	1X, Under \$1M
15	Require all publicly funded housing to maintain affordability through long term deed restrictions.			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.			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.			Time & Effort
18 △	Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.			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.		 	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.		all	Time & Effort
21	Improve eviction court data transparency.		 	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.		  	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.		 	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.		  	1X, Significant Cost
25	Expand and fund an eviction mediation and prevention program.			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.		 	Time & Effort
27 △	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.			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.		  	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.			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.		 	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	 Local Govt 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	 Local Govt Executive  Non-Profit	Time & Effort
40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.	 Initiative	 Local Govt 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



ATTAINABLE HOUSING AT TRIUMPH

A Collaborative Approach
to Attainable Housing

AGENDA

- 1) WHO
- 2) CONCEPT PLANS
- 3) FLOOR PLANS
- 4) PRICING
- 5) RECAP



WHO ARE THEY?

Ruth:

- After her husband's passing, Ruth moved to Eagle Mountain two years ago to be with family
- Independent and likes to keep busy
- Works at City Library = **\$15/hour**
- Social Security income = **\$2,800/month**
- Combined income: **\$59k/year** (77% AMI)
- Qualifies for a **\$337k** purchase price



Eli & Jessica:

- Both raised in Eagle Mountain and recently married, Jessica attends UVU remotely
- Looking to stay close to nearby family
- Eli works for Tyson Meat = **\$22/hour**
- Jessica is a part-time Teacher's Assistant = **\$13.50/hour**
- Combined income: **\$66k/year** (75% AMI)
- Qualify for a **\$370k** purchase price



CONCEPT TABULATIONS
TOTAL ACREAGE: ±4.5 ACRES
TOTAL POD 1 LOTS: 33 LOTS
TOTAL GUEST PARKING: 31 STALLS

LEGEND
BERD BARN - 1 BED X 1.5 BATH, 981 SQFT (15)
ADELLE - 2 BED X 2 BATH, 854 SQFT (11)
BLUE BIRD - 2 BED X 2 BATH, 999 SQFT (7)
PRIVATE OPEN SPACE
PUBLIC OPEN SPACE

SETBACKS
FRONT: 15'
REAR: 10'
CORNER SIDE: 15'
INTERIOR SIDE (BERD BARN): 5' ON BOTH SIDES
INTERIOR SIDE (ADELLE): 5' & 12' ON DRIVEWAY SIDE
INTERIOR SIDE (BLUE BIRD FRONT-LOAD): 5' ON BOTH SIDES
INTERIOR SIDE (BLUE BIRD SIDE-LOAD): 5' & 12' ON DRIVEWAY SIDE

THE CONCEPT

CONTRIBUTIONS

DEVELOPER



Land:

Strategic location for housing development



Planning & Design:

Creating efficient, livable spaces



Construction:

Building quality, cost-effective homes



Deed Restrictions:

Encourage long-term affordability

CITY



City Maintained Infrastructure:

Eliminates HOA fees



RDA Fund Appropriations:

Rate buy downs, down payments



Customized Construction Standards:

Promotes a more attainable product



Water Rights: Culinary & Irrigation

FLOOR PLANS



WHAT'S INCLUDED?



Basement
(Unfinished)



Fencing



Appliances



Landscaping



9' Ceilings



Window Coverings

FINISHES AND MATERIALS

- 3.25" MDF Door Casings & 5" MDF Baseboards
- Two-Tone Paint & Savoy Line Fixtures
- GE Appliance Package
- Flush Disc Lighting Throughout
- Master Bedroom Millwork Detail
- MDF Cased Windows with Sill on Main Level



FIXTURES AND FINISHES

- Custom Black Metal Railing with Wood Top
- Carpet Runner on Stairs with Stained End Caps
- Porcelain Tile Surrounds to Ceiling
- Delta Nicolí Fixtures (Chrome & Black)
- Quartz Grade 2 Countertops with 4" Backsplash
- 1-Panel Modern MDF Doors



PLAN B	
SF	
BASEMENT	1085
MAIN	1103
TOTAL CONDITIONED SF	1118
TOTAL SF	2188
BED	2
BATH	2

TRIUMPH PLAN B

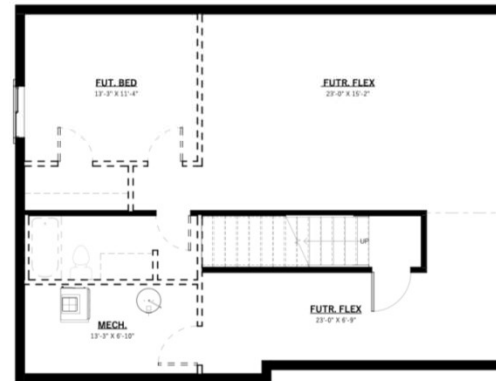


2 Bedroom

2 Bathroom



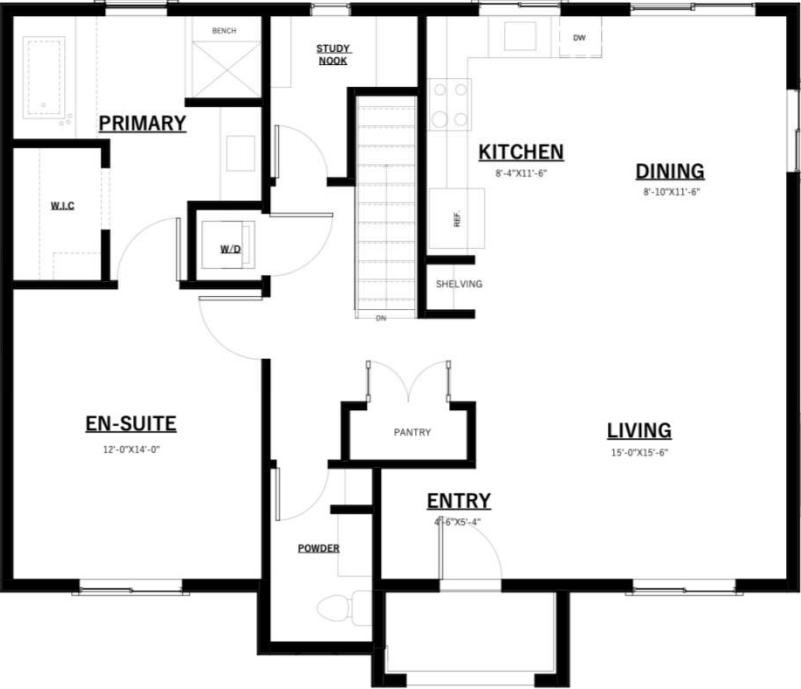
MAIN FLOOR PLAN



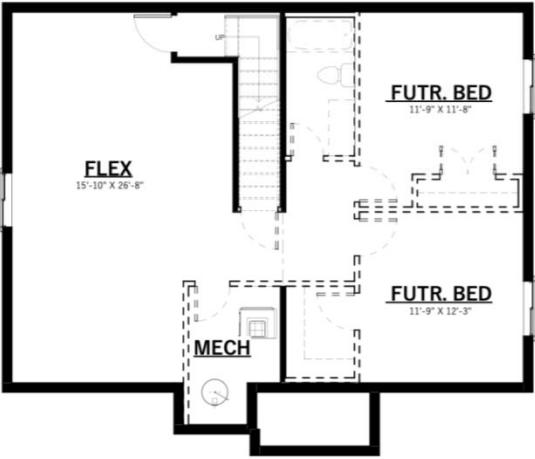
UPPER LEVEL PLAN

TRIUMPH PLAN C

PLAN C	
SF	
BASEMENT	1089
MAIN	1139
TOTAL CONDITIONED SF	1154
TOTAL SF	2228
BED	1
BATH	1.5



MAIN FLOOR PLAN



BASEMENT PLAN

1 Bedroom

2 Bathrooms

WHAT DOES IT
COST?

PURCHASE PRICE



PLAN A:

\$350,000



PLAN B:

\$330,000



PLAN C:

\$315,000

DISCUSSION ITEM

- We expect these homes to sell out very quickly at this price point. Does the City have any input on who we should allow the opportunity to purchase these homes first?
 - Current Residents?
 - City Employees?
 - Lower AMI?
 - We might allow windows of 30 days allowing larger and larger buyer pools the opportunity to purchase these homes.
-

ONGOING AFFORDABILITY



**Resale pricing capped by AMI
(80% – 120%)**



**Deed restricted to owner
occupied**



ARE WE READY?

LETS DO THIS!

Scot Hazard
801-404-4200
Scot@theranches.com





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	Quarterly Financial Report — 1st Quarter FY 2025-2026
ITEM TYPE:	Presentation
FISCAL IMPACT:	N/A
APPLICANT:	City-Initiated

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

PUBLIC HEARING

No

PREPARED BY

Kimberly Ruesch, Finance
Director
Terrence Dela Peña, Finance
Analyst

PRESENTED BY

Terrence Dela Peña

RECOMMENDATION:

No action needed

BACKGROUND:

City staff would like to present the First Quarter Financial Report for Fiscal Year 2025–2026, covering the period of July 1, 2025, through September 30, 2025. This report provides the City Council with an overview of the City’s financial performance during the first quarter of the fiscal year.

The purpose of this quarterly financial report is to review the status of the adopted budget in comparison with actual revenues and expenditures recorded to date. This analysis helps ensure ongoing fiscal transparency and provides the City Council with an early assessment of trends or variances that may impact year-end results.

In addition to the budget-to-actual summaries, the presentation will include key financial and contextual information related to the Budget Summary Report attached to this staff report.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Report



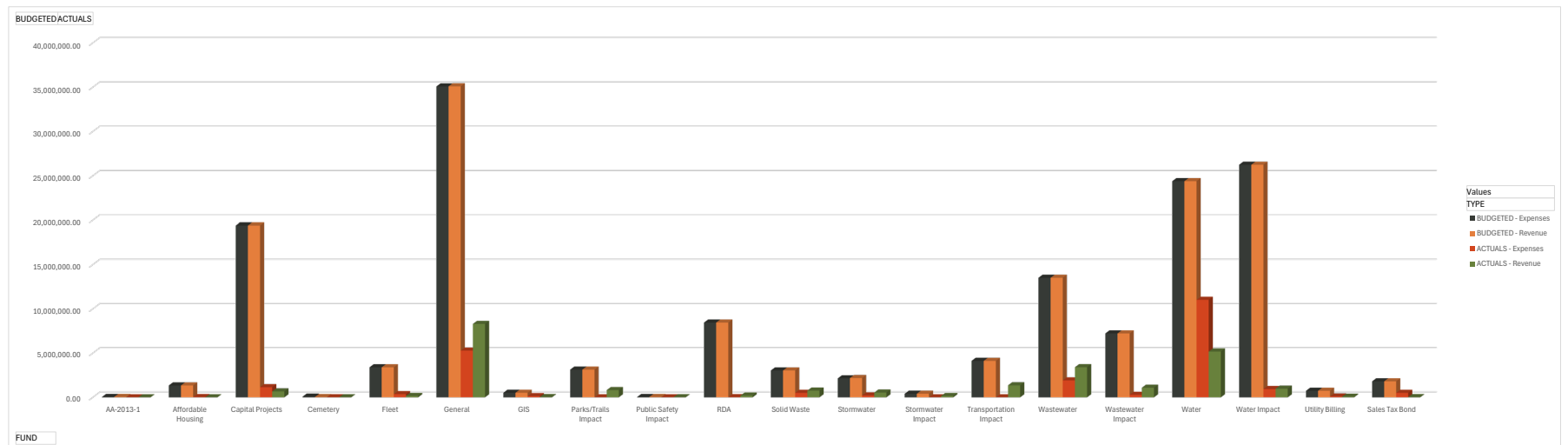
FY 2026 Budget Report Summary

Tuesday, September 30, 2025



BUDGET SUMMARY PER FUND LEVEL

Fund Name	Budget Expenses	Budget Revenue	Actual Expenses	Actual Revenue
AA-2013-1	40,025.00	40,025.00	20.00	659.48
Affordable Housing	1,347,887.00	1,347,887.00	28,263.30	0.00
Capital Projects	19,406,538.00	19,406,538.00	1,149,996.14	672,344.90
Cemetery	81,523.00	28,523.00	9,784.67	3,474.83
Fleet	3,398,678.00	3,398,678.00	362,908.02	167,838.57
General	35,085,175.00	35,100,175.00	5,283,364.54	8,302,752.75
GIS	517,016.00	517,016.00	137,757.38	29,977.22
Natural Gas	0.00	0.00	0.00	28,153.36
Parks/Trails Impact	3,136,500.00	3,136,500.00	0.00	818,960.41
Public Safety Impact	35,700.00	35,700.00	0.00	13,948.55
RDA	8,453,952.00	8,453,952.00	21,600.00	200,221.87
Sales Tax Bond	1,813,250.00	1,813,250.00	510,375.00	24,347.06
Solid Waste	3,040,294.00	3,040,294.00	509,479.83	763,666.07
Stormwater	2,145,846.00	2,183,846.00	211,798.19	545,610.85
Stormwater Impact	410,100.00	410,100.00	0.00	159,963.06
Transportation Impact	4,125,050.00	4,125,050.00	0.00	1,361,239.85
Utility Billing	742,776.00	742,776.00	99,279.08	68,379.35
Wastewater	13,518,951.00	13,518,951.00	1,919,033.12	3,407,331.07
Wastewater Impact	7,227,993.00	7,227,993.00	294,935.90	1,086,957.09
Water	24,391,308.00	24,391,308.00	11,025,957.95	5,179,885.90
Water Impact	26,247,177.00	26,247,177.00	940,957.05	980,677.68
Grand Total	155,165,739.00	155,165,739.00	22,505,510.17	23,816,389.92



This budget information is unaudited. Audited financial data will be available in the Annual Comprehensive Financial Report (ACFR)

BUDGET SUMMARY PER DEPARTMENT/DIVISION LEVEL

Department/Division	FY 2026 Budget	YTD	PENDING Pos	REMAINING BALANCE
Affordable Housing	1,226,221.00	25,026.00	0.00	1,201,195.00
Building	1,964,286.00	346,862.26	391,040.00	1,226,383.74
Cemetery	81,523.00	9,784.67	542.50	71,195.83
City Attorney	322,525.00	63,312.67	0.00	259,212.33
City Recorder	679,931.00	108,188.05	0.00	571,742.95
Communications	398,085.00	84,712.64	34,557.22	278,815.14
Economic Development	5,275,505.00	30,730.25	1,600.00	5,243,174.75
Engineering	1,329,243.00	363,152.66	6,128.65	959,961.69
Executive	1,349,689.00	410,263.59	0.00	939,425.41
Facilities	773,681.00	194,045.25	63,625.71	516,010.04
Finance	1,492,981.00	268,548.36	17,386.40	1,207,046.24
Fleet	3,239,956.00	362,908.02	1,163,297.18	1,713,750.80
GIS	413,822.00	137,757.38	0.00	276,064.62
Human Resources	500,369.00	90,836.75	0.00	409,532.25
Information Technology	1,025,512.00	197,619.92	105,416.19	722,475.89
Legislative Affairs	570,628.00	68,595.92	0.00	502,032.08
Library	879,530.00	225,100.77	16,114.09	638,315.14
Neighborhood Improvement	399,563.00	85,949.58	5,000.00	308,613.42
Open Space	373,576.00	65,644.77	9,412.31	298,518.92
Planning	1,083,507.00	219,933.33	23,448.00	840,125.67
Public Safety	8,789,107.00	114,144.23	3,281.45	8,671,681.32
RDA	8,453,952.00	21,600.00	0.00	8,432,352.00
Recreation	546,008.00	84,061.07	0.00	461,946.93
Solid Waste	2,959,730.00	509,479.83	0.00	2,450,250.17
Special Events	594,135.00	181,808.36	1,504.06	410,822.58
Stormwater	1,779,947.00	211,798.19	17,895.84	1,550,252.97
Streets	5,112,846.00	1,126,598.03	768,515.49	3,217,732.48
Utility Billing	638,476.00	99,279.08	0.00	539,196.92
Wastewater Collection	4,247,481.00	1,286,333.51	432,185.65	2,528,961.84
Wastewater Treatment	6,487,578.00	632,699.61	422,058.71	5,432,819.68
Water Distribution	21,017,403.00	10,480,115.99	349,164.86	10,188,122.15
Water Resource	1,911,762.00	545,841.96	593,051.16	772,868.88
Grand Total	89,213,614.00	19,605,488.78	4,813,698.67	64,794,426.55

BUDGET SUMMARY PER FUNCTIONAL AREA LEVEL

Functional Area	FY 2026 Budget	YTD	PENDING POs	REMAINING BALANCE
Administration	5,605,127.00	473,576.26	0.00	5,131,550.74
Administrative Services	5,615,126.00	1,165,763.94	122,802.59	4,326,559.47
Community Development	3,447,356.00	652,745.17	419,488.00	2,375,122.83
Community Services	2,024,173.00	490,970.20	17,618.15	1,515,584.65
Legislative and Strategic Services	16,571,264.00	342,590.16	36,157.22	16,192,516.62
Public Works	109,674,848.00	18,755,325.21	18,458,389.74	72,461,133.05
Grand Total	142,937,894.00	21,880,970.94	19,054,455.70	102,002,467.36



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	DISCUSSION - Road Connectivity for the New High School (<i>anticipated time 20 minutes</i>)
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	\$40,000 TIS & ~\$1.5M design and construction
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	0.63

PUBLIC HEARING

No

PREPARED BY

David Salazar, Assistant City
Engineer

PRESENTED BY

Ben Reeves, David Salazar

RECOMMENDATION:

Staff recommends that the Council support funding for an Eagle Mountain City traffic study for the entire Silverlake area to evaluate the safety and traffic flow impacts of the proposed connection. In addition, staff recommends that all necessary improvements be completed prior to the construction of the Saratoga Springs connection to Silverlake.

BACKGROUND:

Saratoga Springs is seeking to make a connection to Eagle Mountain City at the southeast corner of the Silverlake Community via Silverlake Parkway to provide access to the future high school and help alleviate traffic on Pony Express Parkway and Mountain View Corridor. At a macro level, staff supports additional connectivity, as it provides better options and benefits to the community. However, at a micro level, each proposed connection must be carefully reviewed to fully understand its potential impacts.

The traffic impact study (TIS) prepared by Saratoga Springs only evaluates the connections within their city limits; it does not account for traffic diverted into Silverlake or provide any analysis or recommendations to address this increased volume. We have provided a few initial ideas for needed improvements, and these—as well as any additional improvements—would be reviewed as part of the study

ITEMS FOR CONSIDERATION:

As we work with Saratoga Springs on the Silverlake connection, we will also need to coordinate with them on additional future connections, including Wildflower to Spring Run and Mid Valley Road.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Saratoga TIS Study
2. Map - Golden Eagle and Silverlake Roundabout Removal
3. Map - Silverlake and Woodhaven Roundabout
4. Map - Silverlake Pkwy and Pony Express Widening

MEMORANDUM

To: Jeremy Lapin, Saratoga Springs City Engineer & Public Works Director

From: Avenue Consultants

Date: June 10, 2025

Subject: Silverlake Parkway Connection to High School

1 INTRODUCTION

The City of Saratoga Springs has engaged Avenue Consultants (Avenue) to prepare a technical memorandum analyzing the implications of a potential roadway connection from Silverlake Parkway to a planned future high school. This memorandum is intended to evaluate the necessity of the proposed connection and assess its potential traffic impacts on the surrounding roadway network, with particular attention to key intersections on Woodhaven Boulevard, Pony Express Parkway, Mountain View Corridor, Ensign Drive, and Halvorsen Parkway. **Figure 1** presents an overview of the existing and proposed roadways in the vicinity of the future high school, including the proposed connection, as well as the locations of the intersections identified for analysis.

2 BACKGROUND

The proposed connection would serve as a collector roadway, linking the new high school to Silverlake Parkway, which serves as a collector roadway within Eagle Mountain. While this connection is not currently included in the high school's concept plan, it is identified in the City's long-range Transportation Master Plan, reflecting its potential role in improving area access and connectivity.

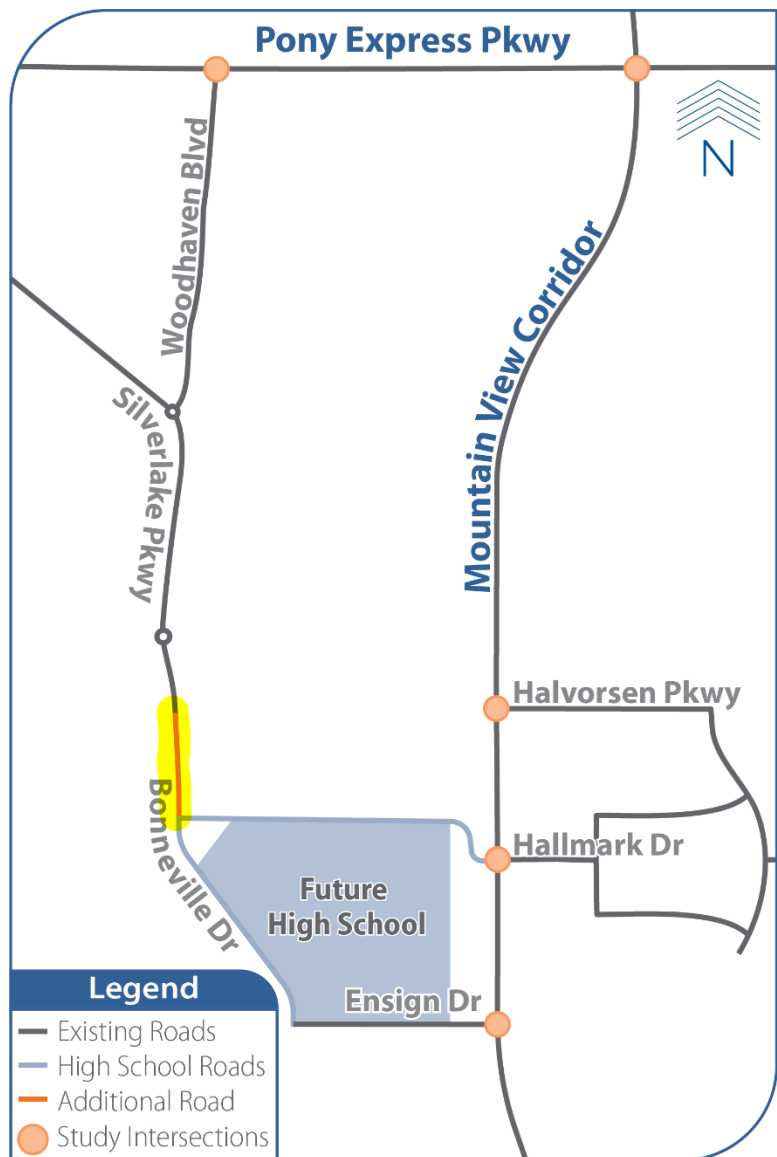


Figure 1. Future High School Site Location in Saratoga Springs

The Mountainland Association of Governments (MAG) in cooperation with the Wasatch Front Regional Council (WFRC) is responsible for regional transportation planning in the study area. They produce the Regional

Transportation Plan (RTP) which lists the planned regionally significant transportation projects. The MAG/WFRC TDM is a tool used to predict future travel and traffic volumes for Utah County in Utah. MAG/WFRC works in partnership with UDOT, local governments, and other stakeholders to develop long-range transportation plans for the communities within their jurisdictions. Version 9.0 of the MAG/WFRC TDM was used for this analysis. The TDM has two primary inputs: land use data and transportation system data. Land use data consists of residential and employment data for the entire region. This data is prepared in geographic blocks called Traffic Analysis Zones (TAZs). The TDM was evaluated with and without the connection between the high school and Silverlake Parkway.

It is anticipated that Ensign Drive will be extended as a collector roadway to intersect Mountain View Corridor (MVC) from the east, forming a 4-leg intersection. However, this extension was not included in the TDM used for this analysis, which reflects existing conditions. As a result, the TDM may not fully capture the future roadway network or the potential traffic redistribution associated with the planned connection.

3 EFFECTS OF CONNECTION TO SILVERLAKE PARKWAY

3.1 Traffic Operations & Roadway Function with No Build

Using the 2024 base year, volumes for the study area were projected, including the anticipated high school traffic but without the connection to Silverlake Parkway. The turning movement counts for the intersections of interest for the AM and PM peak hours are summarized in **Table 1** and **Table 2**, respectively.

Table 1. AM Peak Hour Turning Movement Counts without Silverlake Parkway Connection

Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	Total
MVC & Ensign Dr	5	131	-	-	68	0	11	-	36	-	-	-	251
MVC & Hallmark Dr	0	139	2	4	67	35	91	0	0	2	0	11	351
MVC & Halvorsen Pkwy	-	232	5	17	104	-	-	-	-	1	-	17	376
MVC & Pony Express Pkwy	77	56	98	164	40	128	774	1,245	50	40	761	300	3,733
Pony Express Pkwy & Woodhaven Blvd	1	-	290	-	-	-	-	1,819	13	134	671	-	2,928

Table 2. PM Peak Hour Turning Movement Counts without Silverlake Parkway Connection

Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	Total
MVC & Ensign Dr	4	159	-	-	206	0	36	-	31	-	-	-	436
MVC & Hallmark Dr	0	193	2	11	202	33	75	0	0	4	0	6	526
MVC & Halvorsen Pkwy	-	268	5	93	242	-	-	-	-	4	-	21	633
MVC & Pony Express Pkwy	127	92	70	46	191	574	622	802	46	74	1,281	98	4,023
Pony Express Pkwy & Woodhaven Blvd	3	-	287	-	-	-	-	1168	27	408	1,421	-	3,314

3.2 Traffic Operations & Roadway Function with Build

Using the same 2024 MAG/WFRC TDM for Saratoga Springs, volumes for the study area were projected with the anticipated high school traffic and the connection to Silverlake Parkway. The turning movement counts for the study intersections for the AM and PM peak hours are summarized in **Table 3** and **Table 4**, respectively.

Table 3. AM Peak Hour Turning Movement Counts with Silverlake Parkway Connection

Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	Total
MVC & Ensign Dr	163	34	-	-	23	0	5	-	145	-	-	-	370
MVC & Hallmark Dr	0	37	2	0	22	34	24	3	0	2	3	8	135
MVC & Halvorsen Pkwy	-	54	14	13	37	-	-	-	-	19	-	7	144
MVC & Pony Express Pkwy	4	48	9	164	25	108	829	1,193	10	30	600	300	3,320
Pony Express Pkwy & Woodhaven Blvd	1	-	248	-	-	-	-	1,794	13	56	521	-	2,633

Table 4. PM Peak Hour Turning Movement Counts with Silverlake Parkway Connection

Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	Total
MVC & Ensign Dr	201	53	-	-	64	0	19	-	257	-	-	-	594
MVC & Hallmark Dr	0	70	2	8	60	57	41	4	0	4	3	4	253
MVC & Halvorsen Pkwy	-	84	31	32	79	-	-	-	-	45	-	2	273
MVC & Pony Express Pkwy	2	70	15	46	95	604	523	675	12	20	1,200	45	3,307
Pony Express Pkwy & Woodhaven Blvd	3	-	213	-	-	-	-	1,019	27	300	1,337	-	2,899

For both the AM and PM peak hours, total intersection volumes decrease at all analyzed intersections with the addition of the connection, except at the intersection of Mountain View Corridor and Ensign Drive. At this location, the southbound through, northbound through, and eastbound left-turn movements decrease, while the northbound left-turn and eastbound right-turn movements increase significantly. This increase is likely due to vehicles using the new route to bypass anticipated congestion at the intersection of Mountain View Corridor and Pony Express Parkway.

3.3 Intersection Level of Service and Delay

The analysis of peak hour intersection operations serves as a key indicator of overall roadway system performance. Average vehicle delay was calculated using the methodology found in the *Highway Capacity Manual (HCM)*, 6th Edition. Intersection performance is described using Level of Service (LOS), a metric that quantifies average vehicle delay and classifies it on a scale from A to F, where LOS A indicates minimal delay and optimal conditions, and LOS F represents excessive delay and poor performance. In urbanized areas, LOS D or better is generally considered acceptable. For unsignalized intersections, LOS is reported based on the approach with the highest average delay. **Table 5** provides a brief explanation for each LOS and the associated delay per vehicle.

Table 5. Intersection Level of Service

Level of Service	Traffic Conditions	Unsignalized Average Delay (seconds/vehicle)	Signalized Average Delay (seconds/vehicle)
A	Free Flow Operations / Insignificant Delay	≤10.0	≤10.0
B	Smooth Operations / Short Delays	>10.0 - 15.0	>10.0 - 20.0
C	Stable Operations / Acceptable Delays	>15.0 - 25.0	>20.0 - 35.0
D	Approaching Unstable Operations / Tolerable Delays	>25.0 - 35.0	>35.0 - 55.0
E	Unstable Operations / Significant Delays Begin	>35.0 - 50.0	>55.0 - 80.0
F	Very Poor Operations / Excessive Delays	>50.0	>80.0

Source: *Highway Capacity Manual, 6th Edition*, Transportation Research Board National Research Council, Washington D.C.

3.4 Intersection Performance Comparison: No Build vs. Build

Table 6 summarizes the Level of Service (LOS) and average vehicle delay for the AM and PM peak hours under both No Build and Build scenarios at the five key study intersections. This comparison provides insight into how the proposed Silverlake Parkway connection would impact operational efficiency at each location.

Table 6. Signalized Scenario Intersection Level of Service & Delay

Intersection	No Build		Build	
	AM LOS / Delay ¹	PM LOS / Delay ¹	AM LOS / Delay ¹	PM LOS / Delay ¹
MVC & Ensign Drive	A / 9	B / 10	A / 9	B / 10
MVC & Hallmark Drive	B / 11	B / 14	A / 9	A / 10
MVC & Halvorsen Parkway	A / 10	B / 11	A / 9	B / 10
MVC & Pony Express Parkway	D / 41	E / 58	D / 35	D / 38
Pony Express Parkway & Woodhaven Boulevard	C / 28	B / 20	C / 22	B / 13

1. Average delay reported in seconds/vehicle

Overall, the results show improvements in delay at the study intersections in the Build condition. Most notably:

- MVC & Pony Express Parkway experiences a reduction in delay during the PM peak, improving overall delay by 20 seconds from LOS E/D. This suggests the connection may help redistribute traffic that would otherwise congest this major intersection.
- MVC & Hallmark Drive improve to LOS A during the AM peak with the connection, indicating decreased traffic volumes and better flow.
- MVC & Ensign Drive maintains LOS A/B in both scenarios, but the shift in turning movements (as discussed in Section 3.2) indicates a rerouting of traffic patterns through this location.

- Pony Express Parkway & Woodhaven Boulevard shows improvement in delay of 6-7 seconds, operating at LOS C/B. Notably, shifts in turning movements (as discussed in Section 3.2) indicates a rerouting of traffic patterns through this location.

These findings suggest that while the proposed connection provides localized relief and efficiency gains at several intersections, its impact is not substantial enough to resolve existing or projected congestion at all critical points, particularly at Woodhaven Boulevard. Nonetheless, the connection may support broader network resiliency and flexibility as the area continues to develop.

3.5 Travel Route Options

The connection of Bonneville Drive to Silver Lake Parkway enhances east-west connectivity between West Saratoga Springs and East Eagle Mountain. While the boundaries for the new high school have not yet been finalized, it is anticipated that many students will reside in areas that would benefit from alternative routes beyond Mountain View Corridor.

These additional routes are expected to improve peak-period travel times, as demonstrated in the travel demand model (TDM). **Table 7** summarizes modeled travel times between the high school and the intersection of Pony Express Parkway and Mt. Saratoga Boulevard. While students will originate from various locations, this intersection serves as a representative reference point for assessing travel time changes for trips coming from the west. Overall, the Bonneville Drive connection is projected to reduce travel times by 43% to 57%.

Table 7. Peak Period Model Travel Times

Scenario	From Mt. Saratoga/ Pony to High School		From High School to Mt. Saratoga/Pony	
	AM ¹	PM ¹	AM ¹	PM ¹
Without Connection	5.03	4.89	4.62	5.69
With Connection	2.61	2.8	2.43	2.45
% Change	-48%	-43%	-47%	-57%

1. Travel times in minutes

Beyond the travel time improvements, the new collector roadway will introduce sidewalk connections to nearby neighborhoods. These pedestrian facilities will allow students to walk, bike, or roll to school along Bonneville Drive, avoiding the current need to travel in the shoulder of Mountain View Corridor. Although a trail is planned along Mountain View in the future, it currently lacks sidewalks or dedicated paths. The addition of sidewalks along Bonneville Drive will provide a safer, more accessible route for non-motorized travel to the school.

4 CONCLUSION

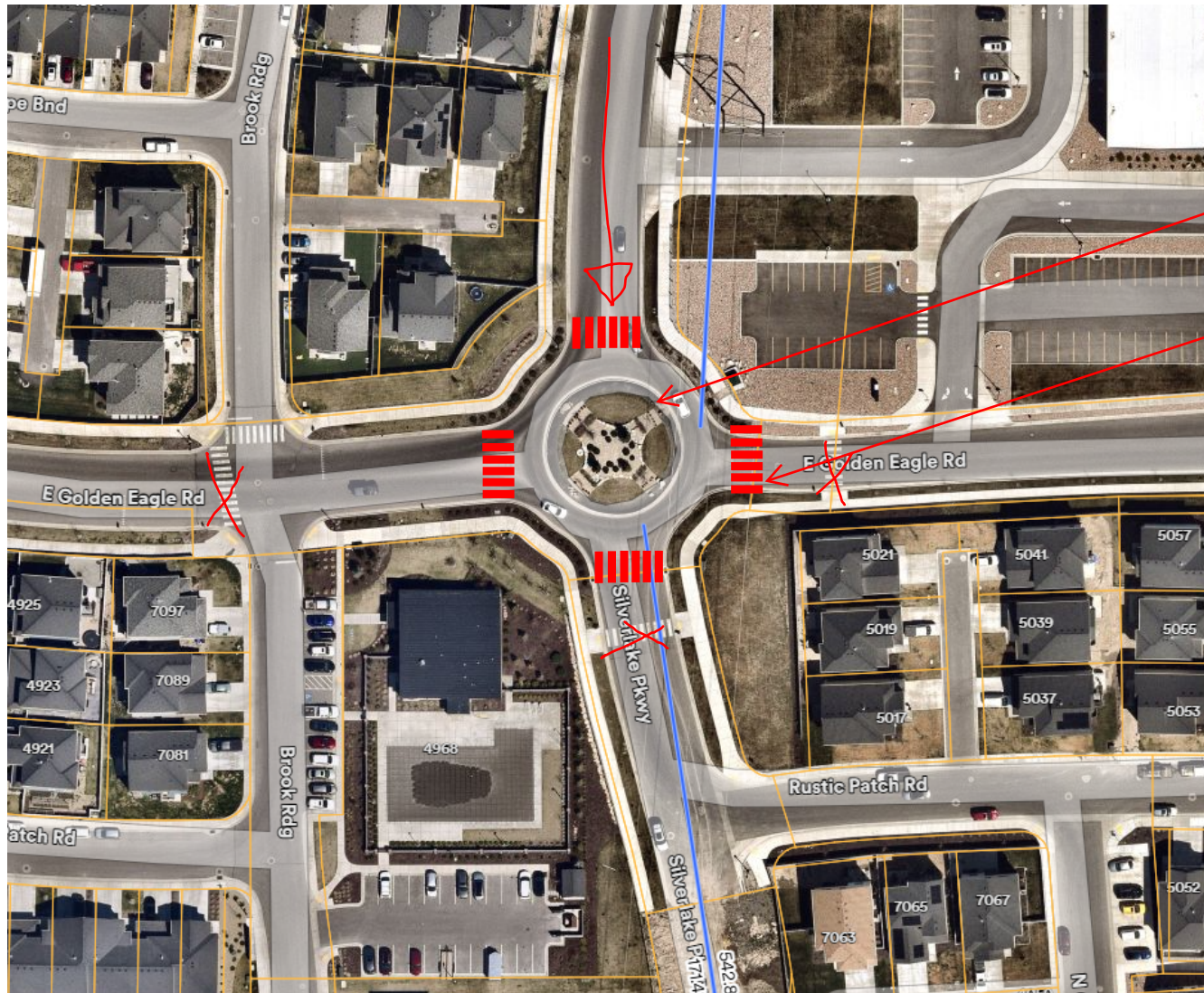
This analysis evaluated the potential traffic impacts of a proposed connection between Silverlake Parkway and a future high school in Saratoga Springs. Using the MAG/WFRC travel demand model and Highway Capacity Manual methodologies, the study assessed turning movements, total intersection volumes, and intersection performance across both No Build and Build scenarios for the 2024 base year. Key findings include:

- **Traffic Redistribution:** The connection to Silverlake Parkway reduces volumes at all analyzed intersections except MVC & Ensign Drive, where new left-turn and right-turn movements suggest a shift in travel patterns to avoid congestion elsewhere.

- **Intersection Performance:** Levels of Service remain similar across scenarios, with improvements in average delay at several locations. Notably, MVC & Pony Express Parkway also improves level of service from LOS E to LOS D in the PM peak.
- **Improved Travel Time:** The proposed connection to Silverlake Parkway will improve model travel times by 43% to 57% compared to those without the connection to west Saratoga Springs and eastern Eagle Mountain
- **Dedicated Pedestrian Connection:** The connection will also provide sidewalks to nearby neighborhoods. These pedestrian facilities will allow students to walk and bike to school along Bonneville Drive, avoiding the current need to travel in the shoulder of Mountain View Corridor.

The proposed Silverlake Parkway connection would improve traffic distribution and efficiency in the study area, particularly by alleviating pressure on MVC & Pony Express Parkway. The connection will immediately relieve traffic as it supports long-term connectivity and system resilience and aligns with the City's Transportation Master Plan vision. It also provides transportation choices so students can walk and bike to the school. As growth continues, this connection may become increasingly valuable to the regional network.

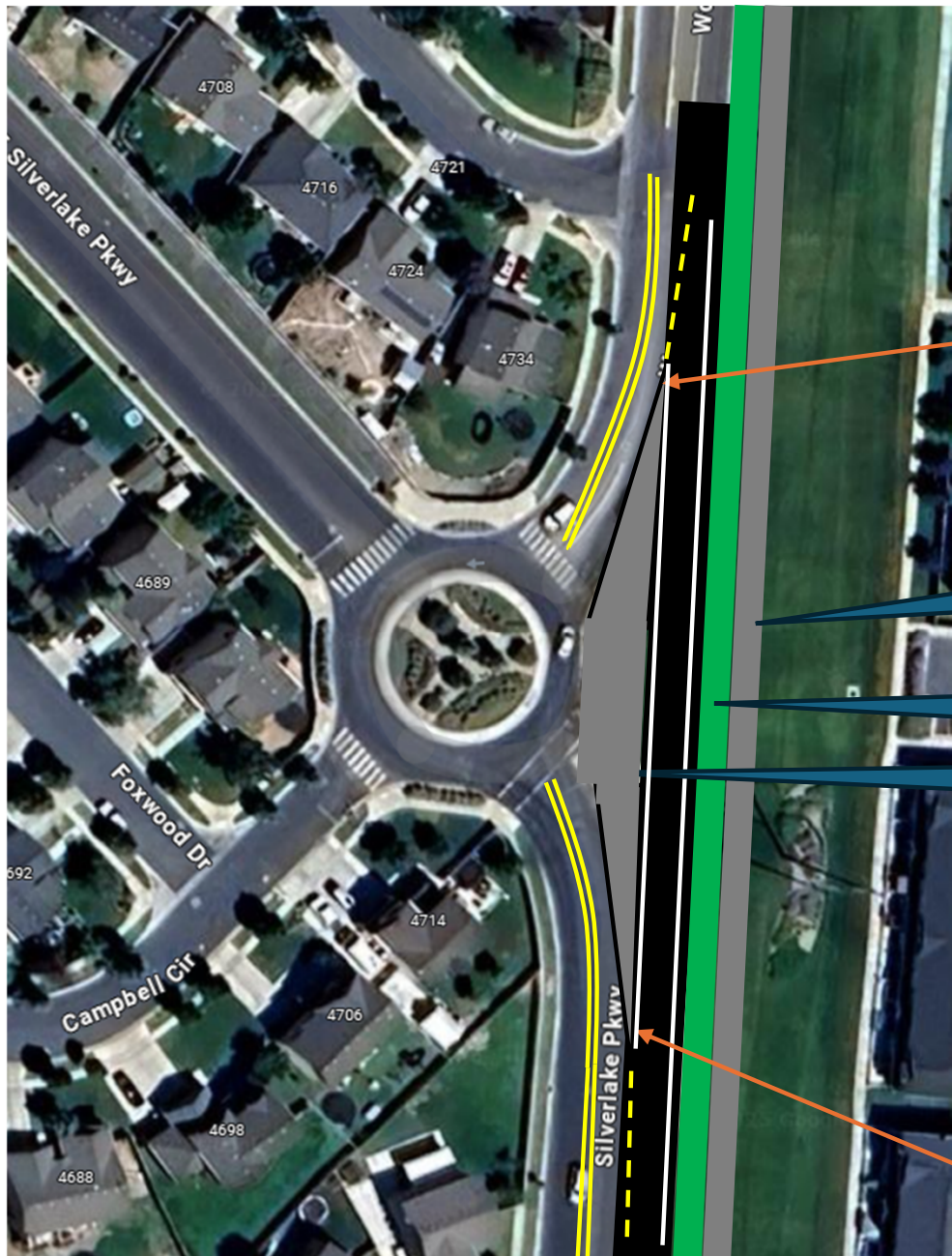
Golden Eagle and Silverlake Pkwy



Remove roundabout
and replace with
traffic signal

Move crosswalks to
intersection

Silverlake Pkwy & Woodhaven Roundabout

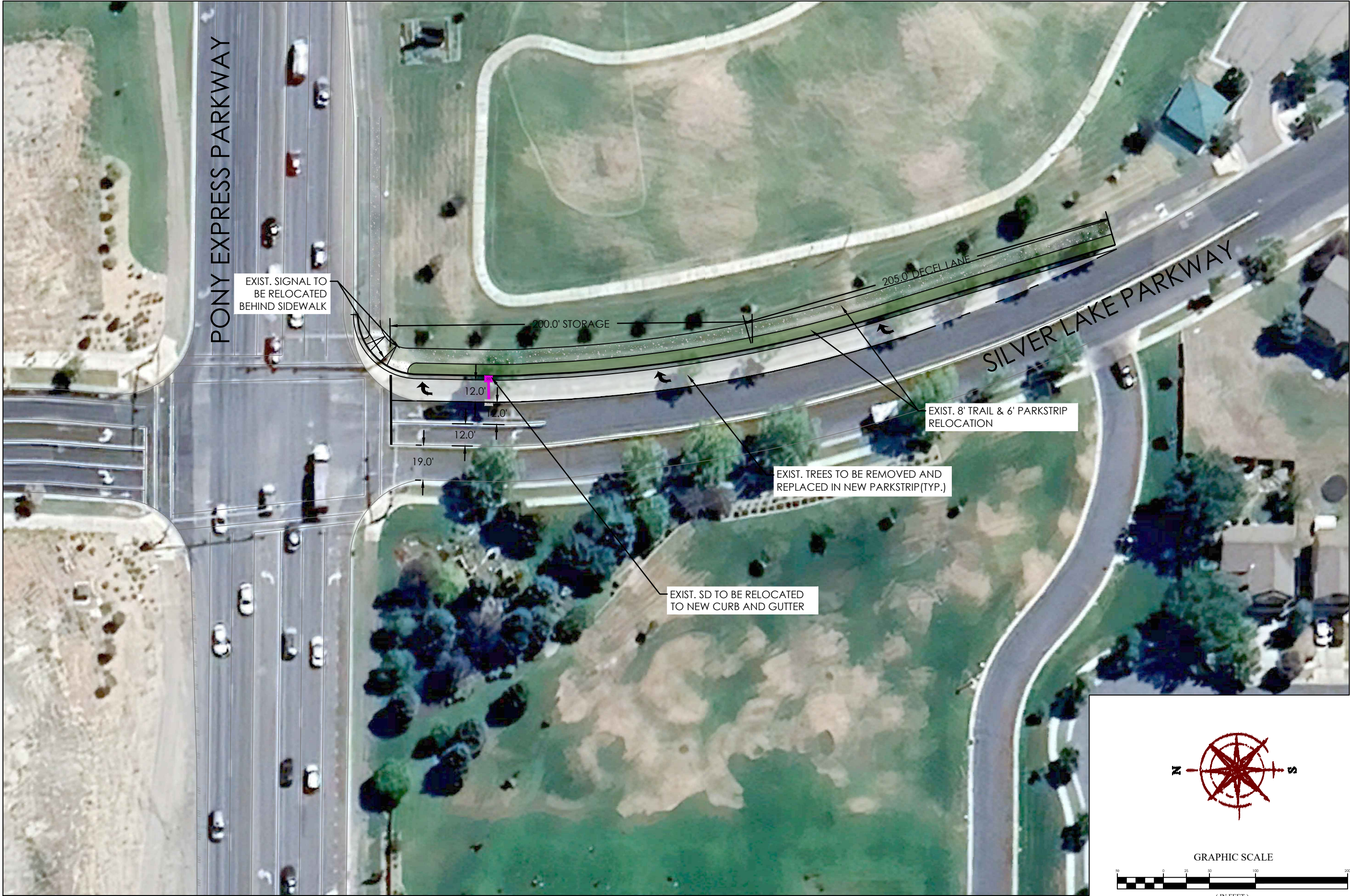


Sidewalk

Park Strip

Pork Chop





GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SILVER LAKE PKWY & PONY EXPRESS PKWY INTERSECTION LAYOUT

Date Created:	10/15/2025
Scale:	1"=50'
Drawn:	JKW
Job:	25-8030
Sheet:	



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

ENGINEERING

Monday, October 6, 2025

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

SUBJECT: Antelope Meadows phase 'B' plat 3 out of warranty Bond Release

City Recorder:

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

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

Sincerely,

David Salazar, P.E.
Assistant City Engineer
Eagle Mountain City

Cc: Gina Olsen, City Recorder



BOND RELEASE REQUEST LETTER
Antelope Meadows ph "B" plat 3 Bond

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8671

Bond Release	
Original Bond Amount:	\$ 121,373.61
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 67,593.00
Amount Remaining in Bond:	\$ 53,780.61

Bond Releases Summary	
#1	\$ 67,593.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 67,593.00

5/29/2024

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	SWPPP	1	0.01	LS	\$5,000.00	\$50.00	0	1	100%	\$50.00	\$50.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	41873	0	SF	\$1.75	\$0.00	0	41873	100%	\$0.00	\$0.00
b	6 inch Road base (also behind curb)	41873	0	SF	\$0.55	\$0.00	0	41873	100%	\$0.00	\$0.00
c	9 inch sub-base (e-fill) (behind curb)	41873	0	SF	\$0.90	\$0.00	0	41873	100%	\$0.00	\$0.00
d	30" curb & gutter	2736	0	LF	\$17.50	\$0.00	0	2736	100%	\$0.00	\$0.00
e	Sidewalk	2712	2712	SF	\$22.50	\$61,020.00	0	2712	100%	\$61,020.00	\$61,020.00
f	Street signs	1	1	SF	\$500.00	\$500.00	0	1	100%	\$500.00	\$500.00
g	Stop signs	1	1	EA	\$500.00	\$500.00	0	1	100%	\$500.00	\$500.00
h	ADA access ramps for trail	2	2	EA	\$800.00	\$1,600.00	0	2	100%	\$1,600.00	\$1,600.00
3	CULINARY WATER										
a	8" culinary water c-900	1402	70.1	LF	\$30.00	\$2,103.00	0	1402	100%	\$2,103.00	\$2,103.00
b	8" gate valve	3	0	EA	\$1,500.00	\$0.00	0	3	100%	\$0.00	\$0.00
c	8" tee	1	0	EA	\$800.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	8" 11.25 deg bend	1	0	EA	\$600.00	\$0.00	0	1	100%	\$0.00	\$0.00
e	8" 45 deg bend	2	0	EA	\$600.00	\$0.00	0	2	100%	\$0.00	\$0.00
f	Fire Hydrant	3	0	EA	\$3,800.00	\$0.00	0	3	100%	\$0.00	\$0.00
g	3/4" water service	33	0	EA	\$1,200.00	\$0.00	0	33	100%	\$0.00	\$0.00
h	Connect to existing	2	0	EA	\$2,500.00	\$0.00	0	2	100%	\$0.00	\$0.00
i	Air vac	1	0	EA	\$1,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
j	Cap & plug	1	0	EA	\$500.00	\$0.00	0	1	100%	\$0.00	\$0.00
4	STORM DRAIN										
a	15" storm drainpipe	859	0	LF	\$36.00	\$0.00	0	859	100%	\$0.00	\$0.00
b	18" storm drainpipe	352	0	LF	\$40.00	\$0.00	0	352	100%	\$0.00	\$0.00
c	SD catch basin	3	0	EA	\$2,400.00	\$0.00	0	3	100%	\$0.00	\$0.00
d	3x6 combo box	3	0	EA	\$3,000.00	\$0.00	0	3	100%	\$0.00	\$0.00
e	Connect to existing	1	0	EA	\$2,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
f	Cap & plug	1	0	EA	\$2,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
g	60" manhole	2	0.1	EA	\$4,200.00	\$420.00	0	2	100%	\$420.00	\$420.00
5	SEWER										
a	8" Sewer pipe	1283	0	LF	\$29.50	\$0.00	0	1283	100%	\$0.00	\$0.00
b	4" sewer laterals	31	0	EA	\$1,200.00	\$0.00	0	31	100%	\$0.00	\$0.00
c	48" sewer manholes	7	0.35	EA	\$4,000.00	\$1,400.00	0	7	100%	\$1,400.00	\$1,400.00
d	Connect to existing	1	0	EA	\$2,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$67,593.00					
Original 10% Bond Coverage						\$53,780.61					
TOTAL BOND AMOUNT:						\$121,373.61					
							Released this Period			\$67,593.00	

Bryce McRae
Engineering E.I.T.

5/29/24
Date

Robert Ballif
Engineering Tech. II

5/29/24
Date



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

ENGINEERING

DATE: Monday, October 6, 2025
TO: Vince Hogge
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Antelope Meadows phase "B" plat 3 walk through-updated**

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

Robert Ballif – Engineering Tech. II

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

General Notes:

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

Antelope Dr.:

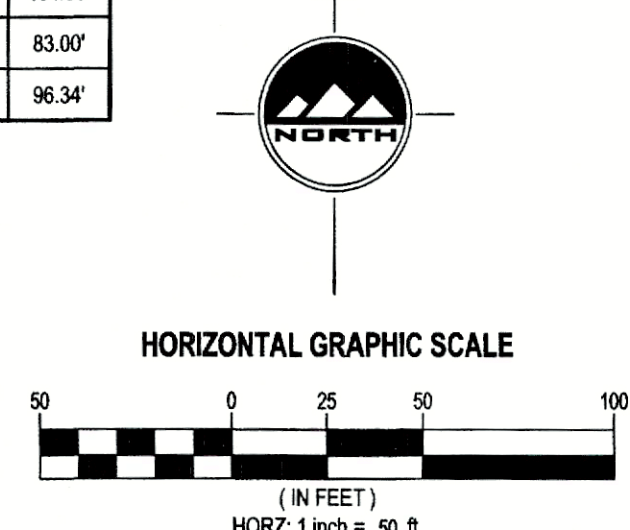
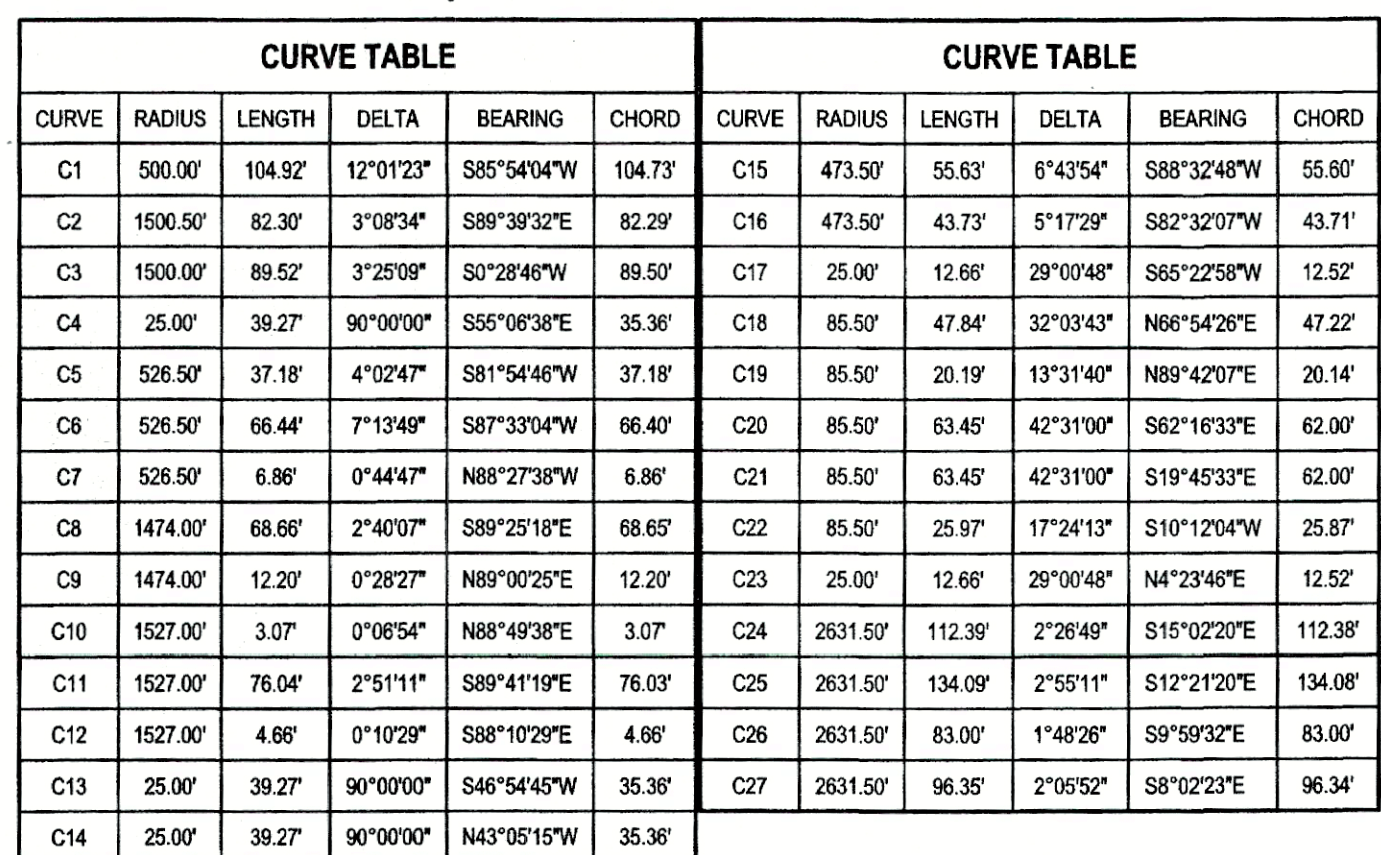
- ~~1. Mark sidewalk & Curb & gutter with red 'X' to be removed and replaced.~~
- ~~2. Missing the expansion boards for the sidewalk every 40 to 50 feet. Check and place them~~
- ~~3. House # 987 fire hydrant hard to turn needs to be oiled.~~
- ~~4. House # 990 & 987 clean combo box. Remove BMP's.~~
- ~~5. House # 990 spalling concrete by inlet.~~
- ~~6. House # 909 clean hydrant valve, and oil the hydrant.~~

Browning Way:

- ~~1. Mark sidewalk & Curb & gutter with red 'X' to be removed and replaced.~~
- ~~2. Missing the expansion boards for the sidewalk every 40 to 50 feet. Check and place them~~
- ~~3. House # 4669 water valve collar remove & replace.~~

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

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
AND THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, UTAH



LEGEND

	SECTION CORNER
	EXISTING MONUMENT
	PROPOSED STREET MONUMENT
	SET ENSIGN REBAR AND CAP
	SECTION LINE
	CENTERLINE
	PROPERTY LINE
	EASEMENT LINE
	FIRE HYDRANT

DIRECT COMMUNICATIONS

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

[Signature] 8/13/22

Quistar Gas Company Utah
Quistar Gas Company Utah (Quistar Utah), hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the plat and the easement grants. Quistar Utah hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any conditions, covenants or restrictions appearing on the plat or the easement grants. The Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-5-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONGS WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

1. A. AGREED EASEMENT OR RIGHT-OF-WAY

2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

4. ANY OTHER PROVISION OF LAW.

Wendy R. Nelson

8-28-2023

ROCKY MOUNTAIN POWER

DATE

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-5-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONGS WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

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2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

4. ANY OTHER PROVISION OF LAW.

Wendy R. Nelson

8-28-2023

ROCKY MOUNTAIN POWER

DATE

APPROVED BY MAYOR Tommy Dawkins

APPROVED BY CITY ATTORNEY W. Thomas

APPROVED Clinton F. Tumbly CITY ENGINEER
(SEE SEAL BELOW)

ATTEST: J. B. K. 1021 CLERK - RECORDER
(SEE SEAL BELOW)

The image displays three official seals side-by-side. The leftmost seal is the 'SURVEYORS SEAL' for the 'PROFESSIONAL LAND SURVEYOR' Patrick M. Harris, No. 286882, dated 8-23-23, State of Utah. The middle seal is the 'CITY ENGINEER SEAL' for 'CHRISTOPHER TODD', No. 280052, dated 9-9-23, State of Utah. The rightmost seal is the 'COUNTY RECORDER SEAL' for 'EAGLE' in 'COUNTY', dated EST. 1995, State of Utah.



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

OCTOBER 7, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Gina Olsen, City Recorder; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Jeret Shaffer, Finance Manager; Brandon Larsen, Community Development Director; Rob Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Lacie Messerly, Deputy Recorder; Mack Straw, Assistant Public Works Director; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; David Ulibarri, Public Safety Director; and Embret Fossum, UFA Battalion Chief.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Pro Tempore Wright called the meeting to order at 4:00 PM. He noted Mayor Westmoreland and Councilmember Gray were both excused from the meeting.

1. DISCUSSION AND INFORMATION ITEMS

- 1.A. PRESENTATION/DISCUSSION - New Commercial Affordability Program (CAP), a forgivable loan tool for qualifying small businesses funded through the City's CDBG allocation

[The recording of the discussion can be found online here at 00:01:12.](#)

Affordable Housing Coordinator Kiara Polee presented that the proposed Commercial Affordability Program (CAP) is a HUD-funded initiative through the Community Development Block Grant (CDBG). The program provides forgivable loans of up to \$75,000 to assist home-based entrepreneurs and microbusinesses in opening their first brick-and-mortar locations. The FY2025 pilot phase aims to support two to three local businesses. Staff reviewed the program's purpose, structure, and intended outcomes, and requested Council feedback prior to launch.

- 1.B. CONCEPT PLAN - Bishop Project (Upper Hidden Valley)

[The recording of the discussion can be found online here at 00:13:18.](#)

Planner Steven Lehmitz presented the Upper Hidden Valley land use plan was approved in 2011, with the Master Development Agreement effective December 1, 2015. After years of limited activity, Staff received

a concept plan for development within the project area, which will be reviewed under the approved plan, agreement, and applicable City Code.

1.C. DISCUSSION - Legislative Priorities List for Eagle Mountain City

[The recording of the discussion can be found online here at 00:26:39.](#)

Management and Policy Analyst John Magness presented proposed updates to how the Legislative Priorities List is managed. The changes aim to clarify which items belong on the list, which should be handled by the City Manager, and which belong in the Strategic Plan. The proposal also seeks to improve communication between Staff and Council, provide clearer information for decision-making, and help prioritize items based on cost and impact.

2. AGENDA REVIEW

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Reimbursement Agreement for Crosswalk Access at Woodhaven Boulevard and Pony Express Parkway

[The recording of the discussion can be found online here at 00:54:49.](#)

Councilmembers and Staff discussed concerns about crosswalk safety during winter months, focusing on vehicles approaching from the hill, and explored potential solutions.

14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Agreement with Advanced Engineering and Environmental Services, LLC (AE2S) for Design Services for the 6.0 MGD Sewer Treatment Plant Upgrade

[The recording of the discussion can be found online here at 00:54:49.](#)

Public Works Director Brad Hickman discussed that the City Council approved a previous change order to expand the wastewater facility design to 6 MGD (the original 4.8 MGD Water Treatment Facility Expansion was signed November 7, 2024). The proposed follow-up amendment formalizes scope, responsibilities, schedule, and costs, including the \$1,943,049 increase, ensuring alignment with consultants.

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Establishing an Advertising Policy for *Trailhead*

[The recording of the discussion can be found online here at 01:01:17.](#)

Communications Manager Tyler Maffitt presented a proposed advertising policy for Eagle Mountain's resident magazine, *Trailhead*, and outlined plans for the 2026 edition. The proposal included expanding the magazine to 90 pages and incorporating local business advertising while continuing to focus on community content.

3. CITY MANAGER INFORMATION ITEMS

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Clark moved to adjourn to a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wood seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

The Work Session was adjourned at 5:18 PM.

[The recording of the motion can be found online here at 01:18:40.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Pro Tempore Wright called the meeting to order at 7:03 PM. He noted that Mayor Westmoreland and Councilmember Gray were excused from the meeting.

[The recording of the discussion can be found online here at 01:21:11.](#)

6. PLEDGE OF ALLEGIANCE

Councilmember Clark led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

Mayor Pro Tempore Wright opened the public comment period at 7:05 PM.

The following individuals spoke during the Public Comment period: Jeff Ruth and Emily Buss.

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

[The recording of the public comments can be found online here at 01:22:01.](#)

9. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 01:30:00.](#)

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Antelope Meadows Phase B, Plat 6 - Into Warranty
- 10.B. Firefly NPA 8 Phase A, Plat 1 - Into Warranty
- 10.C. The District at Eagle Mountain Town Center Phase A - Into Warranty
- 10.D. Antelope Meadows Phase B, Plat 4 - Out of Warranty
- 10.E. Hidden Hollow Phase C, Plat 4 - Out of Warranty

11. CHANGE ORDERS

- 11.A. CHANGE ORDER #2 - Engineering Services Agreement for the Transportation Master Plan (TMP) and Review of Spring Run Layout - Horrocks Engineers, LLC

12. MINUTES

- 12.A. September 16, 2025 Minutes - Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

- 13.A. MINOR SITE PLAN - Hidden Hollow Clubhouse Amenity Exchange - A request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity, substituting a gym and additional lawn games for the swimming pool.
- 13.B. SITE PLAN - Parkway Fields Stake Center

14. RESOLUTIONS

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Reimbursement Agreement for Crosswalk Access at Woodhaven Boulevard and Pony Express Parkway
- 14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Establishing an Advertising Policy for *Trailhead*
- 14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule
- 14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Agreement with Advanced Engineering and Environmental Services, LLC (AE2S) for Design Services for the 6.0 MGD Sewer Treatment Plant Upgrade

MOTION: *Councilmember Wood moved to approve the Consent Agenda removing items 13.A., 14.A., and 14.C., and placing them on the scheduled items for further discussion and completely removing Item 14.B. from the agenda. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 01:36:02.](#)

SCHEDULED ITEMS

13. PRELIMINARY PLATS & SITE PLANS

- 13.A. MINOR SITE PLAN - Hidden Hollow Clubhouse Amenity Exchange - A request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity, substituting a gym and additional lawn games for the swimming pool

[The recording of the discussion can be found online here at 01:37:26.](#)

Senior Planner Rob Hobbs and Cadence Homes applicant Hunter Smith discussed that this is a request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. The proposal substitutes a gym and additional lawn games for the swimming pool, where the swimming pool is required by code. 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.

Hunter Smith noted that while the Hidden Hollow community has not yet been fully built out, a survey of current residents was conducted. The majority of respondents indicated a preference for a gym or another year-round amenity. He also stated that all existing and future units are, or will be, rental properties under a single ownership entity.

MOTION: *Councilmember Wood moved to deny a request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity, substituting a gym and additional lawn games for the swimming pool. Councilmember Clark seconded the motion.*

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

The motion passed with a 3:1 vote.

[The recording of the motion can be found online here at 01:57:32.](#)

14. RESOLUTIONS

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Reimbursement Agreement for Crosswalk Access at Woodhaven Boulevard and Pony Express Parkway

[The recording of the discussion can be found online here at 01:58:03.](#)

Assistant City Engineer David Salazar discussed that the City Council requested the installation of a crosswalk at Woodhaven Boulevard and Pony Express Parkway to accommodate school children. During the process, it was discovered that a development, Rider's Station, was in design directly north of the intersection. Engineering staff coordinated with the developer and negotiated a reimbursement agreement under which the City would fund improvements on the City side of the intersection to meet City requirements for crosswalk placement.

The crosswalk was planned for the west side of the intersection, since most peak traffic turns east and would conflict with a crossing on the east side. Because the west side required additional construction due to an existing 20% grade, a second trail will be added to accommodate the crossing.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Approving a Reimbursement Agreement for Crosswalk Access at Woodhaven Boulevard and Pony Express Parkway and direct Staff to address unsafe conditions in winter. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 2:05:27.](#)

- 14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule

[The recording of the discussion can be found online here at 02:06:16.](#)

Finance Director Kimberly Ruesch reviewed Appendix A of the Consolidated Fee Schedule, highlighting updates to reflect the current Timpanogos Special Service District wastewater fee. She also noted the addition of a reference to Ordinance 10-2025, which partially suspends the transportation impact fee for non-residential uses.

Additionally, the *Trailhead* Magazine Advertising Rates item was removed from the agenda and not included in this motion.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule Appendix A only. Councilmember Wood seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 02:08:53.](#)

15. RESOLUTIONS/PUBLIC HEARINGS

- 15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2025-2026 Annual Budget

[The recording of the discussion can be found online here at 02:09:38.](#)

Management Analyst Terrence Dela Pena presented the proposed first budget amendment for Fiscal Year 2025-2026 which includes changes to the General Fund, Capital Project Fund, Special Revenue Funds, Internal Service Funds, and Enterprise Funds.

Mayor Pro Tempore Wright opened the Public Hearing period at 7:59 PM. Seeing no one wished to speak Mayor Pro Tempore Wright closed the Public Hearing at 7:59 PM.

[The recording of the public hearing can be found online here at 02:17:05.](#)

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2025-2026 Annual Budget. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 02:19:03.](#)

- 15.B. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Authorizing the Disposal of Significant City-Owned Real Property Pursuant to Eagle Mountain Municipal Code Chapter 3.30 (Heath & Sheree Harper)

[The recording of the discussion can be found online here at 02:19:37.](#)

City Recorder Gina Olsen discussed that this is a public hearing to consider the Land Disposal Application from Heath and Sheree Harper to dispose of approximately 0.02 acres of real public property, identified as a portion of Utah County Parcel No 34:532:0117. The City determined this parcel should be designated as "Significant" Real Property.

Mayor Pro Tempore Wright opened the Public Hearing period at 8:07 PM. Seeing no one wished to speak Mayor Pro Tempore Wright closed the Public Hearing at 8:07 PM.

[The recording of the public hearing can be found online here at 02:24:23.](#)

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Authorizing the Disposal of Significant City-Owned Real Property Pursuant to Eagle Mountain Municipal Code Chapter 3.30 at \$3.44 per square foot and to work out financing options with Staff. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 02:41:03.](#)

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Rush Creek Industrial Phase A, Plat 1, Lot 102 and Lot 111

[The recording of the discussion can be found online here at 02:41:03.](#)

Senior Planner David Stroud presented a request to amend parcels 51:756:0102 and 51:756:0111 in Rush Creek Industrial Phase A, Plat 1, located at 657 East Split Rock Drive and 656 East Split Rock Drive. The parent plat was approved in 2023. The amendment is proposed to create a 1-acre lot for a potential user, with interest from others in similarly sized lots. Lot 114 is currently under site plan review for an auto repair business.

Mayor Pro Tempore Wright opened the Public Hearing period at 8:27 PM. Seeing no one wished to speak Mayor Pro Tempore Wright closed the Public Hearing at 8:27 PM.

[The recording of the public hearing can be found online here at 02:44:32.](#)

MOTION: *Councilmember Wood moved to adopt an Ordinance Of Eagle Mountain City, Utah, Amending Rush Creek Industrial Phase A, Plat 1, Lot 102 and Lot 111. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 02:45:03.](#)

16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Amending Eagle Mountain Municipal Code Chapter 17.72, Commercial and Multifamily
Design Standards

[The recording of the discussion can be found online here at 02:45:32.](#)

Senior Planner David Stroud outlined that the ordinance would amend Title 17, which is related to Commercial and Multi-family Design Standards, to include but not limited to landscaping, architecture, parking, and acceptable building material standards. The City Council has reviewed it over the past several months. Representatives Whitney Ward and Rachel Stein from VCBO Architecture presented the proposed changes to the City Council.

Mayor Pro Tempore Wright opened the Public Hearing period at 8:56 PM. Seeing no one wished to speak Mayor Pro Tempore Wright closed the Public Hearing at 8:56 PM.

[The recording of the public hearing can be found online here at 03:14:10.](#)

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72, Commercial and Multifamily Design Standards to bring back final changes from the discussion October 21, 2025 City Council meeting. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 03:15:43.](#)

17. **ORDINANCES**

17.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Franchise Agreement with Zayo Group, LLC

[The recording of the discussion can be found online here at 03:16:19.](#)

City Attorney Marcus Draper discussed that Zayo Group, LLC is a telecommunications provider seeking to install fiber infrastructure within the City's public right-of-way. To facilitate this, Staff have negotiated a franchise agreement outlining the terms and conditions of their access and use. The proposed agreement was presented to the City Council for formal approval on July 15, 2025, with the new draft incorporating feedback of the Council.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving a Franchise Agreement with Zayo Group, LLC. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes

Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 03:16:58.](#)

- 17.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving a Franchise Agreement for SummitIG Fiber, LLC

[The recording of the discussion can be found online here at 03:17:23.](#)

City Attorney, Marcus Draper discussed that SummitIG Fiber, LLC is a telecommunications provider seeking to install fiber infrastructure within the City's public right-of-way. To facilitate this, staff has negotiated a franchise agreement outlining the terms and conditions of their access and use. SummitIG services commercial customers and is not a residential provider. They have agreed to changes that were made to the template based on recent feedback from the council on other franchises.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Approving a Franchise Agreement for SummitIG Fiber, LLC. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the motion can be found online here at 03:18:14.](#)

18. LEGISLATIVE ITEMS

- 18.A. 2026 State General Legislative Session

[The recording of the discussion can be found online here at 03:18:49.](#)

Director of Legislative and Strategic Services Evan Berrett presented that with the 2026 State General Legislative Session approaching, Utah League of Cities and Towns (ULCT) is preparing draft bills to add, amend, or remove various portions of State Code. The discussion provided Council with suggested topics for consideration and sought direction on additional areas or issues the City should address during the session.

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

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

20. COMMUNICATION ITEMS

20.A. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 9:42 PM. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous 4:0 vote.

[The recording of the discussion can be found online here at 03:59:46.](#)

The meeting was adjourned at 9:42 PM.

Approved by the City Council on October 21, 2025.

Gina Olsen, CMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.72 Commercial and Multi-family Design Standards.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

No

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72, Commercial and Multi-family Design Standards.

BACKGROUND:

Continued from October 7, 2025, City Council meeting. The City Council requested a few minor changes to the text and continued the item in order for the changes to be made by VCBO and for the City Council to see those changes prior to action.

The City has been working with VCBO to amend design standards regarding commercial and multi-family residential development. 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, approved and adopted.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed Code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends the City Council approve the proposed changes to EMMC Title 17, Commercial and Multi-family Design Standards.

ATTACHMENTS:

1. Ordinance
2. Redlines
3. Exhibit A - CLEAN

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING
THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.72
COMMERCIAL AND MULTI-FAMILY DESIGN STANDARDS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.72 Commercial and Multi-Family Design Standards, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Sections 17.72 Commercial and Multi-Family Design Standards, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of October, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 21st day of October, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Gina L. Olsen
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 17.72

COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

- 17.72.010 What this chapter does.
- 17.72.020 Purpose.
- 17.72.030 Definitions.
- 17.72.040 Commercial Design Standards.
- 17.72.050 Commercial Site Design Standards.
- 17.72.060 Commercial Architectural Standards.
- 17.72.070 Multi-Family Design Standards.
- 17.72.080 Multi-Family Site Design.
- 17.72.090 Multi-Family Architectural Standards.
- 17.72.100 Appendix A: [Commercial Downtown Diagrams.](#)
- 17.72.110 Appendix B: [Commercial Neighborhood Diagrams.](#)
- 17.72.120 Appendix C: [Commercial Community & Regional Diagrams.](#)
- 17.72.130 Appendix D: [Business Park Diagrams.](#)
- 17.72.140 Appendix E: [Multi-Family Diagrams.](#)
- 17.72.150 Appendix F: [Commercial Downtown-Zoning Addition.](#)

17.72.010 What this chapter does.

This chapter provides standards and guidelines for the site and building design of commercial and multifamily developments. ~~I Although these standards are not required for also apply to~~ industrial parks, warehouses, ~~or~~ large corporate office, or campus developments ~~as noted, they are highly encouraged.~~ [Ord. [O-11-2008](#) § 3 (Exh. B § 24.1)].

17.72.020 Purpose.

The purpose of this chapter is to provide standards and guidelines to enhance the visual quality of development, to help create developments that encourage pedestrian activity, to promote buildings of lasting architecture and aesthetic appeal, to increase functionality and safety of parking areas for pedestrians and vehicles, to minimize the visual expanse of pavement through good site design, and to ensure that a sense of place is created and maintained while the city experiences growth and development. This chapter shall be applied to all commercial and multifamily projects within the city and shall be reviewed during the site plan application process. [Ord. [O-11-2008](#) § 3 (Exh. B § 24.2)].

17.72.030 Definitions.

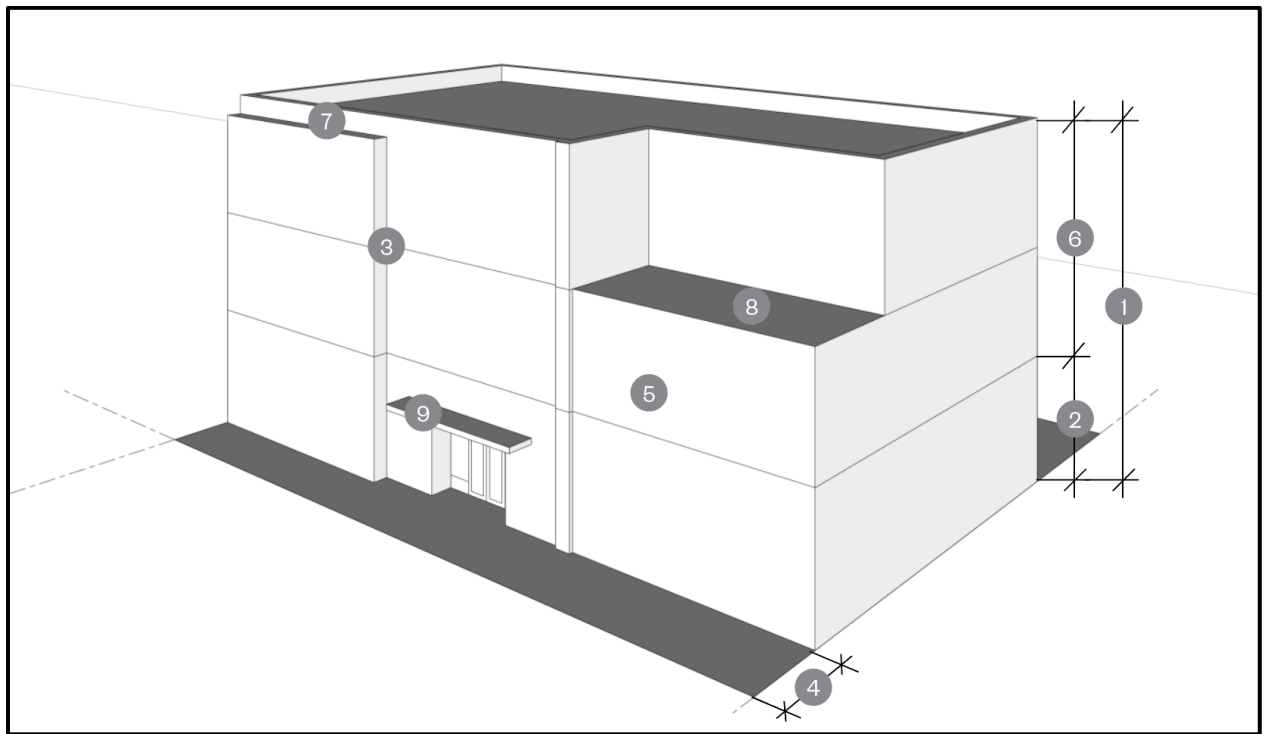
Commercial zones. Reference Chapter 17.35 COMMERCIAL ZONES. The commercial zones referenced in this document will be referred to by the following: Commercial Downtown (CD), Commercial Neighborhood (CN), Commercial Community (CC), and Commercial Regional (CR).

Pad site. A pad site is a smaller commercial building on the periphery of a Commercial Community or Commercial Regional zone. They are held to the same site and architectural standards as Commercial Neighborhood zones unless otherwise noted.

Business park zones. Reference Chapter 17.37 BUSINESS PARK ZONES. This zone will be referenced as Business Park (BP).

Multi-family zones. Reference Chapter 17.25 RESIDENTIAL ZONES. The residential zones referenced in this document will be referred to by the following: MF1 and MF2.

Architectural terms. The diagram below portrays terms that are referenced throughout this document.



1. Building Height: Measured from the average grade to the highest point of the roof

2. Ground Floor: The level of a building with the primary building entrance(s), typically at ground level. Measured from the floor surface of that level to the floor surface of the level above.
3. Horizontal Articulation: Projections from the building inward or outward.
4. Setback: Offset from a specific boundary such as the property linepublic ROW or the building facade.
5. Structural Bay: The space between columns and beams in a building forming a structural module.
6. Upper Floors: Any floors above the ground floor level.
7. Vertical Articulation: Projections from the building upwardVertical projections, up or down, from the roof level.
8. Upper LevelUpper-Level Step-back: A portion of theThe offset or depth of a portion of the building that is set back from the adjacent facade-building that is setback from the facade to create architectural interest. The roof area created by stepping back a section of the building façade creates space that is ideally used and often is used for outdoor amenity space.
- 1.9. Awnings, trellises, roof elements that project from the face of the facadefaçade to protect a window, door, or pedestrian-oriented space.

17.72.040 Commercial Ddesign Sstandards.

These commercial design standards apply to commercial zones referenced in Chapter 17.35 with the addition of Commercial Downtown Area and Business Park Zones. If the property falls within a designated character area or overlay zone district, as noted in other areas of the Eagle Mountain Zoning Ordinance, additional design and architectural standards may apply.

17.72.05030 Commercial SSite designDesign Standards.

The arrangement of different elements of a project on the site is vital to creating an environment that is focused on the street and the pedestrian, rather than the vehicle and parking areas. A site can be designed to be visually appealing from the street and still be functional and safe for vehicular circulation and pedestrian access. Minor variations to these standards may be considered by the Planning Commission and Ceity Council if a property contains one of the following constraints: wetlands, steep hillsides, major drainage washes, unusual property shape, existing easements, or a similar constraint/difficulty that can be directly tied to a design standard and adequately justified by the applicant.

A. Building Location. Buildings should be located at or near the minimum front setback line as identified in Title 17, with pedestrian access leading to the primary entrance and landscaping placed between the building and the street. ~~Parking should be located to the side or the rear of commercial buildings, not between the street and the building. If parking is situated between the building and the street, significant increases in landscaping, berming, and architectural features are required to break up and screen the expanse of pavement.~~

~~1. Commercial Building Orientation. The primary entrance to a commercial building should be oriented toward the street and the sidewalk in the~~

1. Commercial Downtown and Commercial Neighborhood zone districts.

Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

2. In the Commercial Community and Commercial Regional zone districts. zone districts. The entryway may be located to face the parking area, however both the entry façade and the façade facing the primary street shall be design in alignment with the primary façade architectural standards.



Required: CN, CC, or Pad Site eExample of a building located near the front setback, addressing the street with the main entryway visible from the primary street.

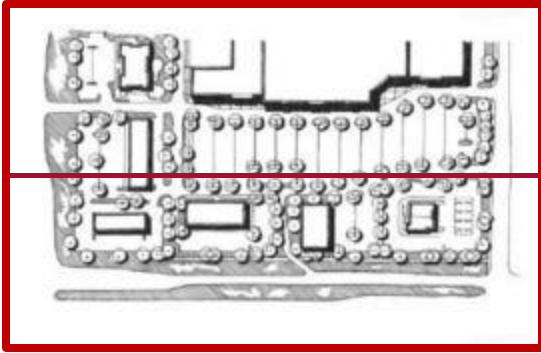
B. ~~Commercial~~ Parking ~~Location~~. - Locate surface parking to the side or the rear of buildings so that it is screened from view from the primary street. Parking ~~should not be located~~ is limited between any commercial building and the street as noted in Table 1 below. This is especially important on corners. Large buildings (those with a footprint of great than 30,000+ square-foot) ~~(excluding Business Parks)~~ shall

follow the same standard, and/or be designed with pad site buildings along the street edge to screen the expanse of pavement. Pad sites shall meet the same site standards as CN zones unless otherwise noted.

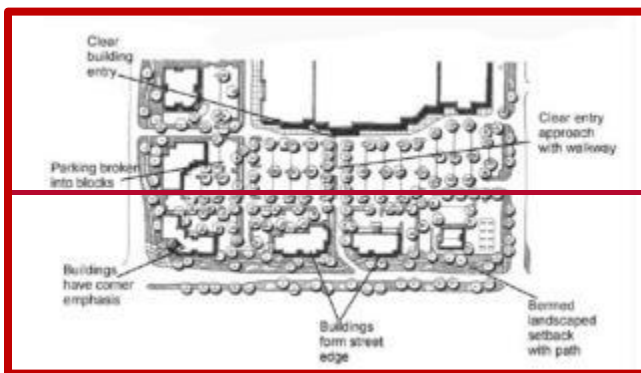
~~1. Downtown Commercial Areas. Parking shall be located as indicated in the Downtown Master Plan.~~

Table 1. Commercial Parking

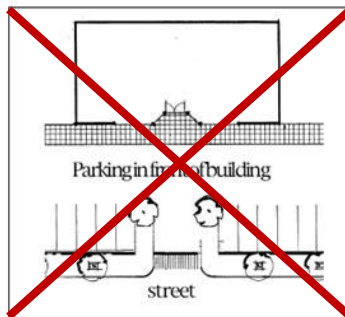
	<u>Commercial Downtown Area</u>	<u>Commercial Neighborhood</u>	<u>Commercial Community</u>	<u>Commercial Regional</u>	<u>Business Park</u>
<u>Parking between building and the primary street</u>	<u>Not permitted</u>		<u>Only permitted if building exceeds 30,000 sf footprint and pad sites are used</u>		<u>Permitted</u>
<u>% Screened from the Primary Street by building(s)</u>	<u>As indicated</u>	<u>66%</u>	<u>50% - pad sites may be used to help screen parking</u>		<u>NA</u>
<u>Landscape buffer between lot/parcel line and primary streetfront façade or parking</u>	<u>10' ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING</u>		<u>20' ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING</u>		
<u>Structured parking façade treatment</u>	<u>Shall be wrapped by a façade that meets all of the same architectural standards as the buildings.</u>		<u>NA</u>		
<u>Structured parking fronting primary street</u>	<u>Shall have an active use on the ground floor.</u>	<u>Shall have an active use on the ground floor.</u>	<u>NA</u>		



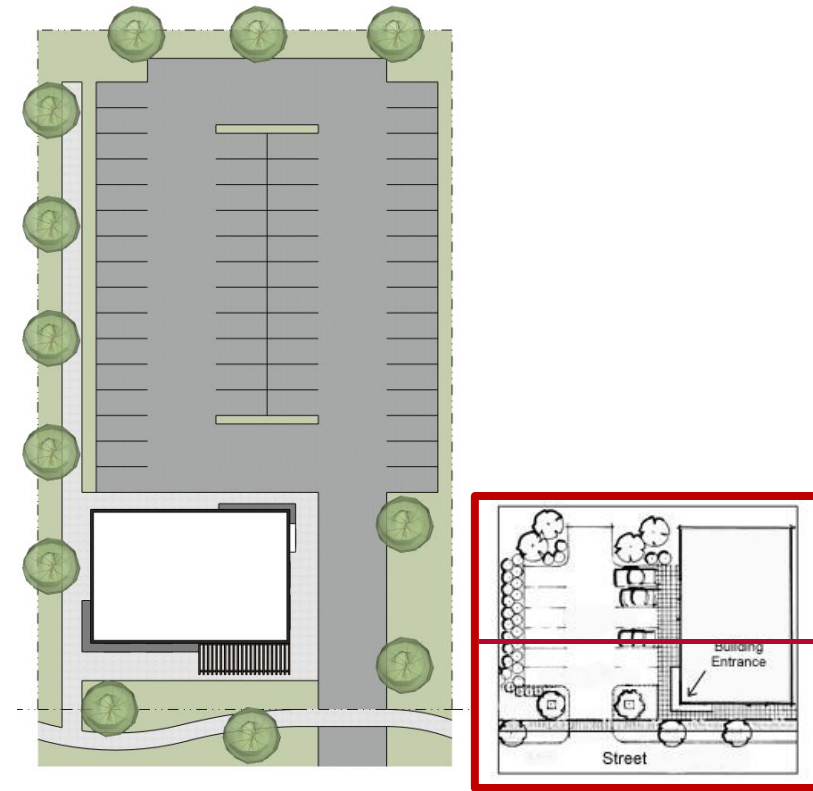
Inappropriate – Parking and pavement between pad site buildings and street; buildings do very little to screen parking



Appropriate – Pad site buildings are placed at street edge and shield a majority of the parking area



Not Permitted – Parking between building and street



Required Appropriate – Parking to the side of ~~the building~~ and behind the front facade of building

C. Vehicular Circulation. All commercial developments shall provide a clearly defined and efficient vehicular circulation system that promotes safe and logical traffic flow throughout the site. Vehicular entrances shall comply with Title 16 SUBDIVISIONS, Table 16.35.130 (b). Any drive throughs shall be located as noted in Table 32 and may require screening from street view.

Table 2. Drive Through Standards

	<u>Commercial Downtown Area</u>	<u>Commercial Neighborhood</u>	<u>Commercial Community</u>	<u>Commercial Regional</u>	<u>Business Park</u>
<u>Drive Through Screening</u>	<u>NA</u>	<u>100% - Any drive throughs shall be screened from view from the primary street by the building (or located behind the building). from the primary street.</u>	<u>0% - Drive-throughs at pad sites shall be located to the rear or side of the building. They shall not be located between the primary street and the building.;</u>		<u>NA</u>
<u>Drive Through Service Lane Standard</u>	<u>NA</u>	<u>Min. width: 10 ft Max. width: 12' ft Max. 1 permitted</u>	<u>Min. width: 10 'ft Max. width: 12 'ft Max. 2 permitted</u>		<u>NA</u>
<u>Drive Through Escape Lane</u>	<u>NA</u>	<u>1 lane, 4min. 10 ft' wide required in addition to service lane</u>			<u>NA</u>

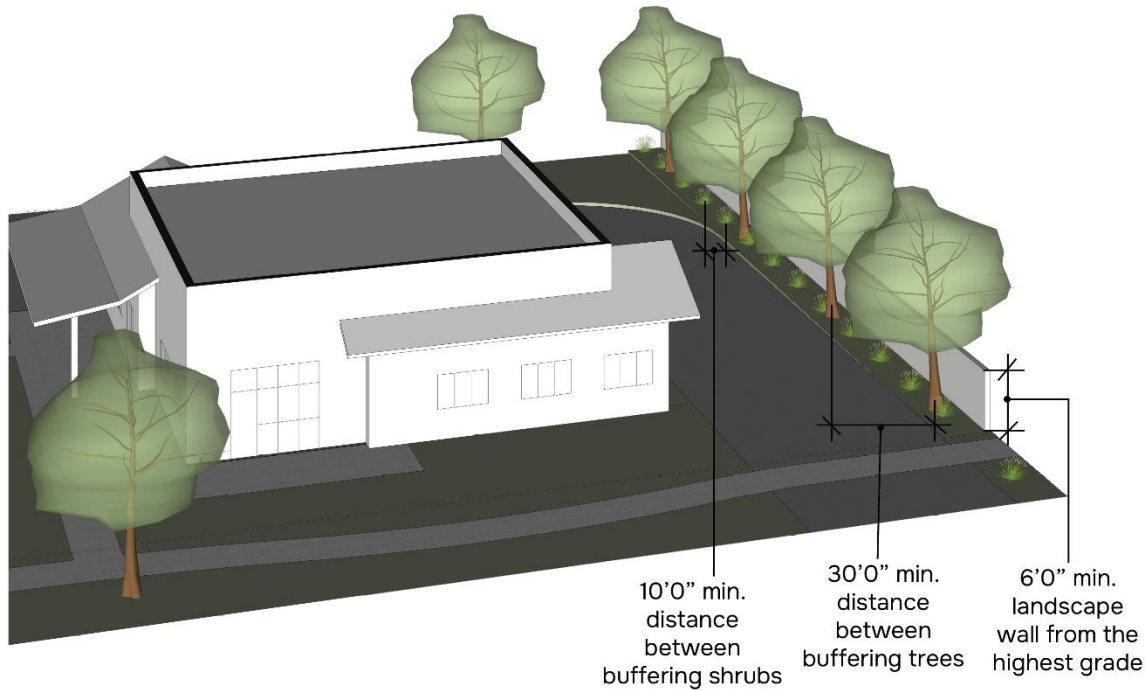


~~Permitted:~~ Drive through located on the side of the building on Pad Sites in the CC or CR zone districts.

D. Sidewalks. A public sidewalk from the public right-of-way to the primary entry (or entries) is required for all developments. Pedestrian access must also comply with 17.55.090 PEDESTRIAN WALKWAYS AND ACCESSES.

E. Landscaping. Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of the required setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping shall also comply with 17.55.080 LANDSCAPING IN PARKING AND DRIVE LANE AREAS and follow the Water Conservation and Management Plan proposed conservation measures and irrigation standards.

In alignment with section 17.100.050 Site plan development standards, there are screening requirements between any commercial properties abutting residential zones. These buffers shall conform to setback regulations and include trees every 30 feet, minimum and shrubs every 10 feet, minimum. The buffer area must also include a 6-foot tall solid wall wall (as measured from the highest-grade point elevation of the site up 6 feet) on site and to block any commercial lighting light from vehicles queuing in the drive through -from entering shining into the residential area. REFERENCE CODE SECTION HERE



Commercial Properties adjacent to Residential Properties are required to implement a landscape wall that is 6-feet from the highest grade on site.

F. Signage. Signage for a commercial development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. Individual business signage shall be wall or awning-mounted, and is permitted on a maximum of three sides of a building. Animated and digital building-based signage is not permitted. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

G. Activity Zone. The character of Eagle Mountain is exemplified by high-quality open spaces connected through vehicular and multi-use pathways. To maintain and enhance connections between the public right-of-way and areas of business, an activity zone is encouraged and may be required in front of the primary building. This zone shall include hardscape to support pedestrian activities such as outdoor dining, seating, sales area, covered entryways, etc.

Landscape elements such as hanging plants and small planters are encouraged in activity and circulation zones and shall be designed to ensure they enhance and do not interfere with pedestrian activities.

Table 3. Activity Zone Standards

	<u>Commercial Downtown Area</u>	<u>Commercial Neighborhood</u>	<u>Commercial Community</u>	<u>Commercial Regional</u>	<u>Business Park</u>
<u>Activity zone</u>	<u>Required</u>		<u>Encouraged</u>		
<u>Minimum depth</u>	<u>10 'ft</u>		<u>15 'ft</u>		
<u>Minimum frontage</u>	<u>100% of building frontage</u>	<u>50% of building frontage</u>	<u>Min. 30 'ft of the façade length at the primary entryway</u>		



Required: Activity zones are required in front of primary entrances in CD, CN, and pad sites



Plaza and open space within retail developments enhances the pedestrian and shopping experience

~~C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street facing facade of a building.~~

~~1. Fire Access.~~

~~a. Access Off of a Minimum 26 Foot Wide Over Sized Alley or Service Drive (Functions in Such Case as a "Fire Access Road"). The 26 foot wide drive fire access, when used, shall be restricted to having parking along only one side (those sides which adjoin fire hydrants) and shall have "No Parking" signs posted along those same sides. In cases where a roadway~~

~~is at least 35 feet wide, parking may be allowed along both sides of a fire access road and no parking restriction will be required.~~



=



~~Appropriate — Multifamily facades not dominated by garages~~



~~Garages accessed by private service drive~~

~~D. Open/Plaza Space. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different elements of a site shall be arranged in a way that maximizes useable open/plaza space. This is especially important in multifamily projects. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.~~



~~Buildings are clustered to maximize useable open space~~



~~Plaza and open space within retail developments enhances the pedestrian and shopping experience~~

[Ord. [O-46-2023](#) § 2 (Exh. A); Ord. [O-02-2019](#) § 2 (Exh. A); Ord. [O-11-2008](#) § 3 (Exh. B § 24.3)].

17.72.040-060 Commercial Architectural Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial ~~and multifamily~~ developments. ~~Minor~~ variations to these standards may be considered by the Land Use Authority planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

~~For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The architectural design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.~~

A. Architectural Style/Theme. Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial ~~and multifamily~~ structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Primary Entrance. Building entries must be clearly identifiable through their design from the primary street frontage and/or the primary vehicular and pedestrian access points. All primary entries shall be sheltered either through a setback from the primary façade or through the inclusion of a sheltering feature such as an awning, arcade, or roof element that creates a protective entry. The sheltering elements shall extend a minimum of five feet.

~~B. Main Entrance. The main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall also be clearly identifiable, and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.~~



Required: Clearly identifiable covered entry



~~Multifamily unit entry defined with covered porch~~



~~Inappropriate~~Not Permitted: Entryway not clearly defined; no sheltering element

C. Building Height. The maximum allowable building height shall align with Chapter 17.35.040 COMMERCIAL DEVELOPMENT STANDARDS. An additional story may be permitted with design review and approval by the Land Use Authority and if the standards for ~~upper level~~upper-level step-backs are met for Commercial Downtown, Commercial Community, and Commercial Regional zones.

1. Commercial Downtown and Commercial Neighborhood. The ground floor shall be a minimum of 15 'ft in height to preserve the prominence of pedestrian level experience.

~~D. Upper Level~~Upper-Level Step-Backs. When used, step-backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. All areas that are stepped back shall be accessible to building users and include appropriate amenities and furnishings. The step-back from the main facade shall be equal to or greater than the floor height of the level being stepped back.

1. Commercial Downtown. ~~TA third story may only be permitted upon~~following design review and approval by the Land Use Authority. To be considered for approval, a minimum of 30% of the length of the front elevation of the third floor shall be stepped back from the main façade. The step backs shall be prioritized at the corner(s) to reduce the perceived mass of the building.

2. Commercial Community and Commercial Regional. A fourth story may be permitted for buildings with uses ~~such as~~including a hospital, hotel, or higher-ed following review and approval by the Land Use Authority. To be

considered for approval, ~~certain buildings such as a fourth story is permitted~~ a minimum of 20% of the length of the front elevation of the fourth floor shall be stepped back from the main façade. These step-backs are encouraged at the corners of the building to reduce the perceived scale of the building.

E. Level Differentiation. For Commercial Downtown (CD), Commercial Neighborhood (CN), and Commercial Community (CC) zones, buildings shall be designed with a clear delineation between the ground floor and upper floors. This may be articulated through material variation ~~detailing such as cornices, lintels, and horizontal~~ or architectural detailing above the ground floor. Additional detailing and articulation at the cap or roof are required. This may be achieved through detail elements such as eaves, cornices, and frieze or bracket elements.

F. Façade Articulation. ~~Vertical and horizontal articulation and relief reduces the perceived scale of buildings.~~ All exterior walls facing a street, activity zone, or public space shall be articulated to reflect a human scale. This variation shall include the following strategies:

- Modulate the facade by stepping portions of the building in or out the distance required by Table 4 to create shadow lines and visually delineate areas of the building. ~~Or, or visually highlight the building column structure of the building by using different materials or detailing to articulate~~ express engaged columns at the building exterior with a change in plane at the column bays.
- Divide the storefront into distinct areas to provide visual interest. Storefront or window bays should not exceed the length specified without a break or change in material to reflect a human scale.

Table 4. Articulation Standards

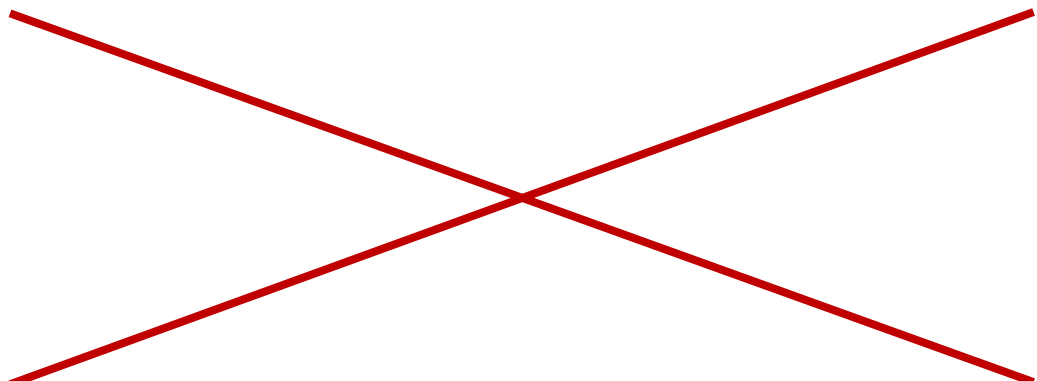
	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
<u>Maximum wall section without architectural variation on ground floor</u>	<u>35' ft</u>		<u>50' ft</u>		
<u>Maximum wall section without architectural variation on upper floors</u>	<u>70' ft</u>		<u>70' ft</u>		<u>NA</u>
<u>Minimum façade step in or out</u>	<u>1' ft</u>		<u>2' ft</u>		
<u>Minimum change in plane at the column bays</u>	<u>4" in</u>		<u>6" in</u>		<u>NA</u>
<u>Maximum continuous storefront or window bays</u>	<u>25' ft</u>		<u>40' ft</u>		<u>30' ft</u>



Appropriate Articulation



Inappropriate Articulation





Not Permitted: Flat facades with only color changes

G. Window Design. Windows shall be incorporated on all street-facing facades. A higher window-to-wall ratio at the ground level enhances the pedestrian experience and a differentiation of window density between the ground level and upper level provides visual interest for the building.

A minimum window-to-wall ratio is required on the ground level at exterior walls facing a street, activity zone, or public space and a minimum or maximum window to wall ratio is identified for the upper levels. A minimum of 7.5% of the overall wall area shall be windows on all street facing facades.

1. Commercial Downtown (CD) and Commercial Neighborhood (CN). A minimum window-to-wall ratio of 50% is required at the ground floor facing a primary street and 35% at the ground floor facing a secondary street or parking lot. The window-to-wall ratio shall not exceed 35% at upper levels.

2. Commercial Downtown (CD). Window design shall enhance the architectural character, engage the activity zone, and improve the pedestrian experience. Windows at the street level shall span from the floor, or within 18 inches of the floor to a minimum height of 9 feet above the finished floor. Windows must be cohesive with the building's architectural style, and be highlighted by the use of trim, sills, lintels, or other detailing to add depth. Large spans of windows that reflect curtainwall or overhead door-like appearances are not permitted.



Examples of appropriate ground floor windows within the Commercial Downtown area.



Examples of appropriate window-to-wall ratios within the Commercial Downtown area.

G. Window/Wall Ratio. A minimum window-to-wall ratio is required on the ground level at exterior walls facing a street, activity zone, or public space and a minimum or maximum window to wall ratio is identified for the upper levels. A minimum of 7.5% of the overall wall area shall be windows are required on all street facing facades s. at a minimum of 7.5%.

1. Commercial Downtown (CD) and Commercial Neighborhood (CN). Windows must meet a 50% minimum of the ground level façade. A minimum window-to-wall ratio of 50% is required at the ground floor facing a primary street and 35% at the ground floor facing a secondary street. The window-to-wall ratio shall not exceed 35% at upper levels. Upper levels or non-primary facades may have up to 35% windows. Architectural detailing through a change of material or pattern is required at the head and sill of each window.

2. Commercial Community (CC), Commercial Regional (CR), and Business Park (BP). A minimum window-to-wall ratio of 25% is required. Windows must meet a 25% minimum of at the ground level all street-facing facades façade. Architectural detailing is encouraged at the head and sill of each window.

HC. Roof Design Expression. The primary roof form of a structure should help reduce the perceived scale of the building. ~~All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged. Multifamily buildings shall contain overhanging eaves and multiple roof planes when pitched roofs are used, and varying parapet heights when flat roofs are used.~~

Flat roofs shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a screen or wall wall or screen system shall be used to block rooftop equipment from view.

Pitched roofs shall be varied to ensure no singular roof element dominates the building. Pitched roofs shall be a minimum slope of 6:12, and shall not exceed more than 20% of the length of the facade.

Lower roof elements, trellises, awnings, and other architectural shade elements are required to create visual interest and provide a human scale. These shall be located over the main entry and over any occupied rooftop space.

1. Commercial Downtown (CD). Flat roofs are preferred. Pitched roof elements shall be used for architectural interest and variation. No pitched roof shall extend more than 250% the length of the primary street-facing façade. —Parapets shall be varied and feature cornice treatments and/or an architecturally detailed cap elements to clearly delineate the top of the building.

2. Commercial Neighborhood (CN) and Commercial Community (CC). A cap element is required to clearly delineate the top of the building.

3. Commercial Regional (CR) and Business Park (BP). The roof must be vertically varied in height with a minimum 2' ft elevation change, in conjunction aligned with horizontal articulation to add architectural interest to the building.



Required:- Where pitched roofs are desired, they shall meet a minimum slope of 6:12

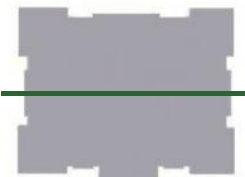






Decorative parapets and multiple roof planes/projections are required for visual interest

~~D. Building Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include facade modulation (stepping portions of the facade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help identify individual residential units in a multifamily structure, and to avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted~~



~~expanses of a building wall are prohibited.~~

~~Appropriate Articulation~~

~~Inappropriate Articulation~~





~~Inappropriate~~ Not permitted due to lack of building articulation

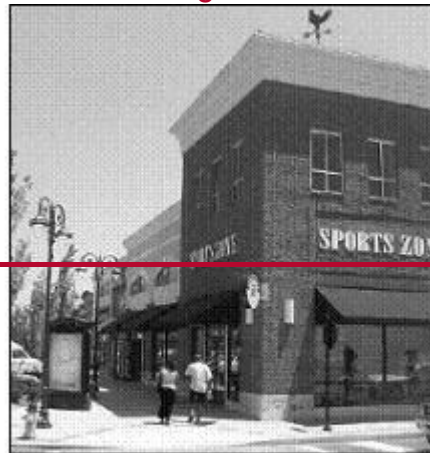
~~E. Architectural Detailing. Pedestrian-scaled architectural features/details shall be incorporated into commercial and multifamily buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure.~~

~~1. Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative~~

trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details.



Area between building entrances is treated with awning and windows to create a



pedestrian-friendly environment

Appropriate use of awnings, building materials, and windows addressing the street and sidewalk



~~Trellis structure, decorative parapet, building articulation, awnings~~



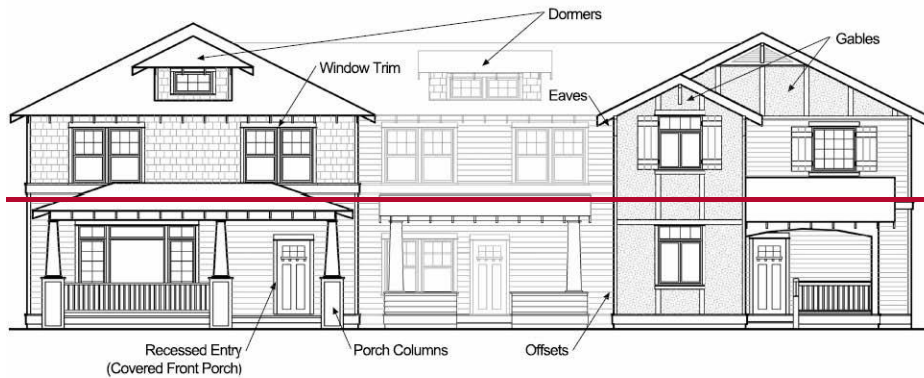
~~Tower feature, overhanging eaves, decorative windows, mix of building materials, trellis structures, etc.~~

~~2. Multifamily townhome buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable.~~

~~3. Multifamily stacked buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed~~

~~timbers, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable. In addition to the above standards, the following shall apply:~~

- ~~a. Each unit above grade shall include a minimum of a 50 square foot balcony;~~
- ~~b. At grade or below grade units shall include a minimum of a 75 square foot patio; and~~
- ~~c. If rooftop amenities are provided, such amenities shall not be used in the calculation of overall required development amenities.~~



~~Porches, window grids, material mix, building articulation~~



~~Porch, balcony, columns, building articulation, window grids, decorative garage doors, decorative roof treatments, multiple roof planes, variation in building color and materials~~

I.F. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The building facades shall be clad in high-quality, natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, and/or high-quality metal.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Painted, powder-coated and high-quality composite metals may be used, colors should be neutral grays and browns.

A material board with actual materials and colors shall be presented to the Land Use Authority for approval.

1. Commercial Neighborhood and Commercial Community. Wood and high-quality wood-look materials are encouraged to reflect the natural environment of Eagle Mountain.

Table 5. Building Material

	<u>Commercial Downtown Area</u>	<u>Commercial Neighborhood</u>	<u>Commercial Community</u>	<u>Commercial Regional</u>	<u>Business Park</u>
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<u>Percent of primary high-quality material on material on all facades visible from the public ROW visible from the primary street</u>	<u>80% shall be brick or stone masonry.</u>	<u>60% shall be high-quality natural material(s).</u>	<u>350% shall be high-quality natural material(s).</u>	<u>20% shall be high-quality natural material(s).</u>
<u>Secondary material</u>	<u>One or more encouraged.</u>	<u>One or more required and distinct in addition to glass.</u>		
<u>Other façades treatments</u>	<u>80% of all visible facades (not directly adjacent to other existing or planned buildings) facades shall be brick or stone masonry.</u>	<u>640% of all visible facades (not directly adjacent to other planned buildings) facades shall be high quality natural material(s).</u>	<u>30% of all visible (not directly adjacent to other planned buildings) facades shall be high quality natural material(s).</u>	<u>150% of all other facades shall be high quality natural material(s). should also include one or more of these materials for visual interest and quality.</u>
<u>Not Permitted Building Materials</u>	<u>Corrugated metal</u> <u>EIFS</u> <u>Flat panel façade materials</u> <u>Veneer façade</u>	<u>Corrugated metal</u>	<u>Corrugated metal only permitted as accent material.</u> <u>10% of all other facades should also include one or more of these</u>	

			materials for visual interest and quality.
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Sawgrass



Tumbleweed



Bronzestone



Mocha



Ironstone



Recommended Brick Colors





Recommended: Masonry, stone, and metal materials are natural in appearance and complement each other

J. Accent Colors. Accent Colors may be used to support a business, brand, or highlight key architectural features or elements.

- No more than 7.5% of any façade ~~and should~~ may be finished using an accent color. Accent colors and materials shall compliment the material palette above as well as the Eagle Mountain City Brand Standards, and shall be approved by the Land Use Authority.
- Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.

1. Commercial Downtown. Accent colors may only be used to support a business brand through signage and awnings. Accent colors must be presented to and approved by the Land Use Authority.



Permitted: Accent colors used to support brand while complimenting building materials



~~Inappropriate~~ Not Permitted: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community

K4. Lighting. All lighting shall be **dark sky approved and** designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light ~~bulb or light source~~ (**lamp**) of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and lighting **fixture** design details are required with a site plan application.



Lighting is aesthetic aligns with the Eagle Mountain aesthetic in appearance and directs light downward (dark-sky compliant)

L. Mechanical Equipment. All mechanical equipment shall be located behind the building(s), buffered from views screened so as not to be visible from from any public or private street(s) or located on the roof screened in accordance with section H. Roof Expression. If equipment must be located in an area visible by the public ROW, the equipment shall be screened. Screens shall be aesthetically incorporated into designed to reflect the design of the building -and shall conform employ to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination thereof. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding terrain environment.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening. The consolidation of trash areas between businesses is

encouraged. INSERT Code Reference for Screen Wall Height Here Refer to Chapter 17.100 SITE PLAN REVIEW section 17.100.060 Architectural requirements for more details.



Screening wall – same materials as building

[Ord. O-50-2023 § 2 (Exh. A); Ord. O-11-2023 § 2 (Exh. A); Ord. O-09-2017 § 2 (Exh. A); Ord. O-25-2008 § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. O-11-2008 § 3 (Exh. B § 24.4)].

~~1. Multifamily structures shall utilize at least two exterior materials, including stucco, vinyl or fiber/cement siding, decorative rock/stone, brick, or other material deemed appropriate by the planning director. Each material shall be used on a minimum of 30 percent of the building, and used on all sides of the building. Other materials may be included as accents. Aluminum siding is prohibited.~~

~~_____ 2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other~~

materials deemed appropriate by the planning commission and city council may be



used as accents only.

Varied materials: brick, stone, decorative CMU, and even tile and metal—



identifiable franchise elements



~~Architectural detailing and mixture of materials on all sides – especially all street-facing sides~~

~~G. Building Color. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.~~



~~Inappropriate: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community~~

~~H. Multifamily Garage Doors. Garage doors shall not be the most prominent or visible feature on a building. They shall be accessed from the side or rear, or set back from the front facade. If garages are visible from the street, white doors are discouraged. Decorative doors are encouraged.~~



~~I. Lighting. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or light source of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and lighting design details are required with a site plan application.~~



~~J. Mailbox Structures. Cluster mailboxes are generally required by the U.S. Postal Service for multifamily developments. These mailboxes, however, should not detract from the project, as they generally do when designed as a metal structure. Cluster mailboxes should emulate the buildings in materials and color.~~



Inappropriate

Appropriate

K. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be aesthetically incorporated into the design of the building and shall conform to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding terrain.



Screening for mechanical equipment matches building in material and color



L. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are

~~prohibited as screening. The consolidation of trash areas between businesses is encouraged~~



~~Screening wall – same materials as building~~

~~[Ord. O-50-2023 § 2 (Exh. A); Ord. O-11-2023 § 2 (Exh. A); Ord. O-09-2017 § 2 (Exh. A);
Ord. O-25-2008 § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. O-11-2008 § 3 (Exh. B § 24.4)].~~

~~**2. Multifamily Building Orientation.** Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street. If the side of a building faces a street, an entrance should be provided on that facade. Blank walls and/or rear facades should not be placed adjacent to streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other~~



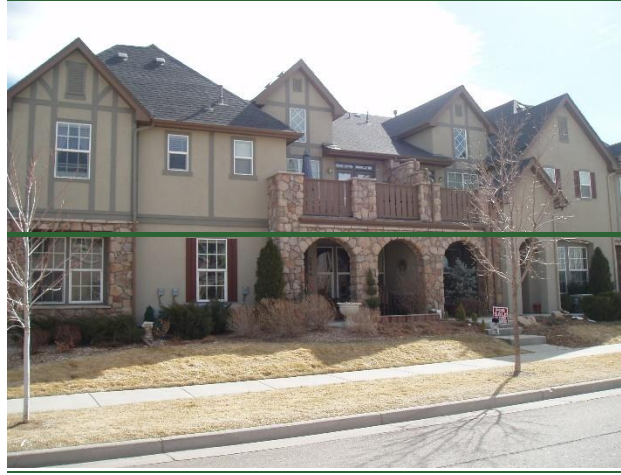
~~pedestrian-oriented features is prohibited.~~



C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.

1. Fire Access.

a. Access Off of a Minimum 26-Foot-Wide Over-Sized Alley or Service Drive (Functions in Such Case as a “Fire-Access Road”). The 26-foot-wide drive fire access, when used, shall be restricted to having parking along only one side (those sides which adjoin fire hydrants) and shall have “No Parking” signs posted along those same sides. In cases where a roadway is at least 35 feet wide, parking may be allowed along both sides of a fire access road and no parking restriction will be required.





Appropriate — Multifamily facades not dominated by garages



Garages accessed by private service drive

D. Open/Plaza Space. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different elements of a site shall be arranged in a way that maximizes useable open/plaza space. This is especially important in multifamily projects. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.



Buildings are clustered to maximize useable open space

17.72.070 Multi-Family Design Standards.

These standards apply to buildings within the multi-family residential zones including MF1 and MF2. In addition to these standards, reference chapter 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS for building and layout restrictions. If the property falls within a designated character area, additional design and architectural standards may apply.

For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.

The developer is responsible for construction of the public right-of-way elements associated with the project in accordance with Chapter 16 of the Eagle Mountain Municipal Code.

Refer to the diagrams in Appendix E for application of the following standards into each zone.

17.72.0890 Multi-Family Site Design.

A. ~~Building Location.~~ Building Location and Orientation. Buildings should be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping placed between the building(s) and the street. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street.

Blank walls and/or rear facades ~~should~~all not be placed adjacent to or facing public streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

B. Parking. Surface and guest parking areas shall be located to the rear or side of buildings wherever feasible. Where parking may be visible from the primary street, it shall be screened by landscaping or other site elements.

C. Garages shall be placed to the rear of buildings, accessed by a service drive where feasible. If garages must be located on the side or front of the building(s), they shall be a minimum distance of 15' ft from each other. Any garages placed on

the front facade, shall comply with the following standards so as to minimize their appearance from the street:

- Horizontally staggered back and forth;
- Setback 5 feet from the front entry facade;
- Setback at least 202 feet from the front property line; and
- Decorative in appearance.
- _____

1. Drive access. Drivewayss shall not exceed grades of 12 percent. shall align with requirements and provisions set forth in Chapter 17.25 RESIDENTIAL ZONES. Private services drives and alleys to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b).. If a development includes 1-car garages, the dAll dDriveways must meet abe a minimum of 252 -feet in length, -(beyond the sidewalk or adjacent alleyway to allow a car to park in the driveway without blocking the vehicular or pedestrian path). If an alleyway is provided, a minimum 4-foot-wide sidewalk is required on at least one side of the alley with a curb and gutter or a distinct change in material between the alley and sidewalk to increase pedestrian safety. If a development includes a 1-car garage at each unit, they shall also -and provide at least 1one additional covered parking space on the property for each unit.





Appropriate – Multifamily facades not dominated by garages



Garages accessed by private service drive

D. Vehicular circulation. Private services drives to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b).

FDE. Open Space. Residential developments require improved open space in compliance with 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different buildings on site shall be arranged in a way that maximizes useable open/plaza space. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.



Buildings are clustered to maximize useable open space

F. Landscaping: Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping in surface parking areas shall also comply with 17.55.080 LANDSCAPING in parking and drive lane areas. Traditional, landscaped front yards are required within the front setback. Landscaping shall align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING.

G. Signage. Signage for a multi-family development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments).

I. Lighting. All exterior lighting shall be dark sky complaint. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. (Chapter 17.72 EMMC). Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on alignment with Eagle Mountain aesthetics, glare, and adequate light for safety.

[Ord. O-46-2023 § 2 (Exh. A); Ord. O-02-2019 § 2 (Exh. A); Ord. O-11-2008 § 3 (Exh. B § 24.3)].

17.72.090 Multi-Family Architectural Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to multifamily developments. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. All facades of multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Main Entrance. The primary entrance for each unit for a townhouse, rowhouse, or stacked flat shall have a uniquely designed entrance. These entries shall be highlighted through the integration of a covered porch. Entryways (roofs and porches at a minimum) shall be set forward a minimum of three feet from the primary front-most façade. If the side of a building faces a street, an entrance should be provided on that facade.

Mansion House or Big House style multi-family buildings may have shared entryways, but these entries shall be clearly identifiable and shall include a protective roof element with a minimum of five feet in depth.



Multifamily unit entry defined with covered porch



Not Permitted: Entryways that are not clearly defined, and do not include a sheltering element are not permitted

C. Building Height. The maximum allowable building height and ancillary structure height shall align with Chapter 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS.

Upon review and approval by the Land Use Authority, an additional story may be permitted if a minimum of 50% of the length of the front elevation of the third floor is stepped back from the main façade.

1. Upper Level Upper-Level Step-backs. When used, step-backs shall be designed to maximize sight lines, create patio/balcony space, and provide

visual interest and articulation. ~~Upper level~~Upper-level step backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. The step back from the main facade shall be equal to or greater than the floor height and be distributed along the length of the facade, and not clustered on one side or the other.~~ft5thirdThe set back portions should be distributed along the length of the facade, and not clustered on one side or the other.~~

D. Unit Outdoor Amenities. Each unit above the ground floor shall include a minimum of a 50 square foot balcony or patio with a minimum of 5-foot depth. Each unit on the ground floor or below shall include a minimum of 75 square foot patio.

E. Façade Articulation. All facades shall include articulation. ~~All facades~~Facades shall not exceed 30 feet without horizontal articulation of at least 2 feet to create visual interest ~~and shadow patterns along the elevation, avoiding to avoid~~ monotonous building facades in accordance with 17.25 EMMC. A horizontal break in materials or horizontal articulation is also required between the second and third floors.

F. Window/Wall Ratio. The front façade should have a minimum of 20% window to wall ratio and the side and rear facades shall have a minimum 12.5% window to wall ratio. Side and rear facing windows shall have the same proportions as front façade windows ~~to carry~~for visual consistency on all sides of the building. All required windows shall be transparent. All windows on the primary façade shall incorporate at least two (2) of the following features:

- ~~T~~High-quality trim or molding at least four inches in width
- Canopies, shutters, or awnings proportional to window size; and/or
- Recessed insets from the primary facade by at least ~~two~~two inches

Bathroom windows can be sized appropriately for privacy.

G. Roof Expression. For multifamily buildings, both flat and pitched roofs may be permitted. No roof form shall exceed 30 feet in length without vertical articulation (flat roofs) or change of form (pitched roofs).

Pitched roofs are the most appropriate within Eagle Mountain City and shall meet the following standards:

- A minimum roof pitch of 6/12
- Overhanging eaves with a minimum 16-inch overhang at the eaves (including gutters) on non-gable ends

- Multiple roof planes per building and facade
- Deep eaves, overhangs, canopies and other architectural features that provide shelter from the elements in winter and shade in summer shall be incorporated in the building entryway.

Flat roofs are permitted where rooftop amenities are located. If a flat roof is used, it shall meet the following standards:

- Vary parapet height on all sides to visually obscure any rooftop equipment from the pedestrian view and from public and private streets.



Decorative parapets and multiple roof planes/projections

H. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The primary building material shall be a human-scaled material such as brick, stone, or composite concrete siding that emulates traditional wood. A secondary material must be provided for to clad a minimum of minimum of 20% of any street-facing building the primary facade façade. Secondary materials must also have a human scale, and may include any of the materials noted above. Two materials shall be used on every façade, and n-Non-street facing facades shall have a human-scaled material for a minimum of 35% of the facade.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Corrugated metal is not permitted.
- EIFS, stucco, or other more monolithic materials may only be used on non-street facing facades.

All proposed materials shall be presented to the Land Use Authority on a material board with actual product samples for approval.

All proposed exterior materials shall have a minimum 20-year warranty, which shall also be presented with the material board for approval.



Varied materials:- are required. Bbrick, stone, decorative-CMU, and even tile and metal – identifiable franchise elementscomposite or wood-look siding are preferred to reflect the quality and character of Eagle Mountain.

I. Primary and Accent Colors. Each building, excluding the roof, shall use no more than four colors, maintaining a consistent color scheme that follows natural element patterns. A building's color palette should be similar to that of significant neighboring structures.

Accent Colors may be used to highlight key architectural features or elements. Accent colors and materials shall compliment the material palette as well as the Eagle Mountain City Brand Standards, and be approved by the Land Use Authority. Approved accent materials and colors may be used for up to 10% of the building finishes.



Permitted: Natural colors that compliment the environment and adjacent building materials are preferred.



Not Permitted: brightBright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community are not permitted.

J. Mailbox Structures. Cluster mailboxes are required by the U.S. Postal Service for multifamily developments. These design of these mailboxes ,however, should not detract from the project,as they generally do when designed as a metal structure, but should : Cluster mailboxes should be designed to incorporate emulate the buildings' -in materials and color.



Not Permitted

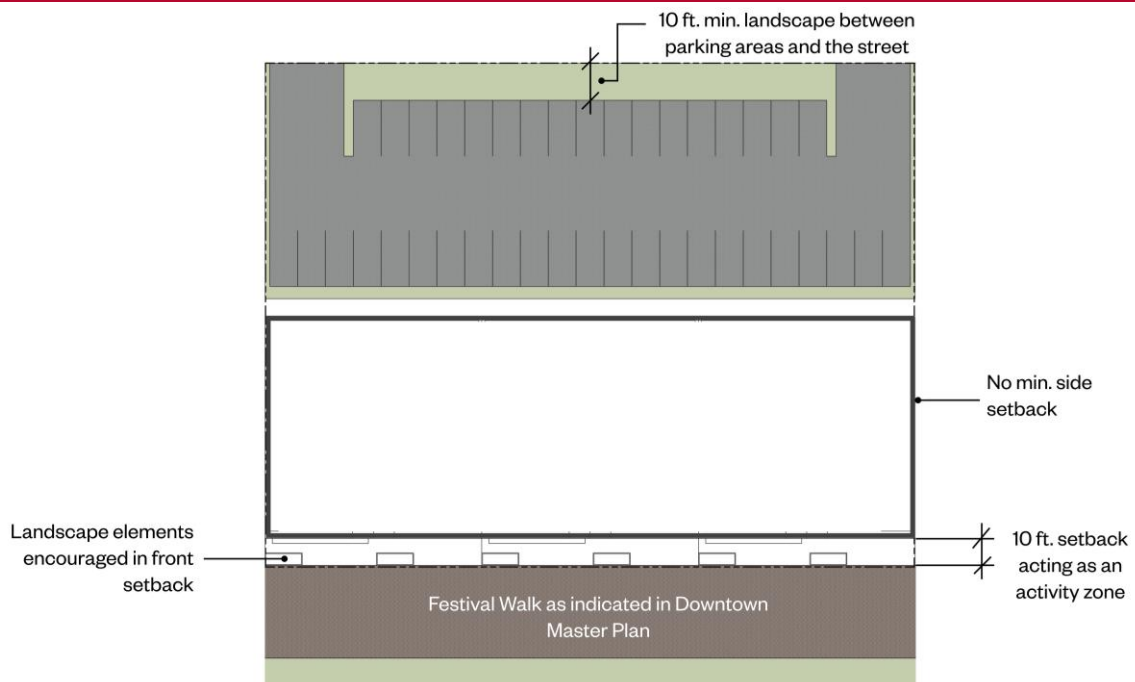
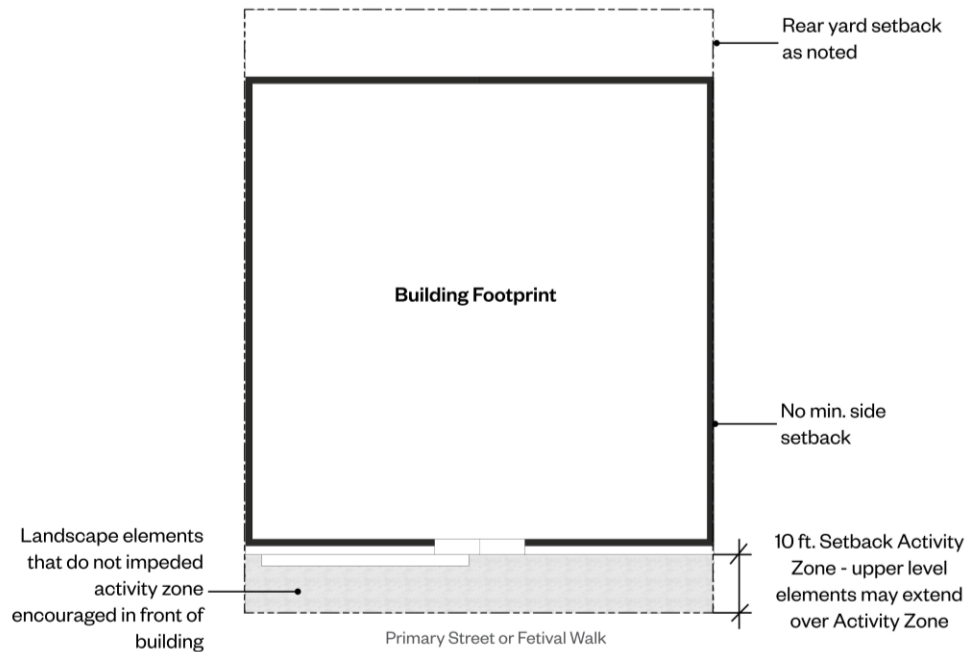


Design of mailbox structures should incorporate the surrounding buildings' materials and colors.

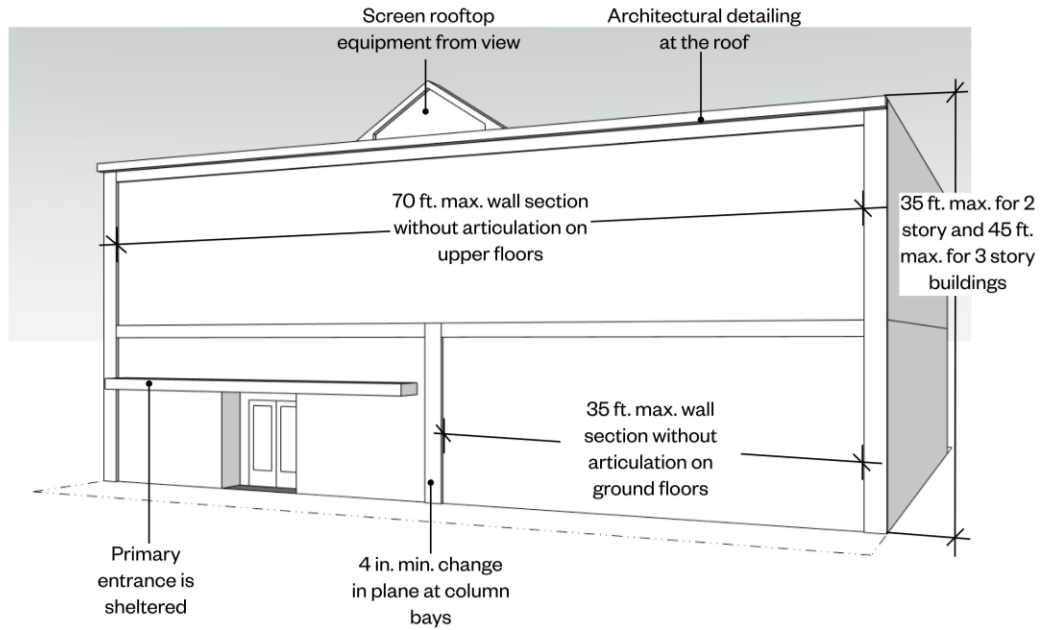
K. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be aesthetically designed to reflect the colors and materials of the primary buildingn(s)corporated into the design of the building and shall conform to the color and materials of the primary building. Screening may includes solid walls, landscaping, parapetscreened walls, or a combination thereof. All electrical service equipment should be painted to match the wall colordevelopment or screened to blend with the surrounding terrain.

L. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening.

17.72.100 Appendix A: Commercial Downtown Diagrams

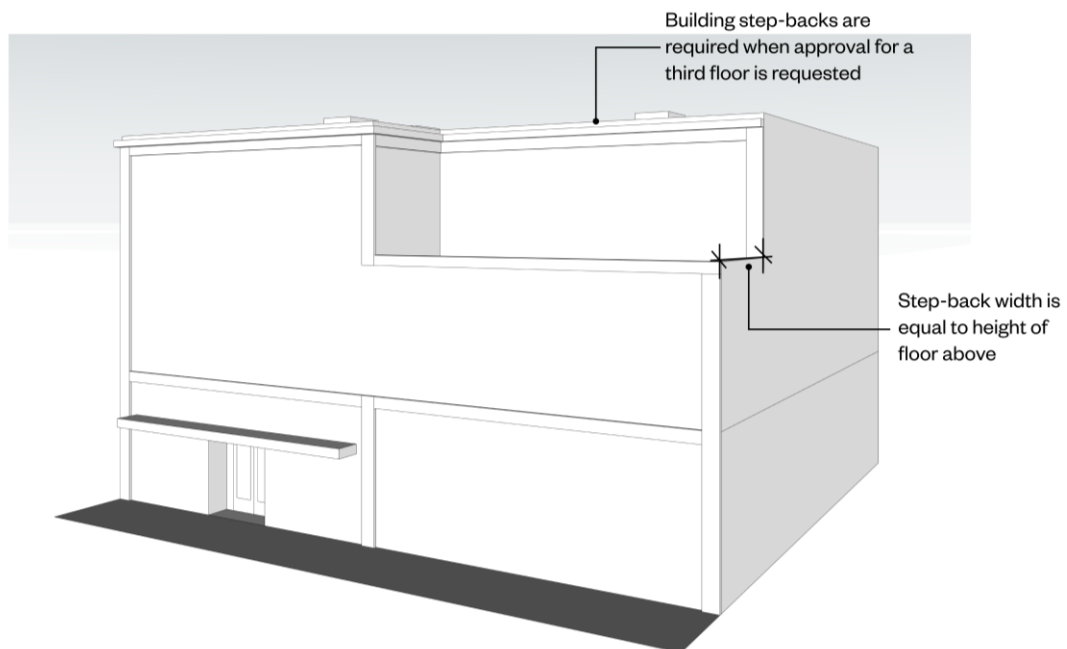


Commercial Downtown Site and Setting Diagrams.

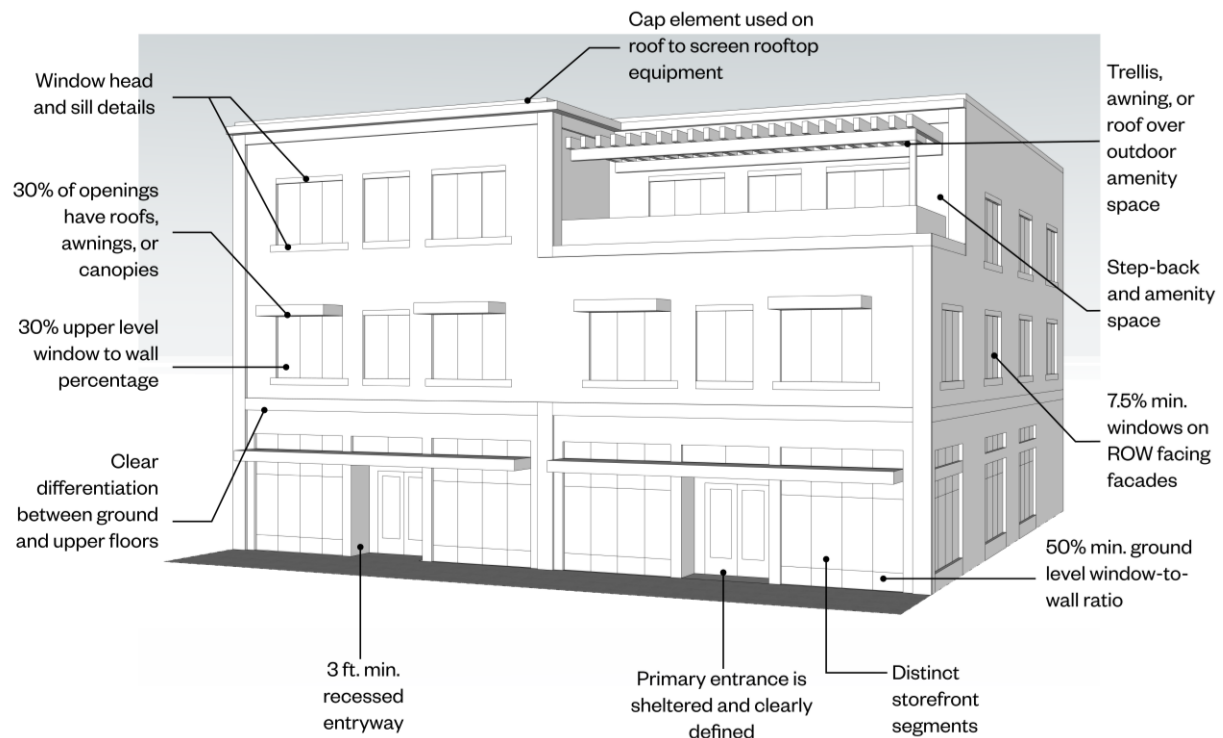


1. Downtown Commercial Areas. Parking shall be located as indicated in the Downtown Master Plan.

Commercial Downtown Height, Massing and Articulation Diagrams.



Commercial Downtown Permitted Upon Approval Step-Back Diagram.



Commercial Downtown Architectural Variation Diagram.

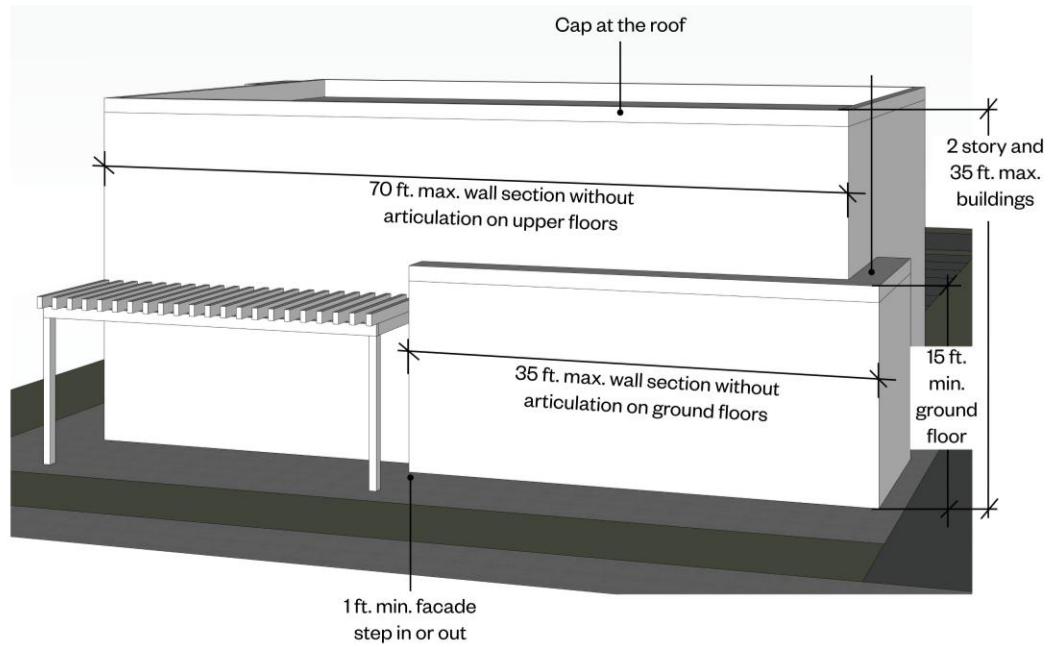


Commercial Downtown Materials Diagram.

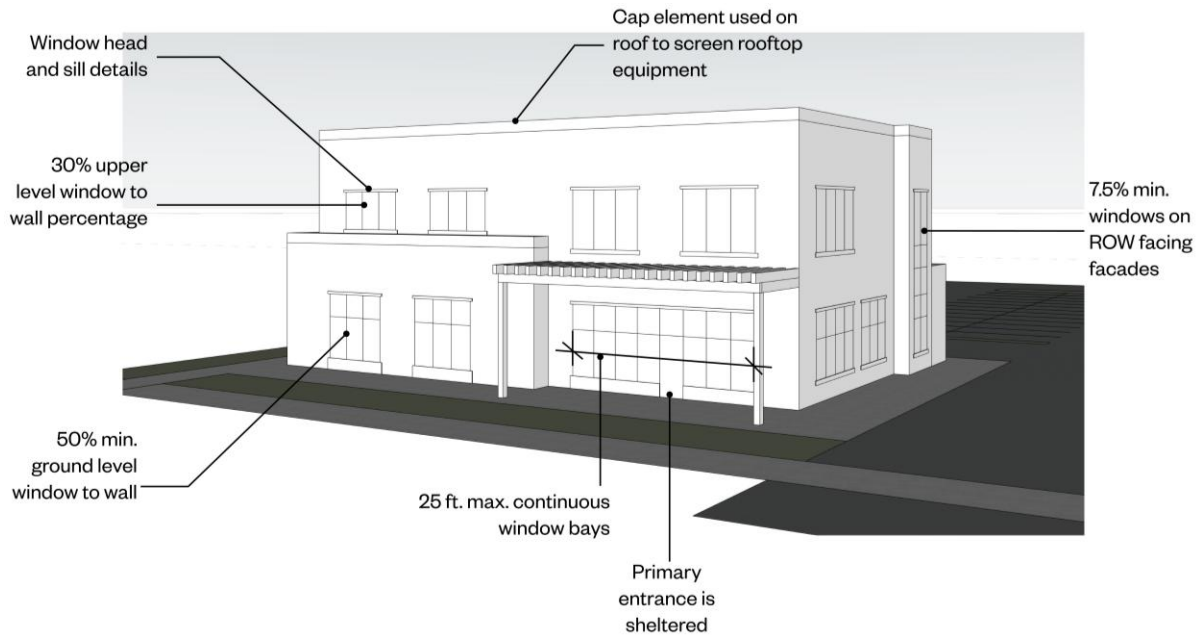
17.72.110 Appendix B: Commercial Neighborhood Diagrams



Commercial Neighborhood Site and Setting Diagram.



Commercial Neighborhood Height, Massing, and Articulation Diagram.

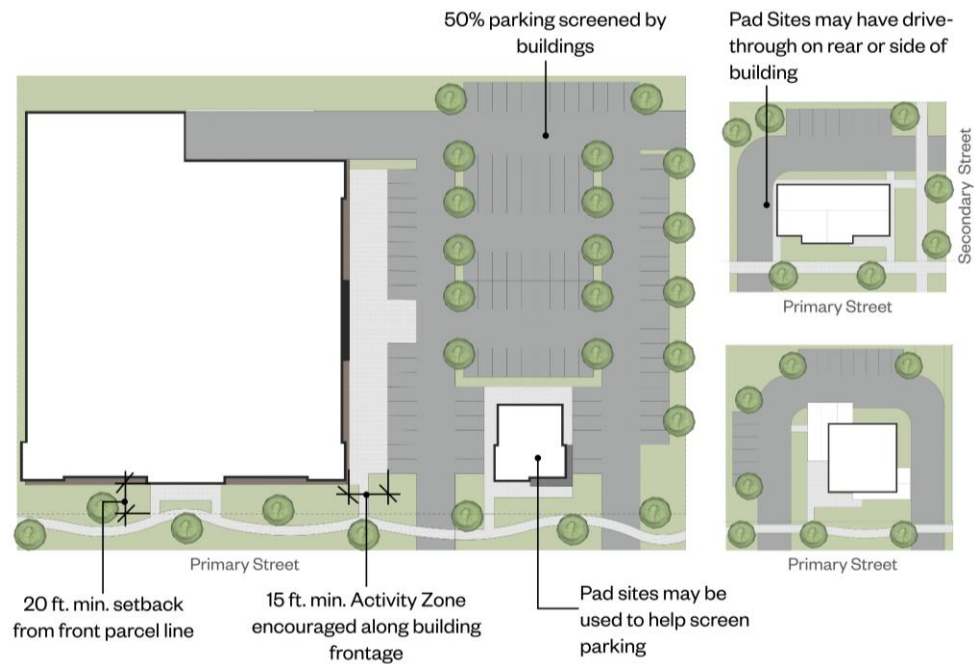


Commercial Neighborhood Architectural Detail Diagram.

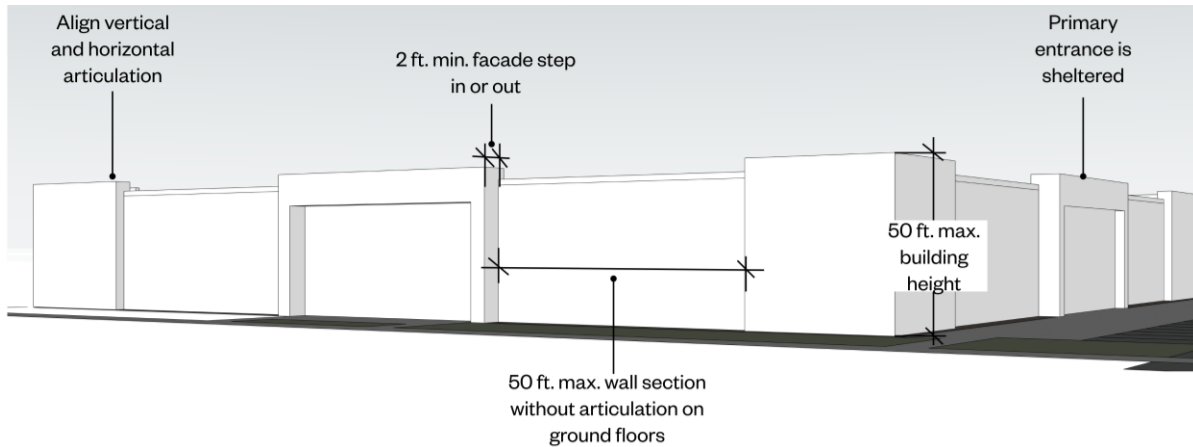


Commercial Neighborhood Materials Diagram.

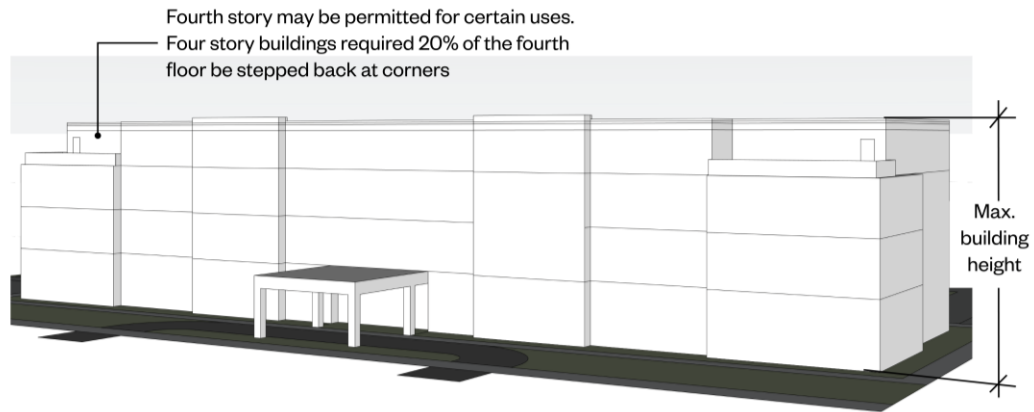
17.72.120 Appendix C: Commercial Community & Regional Diagrams



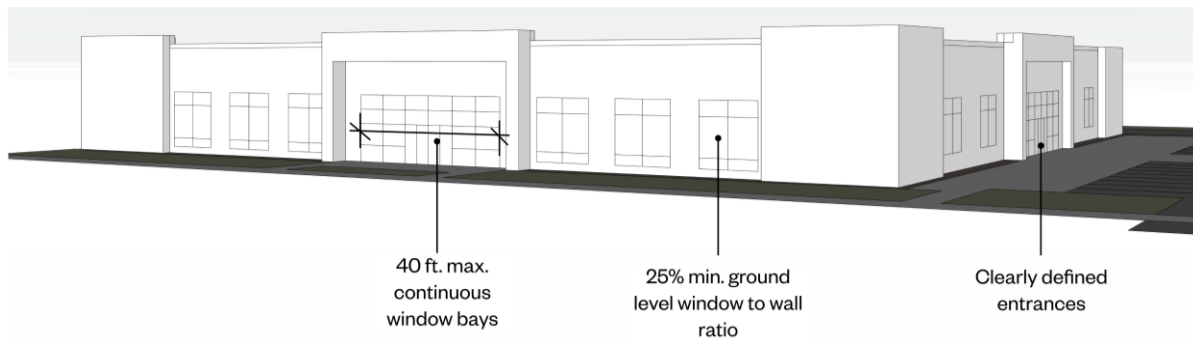
Commercial Community & Regional Site and Setting Diagram.



Commercial Community & Regional Height, Massing, and Articulation Diagram.



Commercial Community & Regional Permitted Upon Approval Step-Back Diagram.

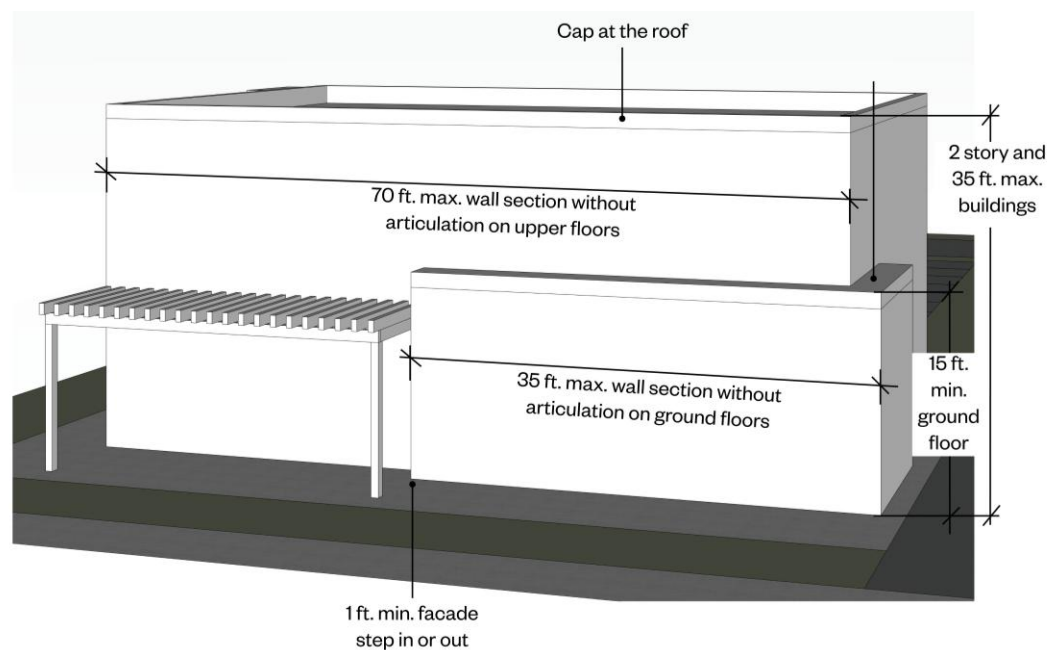


Commercial Community & Regional Architectural Detail Diagram.

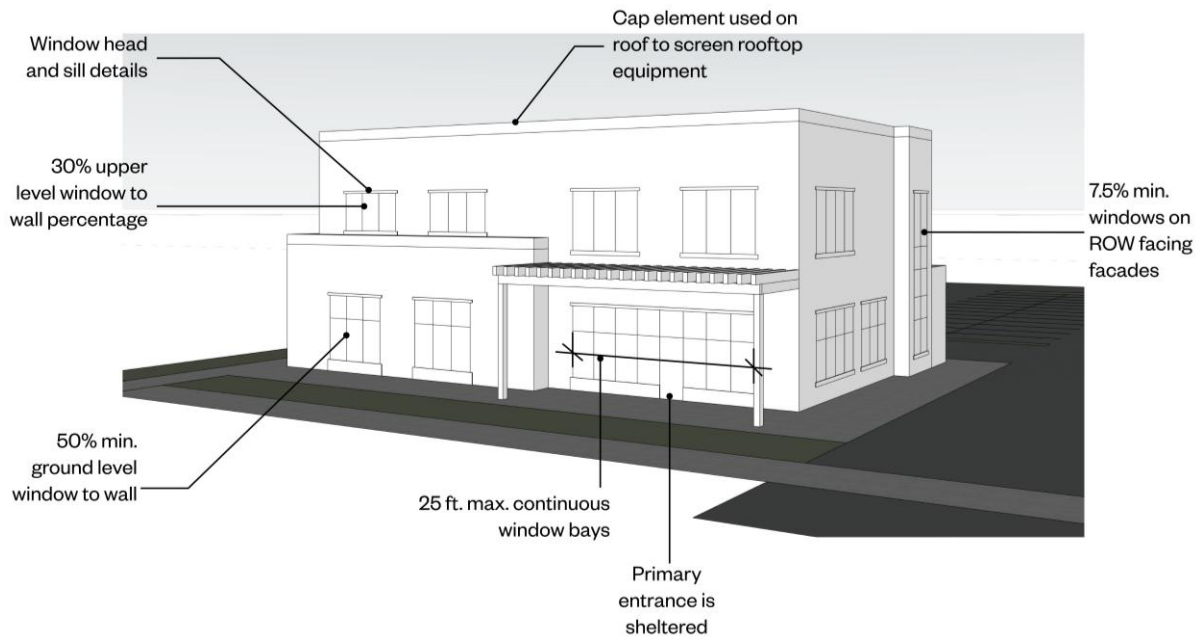


Commercial Community & Regional Materials Diagram.

Pad Sites – Commercial pad sites may be used within Commercial Community and Commercial Regional zones to help screen parking from street views. They are smaller developments that can house additional businesses that compliment the primary commercial development. Pad sites design standards are similar to Commercial Neighborhood developments with the exception that drive throughs may be unscreened to the side or rear of the building.



Pad Site Height, Massing, and Articulation Diagram.

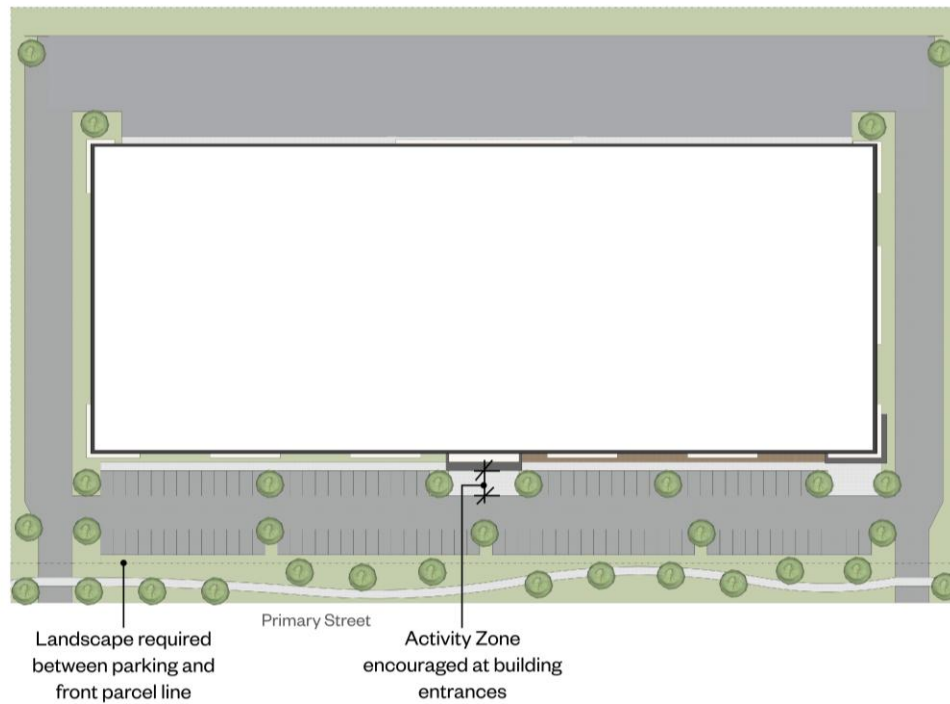


Pad Site Architectural Detail Diagram.

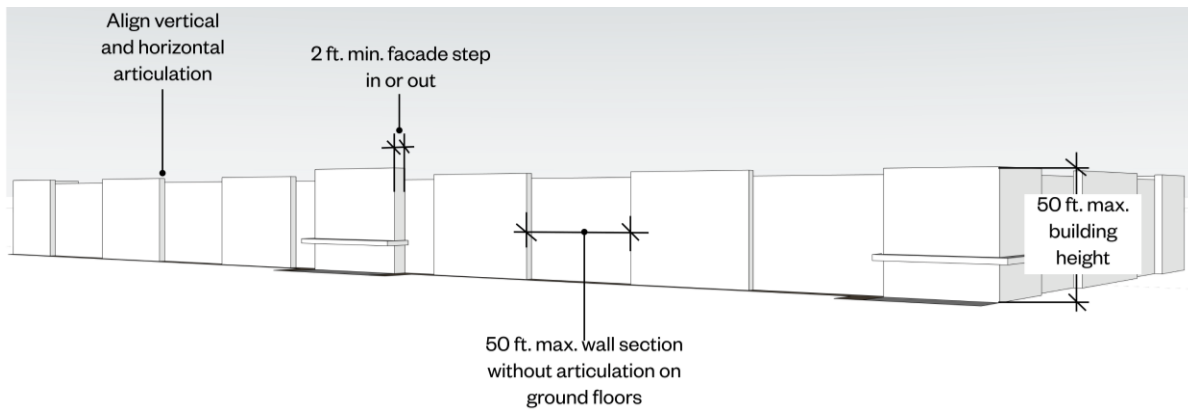


Pad Site Materials Diagram.

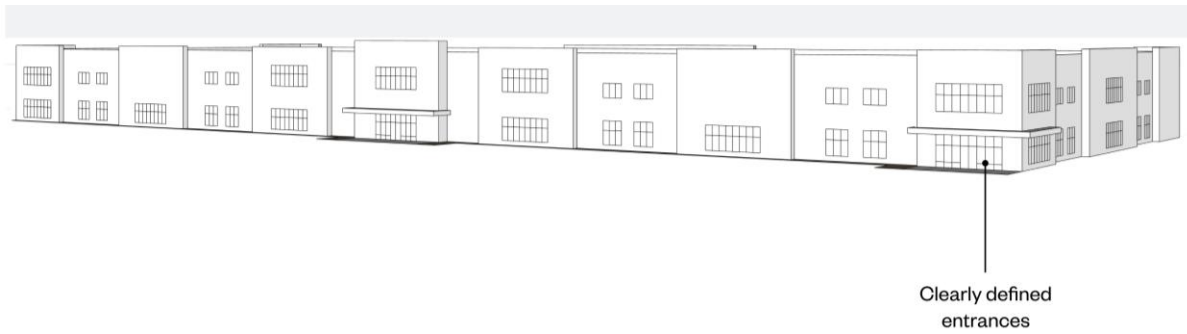
17.72.130 Appendix D: Business Park Diagrams



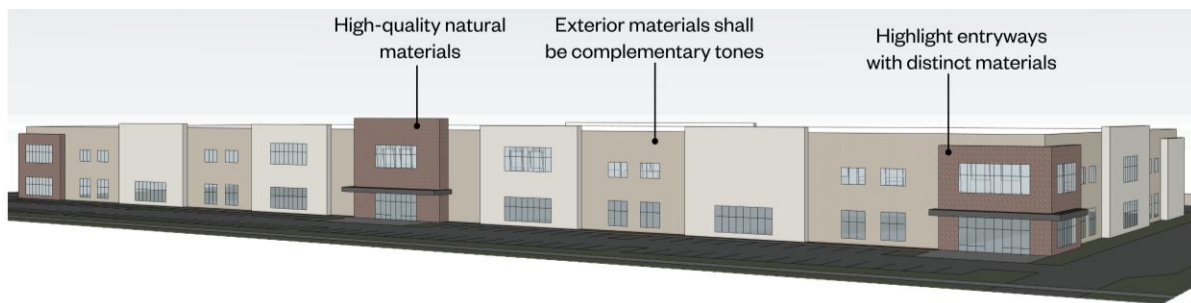
Business Park Site and Setting Diagram.



Business Park Height, Massing, and Articulation Diagram.

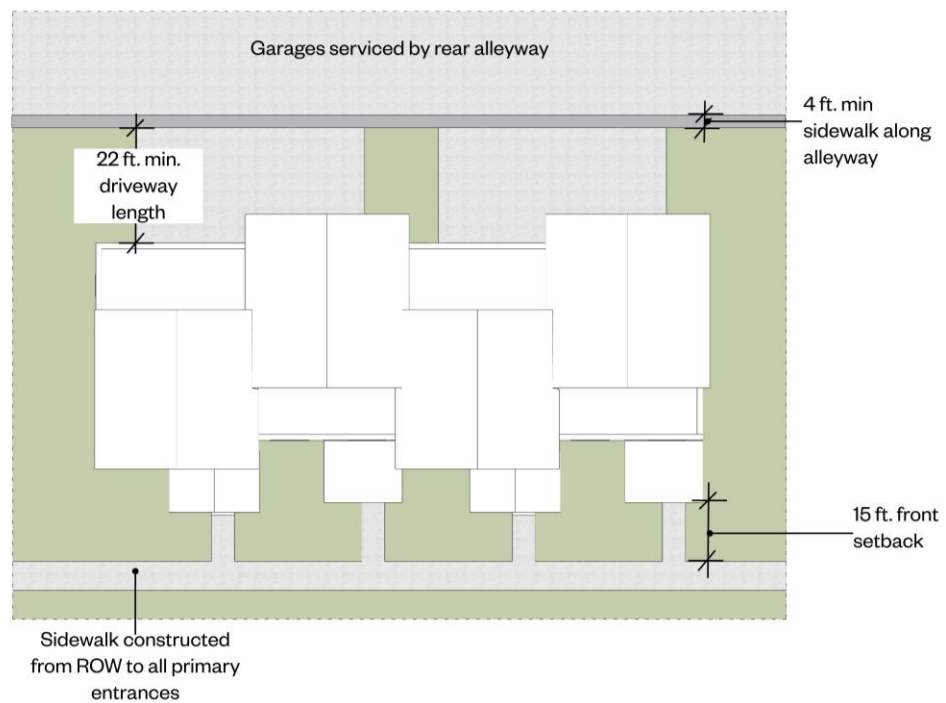
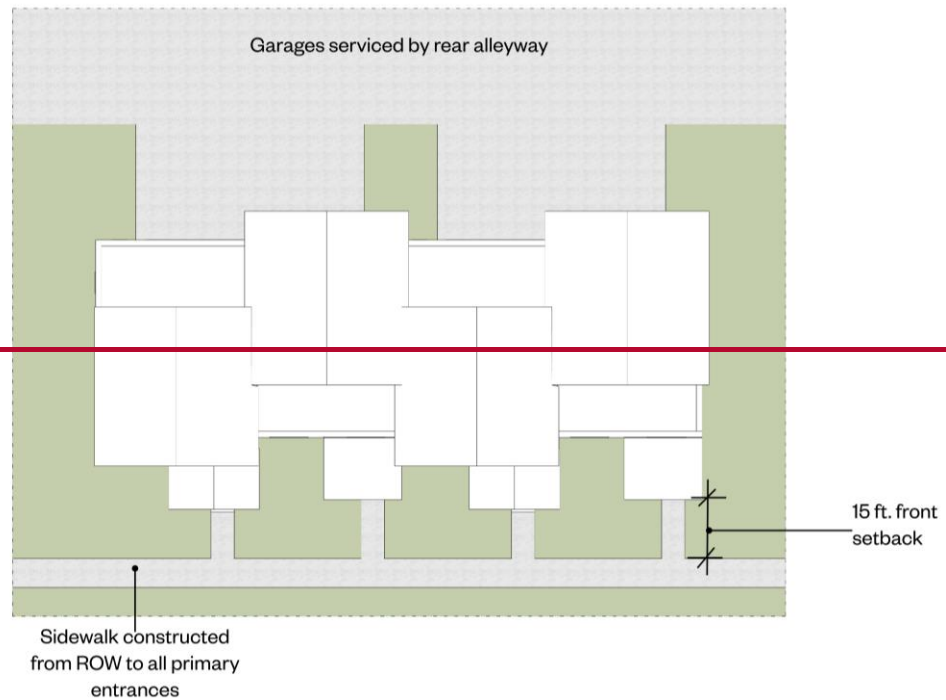


Business Park Architectural Detail Diagram.

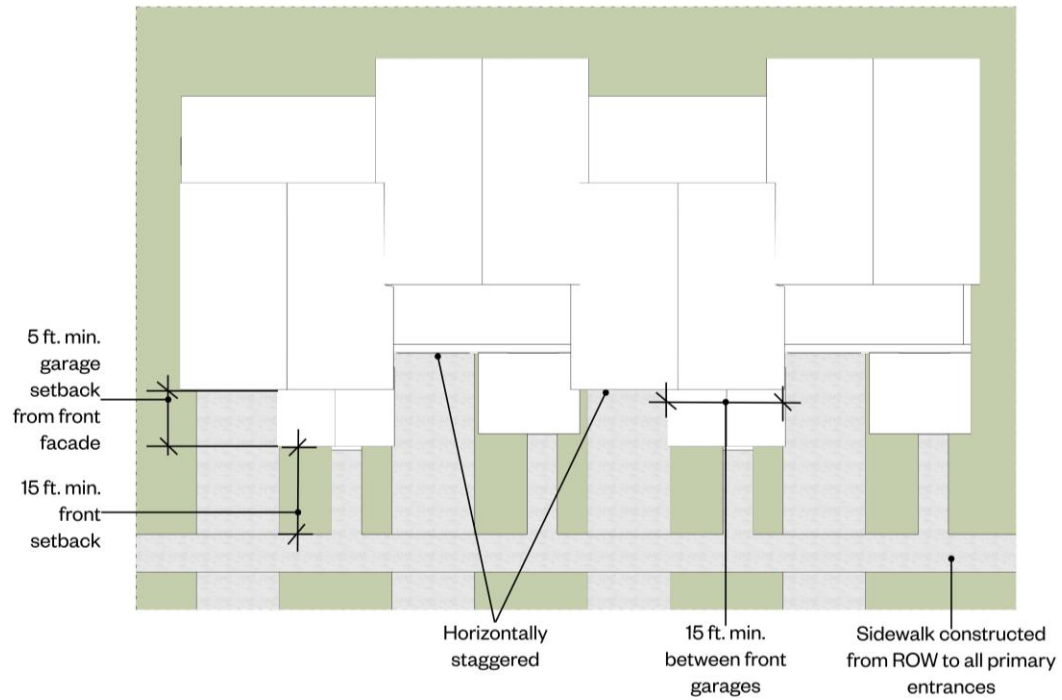


Business Park Materials Diagram.

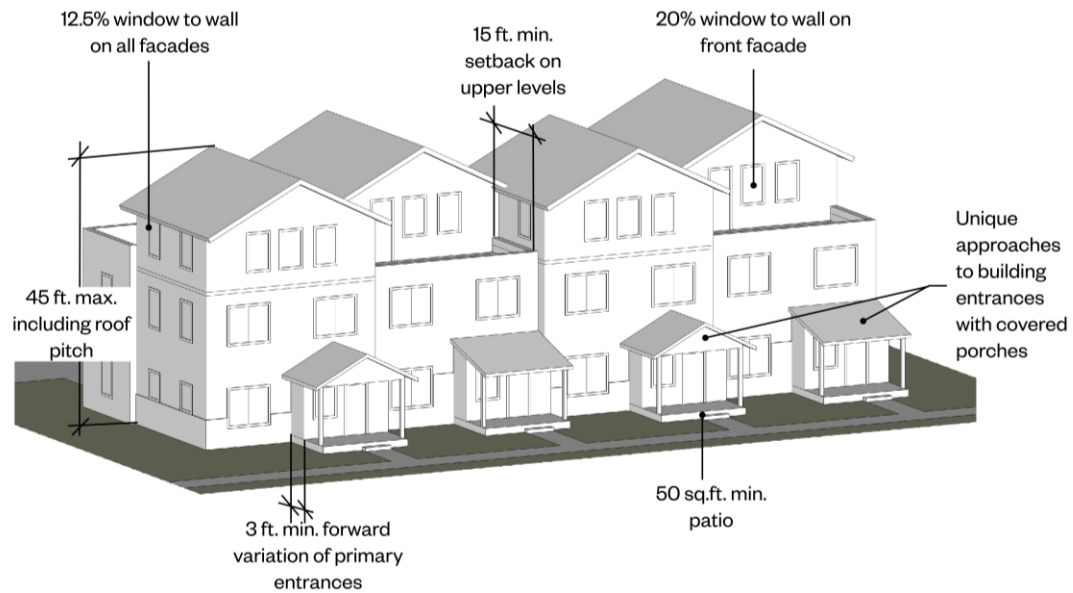
17.72.140 Appendix E: Multi-Family Diagrams



Multi-Family Site and Setting with Alley Access Diagram.



Multi-Family Site and Setting with Front Garages Diagram.



Multi-Family Building Height, Massing, Articulation, and Architectural Detail with Alley Access Diagram.



Multi-Family Building Height, Massing, Articulation, and Architectural Detail with Front Garages Diagram.



Multi-Family Building Materials with Alley Access Diagram.



4

Multi-Family Building Materials with Front Garages Diagram.

17.72.150 Appendix F: Commercial Downtown Zoning Addition.

~~Commercial Downtown specific standards to be added to Title 17 ZONING. Commercial Downtown developments shall be laid out and designed in accordance with the Downtown Master Plan.~~

	Commercial Downtown Setbacks
Front	Min. 10 ft, Max. 10 ft except the main entry which can be set back an additional 5 feet
Rear	Min. 10 ft
Side	0 ft at interior sides, Min. 10 ft at side street(s) facing activity zone areas

Commercial development standards to be added to the table in section 17.35.040.

Zone Designation	CD	CN	CC	CR
Maximum Building Stories	2 ⁴	2	3 ⁵	3 ⁵

⁴ One additional story may be permitted with review from the Land Use Authority and if the step back requirements are met.

⁵ One additional story is permitted if the building use falls under hospital, hotel, or higher-ed and if the step back requirements are met. Other uses may be granted one additional story with review from the Land Use Authority and if the step back requirements are met.

Commercial Downtown specific standards to be added to the table in section 17.35.040.

	CD* (Commercial Downtown)
Front	Min. 10 ft, Max. 10 ft except the main entry which can be set back an additional 5 feet
Rear	Min. 10 ft
Side	0 ft at interior sides, Min. 10 ft at side street(s) facing activity zone areas

*Commercial Downtown developments shall be laid out and designed in accordance with the Downtown Master Plan.

Chapter 17.72

COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

- 17.72.010 What this chapter does.
- 17.72.020 Purpose.
- 17.72.030 Definitions.
- 17.72.040 Commercial Design Standards.
- 17.72.050 Commercial Site Design Standards.
- 17.72.060 Commercial Architectural Standards.
- 17.72.070 Multi-Family Design Standards.
- 17.72.080 Multi-Family Site Design.
- 17.72.090 Multi-Family Architectural Standards.
- 17.72.100 Appendix A: Commercial Downtown Diagrams.
- 17.72.110 Appendix B: Commercial Neighborhood Diagrams.
- 17.72.120 Appendix C: Commercial Community & Regional Diagrams.
- 17.72.130 Appendix D: Business Park Diagrams.
- 17.72.140 Appendix E: Multi-Family Diagrams.
- 17.72.150 Appendix F: Commercial Zoning Addition.

17.72.010 What this chapter does.

This chapter provides standards and guidelines for the site and building design of commercial and multifamily developments. These standards also apply to industrial parks, warehouses, large corporate office, or campus developments as noted. [Ord. [O-11-2008](#) § 3 (Exh. B § 24.1)].

17.72.020 Purpose.

The purpose of this chapter is to provide standards and guidelines to enhance the visual quality of development, to help create developments that encourage pedestrian activity, to promote buildings of lasting architecture and aesthetic appeal, to increase functionality and safety of parking areas for pedestrians and vehicles, to minimize the visual expanse of pavement through good site design, and to ensure that a sense of place is created and maintained while the city experiences growth and development. This chapter shall be applied to all commercial and multifamily projects within the city and shall be reviewed during the site plan application process. [Ord. [O-11-2008](#) § 3 (Exh. B § 24.2)].

17.72.030 Definitions.

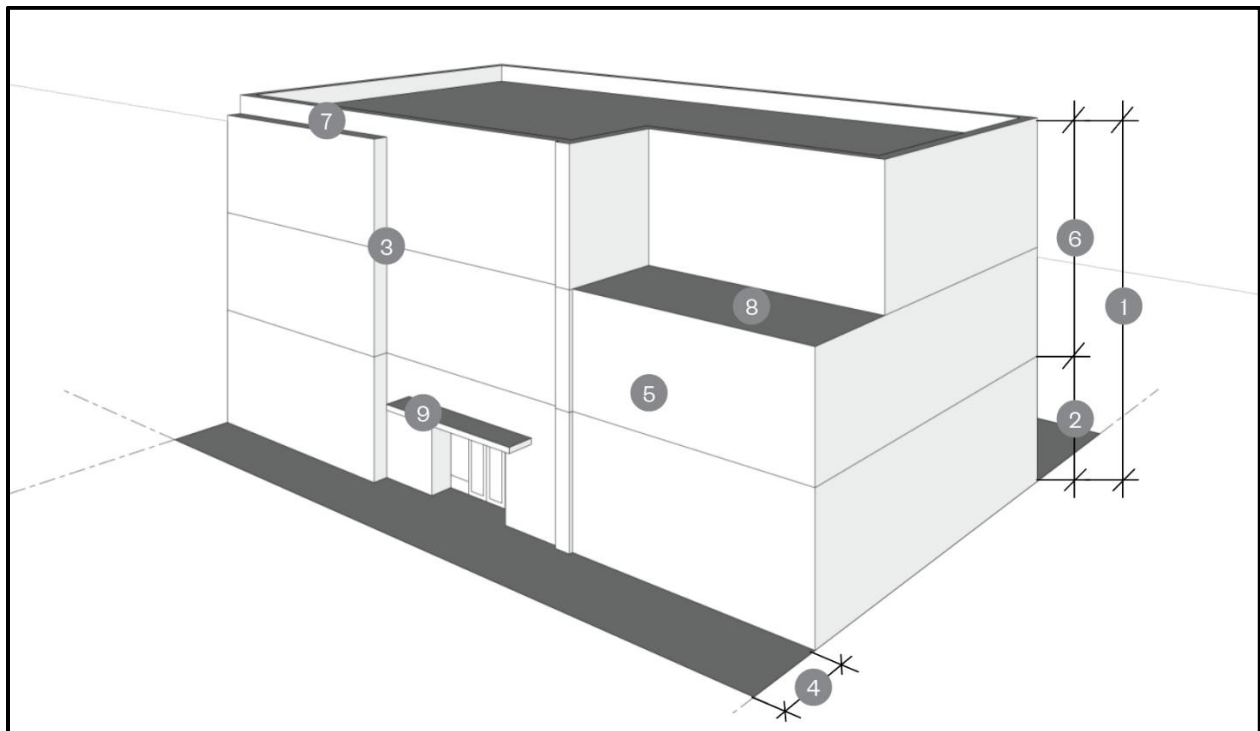
Commercial zones. Reference Chapter 17.35 COMMERCIAL ZONES. The commercial zones referenced in this document will be referred to by the following: Commercial Downtown (CD), Commercial Neighborhood (CN), Commercial Community (CC), and Commercial Regional (CR).

Pad site. A pad site is a smaller commercial building on the periphery of a Commercial Community or Commercial Regional zone. They are held to the same site and architectural standards as Commercial Neighborhood zones unless otherwise noted.

Business park zones. Reference Chapter 17.37 BUSINESS PARK ZONES. This zone will be referenced as Business Park (BP).

Multi-family zones. Reference Chapter 17.25 RESIDENTIAL ZONES. The residential zones referenced in this document will be referred to by the following: MF1 and MF2.

Architectural terms. The diagram below portrays terms that are referenced throughout this document.



1. Building Height: Measured from the average grade to the highest point of the roof

2. Ground Floor: The level of a building with the primary building entrance(s), typically at ground level. Measured from the floor surface of that level to the floor surface of the level above.
3. Horizontal Articulation: Projections from the building inward or outward.
4. Setback: Offset from a specific boundary such as the property line or the building facade.
5. Structural Bay: The space between columns in a building forming a structural module.
6. Upper Floors: Any floors above the ground floor level.
7. Vertical Articulation: Vertical projections, up or down, from the roof level.
8. Upper-Level Step-back: The offset or depth of a portion of the building that is set back from the adjacent facade to create architectural interest. The roof area created by stepping back a section of the building façade creates space that is ideally used for outdoor amenity space.
9. Awnings, trellises, roof elements that project from the face of the façade to protect a window, door, or pedestrian-oriented space.

17.72.040 Commercial Design Standards.

These commercial design standards apply to commercial zones referenced in Chapter 17.35 with the addition of Commercial Downtown Area and Business Park Zones. If the property falls within a designated character area or overlay zone district, as noted in other areas of the Eagle Mountain Zoning Ordinance, additional design and architectural standards may apply.

17.72.050 Commercial Site Design Standards.

The arrangement of different elements of a project on the site is vital to creating an environment that is focused on the street and the pedestrian, rather than the vehicle and parking areas. A site can be designed to be visually appealing from the street and still be functional and safe for vehicular circulation and pedestrian access. Minor variations to these standards may be considered by the Planning Commission and City Council if a property contains one of the following constraints: wetlands, steep hillsides, major drainage washes, unusual property shape, existing easements, or a similar constraint/difficulty that can be directly tied to a design standard and adequately justified by the applicant.

A. Building Location. Buildings should be located at or near the minimum front setback line as identified in Title 17, with pedestrian access leading to the primary entrance and landscaping placed between the building and the street .

1. Commercial Downtown and Commercial Neighborhood zone districts. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

2. Commercial Community and Commercial Regional zone districts. The entryway may be located to face the parking area, however both the entry façade and the façade facing the primary street shall be design in alignment with the primary façade architectural standards.

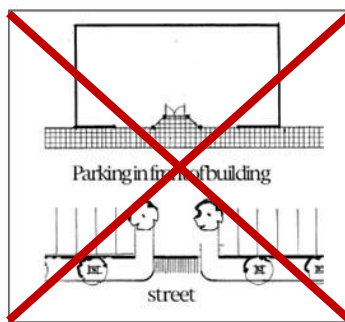


Example of a building located near the front setback, addressing the street with the main entryway visible from the primary street.

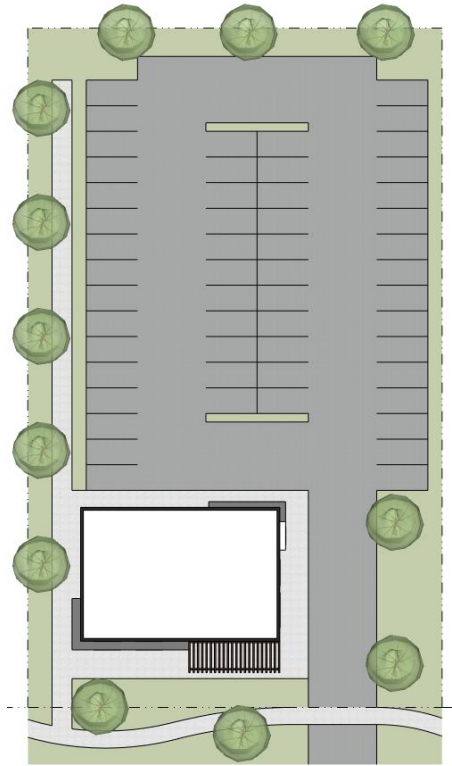
B. Parking. Locate surface parking to the side or the rear of buildings so that it is screened from view from the primary street. Parking is limited between any commercial building and the street as noted in Table 1 below. This is especially important on corners. Large buildings (those with a footprint of great than 30,000 square-foot) excluding Business Parks shall follow the same standard, and/or be designed with pad site buildings along the street edge to screen the expanse of pavement. Pad sites shall meet the same site standards as CN zones unless otherwise noted.

Table 1. Commercial Parking

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Parking between building and the primary street	Not permitted		Only permitted if building exceeds 30,000 sf footprint and pad sites are used		Permitted
% Screened from the Primary Street by building(s)	As indicated	66%	50% - pad sites may be used to help screen parking		NA
Landscape buffer between parcel line and front façade or parking	10 ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING		20 ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING		
Structured parking façade treatment	Shall be wrapped by a façade that meets all of the same architectural standards as the buildings.		NA		
Structured parking fronting primary street	Shall have an active use on the ground floor.	Shall have an active use on the ground floor.	NA		



Not Permitted – Parking between building and street



Required – Parking to the side of and behind the front facade of building

C. Vehicular Circulation. All commercial developments shall provide a clearly defined and efficient vehicular circulation system that promotes safe and logical traffic flow throughout the site. Vehicular entrances shall comply with Title 16 SUBDIVISIONS, Table 16.35.130 (b). Any drive throughs shall be located as noted in Table 2 and may require screening from street view.

Table 2. Drive Through Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Drive Through Screening	NA	100% - Any drive throughs shall be screened from view from the primary street by the building (or located behind the building).	0% - Drive-throughs at pad sites shall be located to the rear or side of the building. They shall not be located between the primary street and the building.		NA
Drive Through Service Lane Standard	NA	Min. width: 10 ft Max. width: 12 ft Max. 1 permitted	Min. width: 10 ft Max. width: 12 ft Max. 2 permitted		NA
Drive Through Escape Lane	NA	1 lane, min. 10 ft wide required in addition to service lane			NA

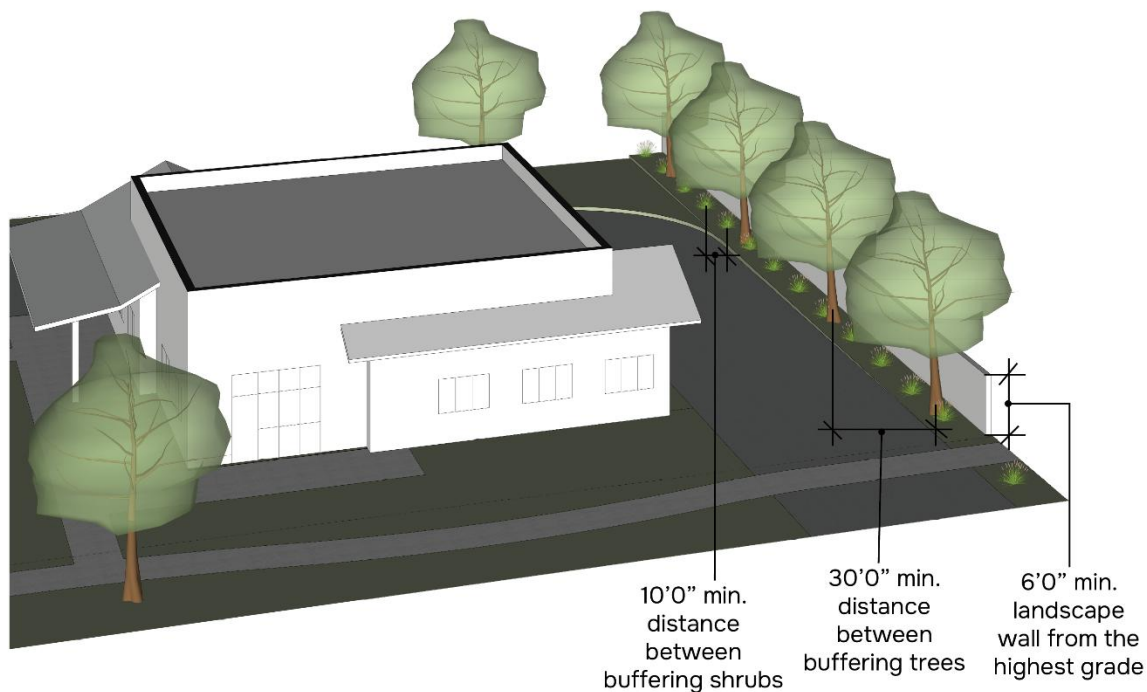


Drive through located on the side of the building on Pad Sites in the CC or CR zone districts.

D. Sidewalks. A public sidewalk from the public right-of-way to the primary entry (or entries) is required for all developments. Pedestrian access must also comply with 17.55.090 PEDESTRIAN WALKWAYS AND ACCESSES.

E. Landscaping. Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of the required setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping shall also comply with 17.55.080 LANDSCAPING IN PARKING AND DRIVE LANE AREAS and follow the Water Conservation and Management Plan proposed conservation measures and irrigation standards.

In alignment with section 17.100.050 Site plan development standards, there are screening requirements between any commercial properties abutting residential zones. These buffers shall conform to setback regulations and include trees every 30 feet, minimum and shrubs every 10 feet, minimum. The buffer area must also include a 6-foot tall solid wall (as measured from the highest elevation of the site up 6 feet) to block any light from vehicles queuing in the drive through from shining into the residential area.



Commercial Properties adjacent to Residential Properties are required to implement a landscape wall that is 6-feet from the highest grade on site.

F. Signage. Signage for a commercial development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. Individual business signage shall be wall or awning-mounted, and is permitted on a maximum of three sides of a building. Animated and digital building-based signage is not permitted. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

G. Activity Zone. The character of Eagle Mountain is exemplified by high-quality open spaces connected through vehicular and multi-use pathways. To maintain and enhance connections between the public right-of-way and areas of business, an activity zone is encouraged and may be required in front of the primary building. This zone shall include hardscape to support pedestrian activities such as outdoor dining, seating, sales area, covered entryways, etc.

Landscape elements such as hanging plants and small planters are encouraged in activity and circulation zones and shall be designed to ensure they enhance and do not interfere with pedestrian activities.

Table 3. Activity Zone Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Activity zone	Required		Encouraged		
Minimum depth	10 ft		15 ft		
Minimum frontage	100% of building frontage	50% of building frontage	Min. 30 ft of the façade length at the primary entryway		



Activity zones are required in CD, CN, and pad sites



Plaza and open space within retail developments enhances the pedestrian and shopping experience

[Ord. [O-46-2023](#) § 2 (Exh. A); Ord. [O-02-2019](#) § 2 (Exh. A); Ord. [O-11-2008](#) § 3 (Exh. B § 24.3)].

17.72.060 Commercial Architectural Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial developments. Variations to these standards may be considered by the Land Use Authority with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Primary Entrance. Building entries must be clearly identifiable through their design from the primary street frontage and/or the primary vehicular and pedestrian access points. All primary entries shall be sheltered either through a setback from the primary façade or through the inclusion of a sheltering feature such as an awning, arcade, or roof element that creates a protective entry. The sheltering elements shall extend a minimum of five feet.



Required: Clearly identifiable covered entry



Not Permitted: Entryway not clearly defined; no sheltering element

C. Building Height. The maximum allowable building height shall align with Chapter 17.35.040 COMMERCIAL DEVELOPMENT STANDARDS. An additional story may be permitted with design review and approval by the Land Use Authority and if the standards for upper-level step-backs are met for Commercial Downtown, Commercial Community, and Commercial Regional zones.

1. Commercial Downtown and Commercial Neighborhood. The ground floor shall be a minimum of 15 ft in height to preserve the prominence of pedestrian level experience.

D. Upper-Level Step-Backs. When used, step-backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. All areas that are stepped back shall be accessible to building users and include appropriate amenities and furnishings. The step-back from the main facade shall be equal to or greater than the floor height of the level being stepped back.

1. Commercial Downtown. A third story may be permitted following design review and approval by the Land Use Authority. To be considered for approval, a minimum of 30% of the length of the front elevation of the third floor shall be stepped back from the main façade. The step backs shall be prioritized at the corner(s) to reduce the perceived mass of the building.

2. Commercial Community and Commercial Regional. A fourth story may be permitted for buildings with uses including hospital, hotel, or higher-ed following review and approval by the Land Use Authority. To be considered for approval, a minimum of 20% of the length of the front elevation of the fourth floor shall be stepped back from the main façade. These step-backs

are encouraged at the corners of the building to reduce the perceived scale of the building.

E. Level Differentiation. For Commercial Downtown (CD), Commercial Neighborhood (CN), and Commercial Community (CC) zones, buildings shall be designed with a clear delineation between the ground floor and upper floors. This may be articulated through material variation or architectural detailing above the ground floor. Additional detailing and articulation at the cap or roof are required. This may be achieved through detail elements such as eaves, cornices, and frieze or bracket elements.

F. Façade Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. All exterior walls facing a street, activity zone, or public space shall be articulated to reflect a human scale. This variation shall include the following strategies:

- Modulate the facade by stepping portions of the building in or out the distance required by Table 4 to create shadow lines and visually delineate areas of the building, or visually highlight the building column structure of the building by using detailing to express engaged columns at the building exterior with a change in plane at the column bays.
- Divide the storefront into distinct areas to provide visual interest. Storefront or window bays should not exceed the length specified without a break or change in material to reflect a human scale.

Table 4. Articulation Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Maximum wall section without architectural variation on ground floor	35 ft		50 ft		
Maximum wall section without architectural variation on upper floors	70 ft		70 ft		NA
Minimum façade step in or out	1 ft		2 ft		
Minimum change in plane at the column bays	4 in		6 in		NA
Maximum continuous storefront or window bays	25 ft		40 ft		30 ft



Appropriate Articulation



Inappropriate Articulation



Not Permitted: Flat facades with only color changes

G. Window Design. Windows shall be incorporated on all street-facing facades. A higher window-to-wall ratio at the ground level enhances the pedestrian experience and a differentiation of window density between the ground level and upper level provides visual interest for the building.

A minimum window-to-wall ratio is required on the ground level at exterior walls facing a street, activity zone, or public space and a minimum or maximum window to wall ratio is identified for the upper levels. A minimum of 7.5% of the overall wall area shall be windows on all street facing facades.

1. Commercial Downtown (CD) and Commercial Neighborhood (CN). A minimum window-to-wall ratio of 50% is required at the ground floor facing a primary street and 35% at the ground floor facing a secondary street or parking lot. The window-to-wall ratio shall not exceed 35% at upper levels.

2. Commercial Downtown (CD). Window design shall enhance the architectural character, engage the activity zone, and improve the pedestrian experience. Windows at the street level shall span from the floor, or within 18 inches of the floor to a minimum height of 9 feet above the finished floor. Windows must be cohesive with the building's architectural style, and be highlighted by the use of trim, sills, lintels, or other detailing to add depth. Large spans of windows that reflect curtainwall or overhead door-like appearances are not permitted.



Examples of appropriate ground floor windows within the Commercial Downtown area.



Examples of appropriate window-to-wall ratios within the Commercial Downtown area.

H. Roof Expression. The primary roof form of a structure should help reduce the perceived scale of the building.

Flat roofs shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a wall or screen system shall be used to block rooftop equipment from view.

Pitched roofs shall be varied to ensure no singular roof element dominates the building. Pitched roofs shall be a minimum slope of 6:12, and shall not exceed more than 20% of the length of the facade.

Lower roof elements, trellises, awnings, and other architectural shade elements are required to create visual interest and provide a human scale. These shall be located over the main entry and over any occupied rooftop space.

1. Commercial Downtown (CD). Flat roofs are preferred. Pitched roof elements shall be used for architectural interest and variation. No pitched roof shall extend more than 20% the length of the street-facing façade. Parapets shall be varied and feature cornice treatments and/or an architecturally detailed cap elements to clearly delineate the top of the building.
2. Commercial Neighborhood (CN) and Commercial Community (CC). A cap element is required to clearly delineate the top of the building.
3. Commercial Regional (CR) and Business Park (BP). The roof must be vertically varied in height with a minimum 2 ft elevation change, aligned with horizontal articulation to add architectural interest to the building.



Where pitched roofs are desired, they shall meet a minimum slope of 6:12



Decorative parapets and multiple roof planes/projections are required for visual interest



Not permitted due to lack of building articulation

I. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The building facades shall be clad in high-quality, natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, and/or high-quality metal.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Painted, powder-coated and high-quality composite metals may be used, colors should be neutral grays and browns.

A material board with actual materials and colors shall be presented to the Land Use Authority for approval.

1. Commercial Neighborhood and Commercial Community. Wood and high-quality wood-look materials are encouraged to reflect the natural environment of Eagle Mountain.

Table 5. Building Material

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Percent of high-quality material on all facades visible from the primary street	80% shall be brick or stone masonry.	60% shall be high-quality natural material(s).		50% shall be high-quality natural material(s).	20% shall be high-quality natural material(s).
Secondary material	One or more encouraged.	One or more required and distinct in addition to glass.			
Other façades	80% of all visible facades (not directly adjacent to other existing or planned buildings) shall be brick or stone masonry.	40% of all visible facades (not directly adjacent to other planned buildings) shall be high quality natural material(s).		30% shall be high quality natural material(s).	10% shall be high quality natural material(s).
Not Permitted	Corrugated metal EIFS Flat panel façade materials Veneer façade	Corrugated metal		Corrugated metal only permitted as accent material.	

Sawgrass



Bronzestone



Ironstone



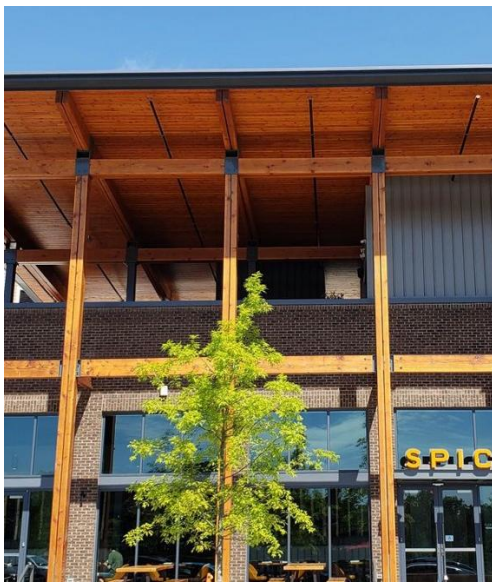
Tumbleweed



Mocha



Recommended Brick Colors



Recommended: Masonry, stone, and metal materials are natural in appearance and complement each other

J. Accent Colors. Accent Colors may be used to support a business, brand, or highlight key architectural features or elements.

- No more than 7.5% of any façade may be finished using an accent color. Accent colors and materials shall compliment the material palette above as well as the Eagle Mountain City Brand Standards, and shall be approved by the Land Use Authority.
- Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.

1. Commercial Downtown. Accent colors may only be used to support a business brand through signage and awnings. Accent colors must be presented to and approved by the Land Use Authority.



Permitted: Accent colors used to support brand while complimenting building materials



Not Permitted: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community

K. Lighting. All lighting shall be dark sky approved and designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light source (lamp) of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and light fixture design details are required with a site plan application.



Lighting aligns with the Eagle Mountain aesthetic and directs light downward (dark-sky compliant)

L. Mechanical Equipment. All mechanical equipment shall be located behind the building(s), buffered from view from any public or private street(s) or located on the roof screened in accordance with section H. Roof Expression. If equipment must be located in an area visible by the public ROW, the equipment shall be screened. Screens shall be designed to reflect the design of the building and shall employ to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination thereof. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding environment.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening. The consolidation of trash areas between businesses is encouraged. Refer to Chapter 17.100 SITE PLAN REVIEW section 17.100.060 Architectural requirements for more details.



Screening wall – same materials as building

[Ord. [O-50-2023](#) § 2 (Exh. A); Ord. [O-11-2023](#) § 2 (Exh. A); Ord. [O-09-2017](#) § 2 (Exh. A);
Ord. [O-25-2008](#) § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. [O-11-2008](#) § 3 (Exh. B § 24.4)].

17.72.070 Multi-Family Design Standards.

These standards apply to buildings within the multi-family residential zones including MF1 and MF2. In addition to these standards, reference chapter 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS for building and layout restrictions. If the property falls within a designated character area, additional design and architectural standards may apply.

For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.

The developer is responsible for construction of the public right-of-way elements associated with the project in accordance with Chapter 16 of the Eagle Mountain Municipal Code.

Refer to the diagrams in Appendix E for application of the following standards into each zone.

17.72.080 Multi-Family Site Design.

A. Building Location and Orientation. Buildings should be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping placed between the building(s) and the street. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street.

Blank walls and/or rear facades shall not be placed adjacent to or facing public streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

B. Parking. Surface and guest parking areas shall be located to the rear or side of buildings wherever feasible. Where parking may be visible from the primary street, it shall be screened by landscaping or other site elements.

C. Garages shall be placed to the rear of buildings, accessed by a service drive where feasible. If garages must be located on the side or front of the building(s), they shall be a minimum distance of 15 ft from each other. Any garages placed on

the front facade, shall comply with the following standards so as to minimize their appearance from the street:

- Horizontally staggered back and forth;
- Setback 5 feet from the front entry facade;
- Setback at least 22 feet from the front property line

1. Drive access. Driveways shall align with requirements and provisions set forth in Chapter 17.25 RESIDENTIAL ZONES. Private service drives and alleys to residential parking areas are encouraged. All driveways must be a minimum of 22 feet in length, beyond the sidewalk or adjacent alleyway to allow a car to park in the driveway without blocking the vehicular or pedestrian path. If an alleyway is provided, a minimum 4-foot-wide sidewalk is required on at least one side of the alley with a curb and gutter or a distinct change in material between the alley and sidewalk to increase pedestrian safety. If a development includes a 1-car garage at each unit, they shall also provide at least one additional covered parking space on the property for each unit.



Appropriate – Multifamily facades not dominated by garages



Garages accessed by private service drive

D. Vehicular circulation. Private services drives to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b).

E. Open Space. Residential developments require improved open space in compliance with 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different buildings on site shall be arranged in a way that maximizes useable open/plaza space. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.



Buildings are clustered to maximize useable open space

F. Landscaping: Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping in surface parking areas shall also comply with 17.55.080 LANDSCAPING in parking and drive lane areas. Traditional, landscaped front yards are required within the front setback. Landscaping shall align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING.

G. Signage. Signage for a multi-family development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments).

I. Lighting. All exterior lighting shall be dark sky complaint. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. (Chapter 17.72 EMMC). Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on alignment with Eagle Mountain aesthetics, glare, and adequate light for safety.

[Ord. [O-46-2023](#) § 2 (Exh. A); Ord. [O-02-2019](#) § 2 (Exh. A); Ord. [O-11-2008](#) § 3 (Exh. B § 24.3)].

17.72.090 Multi-Family Architectural Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to multifamily developments. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. All facades of multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Main Entrance. The primary entrance for each unit for a townhouse, rowhouse, or stacked flat shall have a uniquely designed entrance. These entries shall be highlighted through the integration of a covered porch. Entryways (roofs and porches at a minimum) shall be set forward a minimum of three feet from the front-most façade. If the side of a building faces a street, an entrance should be provided on that facade.

Mansion House or Big House style multi-family buildings may have shared entryways, but these entries shall be clearly identifiable and shall include a protective roof element with a minimum of five feet in depth.



Multifamily unit entry defined with covered porch



Entryways that are not clearly defined and do not include a sheltering element are not permitted

C. Building Height. The maximum allowable building height and ancillary structure height shall align with Chapter 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS.

Upon review and approval by the Land Use Authority, an additional story may be permitted if a minimum of 50% of the length of the front elevation of the third floor is stepped back from the main façade.

1. Upper-Level Step-backs. When used, step-backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. Upper-level step backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. The step back from the main facade shall be equal to or greater than the floor height and be distributed along the length of the façade, and not clustered on one side or the other.

D. Unit Outdoor Amenities. Each unit above the ground floor shall include a minimum of a 50 square foot balcony or patio with a minimum of 5-foot depth. Each unit on the ground floor or below shall include a minimum of 75 square foot patio.

E. Façade Articulation. All facades shall include articulation. Facades shall not exceed 30 feet without horizontal articulation of at least 2 feet to create visual interest along the elevation, avoiding monotonous building facades in accordance with 17.25 EMMC. A horizontal break in materials or horizontal articulation is also required between the second and third floors.

F. Window/Wall Ratio. The front façade should have a minimum of 20% window to wall ratio and the side and rear facades shall have a minimum 12.5% window to wall ratio. Side and rear facing windows shall have the same proportions as front façade windows for visual consistency on all sides of the building. All required windows shall be transparent. All windows on the primary façade shall incorporate at least two (2) of the following features:

- High-quality trim or molding at least four inches in width
- Canopies, shutters, or awnings proportional to window size; and/or
- Recessed insets from the primary facade by at least two inches

Bathroom windows can be sized appropriately for privacy.

G. Roof Expression. For multifamily buildings, both flat and pitched roofs may be permitted. No roof form shall exceed 30 feet in length without vertical articulation (flat roofs) or change of form (pitched roofs).

Pitched roofs are the most appropriate within Eagle Mountain City and shall meet the following standards:

- A minimum roof pitch of 6/12
- Overhanging eaves with a minimum 16-inch overhang at the eaves (including gutters) on non-gable ends
- Multiple roof planes per building and facade
- Deep eaves, overhangs, canopies and other architectural features that provide shelter from the elements in winter and shade in summer shall be incorporated in the building entryway.

Flat roofs are permitted where rooftop amenities are located. If a flat roof is used, it shall meet the following standards:

- Vary parapet height on all sides to visually obscure any rooftop equipment from the pedestrian view and from public and private streets.



Decorative parapets and multiple roof planes/projections

H. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The primary building material shall be a human-scaled material such as brick, stone, or composite concrete siding that emulates traditional wood. A secondary material must be provided to clad a minimum of 20% of the primary facade. Secondary materials must also have a human scale, and may include any of the materials noted above. Two materials shall be used on every façade, and non-street facing facades shall have a human-scaled material for a minimum of 35% of the facade.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Corrugated metal is not permitted.
- EIFS, stucco, or other more monolithic materials may only be used on non-street facing facades.

All proposed materials shall be presented to the Land Use Authority on a material board with actual product samples for approval.

All proposed exterior materials shall have a minimum 20-year warranty, which shall also be presented with the material board for approval.



Varied materials are required. Brick, stone, composite or wood-look siding are preferred to reflect the quality and character of Eagle Mountain.

I. Primary and Accent Colors. Each building, excluding the roof, shall use no more than four colors, maintaining a consistent color scheme that follows natural element patterns. A building's color palette should be similar to that of significant neighboring structures.

Accent Colors may be used to highlight key architectural features or elements. Accent colors and materials shall compliment the material palette as well as the Eagle Mountain City Brand Standards, and be approved by the Land Use Authority. Approved accent materials and colors may be used for up to 10% of the building finishes.



Natural colors that compliment the environment and adjacent building materials are preferred.



Bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community are not permitted.

J. Mailbox Structures. Cluster mailboxes are required by the U.S. Postal Service for multifamily developments. The design of these mailboxes should not detract from the project, but should be designed to incorporate the buildings' materials and color.



Not Permitted

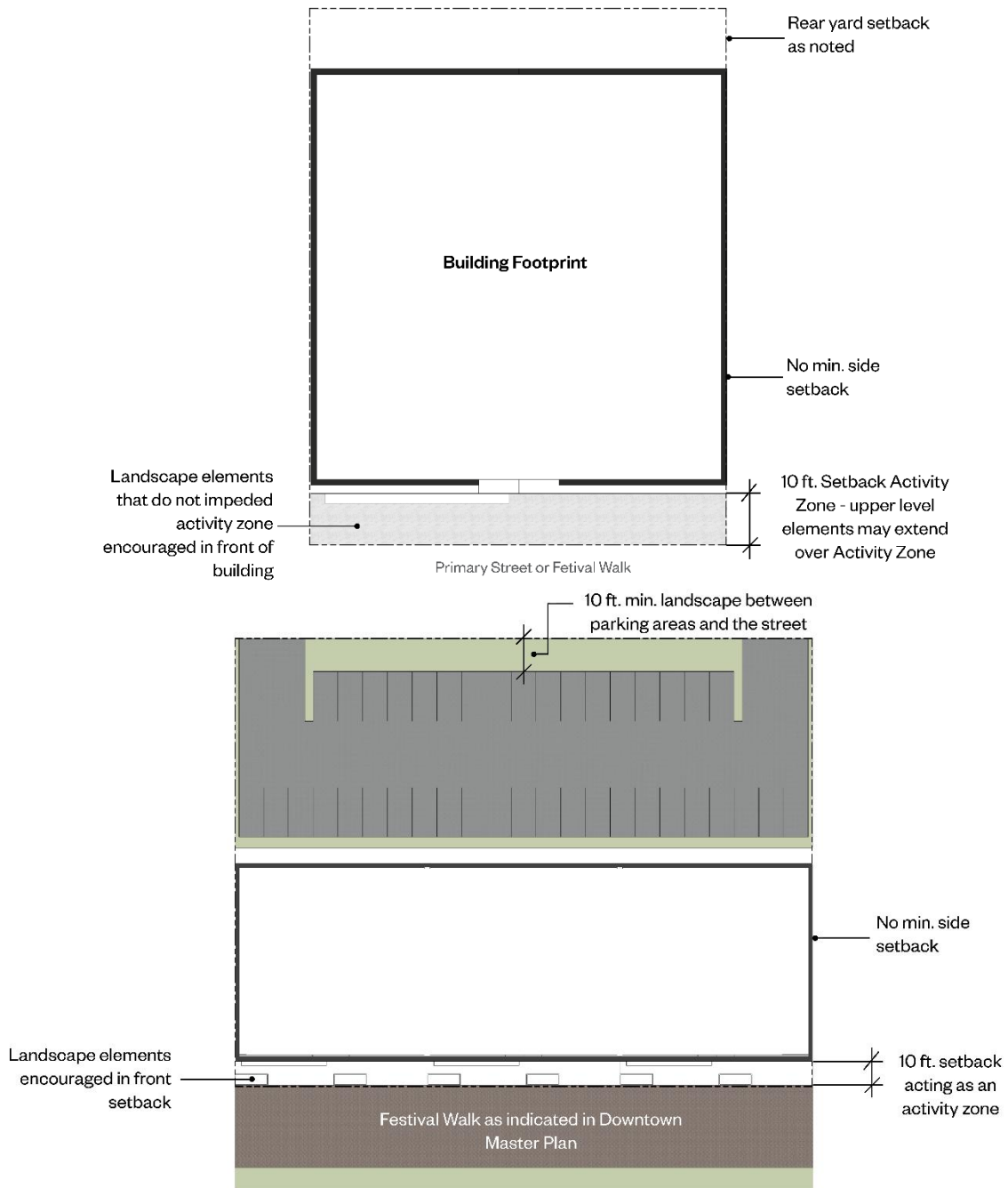


Design of mailbox structures should incorporate the surrounding buildings' materials and colors.

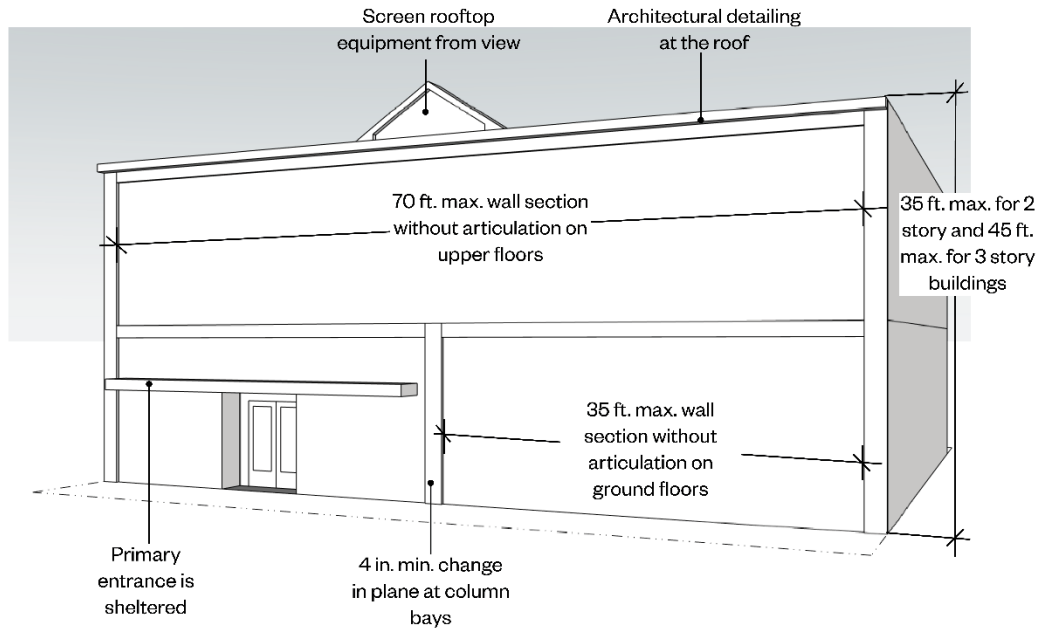
K. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be designed to reflect the colors and materials of the primary building(s). Screening may include solid walls, landscaping, screened walls, or a combination thereof. All electrical service equipment should be painted to match the development or screened to blend with the surrounding terrain.

L. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening.

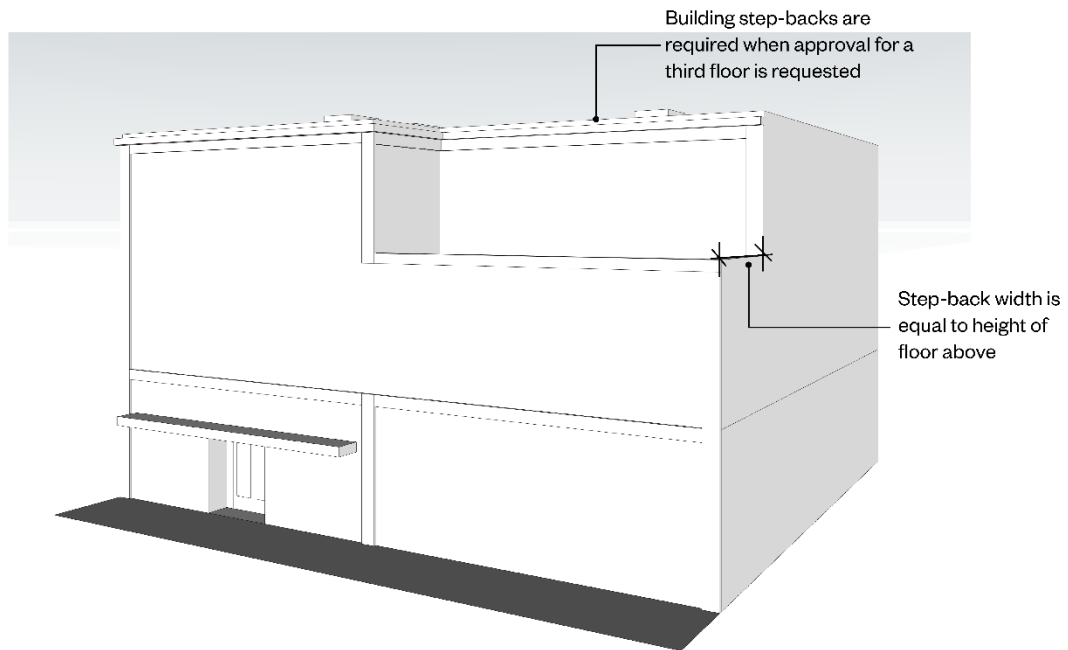
17.72.100 Appendix A: Commercial Downtown Diagrams



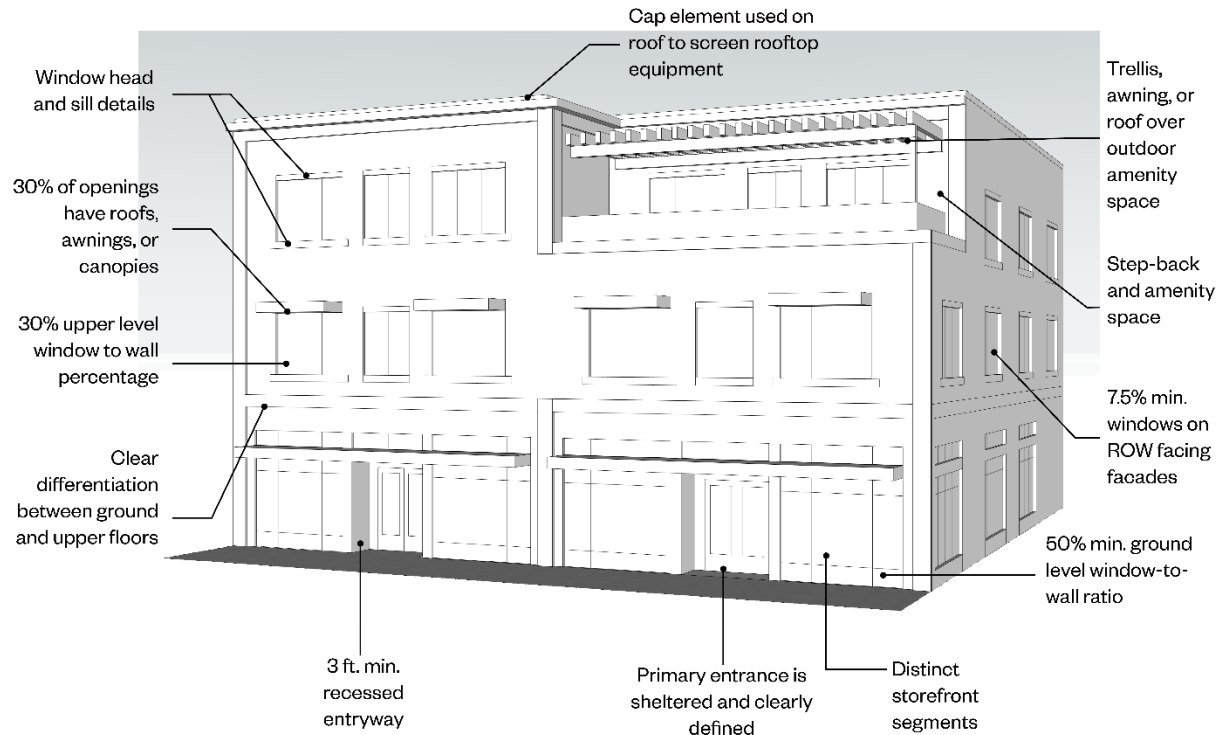
Commercial Downtown Site and Setting Diagrams.



Commercial Downtown Height, Massing and Articulation Diagrams.



Commercial Downtown Permitted Upon Approval Step-Back Diagram.

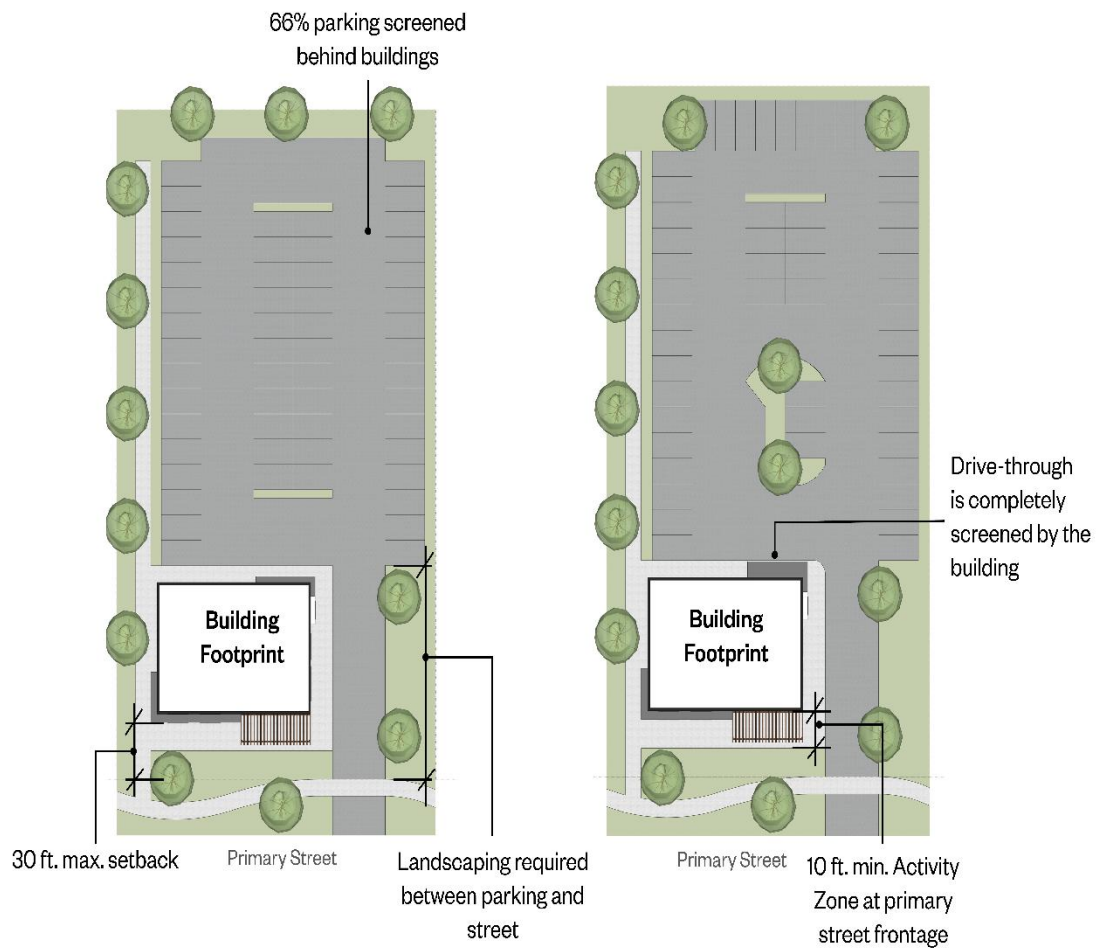


Commercial Downtown Architectural Variation Diagram.

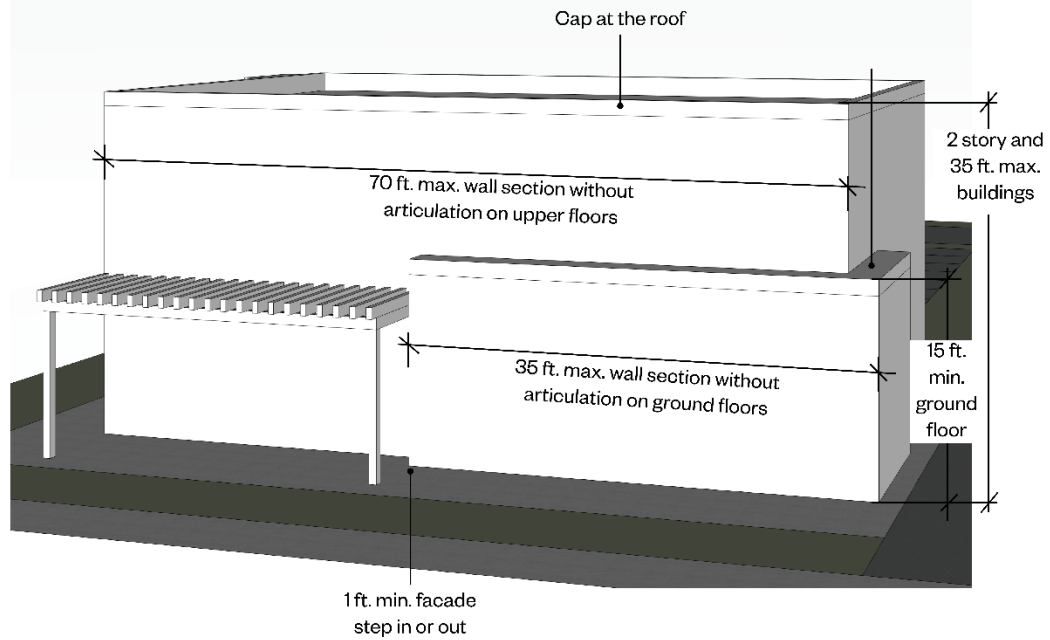


Commercial Downtown Materials Diagram.

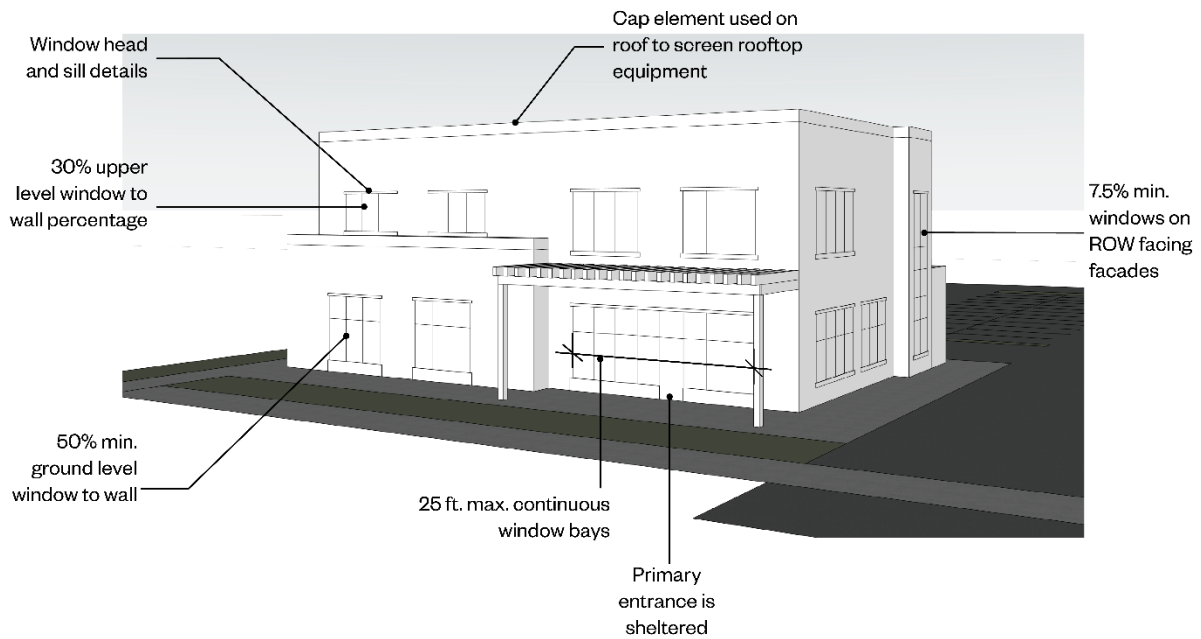
17.72.110 Appendix B: Commercial Neighborhood Diagrams



Commercial Neighborhood Site and Setting Diagram.



Commercial Neighborhood Height, Massing, and Articulation Diagram.

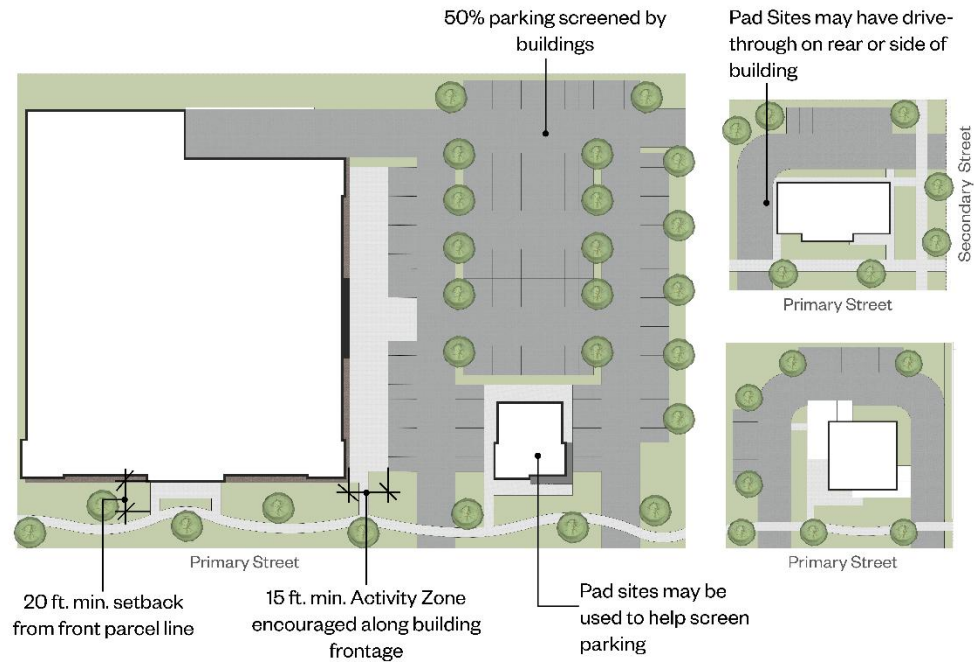


Commercial Neighborhood Architectural Detail Diagram.

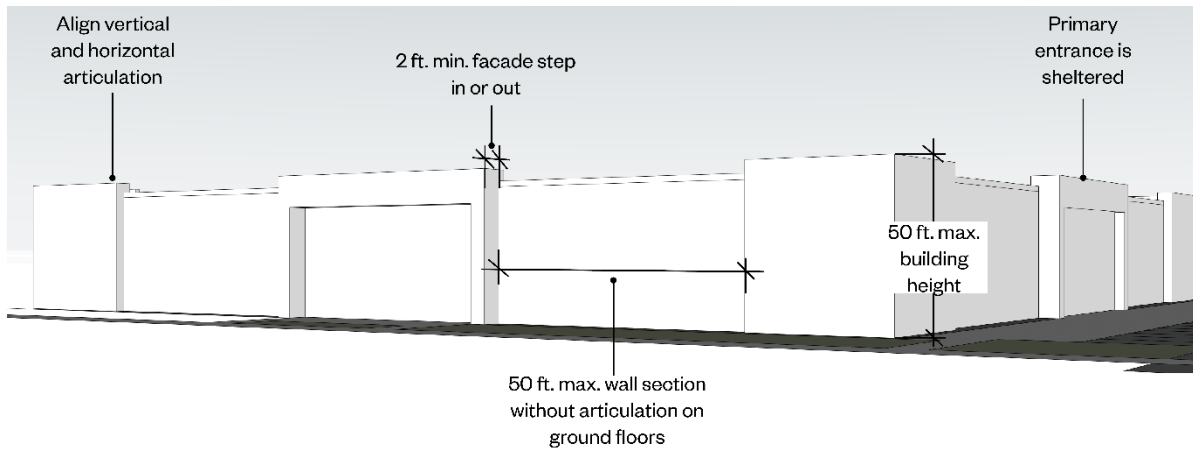


Commercial Neighborhood Materials Diagram.

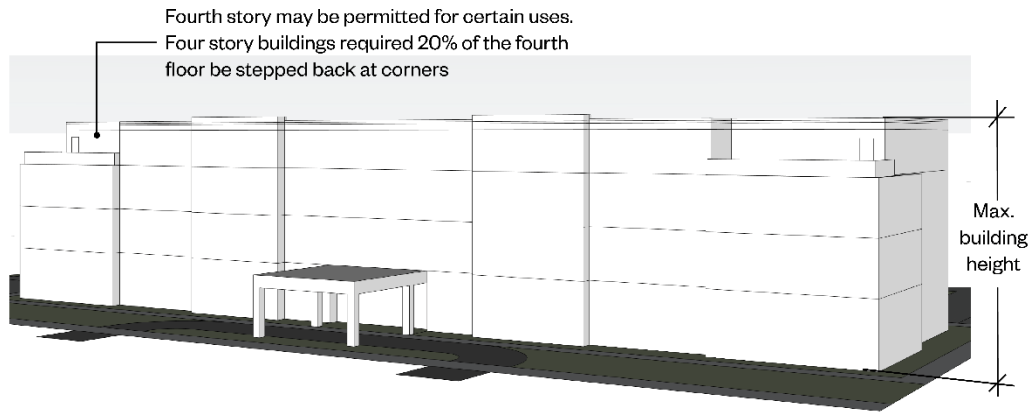
17.72.120 Appendix C: Commercial Community & Regional Diagrams



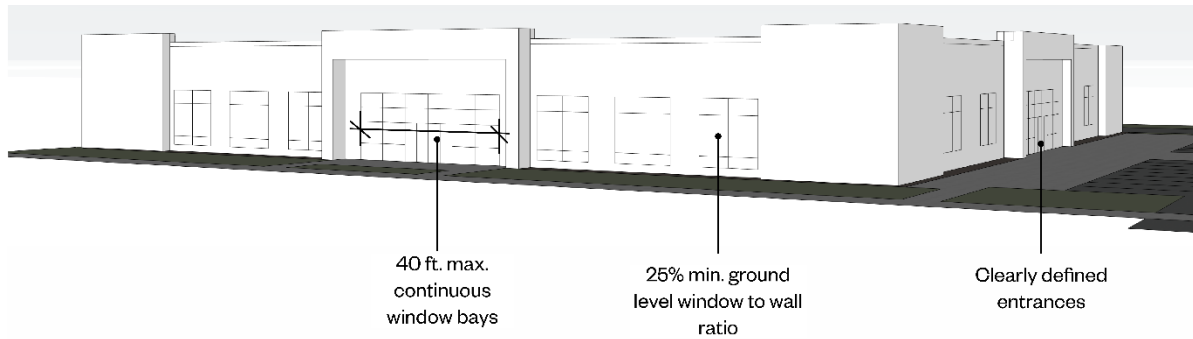
Commercial Community & Regional Site and Setting Diagram.



Commercial Community & Regional Height, Massing, and Articulation Diagram.



Commercial Community & Regional Permitted Upon Approval Step-Back Diagram.

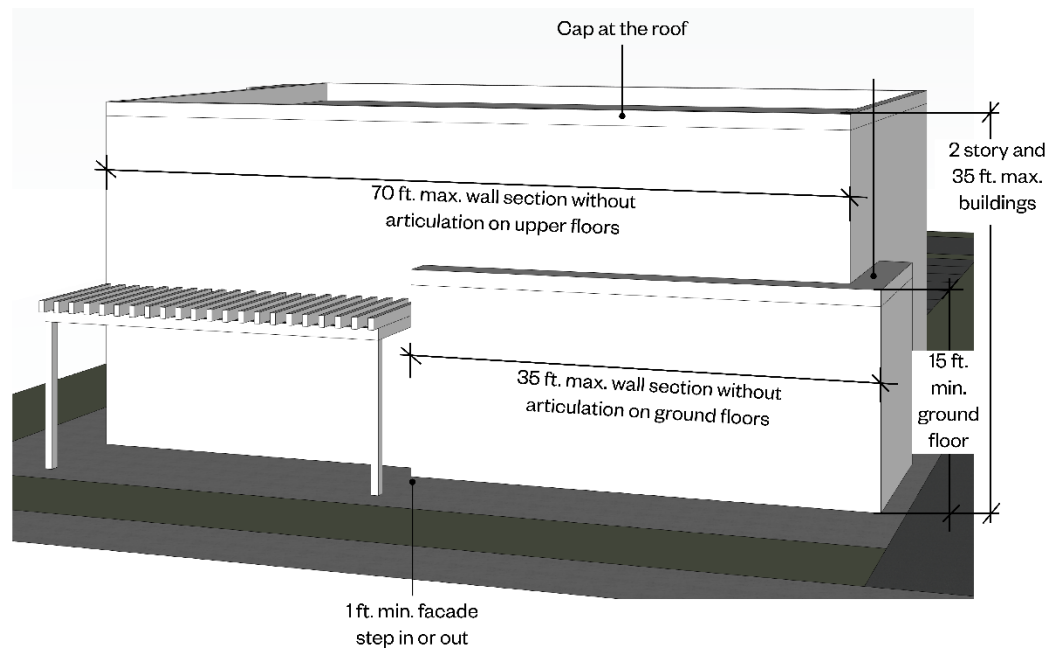


Commercial Community & Regional Architectural Detail Diagram.

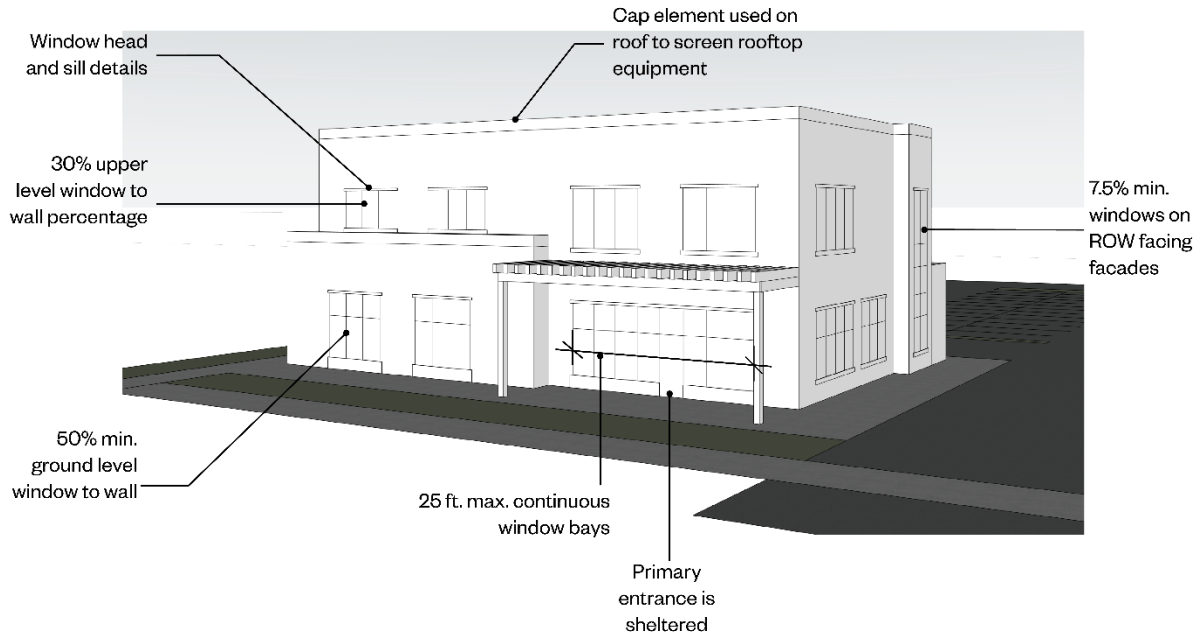


Commercial Community & Regional Materials Diagram.

Pad Sites – Commercial pad sites may be used within Commercial Community and Commercial Regional zones to help screen parking from street views. They are smaller developments that can house additional businesses that compliment the primary commercial development. Pad sites design standards are similar to Commercial Neighborhood developments with the exception that drive throughs may be unscreened to the side or rear of the building.



Pad Site Height, Massing, and Articulation Diagram.

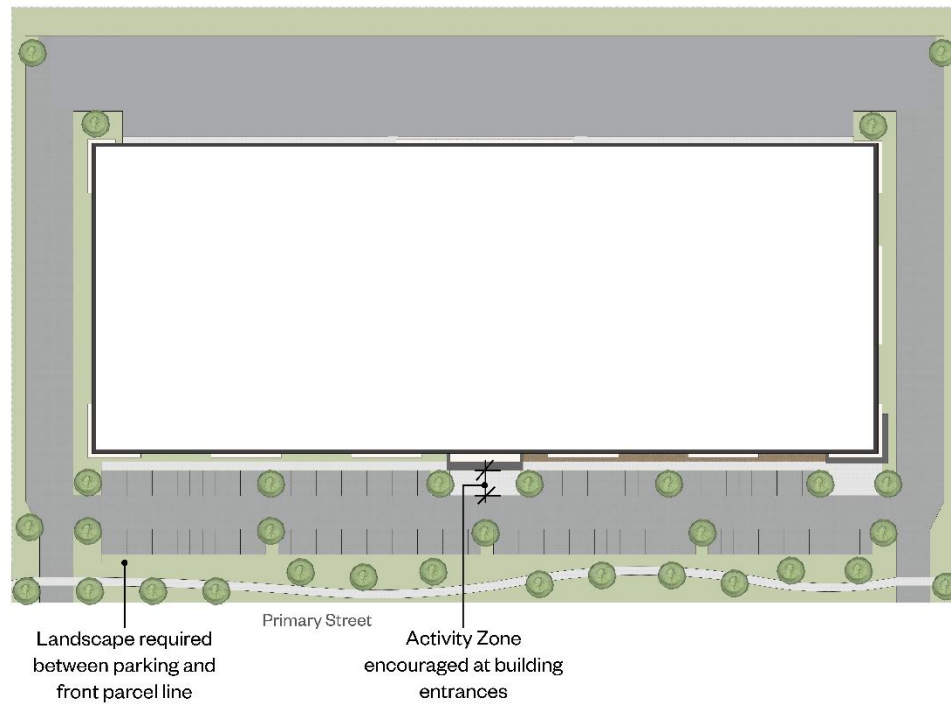


Pad Site Architectural Detail Diagram.

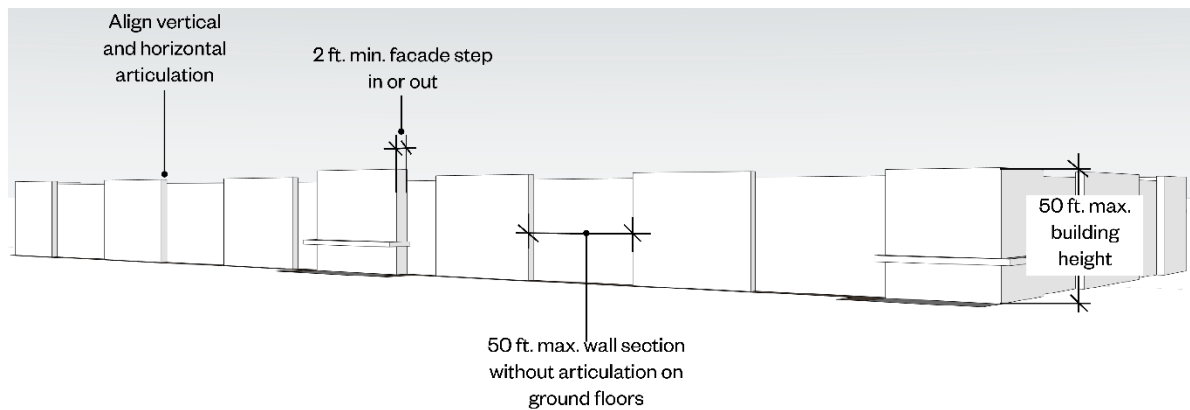


Pad Site Materials Diagram.

17.72.130 Appendix D: Business Park Diagrams



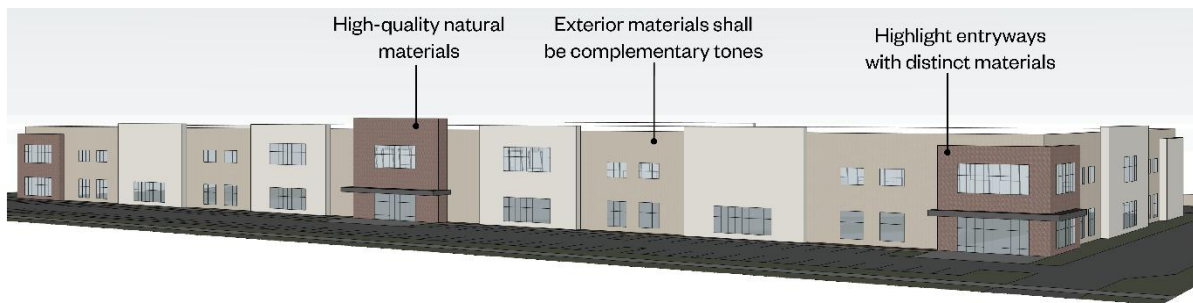
Business Park Site and Setting Diagram.



Business Park Height, Massing, and Articulation Diagram.

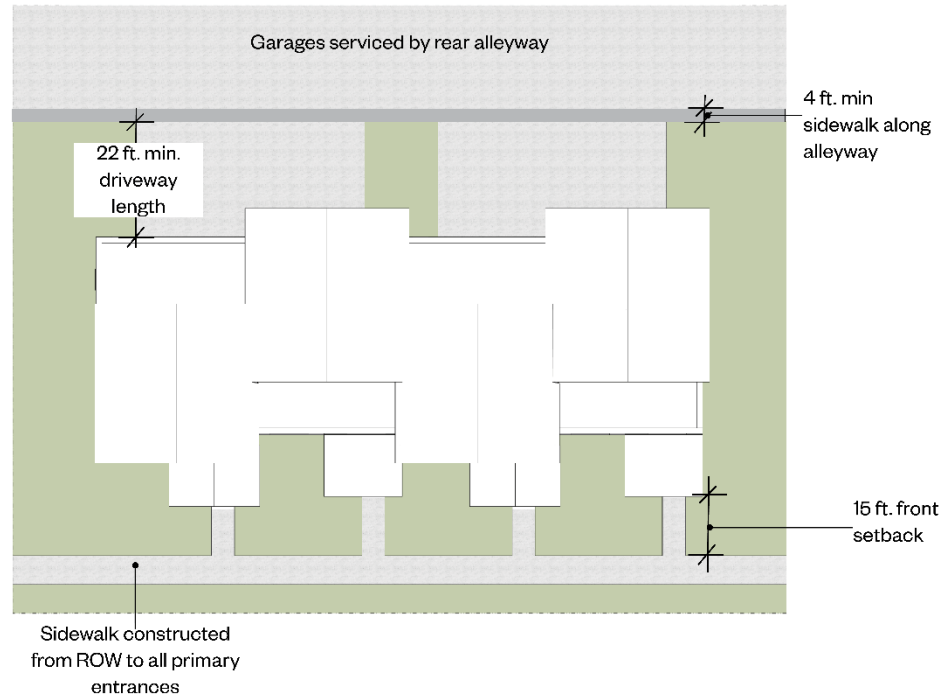


Business Park Architectural Detail Diagram.

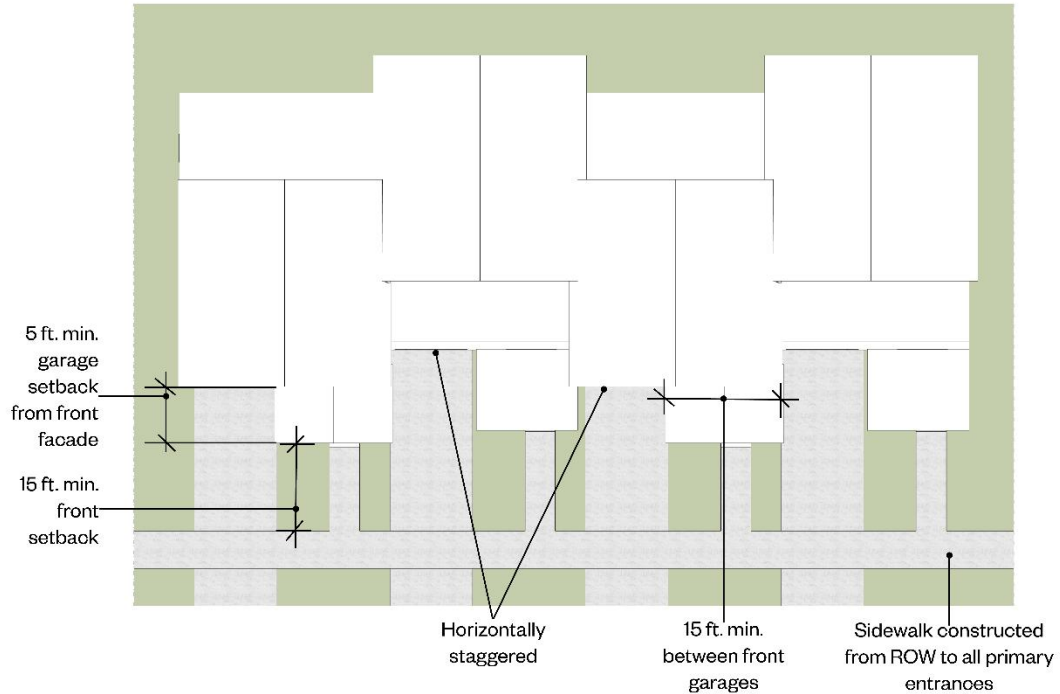


Business Park Materials Diagram.

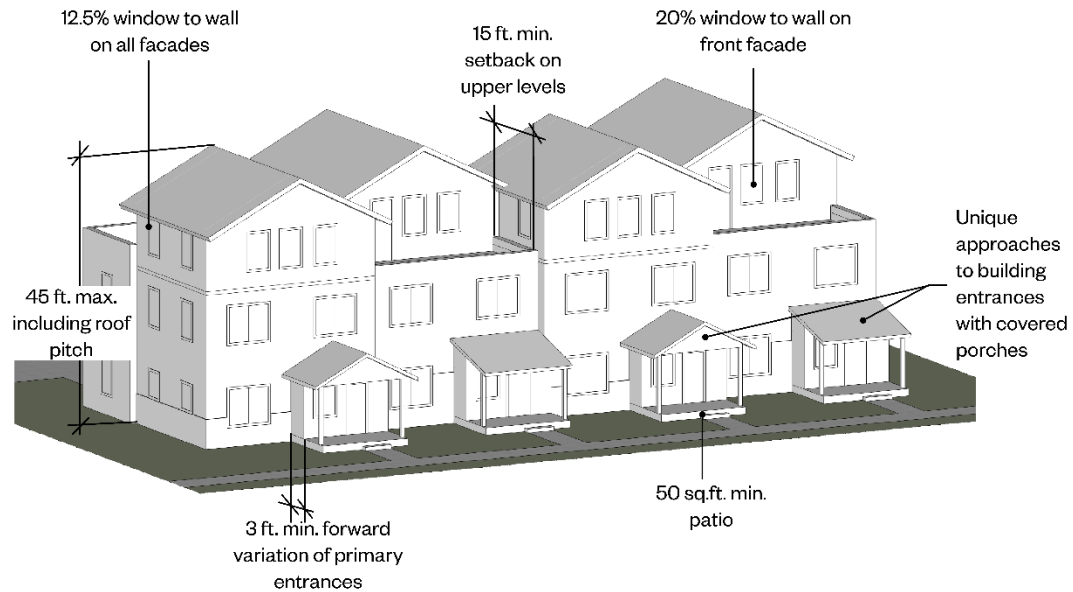
17.72.140 Appendix E: Multi-Family Diagrams



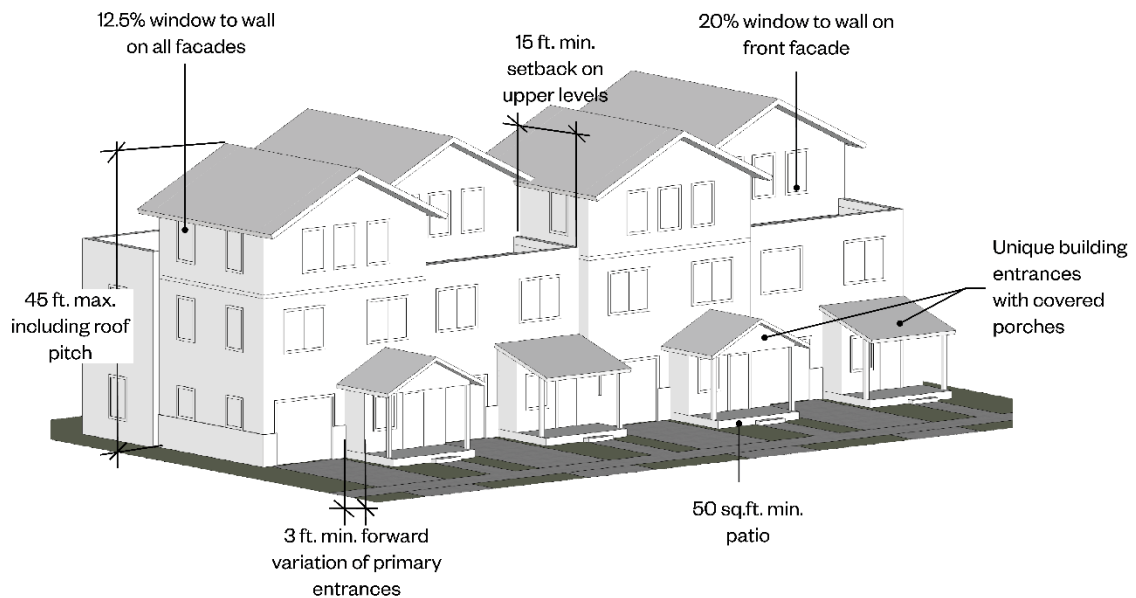
Multi-Family Site and Setting with Alley Access Diagram.



Multi-Family Site and Setting with Front Garages Diagram.



Multi-Family Building Height, Massing, Articulation, and Architectural Detail with Alley Access Diagram.



Multi-Family Building Height, Massing, Articulation, and Architectural Detail with Front Garages Diagram.



Multi-Family Building Materials with Alley Access Diagram.



Multi-Family Building Materials with Front Garages Diagram.

17.72.150 Appendix F: Commercial Zoning Addition.

Commercial development standards to be added to the table in section 17.35.040.

Zone Designation	CD	CN	CC	CR
Maximum Building Stories	2 ⁴	2	3 ⁵	3 ⁵

⁴ One additional story may be permitted with review from the Land Use Authority and if the step back requirements are met.

⁵ One additional story is permitted if the building use falls under hospital, hotel, or higher-ed and if the step back requirements are met. Other uses may be granted one additional story with review from the Land Use Authority and if the step back requirements are met.

Commercial Downtown specific standards to be added to the table in section 17.35.040.

	CD* (Commercial Downtown)
Front	Min. 10 ft, Max. 10 ft except the main entry which can be set back an additional 5 feet
Rear	Min. 10 ft
Side	0 ft at interior sides, Min. 10 ft at side street(s) facing activity zone areas

*Commercial Downtown developments shall be laid out and designed in accordance with the Downtown Master Plan.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	PUBLIC HEARING - Arguments For or Against the RAP Tax
ITEM TYPE:	Public Hearing Only
FISCAL IMPACT:	Staff projects that the RAP Tax could generate around \$600,000 annually, depending on continued growth and local spending trends.
APPLICANT:	City Council and Staff initiated

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

PUBLIC HEARING

Yes

PREPARED BY

Gina Olsen, City Recorder
Tyler Maffitt, Communications
Manager

PRESENTED BY

Tyler Maffitt

RECOMMENDATION:

Pursuant to UCA 59-1-1605, Staff recommends that the City Council hold a public hearing to allow interested parties to be heard, pro and con, equal time.

BACKGROUND:

The Recreation, Arts, and Parks (RAP) Tax is voter-approved, local option sales and use tax of 0.1% (one-tenth of one percent) that can be used to support cultural arts programs, recreational facilities, parks development, and related community projects.

If approved by voters, Eagle Mountain City would impose this 0.10% tax on applicable goods and services, amounting to \$0.10 on every \$100 spent. Revenues could be used to enhance quality of life amenities in the community through public investments in trails, playgrounds, recreation, open space, arts programming, and more.

Staff projects that the RAP Tax could generate around \$600,000 annually, depending on continued growth and local spending trends. These funds would be overseen by a dedicated RAP Tax Advisory Board, appointed by the Mayor with the advice and consent of the City Council. The Board will evaluate proposals and recommend funding priorities to the Council.

On August 19, 2025, the City Council adopted a resolution to place the issue on the ballot; directing that the question be submitted to Eagle Mountain voters in the 2025 General Municipal Election. This step, required by Utah law, enables transparent public input and accountability.

A voter information pamphlet was sent to Eagle Mountain City voters on or around October 9, 2025 as required by State Code. The City solicited Pro and Con arguments for the pamphlet but no Con arguments were received.

ITEMS FOR CONSIDERATION:

- A RAP Tax is limited to 10 years and must be reauthorized by voters at the end of that period.
- Revenues are restricted to recreation, arts, and parks purposes, not general government operations.
- Funds benefit both current and future residents and may help offset the costs of infrastructure growth.
- Neighboring cities including Saratoga Springs, Lehi, and American Fork have implemented similar taxes to support parks and cultural facilities.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	ORDINANCE / PUBLIC HEARING - An Ordinance Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Related Zoning Provisions.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends the City Council adopt an Ordinance Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Related Zoning Provisions.

BACKGROUND:

Recent situations brought to the City regarding animals have prompted this code amendment to provide clarification and add standards. The ability to seek exceptions to accessory dwelling unit standards is also being amended. Additionally, a recent change to State code (UCA 10-9a-701(5)) requires the City to remove public hearings for variances and land use appeals.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed code changes if approved. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (3-0) of the proposed code amendments.

ATTACHMENTS:

1. Ordinance
2. Redlines

ORDINANCE NO. O-____-2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE TITLE 6 AND TITLE 17 TO ESTABLISH STANDARDS FOR ALTERNATIVE ANIMAL MANAGEMENT PLANS AND UPDATE RELATED ZONING PROVISIONS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Title 6, Sections 6.05.26 and 6.10.080 for establishing standards for alternative animal management plans and Title 17, Sections 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to clarify exceptions to accessory dwelling unit standards, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Title 6, Sections 6.05.26 and 6.10.080 for establishing standards for alternative animal management plans and Title 17, Sections 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to clarify exceptions to accessory dwelling unit standards, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of October, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 21st day of October, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Gina L. Olsen
City Recorder

Posted on _____ by _____.

Exhibit A

6.05.260 Number of animals.

No person may harbor or possess more than the number of dogs shown in Table 6.05.260(a) or more than four cats, four months of age or older, without acquiring a short-term pet sitting license, kennel license, or a hobby breeder license for such use or facility from the city. Ownership of more than four cats without said licenses must be approved by the animal regulation coordinator for a legitimate business purpose.

Table 6.05.260(a)

Maximum Permitted Number of Dogs by Lot Size					
Dog Size	Lot Size	Dogs Allowed as Pets (No License Required)	Hobby Breeder License*	Short-Term Dog Sitting*	Kennel
Small	Condos/Apartments or Townhomes	2	n/a <u>N/A</u>	2	n/a <u>N/A</u>
Large		2	n/a <u>N/A</u>	2	n/a <u>N/A</u>
Small	Under 5,500 SF	2	4	4	n/a <u>N/A</u>
Large		2	3	3	n/a <u>N/A</u>
Small	5,501 – 8,000 SF	3	4	4	n/a <u>N/A</u>
Large		3	4	4	n/a <u>N/A</u>
Small	8,001 – 21,780 SF	4	6	6	n/a <u>N/A</u>
Large		4	5	5	n/a <u>N/A</u>
Small	21,781 SF – 1 Acre	4	6	6	n/a <u>N/A</u>
Large		4	6	6	n/a <u>N/A</u>
Small	> 1 Acre to < 10 Acres	4	8	8**	n/a <u>N/A</u>
Large		4	8	8**	n/a <u>N/A</u>
Small	> 10 Acres to < 20 Acres	6	12**	12**	As approved by PC
Large		6	12**	12**	As approved by PC
Small	> 20 Acres	8	16**	16**	As approved by PC
Large		8	16**	16**	As approved by by PC
* Total number of dogs allowed on property					
** Additional dogs may be approved by the planning commission					

* Total number of dogs allowed on property

** Exceptions to these standards must be presented by the property owner through an alternative animal management plan to be heard by the Planning Commission. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the approval shall be subject to revocation by the Planning Director or Code Enforcement Officer.

6.10.080 Residential livestock requirements.

A residential property may have a proportional mix of the permitted animals so long as the required fencing area is provided. (Chickens, ducks, and similar fowl are exempted from these regulations and are allowed per EMMC [17.25.030](#), residential land use table.)

Proportional refers to maintaining a balanced mix of different types of animals on the property, based on the lot size.

Example: On a 2-Acre lot, 4 horses would be 1/2 (50%) of the maximum number allowed. That would mean that the lot could also have up to 2 bison, which is 1/2 (50%) of the maximum number allowed.

Table 6.10.080 – Residential Livestock Requirements*

Animal***	Max. Number Allowed on Lots					Available Fenced Area per Animal	Minimum Lot Size
	<u>1/4 to 0.49 Acres</u>	<u>1/2 to 0.99 Acres</u>	<u>1 to 1.99 Acres</u>	<u>2 to 2.99 Acres</u>	<u>3 or More Acres</u>		
Horse/Mule	<u>0</u>	0**	4	8	12	2,500 s.f.	1 Acre**
Buffalo <u>Bison</u>	<u>0</u>	0	2	4	6	2,500 s.f.	1 Acre
Cattle	<u>0</u>	2	4	8	12	2,500 s.f.	1/2 Acre
Donkey	<u>0</u>	2	4	8	12	2,500 s.f.	1/2 Acre
Llama	<u>0</u>	2	4	8	12	2,500 s.f.	1/2 Acre
Emu/Ostrich	<u>0</u>	4	8	12	16	500 s.f.	1/2 <u>1 1/4</u> Acre
Sheep/Goat	<u>2****</u>	4	8	12	16	500 s.f.	1/2 <u>1 1/4</u> Acre
Pig (all kinds)	<u>1****</u>	2	4	6	8	500 s.f.	1/2 <u>1 1/4</u> Acre

* Exceptions to these standards must be presented by the property owner through an alternative animal management plan to be heard by the ~~p~~Planning ~~e~~Commission. ~~Approval of the plan by the commission shall be considered a conditional use and shall be subject to all required conditions.~~ If an approved plan is violated or

causes situations that become a nuisance to adjoining property owners, the ~~conditional-use approval~~ shall be subject to revocation by the ~~Planning Director or eCode eEnforcement or animal control eOfficer~~.

** Two horses/mules allowed on one-half-acre+ properties within the equine overlay zone.

*** Any animal that a reasonable person would define as a half-size (or smaller) of an average adult animal shall count as a half-unit including offspring and miniature animals. Offspring shall not count towards maximum animal numbers until weaned.

**** An animal management plan shall be submitted and approved by the Planning Commission.

Chapter 6.15

ALTERNATIVE ANIMAL MANAGEMENT PLANS

6.15.010 Application.

Individuals may propose an alternative animal management plan to the Planning Commission for their review and approval. Interested persons shall submit an application for an alternative animal management plan on forms prepared by the Planning Director. No alternative animal management plan shall be processed without the submission of the application and all supporting materials (including processing fee) as required by this chapter.

A. Supporting Materials. The alternative animal management plan application shall be submitted with the materials listed in this section. The Planning Director may determine and require that additional items not listed herein be submitted in order to evaluate the alternative animal management plan application.

1. Narrative. A detailed narrative explaining the reasons for an alternative animal management plan proposal.

2. Site Plan. A detailed site plan showing the entirety of the property. Provide locations of animals and their distances from the property lines and all adjacent residential dwellings.

3. Mitigation Plan. A detailed plan that describes mitigation efforts to reduce the impacts caused by animals or animal-related home businesses (i.e. sound, refuse, smell, flies, traffic, parking, etc.)

4. Applicable Photos. Detailed photos of where the animals are being housed, applicable fencing, etc.

5. Fee. The processing fee required by the current consolidated fee schedule approved by the City Council.

6.15.020 Approval process.

The approval process for an alternative animal management plan shall be as follows:

A. Planning Commission Public Hearing. Upon receipt of a completed application and subsequent review by the Planning Director or designee, the application shall be placed on the next available Planning Commission agenda for a public hearing no more than 45 days after a complete application has been submitted. The Planning Director shall cause all

property owners within 600 feet of the boundaries of the proposed application area (including a minimum of at least 25 adjacent property owners) to be notified by first class mail of the time and place of the public hearing at least 10 days prior to the Planning Commission meeting. A copy of the public notice of the hearing shall also be posted in three public places (including the City offices) within the City at least 10 days prior to the hearing.

B. Planning Commission Review. The Planning Commission will review each application and may approve, approve with conditions, or deny the application based upon findings of facts. The Planning Commission may also defer action if an applicant fails to appear at the Commission meeting or there is insufficient application information provided.

C. City Council Review. The action of the Planning Commission shall be final unless a member of the City Council requests that the alternative animal management plan be reviewed by the City Council within 15 days of the Planning Commission's action. If an alternative animal management plan application is placed upon a City Council meeting for action, the City Council shall be the land use authority.

6.15.030 Determination

The Planning Commission may approve an alternative animal management plan located within an agriculture or single-family residential zone. In approving an alternative animal management plan, the Planning Commission may impose such requirements and conditions necessary for the protection of adjacent properties and the public interest. The Planning Commission may approve an alternative animal management plan upon determining the following:

A. Health, Safety, and Welfare. That such use will not, under the circumstances, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity and will not institute a nuisance to property owners;

B. General Plan. That the proposed use does not conflict with the intent of the Eagle Mountain City general plan.

6.15.040 Considerations and standards.

In reviewing an application for an alternative animal management plan, the Staff and Planning Commission shall review, but not limit their review to, the following considerations and standards. Some considerations and standards may only apply to animal-based home businesses:

A. The Site of the Structures or Use, and in Particular:

1. Adequacy of Site. The adequacy of the site to accommodate the proposed use and all related activities.

2. Screening. The location and possible screening of all outdoor accommodations and activities.

3. Adjoining Uses. The relation of the proposed buildings or use to any adjoining buildings with particular attention to protection of light, air, noise, and odor.

B. Traffic Circulation and Parking:

1. Street. The type of street serving the proposed use in relation to the amount of traffic expected to be generated.

2. Access. The adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrances and exits.

3. Truck Traffic. The amount, timing, and nature of associated truck traffic.

C. The Impact of the Proposed Buildings or Use on Surrounding Uses, and in Particular:

1. Impact of Patrons. The number of customers or users and the suitability of the resulting activity level to the surrounding uses and especially to any neighboring uses of public importance such as schools, libraries, playgrounds, religious or cultural meeting halls, and hospitals.

2. Hours of operation.

3. Off-Site Effects. Adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.

4. Special Hazards. Adequacy of provisions for protection of the public against any special hazards arising from the intended use.

6.15.050 Optional conditions.

Applicants for alternative animal management plans shall meet all applicable requirements of this title. In addition, the Planning Commission may establish conditions and requirements as part of the approval that address concerns regarding safety for persons and property, health and sanitation, nuisances, master plan proposals, and neighborhood characteristics. Specifically, the Planning Commission may require:

A. Conditions Relating to Safety of Persons and Property.

1. Increased Setbacks. Increased setback distances from lot lines where the Planning Commission determines it to be necessary to ensure the public safety and to prevent nuisances to adjacent properties.

2. Lighting. Limitations and control of the number, location, color, brightness, and height of lighting units used on the property.

B. Conditions Relating to Health and Sanitation.

1. Culinary Water. A guarantee of sufficient culinary water to serve the intended land use and a water delivery system meeting standards adopted by the City Council.

2. Wastewater. A wastewater disposal system and a solid waste disposal system meeting standards adopted by the City Council.

3. Sizing of Utilities. Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the vicinity and to provide for an orderly development of land.

C. Conditions Relating to Environmental Issues.

1. Pollution. Processes for the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion; and control of objectionable odors and noise.

2. Dust and Erosion. The planting of ground cover or other surfacing to prevent dust and erosion.

D. Conditions Relating to Compliance with the Intent of the General Plan and Characteristics of the Vicinity or Neighborhood.

1. Removal of Incompatible Materials. The removal of structures, debris, or other materials incompatible with the intended characteristics of the applicable zone.

2. Fences and Screening. Limitations or controls on the location, heights, and materials of walls, fences, hedges, and screen plantings to ensure a buffer between adjacent properties.

3. Landscaping. Landscaping to ensure compatibility with the intended characteristics of the applicable zone.

6.15.060 Inspection.

Following the approval of an alternative animal management plan by the Planning Commission, the City Staff shall ensure that site development and uses are conducted in

compliance with the approved plan and any conditions that were applied. Upon request made by City Staff, property owners shall allow, within reasonable hours, an inspection of the property to determine compliance with the approved alternative animal management plan. The Planning Commission may request that alternative animal management plans be placed upon their agenda for review to ensure compliance with the conditions or requirements of approval as necessary. Failure to comply with the conditions or requirements of approval may result in the approval being revoked.

6.15.070 Noncompliance.

Owners of property where an alternative animal management plan has been approved shall be responsible for their property's compliance with the approval, conditions of approval, and the City's ordinances. Property owners that fail to maintain or violate the approval, conditions of approval, and City ordinances may have the approval revoked by the Planning Commission. Notice shall be given to the property owner that they have 14 days to correct a violation before the approval is revoked.

17.05.200 Tables.

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
GENERAL PLAN					
General Plan*	Yes	Yes	Published in paper – Direct mailed notice to affected entities – Post notice in 3 public places	10 Days	Yes – Check definition of affected entity
LAND USE ORDINANCE					
EMMC Titles 16 , Subdivisions, and 17, Zoning: Requirements and Approvals	Yes	Yes	Published in paper – Direct mailed notice, with summary to be understood by a lay person, to property owners within 600 feet including at least 25 property owners and to affected agencies – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity
HOME BUSINESS					
License Official Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in 3 public places	10 Days	N/A
ACCESSORY DWELLING UNITS (ADUs)					
Planning Director Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 600 feet – Post notice in 3 public places	10 Days	N/A

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
SIGN REGULATIONS					
Sign Permit – Planning Director Approval	No	No	N/A	N/A	N/A
Model Home Signage	No	No	N/A	N/A	N/A
Directional/Advertising Business Signage	No	No	N/A	N/A	N/A
ANIMAL MANAGEMENT PLANS					
Planning Commission	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners – Post notice in 3 public places	10 Days	N/A
REZONING OF PROPERTY					
Rezoning	Yes	Yes	Published in paper – Direct mailed notice, with summary to be understood by a lay person, to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
CONDITIONAL USE					
Conditional Use	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
SITE PLAN REVIEW					
Site Plan Review	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
VARIANCES					
Variance	Yes <u>No</u>	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places <u>N/A</u>	10 Days <u>N/A</u>	Perhaps – Check definition of affected entity <u>N/A</u>

NOTES: Posting the agenda for a public meeting on the website (<http://emcity.org> <https://eaglemountain.gov/>) counts as a public place.

* The general plan requires a notice of intent of 10 days to prepare a plan amendment which is mailed or e-mailed to the affected entities.

** Affected entities include but are not limited to: State Planning Coordinator, Automated Geographic Reference Center, Utah Department of Transportation, Utah County, Mountainland Association of Governments, Alpine School District, Timpanogos Special Service District, Saratoga Springs, Fairfield, and Cedar Fort.

Table 17.05.200(b) Land Use Authority

	Land Use Authority	
	Advisory Body	Land Use Authority
GENERAL PLAN		
General Plan	Planning Commission	City Council
LAND USE ORDINANCE		

Table 17.05.200(b) Land Use Authority

	Land Use Authority	
	Advisory Body	Land Use Authority
EMMC Title 17 , Zoning	Planning Commission	City Council
EMMC Title 16 , Subdivisions: Requirements and Approvals	Planning Commission	City Council
HOME BUSINESS		
License Official Approval	None	License Official
Planning Commission Approval	License Official	Planning Commission*
ACCESSORY DWELLING UNITS (ADUs)		
Planning Director Approval	None	Planning Director
Planning Commission Approval	Planning Director	Planning Commission*
SIGN REGULATIONS		
Sign Permit – Planning Director	None	Planning Director
Model Home Signage	Planning Commission	City Council
Directional/Advertising Business Signage	Planning Commission	City Council
ANIMAL MANAGEMENT PLANS		
Animal Management Plan	Planning Commission Planning Director	City Council Planning Commission*
REZONING OF PROPERTY		
Rezoning	Planning Commission	City Council
CONDITIONAL USE		
Conditional Use Permit	Planning Director	Planning Commission*
SITE PLAN REVIEW		
Site Plan	Planning Commission	City Council
VARIANCES		
Variance	Planning Director	Planning Commission

* The ~~e~~City ~~e~~Council reserves the right to become the land use authority by requesting that the item be scheduled for review and action by the ~~e~~Council within 15 calendar days of the ~~p~~Planning ~~e~~Council's action. See EMMC [17.05.170](#) for additional details.

Table 17.05.200(c) Appeal Authority

	Land Use Authority	1st Appeal		2nd Appeal		3rd Appeal	
		Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
GENERAL PLAN							
General Plan	City Council	30	District Court	N/A	None	N/A	None
LAND USE ORDINANCE							
EMMC Title 17 , Zoning	City Council	30	District Court	N/A	None	N/A	None
EMMC Title 16 , Subdivisions: Requirements and Approvals	City Council	30	District Court	N/A	None	N/A	None
HOME BUSINESS							
License Official Approval	License Official	10	Planning Commission	10	City Council	30	District Court
Planning Commission Approval	Planning Commission	10	City Council	30	District Court	N/A	None
ACCESSORY DWELLING UNITS (ADUs)							
Planning Director Approval	Planning Director	10	Planning Commission	10	City Council	30	District Court
Planning Commission Approval	Planning Commission	10	City Council	30	District Court	N/A	None
SIGN REGULATIONS							
Sign Permit – Planning Director	Planning Director	10	Planning Commission	10	City Council	30	District Court
Model Home Signage	City Council	30	District Court	N/A	None	N/A	None
Directional/Advertising Business Signage	City Council	30	District Court	N/A	None	N/A	None

Table 17.05.200(c) Appeal Authority

	Land Use Authority	1st Appeal		2nd Appeal		3rd Appeal	
		Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
ANIMAL MANAGEMENT PLANS							
Animal Management Plan	Planning Commission	10	City Council	30	District Court	N/A	None
REZONING OF PROPERTY							
Rezoning	City Council	30	District Court	N/A	None	N/A	None
CONDITIONAL USE							
Conditional Use Permit	Planning Commission	10	City Council	30	District Court	N/A	None
SITE PLAN REVIEW							
Site Plan	City Council	30	District Court	N/A	None	N/A	None
VARIANCES							
Variance	Planning Commission	10	City Attorney	30	District Court	N/A	None
ADMINISTRATIVE DECISIONS							
Nonconforming Use or Structure	Planning Director	10	City Attorney	30	District Court	N/A	None
Vested Rights	Planning Director	10	City Attorney	30	District Court	N/A	None
Administrative Decisions*	Planning Director	10	Planning Commission	10	City Council	30	District Court

*Administrative decisions include but are not limited to: interpretations of this title and the zoning map, etc.

17.65.050 Approval process.

Home business licenses shall be approved by the ~~l~~icense ~~e~~Official, or designee. Any petition for a minor exception from the standards listed in EMMC [17.65.060](#)(A) through (F) may be approved administratively at the discretion of the ~~l~~icense ~~e~~Official if the exception does not adversely impact surrounding residents or affect the residential characteristics of the neighborhood, or significantly increase traffic or the demand on utilities. Any other petition for an exception from the standards in this chapter requires approval by the ~~p~~Planning ~~e~~Commission before the license may be issued or renewed. In addition, any home business currently in operation that constitutes a nuisance may also be required to go before the ~~p~~Planning ~~e~~Commission for continued use of the license and operation of the business. If the ~~p~~Planning ~~e~~Commission denies the continued use of the license, the license shall not be renewed.

17.65.100 Appeals.

Aggrieved applicants may appeal the decision of the license official, or designee, to the ~~p~~Planning ~~e~~Commission within 10 days of the announced decision. In all cases, the appeal board shall ~~conduct a public hearing and~~ review the application of the proposed business. The ~~p~~Planning ~~e~~Commission may approve, approve with conditions, or deny the application of the proposed home business.

Aggrieved applicants may appeal the decision of the ~~p~~Planning ~~e~~Commission to the ~~e~~City ~~e~~Council within 10 days of the announced decision. In all cases, the appeal board shall ~~conduct a public hearing and~~ review the application of the proposed business. The ~~e~~City ~~e~~Council may approve, approve with conditions, or deny the application of the proposed home business.

Aggrieved applicants of the ~~e~~City ~~e~~Council's decision may appeal to district court within 30 days of the announced decision.

17.70.040 Accessory dwelling unit permit.

Any person owning an existing accessory dwelling unit that has not been permitted by the eCity, or any person constructing or causing construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain an accessory dwelling unit permit from the pPlanning dDivision of the eCity's eCommunity dDevelopment dDepartment. This shall be in addition to any required building permit for the work to be performed. The applicant shall obtain all necessary building permits and pay all applicable fees prior to constructing the ADU, including permits for a basement that was finished previously without a permit. Accessory dwelling units constructed without an approved accessory dwelling unit permit shall be considered illegal until a permit is submitted to and approved by the eCity.

A. Applications. Applicants for an accessory dwelling unit shall submit a complete application and the supporting materials listed in this section to the pPlanning dDivision of the eCommunity dDevelopment dDepartment.

1. Owner Signature. The owner shall sign the application, agreeing to occupy the dwelling (either the primary unit or the ADU), except for bona fide temporary absences, and agreeing to comply with the standards in this chapter.
2. Site Plan. A site plan shall be provided that shows property lines, dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings to property lines, the location of required off-street parking, and utility meters.
3. Floor Plan. A detailed floor plan, to scale, showing the floor in which the accessory dwelling unit will be located, including labels on rooms indicating uses or proposed uses, shall be provided.
4. Evidence of Building Permit. Evidence shall be provided that a building permit was obtained for the building and/or area containing the accessory dwelling unit.
5. Fee. The processing fee required by the current eConsolidated fFee sSchedule approved by the eCity eCouncil shall be paid in full.

B. Planning Director or Designee Approval. The pPlanning dDirector or designee shall approve an accessory dwelling unit application if it is in complete compliance with all the approval criteria standards identified in this chapter. As part of the pPlanning dDirector's or designee's review, inspections may be required by the pPlanning; or bBuilding Divisions, and/or fFire dDepartments.

C. Exceptions to Standards. Accessory dwelling unit applications that deviate from the approval criteria may be considered by the ~~p~~P~~l~~anning ~~e~~C~~o~~mmission in a public meeting. After conducting a public hearing and reviewing the application, the ~~p~~P~~l~~anning ~~e~~C~~o~~mmission may approve, approve with conditions, or deny the ~~application exception request~~. Applicants requesting exceptions are not guaranteed approval and must provide evidence that the exceptions will not create negative impacts on neighboring properties. Conditions must be connected to the exceptions being requested, and may include increased setbacks, limitations on windows and doors adjacent to abutting property lines, privacy fencing, and additional parking. Exceptions shall not be granted for the number of accessory dwelling units, owner occupation, permanent utility connections, attachment to permanent foundations, building permit requirements, exterior appearance, off-street parking, addressing, and for short-term rentals.

~~D~~C. Transfer of Ownership. Upon sale of the home or transfer of ownership, accessory dwelling unit permits shall remain valid so long as the accessory dwelling unit is in compliance with the ~~e~~C~~o~~city's ordinances and conditions of approval.

17.70.050 Noncompliance.

Owners of the single-family dwelling where the accessory dwelling unit use has been approved shall be responsible for their property's compliance with the ~~e~~C~~o~~city's ordinances and conditions of approval. Property owners who fail to maintain or violate the ~~e~~C~~o~~city's ordinances regulating accessory dwelling unit use or conditions upon which approval was contingent may have the accessory dwelling unit permit revoked by the ~~p~~P~~l~~anning ~~e~~D~~i~~rector, designee or ~~p~~P~~l~~anning ~~e~~C~~o~~mmission. Enforcement will occur in accordance with Chapter 4.10 EMMC, Article V, Administrative Code Enforcement Hearing Program.

17.105.050 Approval process.

A. Upon receipt of a complete application, the pPlanning dDirector shall set a date for the pPlanning eCommission to consider the request for a variance. ~~Upon receipt of a complete application, the planning director shall schedule the application for a public hearing before the planning commission. The planning director shall cause all property owners within 600 feet of the boundaries of the proposed application area (including a minimum of at least 25 adjacent property owners and affected entities if there be any) to be notified by first class mail of the time and place of the public hearing at least 10 days prior to the planning commission meeting. A copy of the public notice of the hearing shall also be posted in three public places (including the city offices) within the city at least 10 days prior to the hearing.~~

B. Prior to the pPlanning eCommission meeting at which the variance application is scheduled to be heard, the pPlanning dDirector shall transmit the application materials together with a written analysis of the variance application, pertinent facts, a review of applicable regulations and a formal sStaff recommendation to the pPlanning eCommission.

C. The pPlanning eCommission shall consider the variance request, together with all pertinent facts, applicable regulations and the sStaff 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.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	ORDINANCE / DEVELOPMENT AGREEMENT - An Ordinance of Eagle Mountain City, Utah Adopting the Stadion, LLC Development Agreement (aka Meta).
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Stadion, LLC

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Stadion, LLC (aka Meta).

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:

The Planning Commission recommended City Council approval of the Development Agreement.

ATTACHMENTS:

1. Ordinance
2. Development Agreement

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE DEVELOPMENT AGREEMENT FOR
STADION, LLC (AKA META)

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Stadion, LLC Development Agreement, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Stadion, LLC Development Agreement, as set forth in Exhibit A.
2. The Stadion, LLC Development Agreement is hereby approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of October, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 21st day of October, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

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

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

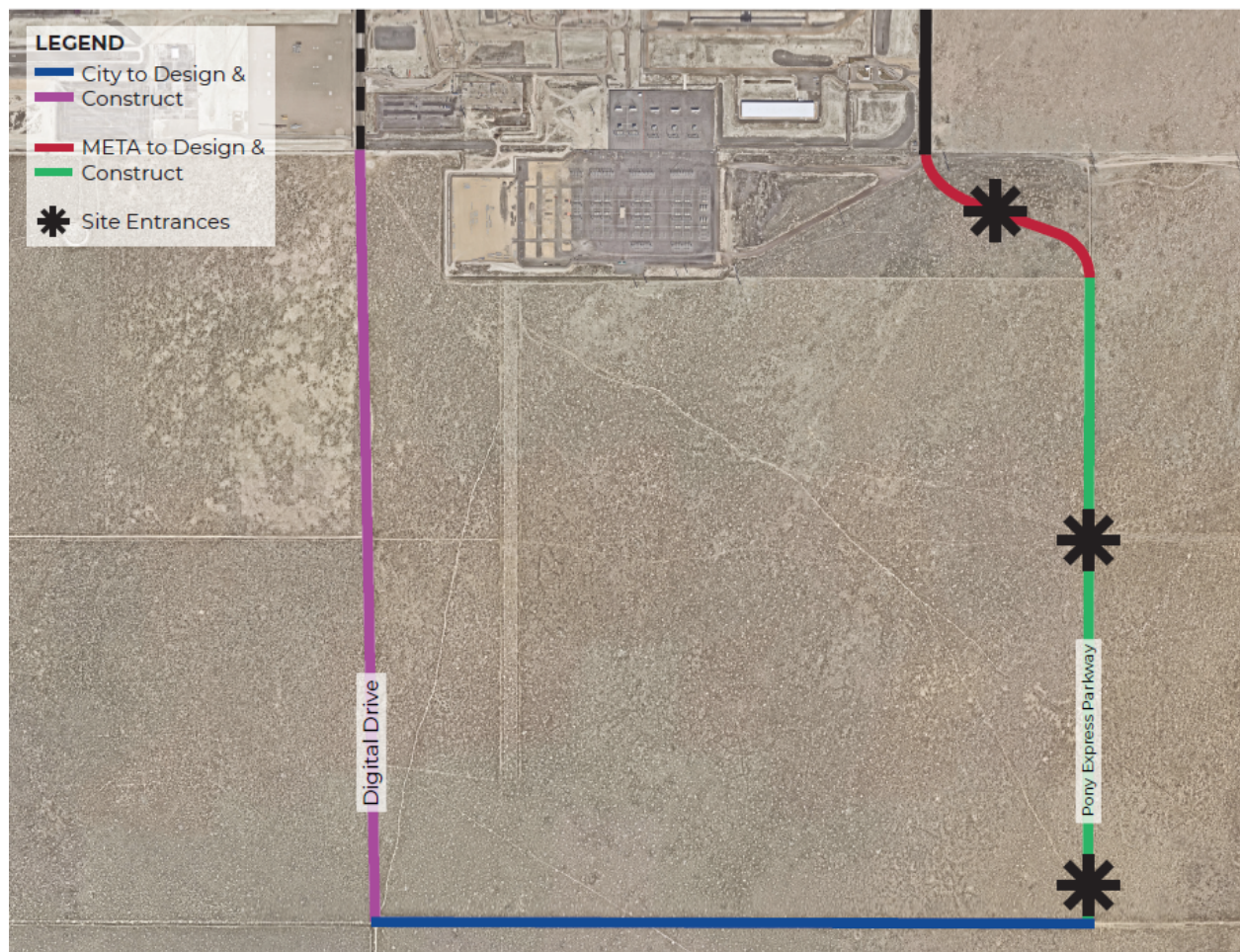
PONY EXPRESS PARKWAY EXTENSION

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City Utah, Approving the Third Amendment to the Water and Sewer Agreement with Stadion, LLC (aka Meta).
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Stadion, LLC

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Water and Sewer Agreement with Stadion, LLC (aka Meta).

BACKGROUND:

Stadion, LLC (Meta) 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. A development agreement has been negotiated between the parties for the City Council's consideration concurrent with this agreement. This Third Amendment to Water and Sewer Agreement would allow Stadion to purchase additional water to support the data center expansion.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Ordinance
2. Agreement

ORDINANCE NO. O-____-2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE THIRD AMENDMENT TO THE
WATER AND SEWER AGREEMENT WITH
STADION, LLC (AKA META)

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Third Amendment to the Water and Sewer Agreement with Stadion, LLC, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Third Amendment to the Water and Sewer Agreement with Stadion, LLC, as set forth in Exhibit A.
2. The Third Amendment to the Water and Sewer Agreement with Stadion, LLC is hereby approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of October, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 21st day of October, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

THIRD AMENDMENT TO WATER AND SEWER AGREEMENT

This Third Amendment to Water and Sewer Agreement (“Third Amendment”) is made and entered into as of the ____ day of _____, 2025 (“Third Amendment Effective Date”), by and between Eagle Mountain City, a political subdivision of the State of Utah (“City”) and Stadion LLC, a Delaware limited liability company (“Customer”). The City and Customer are sometimes referred to herein collectively as the “Parties” and each individually as a “Party”.

RECITALS

A. The Parties entered into that certain Water and Sewer Agreement, dated May 25, 2018, (the “Agreement”) whereby the Parties set forth Customer's rights to obtain water and sewer service to support the Project. Capitalized terms used but not otherwise defined herein shall have their respective meanings set forth in the Agreement.

B. The Parties entered into that certain First Amendment to Water and Sewer Agreement, dated August 12, 2020 (the “First Amendment”), which updated the reserved water and sewer capacity for each Phase of the Project and provided for payment by Customer of additional One-time Development Charges for future use.

C. The Parties entered into that certain Second Amendment to Water and Sewer Agreement, dated August 12, 2020 (the “Second Amendment”), which again updated the reserved water and sewer capacity for each Phase of the Project. The Agreement, the First Amendment, and the Second Amendment are collectively known as the “Amended Agreement.”

D. Customer has acquired approximately 541.4 acres of real property located directly south of the Property as more particularly described in Exhibit C (the “Additional Property”).

E. The City and Customer desire to enter into this Third Amendment to expand the Project to include the Additional Property and to provide for additional water to meet the water dedication requirements of the City and serve the needs of the Project.

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

AMENDMENT

1. **Effect of Third Amendment.** Other than as specifically amended herein by this Third Amendment, the Amended Agreement shall remain in full force and effect.

2. **Property and Project.** All references to the Property or the Project in the Amended Agreement shall include the Additional Property as part of the Property and Project.

3. **One-Time Development Charge.** All references to the One-time Development Charge in the Amended Agreement shall be amended and restated with the term “Development Charges” (defined below).

4. **Amendment of Section 1 (c)(ii).** Section 1 (c)(ii) is hereby amended and restated in its entirety as follows:

(ii) Customer may, in its sole and absolute discretion, elect to prepay the Development Charges for use as provided in this subsection. The Development Charges shall be equal to the One-time Development Take Down Fee and the Capital Amount for Capital Recovery Only (Net Present Value of Future Capital Components of Annual Fee) rates adopted in the City's Consolidated Fee Schedule. Upon payment of the Development Charges for which Customer is not presently seeking a certificate of occupancy, the City shall credit to Customer legal water supply in the number of acre-feet for which the One-time Development Charges have been paid but not applied to a Phase ("Banked Water Credits"). Customer may apply the Banked Water Credits on an acre-foot to acre-foot basis to any future Phase in satisfaction of the Development Charges payment requirements of Subsection 1(c)(i). In the event that Customer has Banked Water Credits that it does not intend to use towards any phase, it shall provide notice to the City. Thereafter, the City shall reduce Customer's Banked Water Credits by the number of acre-feet indicated in the notice, and the City shall provide a refund of the amount paid in Development Charges. Subject to the provisions of this Subsection (1)(c)(ii) and the discretion afforded Customer therein, Customer currently plans, but shall not be obligated, to prepay Development Charges on before December 31 of the listed years as follows:

<i>Year</i>	<i>Additional Prepaid Development Charges (AF)</i>	<i>Cumulative Development Charges Paid (AF)</i>
<i>2025</i>	<i>100</i>	<i>350</i>
<i>2026</i>	<i>100</i>	<i>450</i>
<i>2027</i>	<i>100</i>	<i>550</i>
<i>2028</i>	<i>75</i>	<i>625</i>

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

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

TOM WESTMORELAND, Mayor

ATTEST

FIONNUALA B. KOFOED, City Recorder

Office of the City Attorney
Approved as to form and legality

CUSTOMER

STADION LLC

By: _____

Print Name: _____

Title: _____

EXHIBIT C

ADDITIONAL PROPERTY

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 21, 2025**

TITLE:	ORDINANCE / DEVELOPMENT AGREEMENT - An Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Meritage Homes at Harmony Subdivision
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Meritage Homes

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends the City Council adopt an Ordinance of Eagle Mountain City, Utah, Approving the Development Agreement with Meritage Homes at Harmony Subdivision

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. The parties seek to clarify what material is required to be used for the privacy fencing. To that end, 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 nine months and proceed with reasonable diligence to completion.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommended City Council approval of the Development Agreement.

ATTACHMENTS:

1. Ordinance
2. Development Agreement

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE DEVELOPMENT AGREEMENT FOR
MERITAGE HOMES IN HARMONY SUBDIVISION

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Meritage Homes Development Agreement, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Development Agreement for Meritage Homes in Harmony Subdivision, as set forth in Exhibit A.
2. The Development Agreement for Meritage Homes in Harmony Subdivision is hereby approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of October, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 21st day of October, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

WHEN RECORDED, RETURN TO:

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

**DEVELOPMENT AGREEMENT
FOR MERITAGE HOMES IN HARMONY SUBDIVISION**

This Development Agreement for Meritage Homes in Harmony Subdivision (“Agreement”) is made and entered into as of the ____ day of _____, 2025, by and between Eagle Mountain City, a political subdivision of the State of Utah (“City”) and Meritage Homes of Utah, Inc., an Arizona corporation (“Builder”). City and Builder are sometimes referred to herein individually as a “Party,” and collectively as the “Parties.”

RECITALS

A. On or about January 6, 2015, City entered into a development agreement (“Harmony DA”) with Eagle Mountain Properties, LLC (the “Developer”) regarding the Harmony Preliminary Plat. The Harmony DA is recorded with the Utah County Recorder as Entry No. 93083:2018.

B. Builder purchased the land encompassing Plats A-12, A-15, and A-16 within Harmony Phase A (“Meritage Parcels”) that is subject to the Harmony DA. Plats A-15 and A-16 abut future planned roads to be known as Walden Parkway and Johnny Circle. The City’s Master Transportation Plan identifies Walden Parkway as a “Future Minor Collector” road. Although Johnny Circle is not currently identified as a collector road on the City’s Master Transportation Plan, the City considers Johnny Circle a future collector road.

C. Eagle Mountain alleges that Section 19 of the Harmony DA requires that the Developer install six-foot privacy fencing or a decorative wall for all rear lots that abut a collector or arterial road (“Privacy Fencing”) during the installation of the subdivision infrastructure and as a result, the City will not issue building permits in Plats A-15 and A-16, resulting in unanticipated delays.

D. The Parties interpret the meaning of Section 19 differently. Eagle Mountain alleges that Builder is responsible for the construction and installation of Privacy Fencing made out of stone, masonry or decorative concrete pursuant to Section 19. Builder alleges that the Harmony DA allows for Privacy Fencing made out of Other Privacy Fencing Materials (defined below) and that the Harmony DA does not require that Privacy Fencing be made out of stone, masonry or decorative concrete only.

E. In an effort to move forward without any further delay, the Parties desire to enter into this Agreement.

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

AGREEMENT

1. **Recitals.** The above-stated recitals are incorporated herein as part of this Agreement.

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

2.1. *Bond.* Builder shall post a surety (in the form of a letter of credit or a surety bond) in an amount equal to 110 percent of the estimated cost of the Privacy Fencing (as if made out of stone, masonry or decorative concrete) to guarantee the performance of its obligation to install the Privacy Fencing within the timelines and in the manner required by this Agreement (the “Bond”).

2.2. *Start Date.* Within nine (9) months of the Effective Date, provided that such deadline shall be extended by any delays resulting from a Force Majeure Event (defined below), Builder shall begin installing Privacy Fencing made of durable materials consisting of either stone, masonry or decorative concrete (including precast concrete) along the rear lot lines of the lots identified with a pink line on Exhibit A attached hereto (the “Meritage Privacy Fencing”). After beginning to install the Privacy Fencing, Builder shall proceed with reasonable diligence to complete the installation. Installation shall be complete within four (4) months after beginning the process, unless a Force Majeure Event occurs.

2.3. *Municipal Approvals.* Upon posting of the Bond, the City shall agree to not withhold issuance of municipal approvals in relation to the Meritage Parcels, including without limitation building permits, inspections, and certificates of occupancy, solely on the basis that the Privacy Fencing has not yet been started or completed. Notwithstanding the foregoing, the City may withhold municipal approvals if Builder fails to comply with the requirement of Sections 2.1 and 2.2 above. Notwithstanding anything to the contrary in this Agreement, if Builder’s deadline to begin installing Privacy Fencing is extended due to a delay caused by a Force Majeure Event as set forth in Section 2.2, then the deadline and the City’s ability to withhold municipal approvals as contemplated in this Section 2.3 shall be delayed by an amount of time equal to the delay caused by such Force Majeure Event.

2.4. *Future Approval of Other Privacy Fencing Materials.* If at any time prior to Builder’s completion of installation of Privacy Fencing, (i) City approves the construction of Privacy Fencing out of materials other than stone, masonry or decorative concrete (including precast concrete) (“Other Privacy Fencing Materials”) along existing or future planned collector or arterial roads in the Harmony subdivision legally described on Exhibit A of the Harmony DA (“Harmony Subdivision”) or another approval that does not have current vesting, or (ii) a court, City, or any administrative agency determines that Other Privacy Fencing Materials are permissible along existing or future collector or arterial roads in the Harmony Subdivision, then City shall allow Builder the option to use the Other Privacy Fencing Materials in the installation of the Privacy Fencing subject to this Agreement, in which case the Bond shall be reduced to an amount equal to 110 percent of the estimated cost of the Privacy Fencing made out of the Other Privacy Fencing Materials.

2.5. *Force Majeure.* Builder shall be excused for the period of any delay in performing any obligation under this Agreement caused by any of the following: (a) strikes, lockouts, work stoppages, acts of God, inability to obtain labor or materials, enemy action, acts of terrorism (whether of foreign, domestic or unknown origin), civil commotion, fire, unavoidable casualty, delays resulting from investigations relating to, or remediation or mitigation of, known or unknown environmental conditions, delays in obtaining demolition, construction and similar permits, approvals or licenses, (b) a resurgence in COVID-19 or other epidemic, pandemic or similar health matters that results in cessation of some or all construction activities or restrictions on the use of labor; (c) labor and materials shortages and delays;

and (d) any other circumstances that are beyond the reasonable control of Builder, including, without limitation, governmental and court actions (each, a “Force Majeure Event”).

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

4. **Default.**

4.1. *Notice.* If Builder or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

4.2. *Contents of the Notice of Default.* The Notice of Default shall:

4.2.1. Specific Claim. Specify the claimed event of Default;

4.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

4.2.3. Optional Cure. If City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

4.3. *Mediation.* Upon the issuance of a Notice of Default, the Parties may engage in mediation or another dispute resolution process. Neither Party shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law, in that Party’s sole discretion.

5. **Builder’s Exclusive Remedy.** Builder’s sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City’s obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO BUILDER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

6. **Severability.** Except as specifically stated herein, any provision of this Agreement, or portion thereof, that is declared by a court of competent jurisdiction to be invalid or unenforceable shall not affect the validity of the remainder of this Agreement and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

7. **Time is of the Essence.** Time shall be of the essence with respect to the duties imposed on the Parties under this Agreement. Unless a time limit is specified for the performance of such duties each Party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

8. **Construction of the Agreement.** This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

9. **No Waiver.** Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said

right or any other right it may have hereunder. The provisions may be waived only in writing and signed by the Party intended to be benefited by the provisions being waived.

10. **Entire Agreement.** This Agreement shall supersede all prior agreements between the Parties with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the Parties.

11. **Applicable Law.** This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the Parties which arise hereunder, are to be construed and enforced in accordance with the laws of the State of Utah.

12. **Notices.** Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the Parties as follows:

To the Builder:

Meritage Homes of Utah, Inc.
18655 North Claret Drive, Suite 400
Scottsdale, Arizona 85255
Attention: Regional Counsel

To the City:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

13. **Execution of the Agreement.** This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other Party within seven (7) days of receipt of said facsimile copy.

14. **Hold Harmless.** Builder shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from the breach of this Agreement by Builder, its contractors, subcontractors, agents, employees or other persons acting on its behalf.

15. **Relationship of the Parties.** This Agreement is not intended to create any partnership, joint venture or other arrangement between City and Builder. This Agreement is not intended to create any third-party beneficiary rights for any person or entity not a party to this Agreement. It is specifically

understood by the Parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Builder, (ii) intentionally deleted; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Meritage Parcels not dedicated to the City; and (iv) Builder shall have the full power and exclusive control of the Meritage Parcels subject to the obligations of Builder as set forth in this Agreement, any recorded documents affecting the Meritage Parcels, and any other agreements between Builder and third parties. Further, this Agreement may not be used or interpreted by a court or the City as setting a precedent relating to Privacy Fencing subject to the Harmony DA.

16. Title and Authority. Builder expressly warrants and represents to City that it is a limited liability company in good standing and that such company owns or controls all right, title and interest in and to the Meritage Parcels and that no portion of the Meritage Parcels, or any right, title or interest therein has been sold, assigned or otherwise transferred to any other entity or individual. Builder warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Builder. Builder understands that City is relying on such representations and warranties in executing this Agreement.

17. Further Assurances, Documents, and Acts. Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each Party as allowed by law. Notwithstanding the foregoing, neither Party is restricted from assisting the City and/or Developer in the resolution of their differing interpretations of the Harmony DA.

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

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

TOM WESTMORELAND, Mayor

ATTEST

GINA L. OLSEN, City Recorder

City Attorney
Approved as to form and legality

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

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

NOTARY PUBLIC

BUILDER

MERITAGE HOMES OF UTAH, INC
An Arizona Corporation

_____, _____

BUILDER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the _____ day of _____, 2025, personally appeared before me _____ duly sworn, did say that he/she is the _____ of MERITAGE HOMES OF UTAH INC, an Arizona corporation and that the foregoing instrument was duly authorized by the corporation and signed in behalf of said corporation.

NOTARY PUBLIC

4931-2377-1503



Upcoming Staff Agenda Items for City Council Information (Tentative)

Development Projects

- Horizon Project Entitlement Process
- John Hancock School Site Plan
- Lower Hidden Valley MDA Amendment
- Firefly NPA 6A

Code Amendments

- EMMC 16.30.090.C.5.b.iii - Connectivity Standards – Requiring Shared Access
- EMMC 17.80 – Sign Permits, figures, schematics
- EMMC 17.64 – Creation of an Alternative Energy Overlay Zone (AEOZ)

Other Items

- 11/5 – WS DISCUSSION – Trails & Open Space Master Plan
- 11/5 – Wastewater Master Plan – PUBLIC HEARING
- Scenic Mountain HOA - Lift Station Resolution
- 11/18 – General Election Canvass (Resolution – Recorder)
- Updated General Plan

Please note all items are tentative and are subject to change.