



EAGLE MOUNTAIN CITY COUNCIL MEETING

FEBRUARY 3, 2026, 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. LEGISLATIVE UPDATE - Dave Stewart, Legislative Executive Consulting
(anticipated time 10 minutes)

1.B. INTRODUCTION - Communications Manager, Kyle Ireland
(anticipated time 10 minutes)

1.C. DISCUSSION - Quarterly Financial Report - Management Analyst Terrence Dela Peña
(anticipated time 15 minutes)

1.D. DISCUSSION - Future Land Use Map - Planning Director Brandon Larsen
(anticipated time 45 minutes)

2. AGENDA REVIEW

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

3. CITY MANAGER INFORMATION ITEMS

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

4. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; the purchase, lease, sale, or exchange of real property; a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision; and/or the deployment of security personnel, devices, or systems, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

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

9. APPOINTMENTS

9.A. Library Board Appointments

1. Marcia Vasquez - Three-year Term, January 2026 through December 2028

9.B. Planning Commission Appointments

1. Mandy Lane - One-year Term, January 2026 through December 2026
2. Chad Decoursey - Three-year Term Alternate, January 2026 through December 2028

10. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Eagle Ridge Phase A, Plat 2 - Into Warranty
- 11.B. Parkway Fields Phase A, Plat 2.1 - Out of Warranty
- 11.C. Parkway Fields Phase A, Plat 2.2 - Out of Warranty
- 11.D. Parkway Fields Phase A, Plat 2.3 - Out of Warranty

12. CHANGE ORDERS

- 12.A. CHANGE ORDER - Belle Street Booster Station by Condie Construction - Change Order #1

13. MINUTES

- 13.A. January 15, 2026 Minutes - Special City Council Meeting
- 13.B. January 20, 2026 Minutes - Regular City Council Meeting

SCHEDULED ITEMS

14. RESOLUTIONS

- 14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing the Eagle Mountain City Recorder

15. ORDINANCES

- 15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 2.45 regarding Youth Council.

BACKGROUND: *(Presented by Natalie Winterton)* The proposed ordinance updates the Youth Council Code to allow the Eagle Mountain Youth Council to select their Youth

Mayor from among its members, as requested by the City Council. Additional revisions improve clarity and readability without changing the code's intent, ensuring it is accessible to participants as young as seventh grade.

16. HIDDEN HOLLOW AMENITY EXCHANGE

16.A. MINOR SITE PLAN - Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* This item was tabled at the City Council meeting held on January 20, 2026. A request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005.

17. LEGISLATIVE ITEMS

17.A. UPDATE - Legislative Priorities List

18. 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.

19. COMMUNICATION ITEMS

19.A. Upcoming Agenda Items

20. 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 29 day of January, 2026, 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>.

Lacie Messerly
Interim City Recorder

To: Mayor and City Council
 From: Finance Department
 Date: January 27, 2026
 Subject: 2nd Quarterly Financial Report



FINANCIAL QUARTERLY REPORT

The following financial information represents the period of July 1 through December 31, 2025. These quarterly reports are presented on a budgetary and fund-level basis and are not intended to present results in conformity with the Generally Accepted Accounting Principles (GAAP). Capital outlay, debt service, depreciation, and long-term debt accounting necessary to conform enterprise fund activity to GAAP are recorded as part of the annual year-end closing and audit process. Accordingly, interim results may differ from amounts ultimately reported in the City's Annual Comprehensive Financial Report (ACFR).

For questions regarding this report, please reach out to the Director of Administrative Services, Kimberly Ruesch, at kruesch@eaglemountain.gov.

FUND LEVEL OVERVIEW

This table summarizes the City's current fiscal year budget by fund, showing the approved budget, year-to-date (YTD) actual revenues and expenditures, and the percentage of the budget used so far. Overall, the total revenue and expenditures are each about 36% of the annual budget. Most operating funds show revenue and spending levels that are generally in line with expectations for this point in the year, while several impact fee and capital-related funds have higher revenue collections with limited expenditures to date, reflecting the timing of project activity.

% FY Remaining: **50%**

Fund	Current Budget	YTD Estimate	% Budget Used
AA-2013-1			
Revenues	40,025.00	1,257.07	3%
Expenditures	40,025.00	5,357.50	13%
AFFORDABLE HOUSING			
Revenues	1,347,887.00	-	0%
Expenditures	1,347,887.00	596,260.85	44%
CAPITAL PROJECTS			
Revenues	19,406,538.00	1,323,682.45	7%
Expenditures	19,406,538.00	8,708,038.42	45%
CEMETERY			
Revenues	81,523.00	26,852.61	33%
Expenditures	81,523.00	17,001.78	21%
FLEET			
Revenues	3,398,678.00	1,875,083.26	55%
Expenditures	3,398,678.00	2,276,452.36	67%

Fund	Current Budget	YTD Estimate	% Budget Used
GENERAL			
Revenues	35,100,175.00	18,879,770.54	54%
Expenditures	35,100,175.00	12,527,627.45	36%
GIS			
Revenues	517,016.00	292,431.09	57%
Expenditures	517,016.00	271,902.93	53%
PARKS/TRAILS IMPACT			
Revenues	3,136,500.00	1,765,756.29	56%
Expenditures	3,136,500.00	-	0%
PUBLIC SAFETY IMPACT			
Revenues	35,700.00	273,802.37	767%
Expenditures	35,700.00	2,500.00	7%
RDA			
Revenues	8,453,952.00	391,003.24	5%
Expenditures	8,453,952.00	34,500.00	0%
SALES TAX BOND			
Revenues	1,813,250.00	45,221.57	2%
Expenditures	1,813,250.00	510,375.00	28%
SOLID WASTE			
Revenues	3,040,294.00	1,538,033.47	51%
Expenditures	3,040,294.00	1,348,593.78	44%
STORMWATER			
Revenues	2,130,846.00	1,098,356.29	52%
Expenditures	2,130,846.00	926,870.54	43%
STORMWATER IMPACT			
Revenues	410,100.00	353,567.27	86%
Expenditures	410,100.00	-	0%
TRANSPORTATION IMPACT			
Revenues	4,125,050.00	3,079,391.42	75%
Expenditures	4,125,050.00	-	0%
UTILITY BILLING			
Revenues	742,776.00	381,050.04	51%
Expenditures	742,776.00	313,896.64	42%

Fund	Current Budget	YTD Estimate	% Budget Used
WASTEWATER			
Revenues	13,518,951.00	7,870,120.89	58%
Expenditures	13,518,951.00	8,102,546.98	60%
WASTEWATER IMPACT			
Revenues	7,227,993.00	2,590,035.54	36%
Expenditures	13,518,951.00	1,496,067.25	11%
WATER			
Revenues	24,391,308.00	11,264,311.36	46%
Expenditures	24,391,308.00	14,697,692.14	60%
WATER IMPACT			
Revenues	26,247,177.00	2,110,510.39	8%
Expenditures	26,247,177.00	3,848,449.41	15%
TOTAL BUDGET			
Revenues	155,165,739.00	55,160,237.16	36%
Expenditures	155,165,739.00	55,684,133.03	36%

DEPARTMENT LEVEL OVERVIEW

This table presents the FY 2026 operating budget, excluding capital outlay by department and division, showing the adopted budget, year-to-date (YTD expenditures, pending purchase orders or obligations, and the remaining available balance. As of this reporting period, approximately \$33.2 million (about 44%) of the total 76.3 million operational budget has been spent, with an additional \$2.3 million encumbered in pending obligations. Overall, most departments are tracking within budget expectations for this point in the fiscal year. Variations in spending levels primarily reflect the timing of contractual services, seasonal operations, and service delivery needs across departments.

Department/Division	FY 2026 Budget	YTD	PENDING Pos	REMAINING BALANCE
Affordable Housing	1,347,887.00	596,260.85	0.00	751,626.15
Building	1,978,286.00	983,226.80	153,025.12	842,034.08
Cemetery	81,523.00	17,001.78	542.50	63,978.72
City Attorney	233,650.00	77,901.56	0.00	155,748.44
City Recorder	519,180.00	153,395.96	0.00	365,784.04
Communications	294,526.00	123,111.58	19,057.22	152,357.20

Department/Division	FY 2026 Budget	YTD	PENDING Pos	REMAINING BALANCE
Economic Development	5,461,668.00	54,364.65	1,600.00	5,405,703.35
Engineering	219,275.00	98,339.76	5,762.92	115,172.32
Executive	967,429.00	648,806.59	0.00	318,622.41
Facilities	450,763.00	210,846.66	47,001.17	192,915.17
Finance	740,195.00	186,315.68	19,559.40	534,319.92
General	1,007,933.00	82,680.48	0.00	925,252.52
GIS	517,016.00	271,902.93	0.00	245,113.07
Human Resources	358,044.00	153,612.91	0.00	204,431.09
Information Technology	733,817.00	315,940.93	206,816.19	211,059.88
Legislative Affairs	480,051.00	80,048.41	4,396.43	395,606.16
Library	879,530.00	399,524.60	21,656.82	458,348.58
Neighborhood Improvement	399,563.00	226,706.39	0.00	172,856.61
Open Space	373,576.00	118,332.18	9,992.53	245,251.29
Parks	3,295,056.00	1,925,687.04	360,063.15	1,009,305.81
Planning	1,083,507.00	475,554.11	45,080.87	562,872.02
Public Safety	8,789,107.00	2,907,006.88	3,281.45	5,878,818.67
Recreation	546,008.00	181,701.48	0.00	364,306.52
Solid Waste	2,976,903.00	1,348,593.78	0.00	1,628,309.22
Special Events	598,635.00	293,918.83	7,493.21	297,222.96
Stormwater	2,056,711.00	926,870.54	37,475.03	1,092,365.43
Streets	5,112,846.00	2,830,603.97	185,819.11	2,096,422.92
Utility Billing	742,776.00	313,896.64	2,750.00	426,129.36
Wastewater Collection	2,423,306.00	1,285,929.99	150,429.39	986,946.62
Wastewater Treatment	8,483,152.00	1,556,789.77	419,992.40	6,506,369.83
Water Distribution	20,761,891.00	12,916,624.18	441,229.06	7,404,037.76
Water Resource	2,368,281.00	1,436,946.90	169,605.09	761,729.01
Grand Total	76,282,091.00	33,198,444.81	2,312,629.06	40,771,017.13

TOTAL BUDGET BY ACCOUNT TYPE OVERVIEW

This table presents the FY 2026 total budget summarized by account type, showing the current adopted budget, second-quarter activity, year-to-date expenditures, and the percentage of budget collected or spent. Revenue and expense categories are aggregated across all departments to provide a citywide view of major revenue sources and expenditure classifications. As of the second quarter, approximately 35.6% of total revenues and 35.9% of total expenditures have been recognized year to date. Variances among individual account types primarily reflect the timing of revenue collections, billing cycles, seasonal activity, and scheduling of expenditures throughout the fiscal year.

Account Type	Current Budget	2nd Quarter	YTD	% Collect/Spent
REVENUE				
Property Taxes	3,156,498.00	2,468,536.14	\$ 2,688,310.54	85.17%
Sales & Use Taxes	15,127,121.00	1,161,331.39	\$ 7,460,426.81	49.32%
Franchise Taxes	7,846,283.00	101,139.12	\$ 2,487,118.50	31.70%
Licenses and Permits	48,935.00	2,959.75	\$ 26,247.47	53.64%
Planning Building & Eng Fees	3,329,979.00	1,667,927.35	\$ 3,072,582.31	92.27%
Intergovernmental	12,123,694.00	-	\$ 2,561,859.47	21.13%
Charges for Services	204,700.00	705,946.90	\$ 1,129,943.27	552.00%
Recreation	147,000.00	2,861.00	\$ 112,869.00	76.78%
Utility Revenue	29,818,628.00	2,378,241.88	\$ 17,188,419.21	57.64%
Cemetery Revenue	53,800.00	4,000.00	\$ 20,710.00	38.49%
Fines & Forfeitures	25,200.00	11,939.36	\$ 87,514.78	347.28%
Other Revenues	12,516,368.00	2,558,417.31	\$ 5,543,129.18	44.29%
Transfers In	8,058,781.00	1,583,672.94	\$ 2,463,573.86	30.57%
Special Revenues & Resources	13,797,625.00	2,349,168.23	\$ 10,317,532.76	74.78%
Other Financing Sources	48,911,127.00	-	\$ -	0.00%
Total Revenue	155,165,739.00	14,996,141.37	\$ 55,160,237.16	35.55%
EXPENSE				
Personnel Services	17,004,670.00	1,286,627.49	\$ 7,816,726.48	45.97%
Materials Supplies Services	26,628,853.00	1,209,255.66	\$ 14,244,964.06	53.49%
Utility & Utility Services	2,249,770.00	52,701.57	\$ 1,156,816.80	51.42%
General & Contracted Services	18,276,400.00	2,331,647.77	\$ 7,805,755.80	42.71%
Special Departmental Materials	20,000.00	1,801.89	\$ 2,905.18	14.53%
Grants	10,368,217.00	242,711.00	\$ 718,265.51	6.93%
Contractual Agreements	5,185,483.00	-	\$ 51,831.00	1.00%
Capital Outlay	59,832,912.00	5,982,331.18	\$ 19,581,501.83	32.73%
Interdepartmental Charges	-	-	\$ -	0.00%
Debt Service	3,506,892.00	68,390.00	\$ 1,841,792.50	52.52%
Transfers Out	8,058,781.00	1,583,672.94	\$ 2,463,573.87	30.57%
Contribution to Fund Balance	4,033,761.00	-	\$ -	0.00%
Total Expense	155,165,739.00	12,759,139.50	\$ 55,684,133.03	35.89%

Quarterly Financial Report – 2nd FY 2026

Ending December 31, 2025

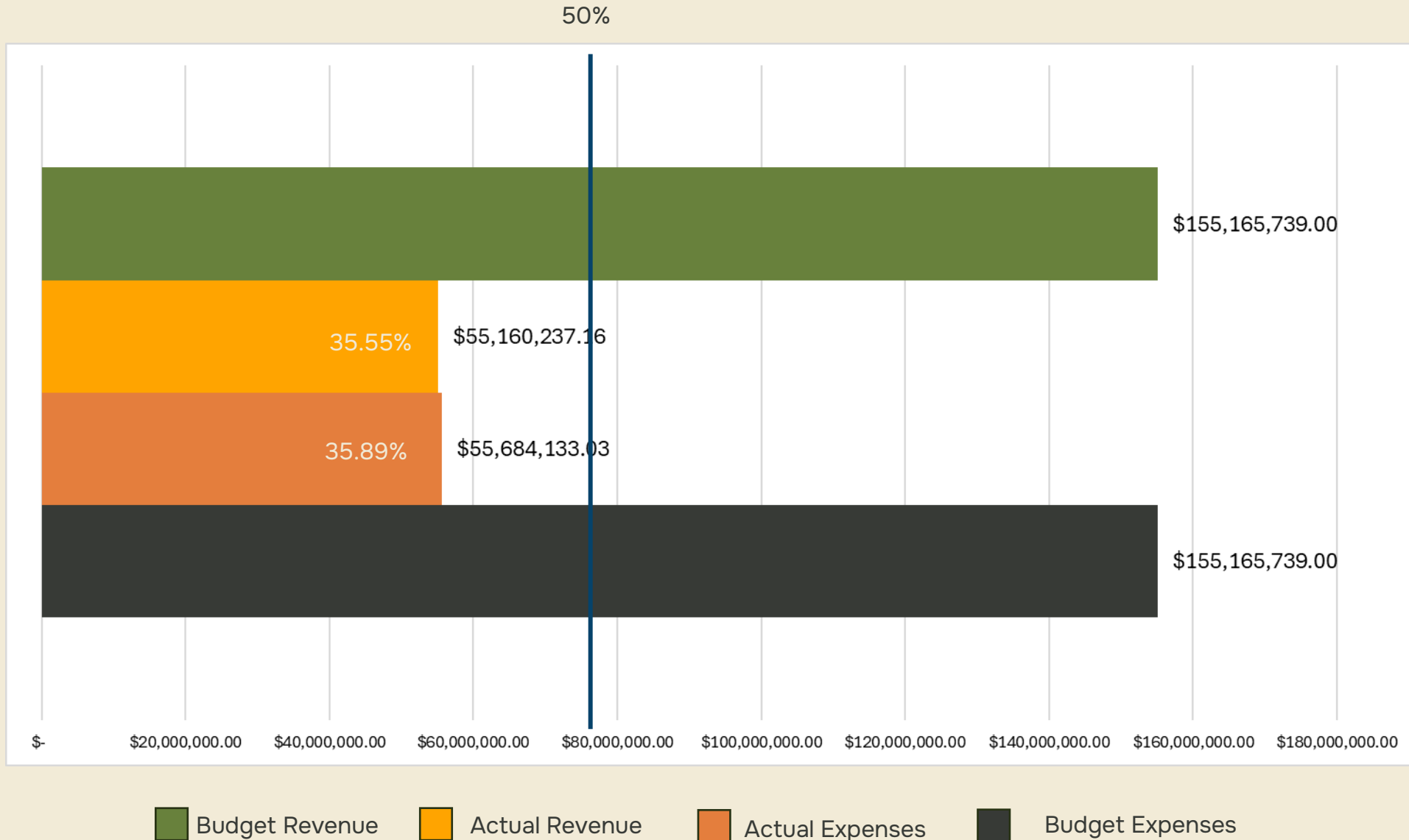


Overview

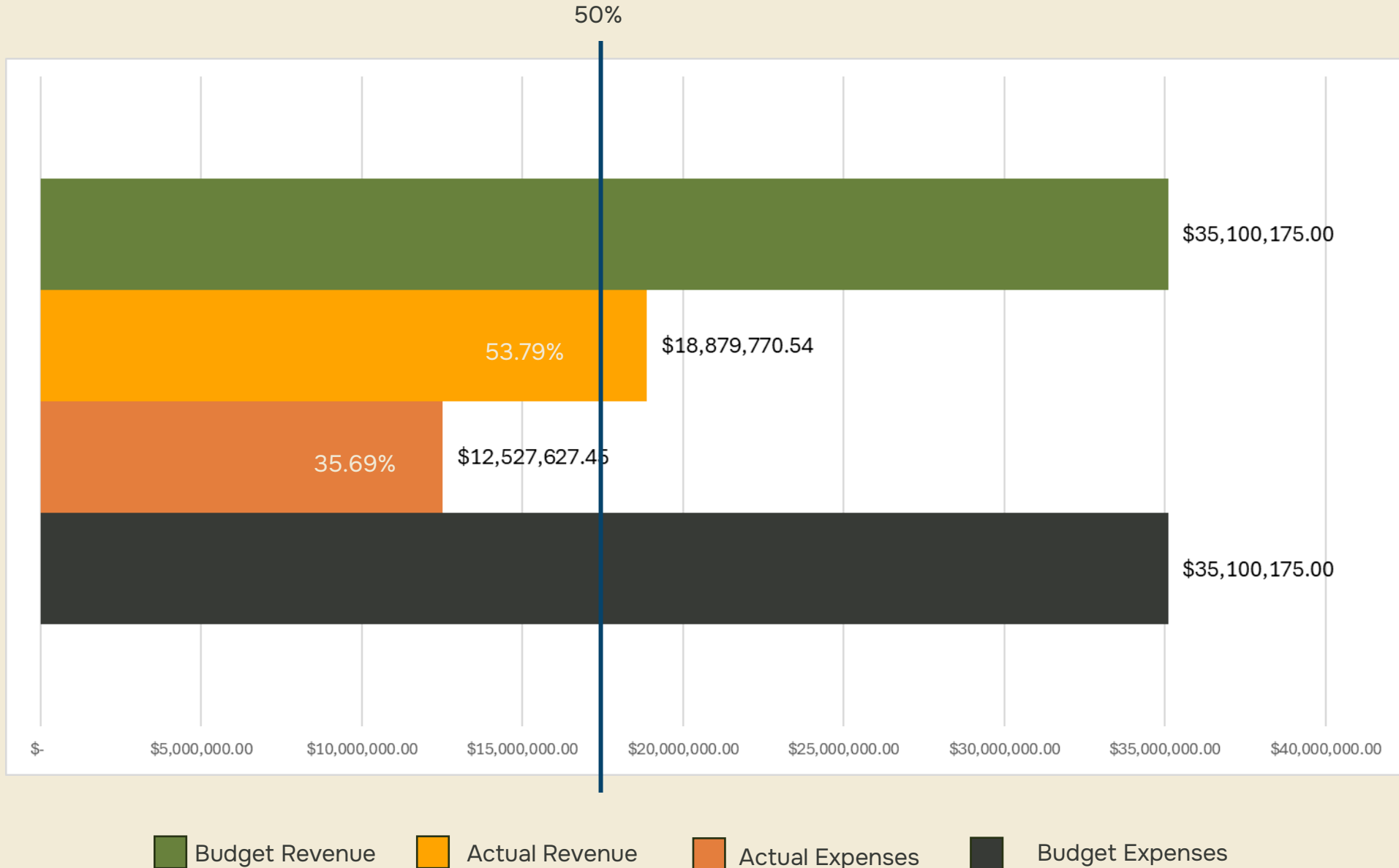
- Overall City Budget Status
- General Fund
 - Sales and Property Taxes
- Capital Projects Fund
- Enterprise Funds
 - Stormwater
 - Water
 - Sewer



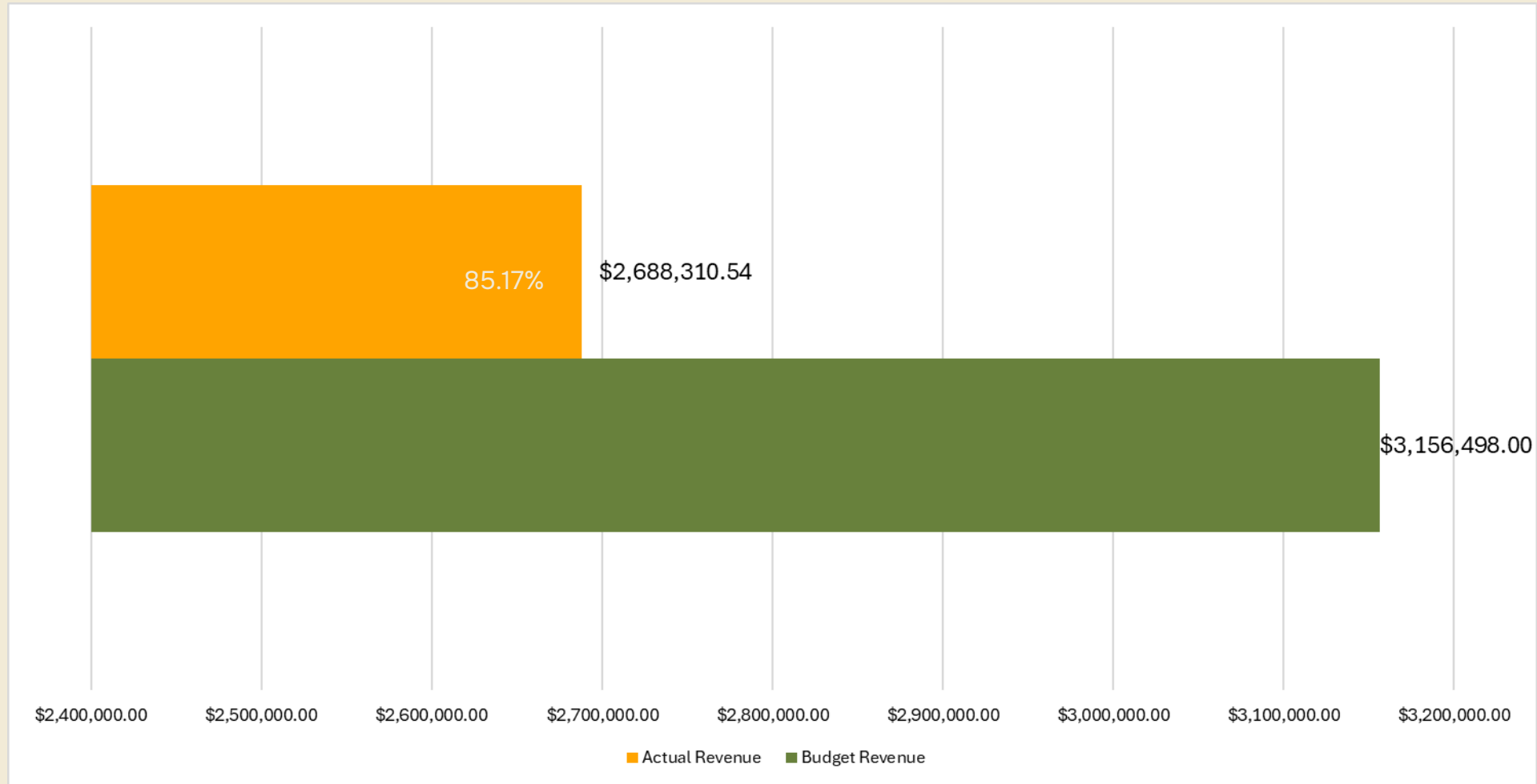
Overall City Budget



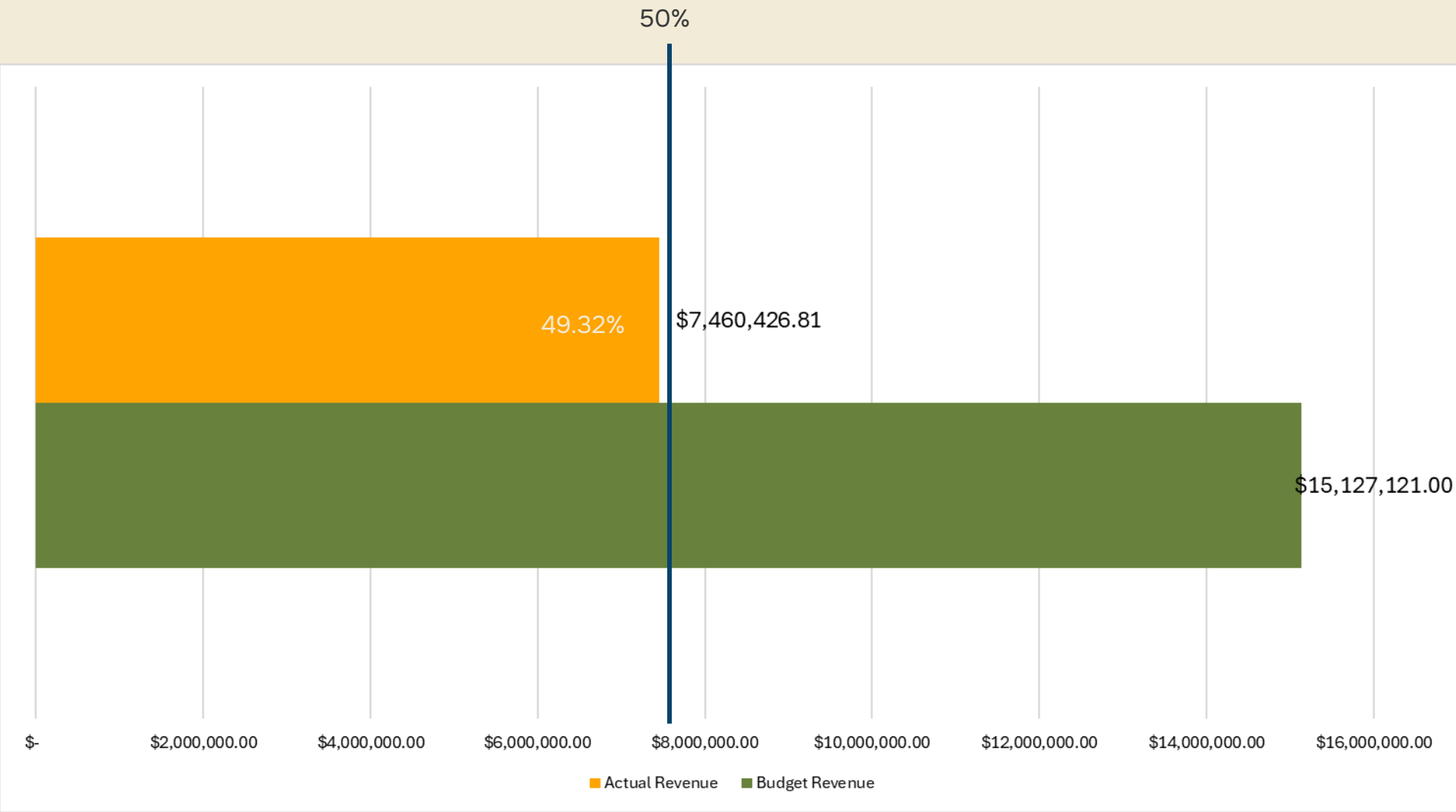
General Fund



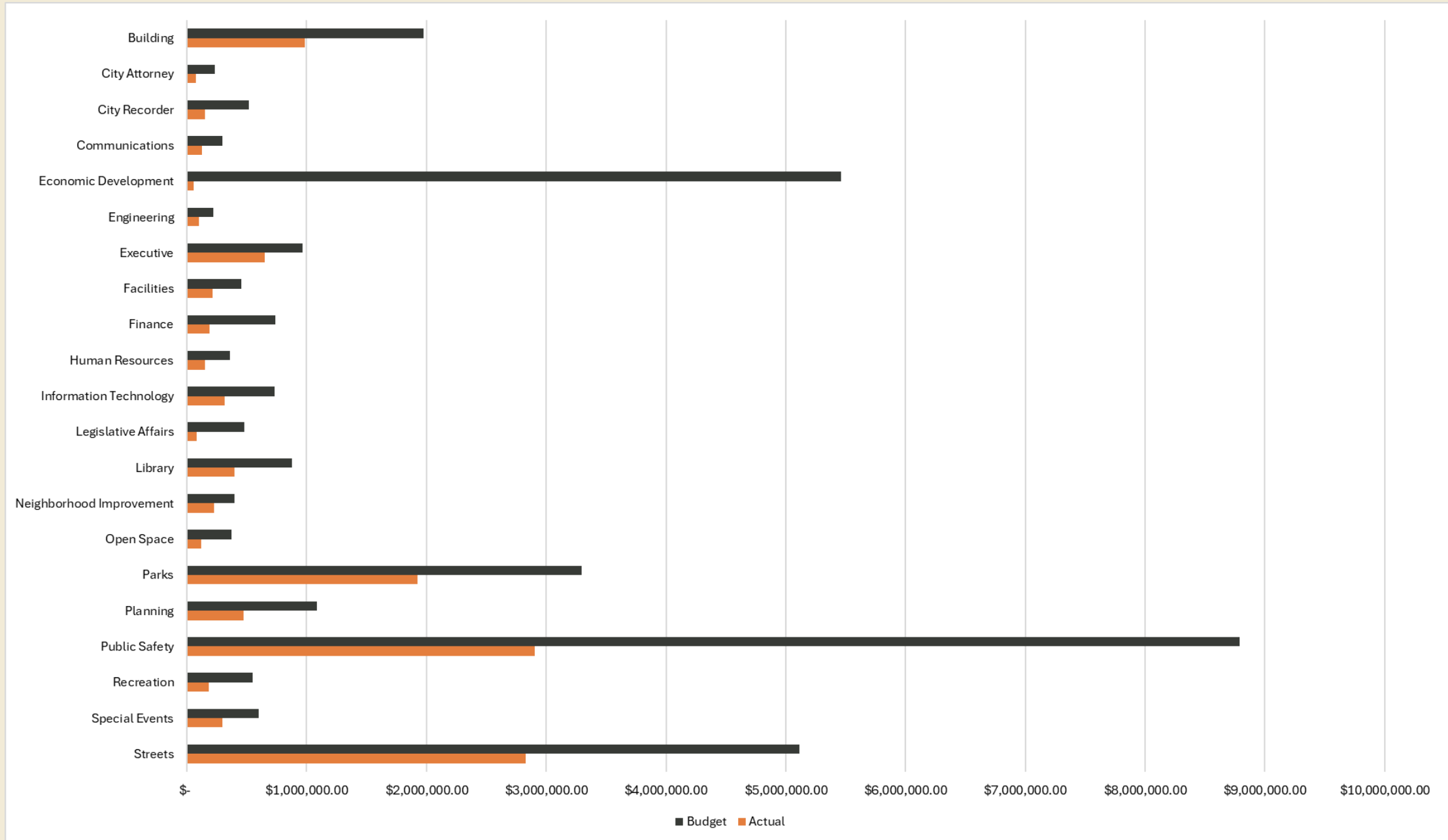
Property Taxes



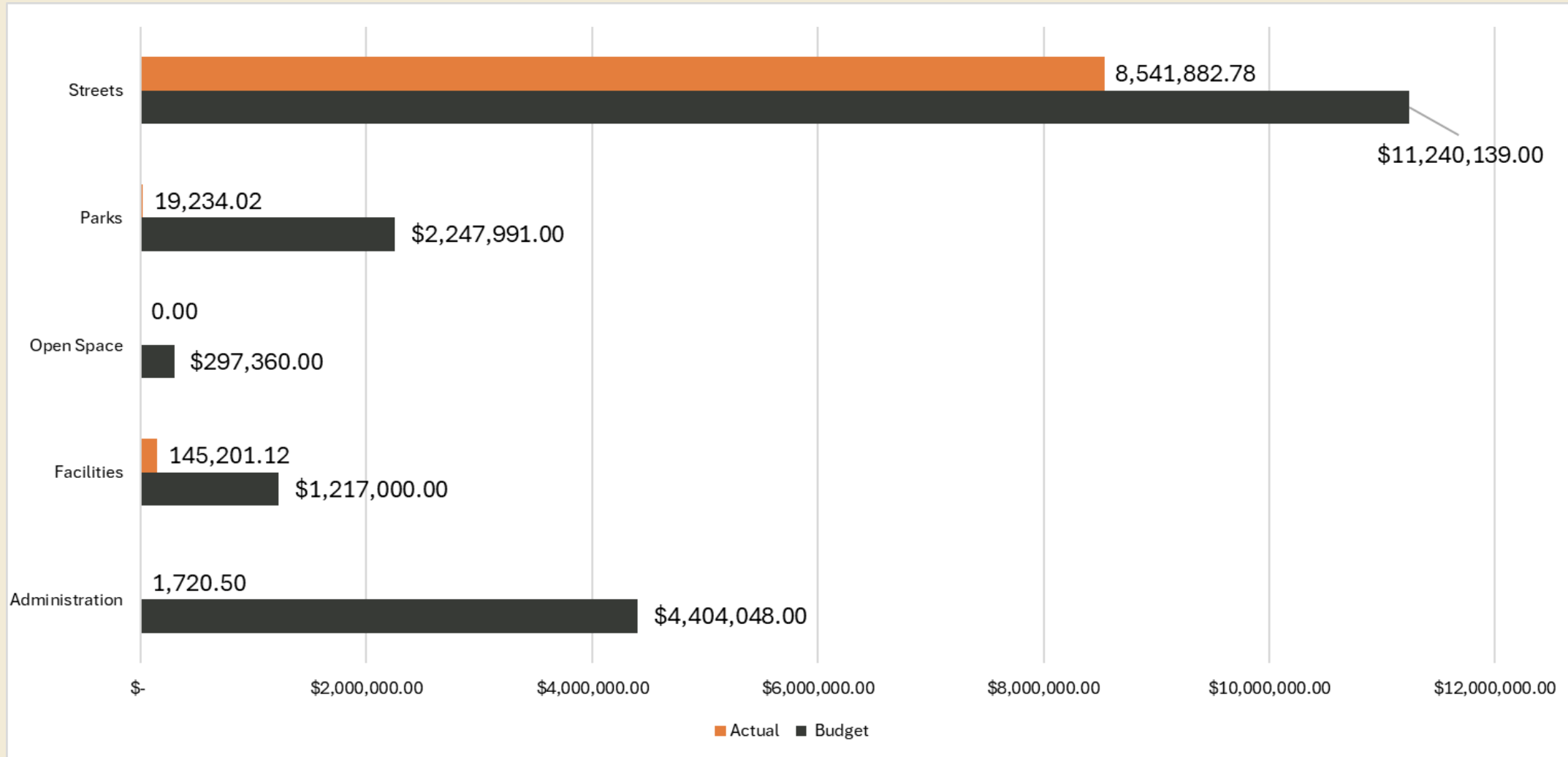
Sales and Use Taxes



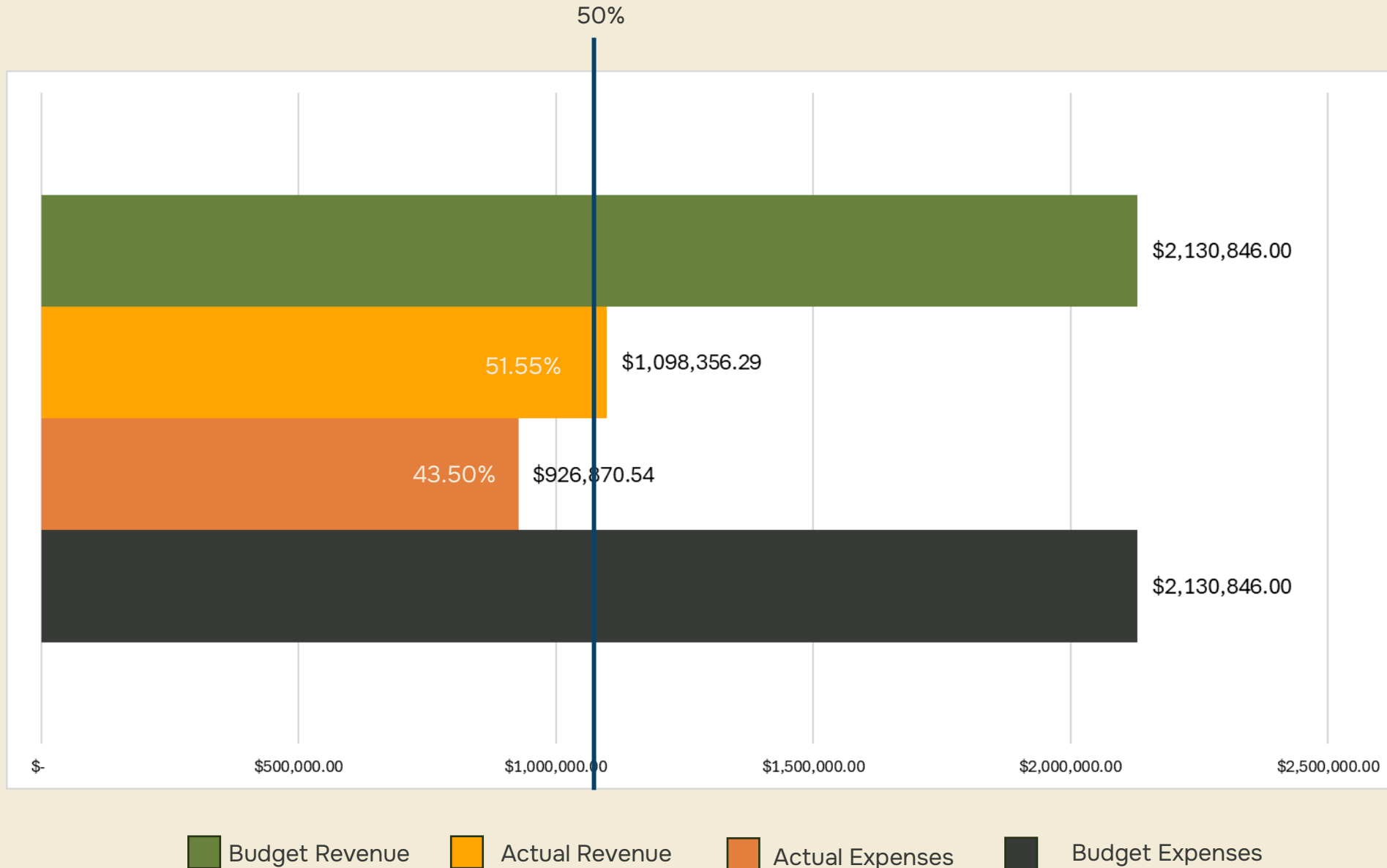
General Fund Departments



Capital Projects Fund

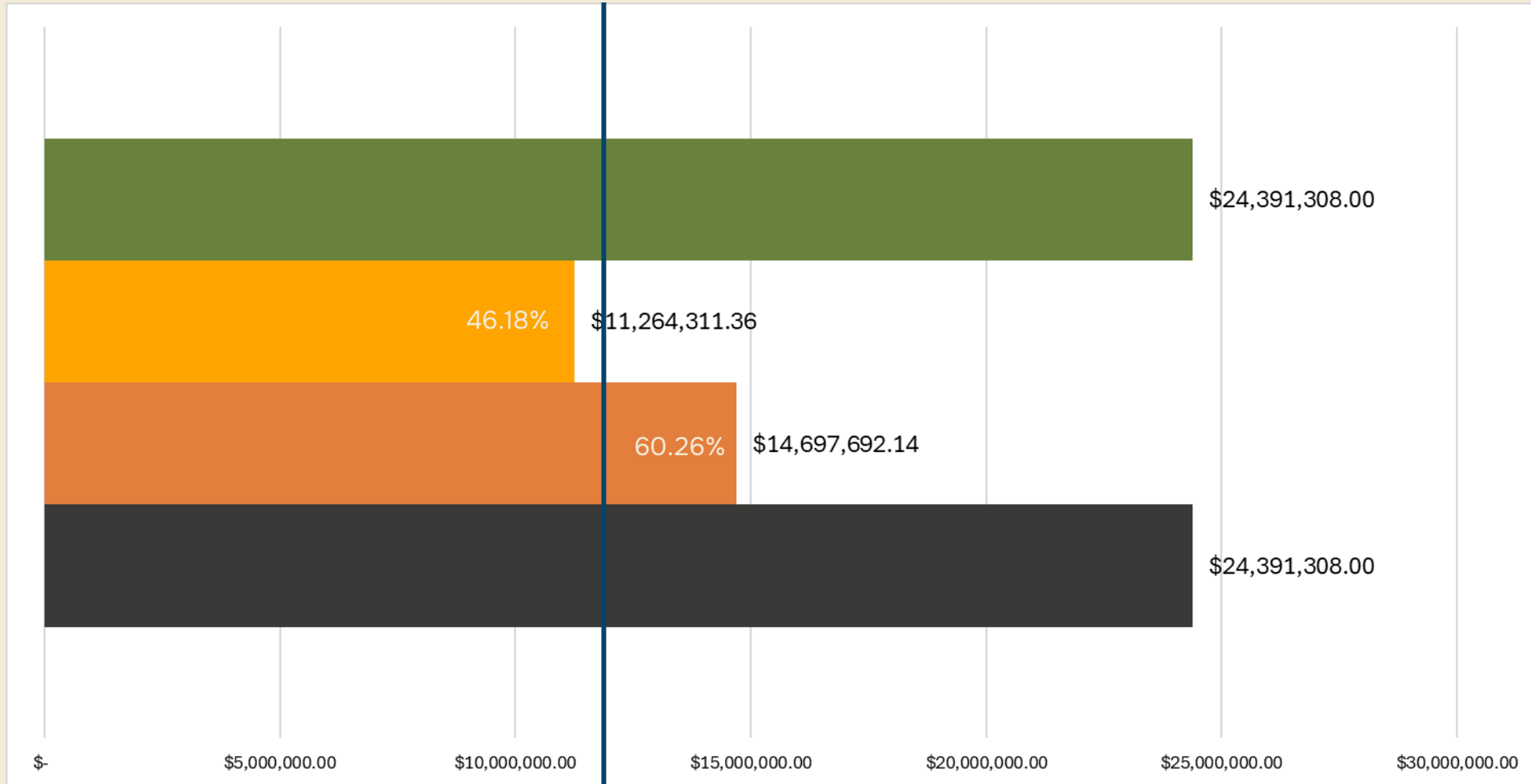


Stormwater Fund



Water Fund

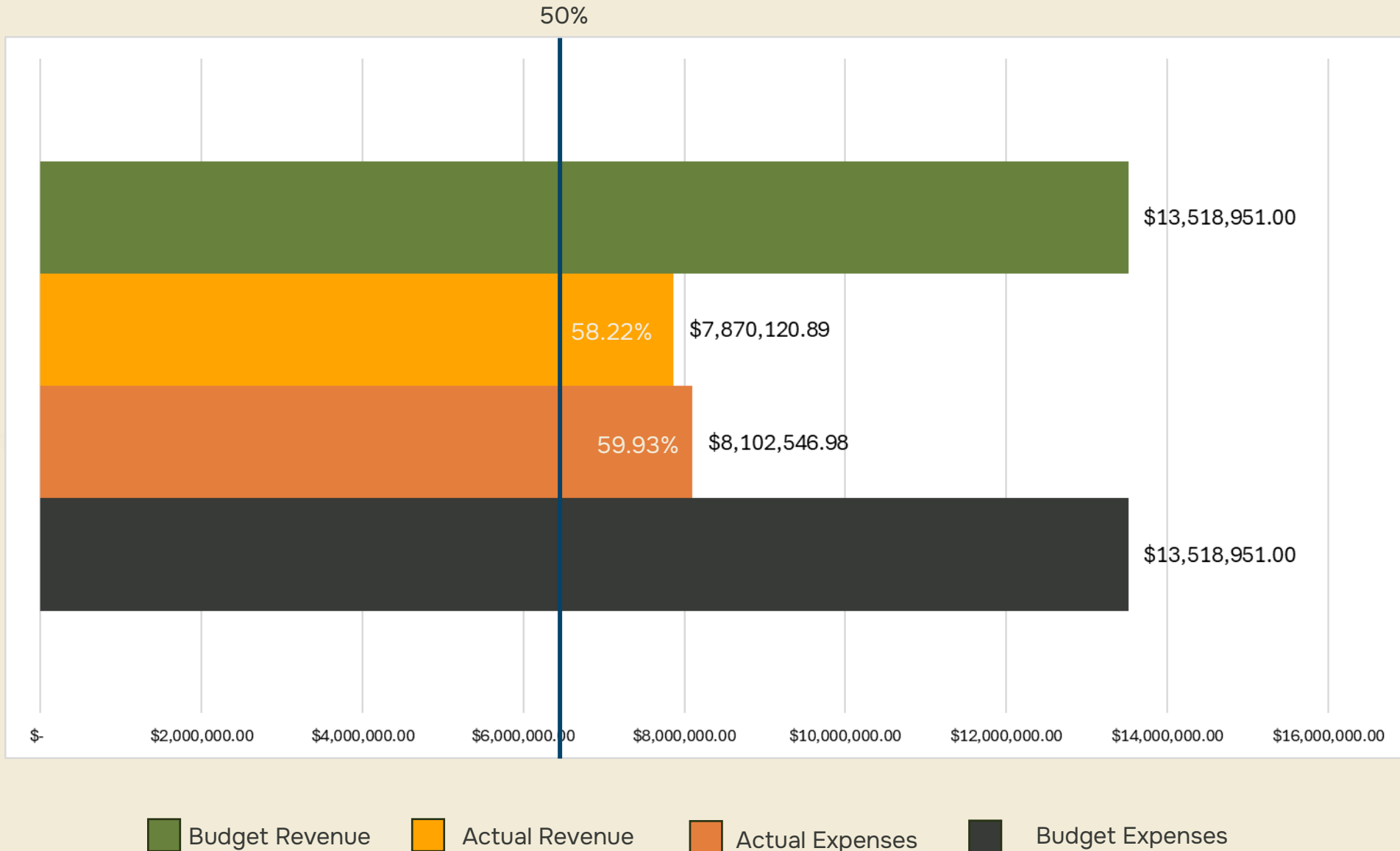
50%



 Budget Revenue  Actual Revenue  Actual Expenses  Budget Expenses



Wastewater Fund





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 3, 2026**

TITLE:	DISCUSSION - Future Land Use Map - Planning Director Brandon Larsen
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
See Map	City-wide

PUBLIC HEARING

Yes

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

N/A

BACKGROUND:

Planning staff has attached a draft of the Eagle Mountain City Future Land Use Map update and is seeking feedback from the Council. Staff, the Planning Commission, and Council have given significant feedback to GSBS Architects who have prepared the Future Land Use Map update. The Land Use Map establishes land use designations for each property in the City. A land use designation is often the foundation for establishing a zoning designation for a property.

Future land use maps are generally updated every 5–7 years to make sure land use designations for properties in the City are logical and consider current and long-term needs in the area of a property and the City at large. With Eagle Mountain's extraordinary growth, it is critical that we reevaluate the land use designations for properties in the City. This process helps us to consider how well we have distributed typical uses like commercial, residential, and industrial across the City. It also helps us to see where we can expand upon uses, like open space and institutional.

The City's Future Land Use Map is critical to the creation of the Land Use Element of the General Plan. After we have finished updating the designations for the properties in the City, Planning staff will be in an excellent position to prepare the Land Use Element for the General Plan update.

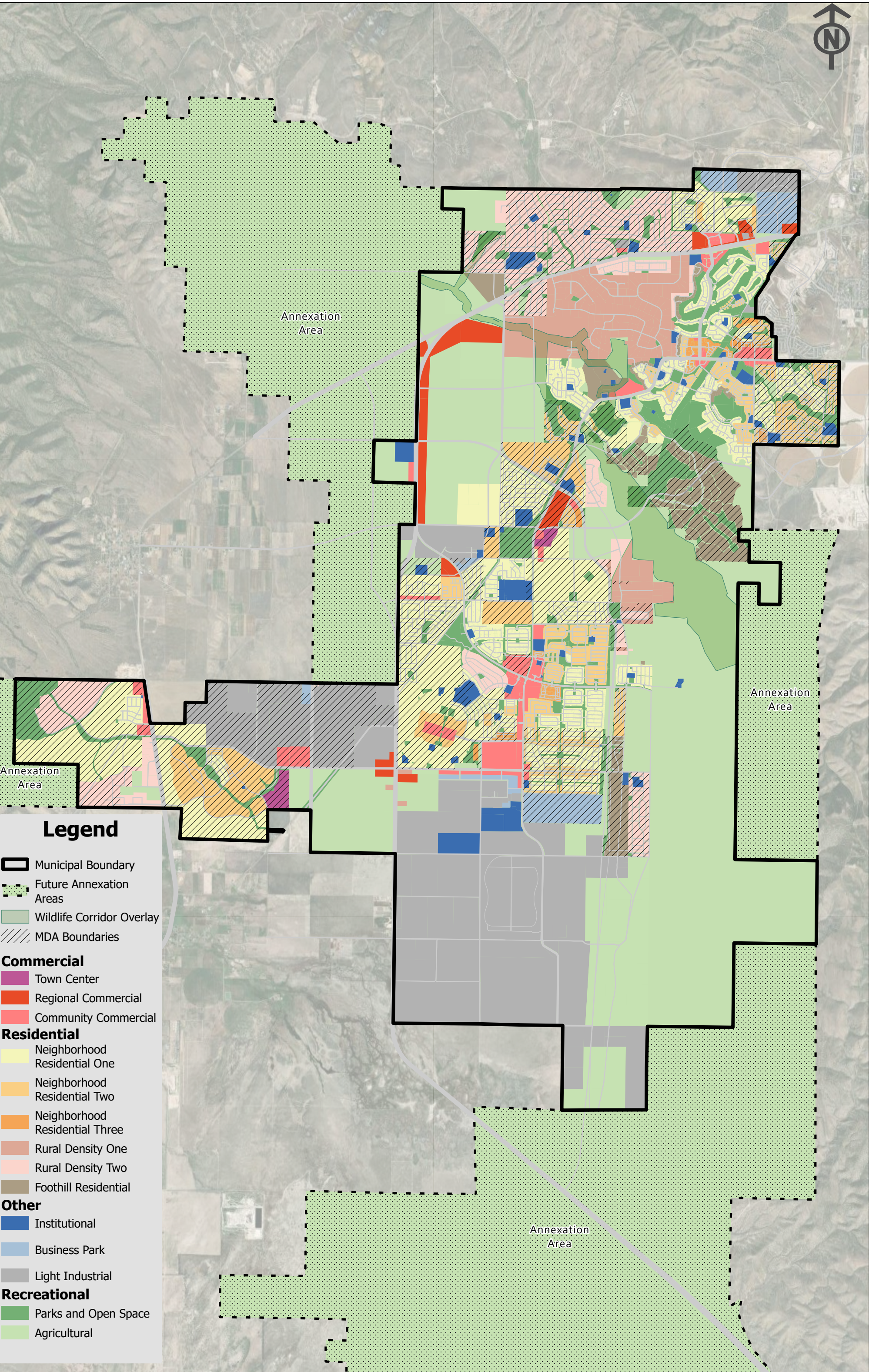
Planning staff will take the feedback from the Council and further refine the Future Land Use Map in preparation for taking the document to the Planning Commission for a recommendation and for bringing the Map back to the Council for final adoption.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Map
2. Presentation





DRAFT Future Land Use Map



AGENDA

- A review of the FLUM Process from 2024 until now
- FLUM Methodology and Layering Technique
- Land Use Designations



HOW WE GOT TO WHERE WE ARE

We went through a comprehensive process to look at the 2018 FLUM and provided a map in June of 2025.

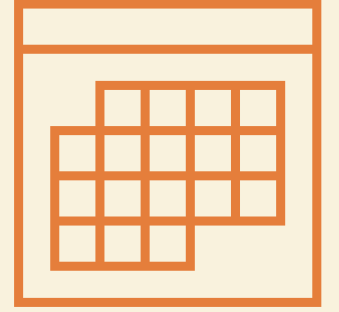
Based on the feedback from our June meeting we have revised the map.

Comments that stayed with us included:

- Opportunities to have developers be creative and flexible
- Look at a more implementable timeframe
- Right-size land uses
- Be clear on what is coming to the City/ is in an MDA



METHODOLOGY: LAYERING



- Wiping the slate clean and starting with an Agricultural base
- Add on the anything that exists
- Add in all the planned MDA areas as they have been agreed to
 - Add in near-term opportunity areas (less than 5 year anticipated timeframe)
 - Add in longer-term opportunity areas (5-10 year timeframe or those land uses we want to hold for the highest and best use)

FLUM ASSUMPTIONS

1. As a fast-growing city, Eagle Mountain plans on updating their General Plan and Future Land Use Map in the next 7-10 years to keep the plan up-to-date.
2. Areas that have an Agricultural land use designation are encouraged to look at the FLUM to help see what the neighboring land uses are, and to create a creative Master Development Agreement.



THE FUTURE LAND USE MAP

We have housed a Future Land Use Map on a GIS-platform that allows us to show the layering technique versus a static map. A Static map is provided to show the overall outcome as it may be shown in a General Plan.



LAND USE DESIGNATIONS

WHAT IS THE SAME

Residential Land Use
Designations
Public/Civic Categories
Some Commercial

WHAT HAS CHANGED

Business Park/Light Industry
Employment Center/Campus



WHAT WE DID

WHAT CHANGED?

Employment Center/Campus and Business Park were combined

Light Industrial was put into its own category

WHY?

Light Industry has become more data center focused, while business park is viewed as a different character area—that generates more amenities, jobs, and services

Power Generation Future



LAND USE DESIGNATIONS

BEFORE: BUSINESS PARK/ LIGHT INDUSTRY

Modern light industrial uses that provide attractive environments for jobs and are compatible with nearby neighborhoods. Light industrial business and technology parks, food processing and wholesaling, advanced manufacturing, and research and development facilities in attractive low impact environment. Employment and economic development opportunities. Range of scales for offices and production and supporting retail for office and surrounding neighborhoods. Job centers to accommodate a wide range of production and distribution activities. Higher intensity industrial will be buffered from other uses with blue/green infrastructure.

LAND USE DESIGNATIONS

AFTER: BUSINESS PARK

Modern flex and industrial supportive uses that provide attractive environments for jobs and are compatible with nearby neighborhoods. Technology parks, food processing and wholesaling, advanced manufacturing, and research and development facilities in attractive low impact environment. Employment and economic development opportunities. Range of scales for offices and production and supporting retail for office and surrounding neighborhoods. Job centers to accommodate a wide range of production and distribution activities.

AFTER: LIGHT INDUSTRY

Industrial and utility-supportive uses that strengthen the city's economic base through high-value capital investment and long-term fiscal returns, while maintaining a modern, low-nuisance character compatible with Business Park development. Primary uses include data centers and related digital infrastructure, energy and communications facilities, and industrial services that support technology and production ecosystems. Development should be designed for operational reliability with high standards for architecture, site planning, and environmental performance. Higher-intensity components will be buffered from other land uses through integrated blue/green infrastructure.

LAND USE DESIGNATIONS

RESIDENTIAL

FOOTHILL RESIDENTIAL - Residential view lots, generally on the foothills or hillsides. Building lot sizes shall be a minimum of 1/4-acre in size, with a majority of lots 1/2-acre and larger. Lots should be arranged in layouts that best protect contiguous open space areas, ridgelines, hillsides, working agricultural land, and/or wildlife habitat, and provide useable open space or trail access to useable open space.

RURAL DENSITY ONE - Individual large lot residential. Range of 2.5 to 5 Acre lots. Animal rights. Infrastructure semi-rural in nature. Development must agree to rural level of service unless privately paid for, installed, and maintained (e.g. road maintenance, snow plow service, garbage/recycle service, access/proximity to recreational needs).

RURAL DENSITY TWO - Individual medium/large lot residential. Range of .5 to 2.5 acre lots. Infrastructure is semi-rural in nature. NEIGHBORHOOD RESIDENTIAL ONE - A mix of single-family residential lot sizes, generally ranging from 2 to 4 dwelling units per acre, and including improved neighborhood open space.



LAND USE DESIGNATIONS

RESIDENTIAL

NEIGHBORHOOD RESIDENTIAL TWO - Primarily attached single-family or detached single-family on small lots (.25 acres or smaller). A limited mix of commercial retail types may be located on edges, while public spaces may include parks, schools or recreation centers. Density may range from 4 to 12 Dwelling Units per acre.

NEIGHBORHOOD RESIDENTIAL THREE - Attached single-family or multi-family structures. Generally, condos or apartment buildings with 8 or more units per structure, and/or clustered complexes of mixed housing forms. Density of 8 or more Dwelling Units per acre.



LAND USE DESIGNATIONS

MIXED USE/COMMERCIAL CATEGORIES

COMMUNITY COMMERCIAL - Small to medium sized commercial clusters with a variety of office, retail, and professional services. Residential units may be an accessory use to any of these types of commercial development, but may not be a stand-alone development in these areas. Located near or along major transportation hubs and/or corridors. Serves up to 2.5 mile radius/network.

TOWN CENTER MIXED USE - Represents traditional downtown – a dynamic mixed use environment that functions as the city's core for commercial, civic buildings, and professional services. Major civic public spaces provide regional destination for events and recreation. Residential units are allowed as part of mixed use development, but may not be a stand-alone development in the Town Center unless phasing is shown for non-residential development.

REGIONAL COMMERCIAL - Larger scale commercial/retail centers that may include big box retail, entertainment, services, and potentially civic uses. Convenient vehicular access from major transportation corridors. Areas to be compact and designed with low-impact development/green infrastructure approaches. Generally includes thoughtful and safe pedestrian and multi-modal transportation network with access to city-wide network.

LAND USE DESIGNATIONS

PUBLIC/CIVIC CATEGORIES

INSTITUTIONAL- All schools – elementary, middle, high school. Public facilities such as libraries. Service facilities such as fire stations, police stations, city hall, and public services/ city support.

PARKS AND OPEN SPACE - Both natural/passive and developed open space areas. This designation is intended for lands that serve a public open space, recreational, or ecological function, or provide visual relief. These lands are primarily publicly owned, but can be in private ownership.





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

ENGINEERING

Thursday, January 22, 2026

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

SUBJECT: Eagle Ridge phase 2 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Lacie Messerly, City Recorder



BOND RELEASE REQUEST LETTER
Eagle Ridge phase 2

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

1st Bond Release	
Original Bond Amount:	\$ 237,471.30
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 215,883.00
Amount Remaining in Bond:	\$ 21,588.30

Bond Releases Summary	
#1	\$ 215,883.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 215,883.00

1/22/2026

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SITE & SWPPP									
a	Mobilization	1	LS	\$10,600.00	\$10,600.00	0	1	100%	\$10,600.00	\$10,600.00
c	Clear & grub	4102	CY	\$4.75	\$19,484.50	0	4102	100%	\$19,484.50	\$19,484.50
b	Silt cut ROW	250	CY	\$4.75	\$1,187.50	0	250	100%	\$1,187.50	\$1,187.50
c	Construction entrance	1	EA	\$2,000.00	\$2,000.00	0	1	100%	\$2,000.00	\$2,000.00
d	Silt fence	470	LF	\$4.00	\$1,880.00	0	470	100%	\$1,880.00	\$1,880.00
e	Import fill ROW	4500	TON	\$17.90	\$80,550.00	0	4500	100%	\$80,550.00	\$80,550.00
f	Lot fill	500	CY	\$4.75	\$2,375.00	0	500	100%	\$2,375.00	\$2,375.00
2	CULINARY WATER									
a	Connect to existing	1	EA	\$1,200.00	\$1,200.00	0	1	100%	\$1,200.00	\$1,200.00
b	8" C-900 water main	540	LF	\$48.00	\$25,920.00	0	540	100%	\$25,920.00	\$25,920.00
c	Trench import	540	TON	\$15.80	\$8,532.00	0	540	100%	\$8,532.00	\$8,532.00
d	1" water service	9	EA	\$2,100.00	\$18,900.00	0	9	100%	\$18,900.00	\$18,900.00
e	Fire hydrant	3	EA	\$8,100.00	\$24,300.00	0	3	100%	\$24,300.00	\$24,300.00
f	8" gate valve	1	EA	\$2,600.00	\$2,600.00	0	1	100%	\$2,600.00	\$2,600.00
g	Collars	4	EA	\$500.00	\$2,000.00	0	4	100%	\$2,000.00	\$2,000.00
h	Testing	1	LS	\$950.00	\$950.00	0	1	100%	\$950.00	\$950.00
i	11' wide access road	3000	SF	\$2.05	\$6,150.00	0	3000	100%	\$6,150.00	\$6,150.00
3	STORM DRAIN									
a	Shade channels	1170	LF	\$6.20	\$7,254.00	0	1170	100%	\$7,254.00	\$7,254.00
TOTAL CONSTRUCTION COST					\$215,883.00					
10% Bond Coverage					\$21,588.30					
TOTAL BOND AMOUNT:					\$237,471.30	Released this Period			\$215,883.00	

Vince Hogge
Vince Hogge, P.E.
Engineering Director

1-27-2025
Date

Robert Ballif
Robert Ballif
Engineering Tech. II

1/22/26
Date



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

ENGINEERING

DATE: Thursday, January 22, 2026
TO: Braiden Rindlisbacher
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: **Eagle Ridge phase 2 entering warranty-Updated**

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

Robert Ballif-Engineering Tech. II

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

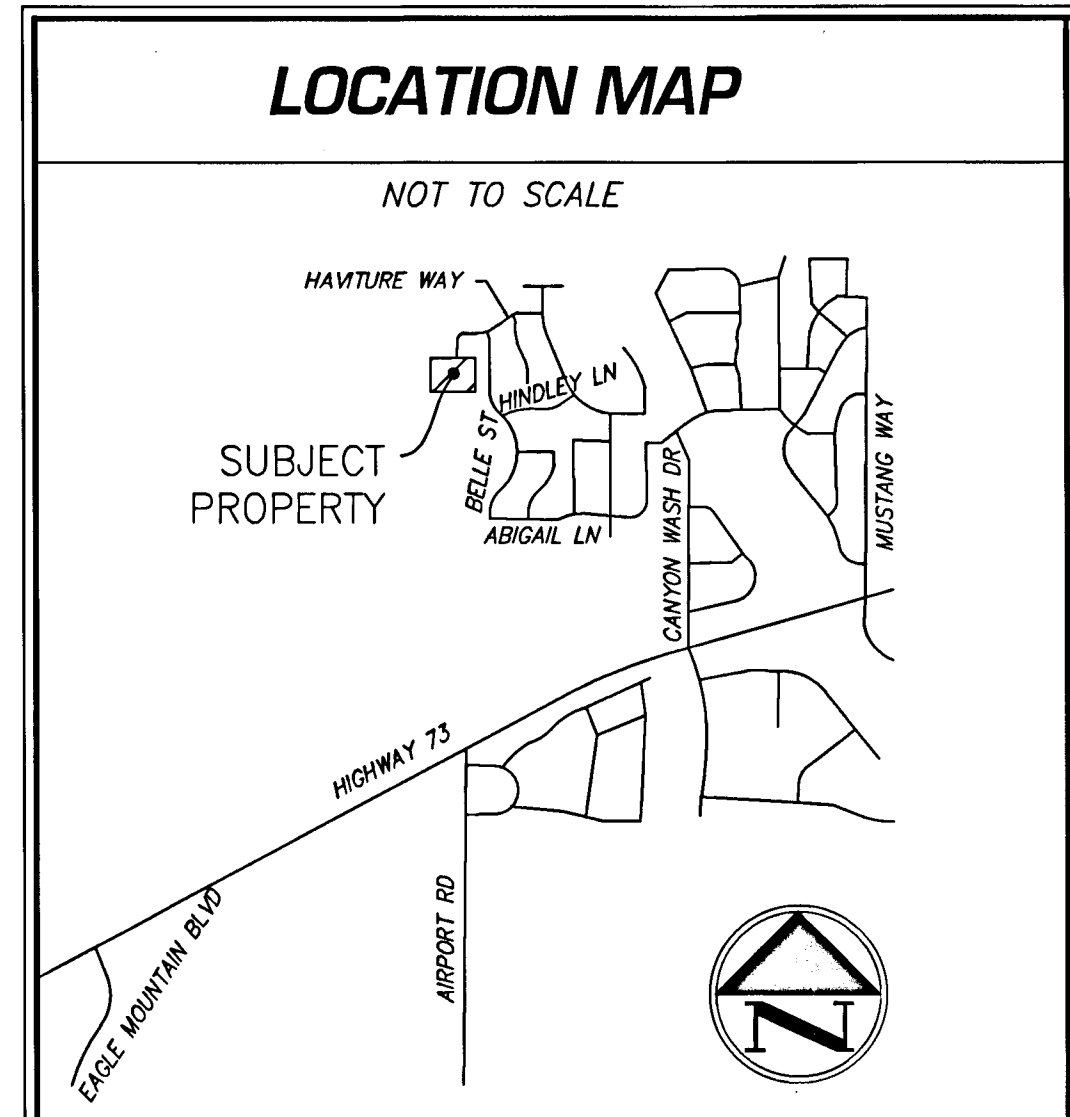
General Notes:

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

Eagle Cove:

1. ~~All lots are missing the water stamp on the curb, place a brass pin with w 'W' stamped on the pin.~~
2. ~~Lot #207 fire hydrant valve clean.~~
3. ~~Lot #207 & 205 place the pads around the hydrants. Place concrete foam padding around the barrel before placing the concrete and place break lines on the pad.~~

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



LINE / CURVE TABLE

#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C6	294.07'	293°01'36"	57.50'	38.04'	63.45'	S85°12'33"E

1. Pursuant to Utah Code ANNU 54-3-2-7 This Plat conveys to the owner(s) or operators of utility facilities a Public Utility Easement along with all the rights & duties described therein.

2. Pursuant to Utah Code ANNU 10-1A-603 Rock Mountain Power accepts delivery of the PUE as described in this Plat. Approves this Plat solely for the purpose of confirming that the Plat contains Public Utility Easements & Approximates the location of the Public Utility Easements, but does not warrant their precise location. Rock Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rock Mountain Power has under: a) A recorded easement or right-of-way 2.2 The law applicable to prescriptive rights. 2.3 Title 54, Chapter 6A Subtitle 10 or 2.4 Any other provisions of law.

APPROVED THIS 14 DAY OF September 20 25

DOMINION ENERGY

APPROVED THIS 14 DAY OF September 20 25

DOMINION ENERGY

APPROVED THIS 14 DAY OF September 20 25

DOMINION ENERGY

APPROVED THIS 14 DAY OF September 20 25

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APPROVED THIS 14 DAY OF September 20 25

DOMINION ENERGY

LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- ROADWAY CENTER LINE
- SECTION/MONUMENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
- EASEMENT, AS NOTED
- LOT LINE
- R.O.W. LINE
- SETBACK LINE
- PROPOSED STREET MONUMENT
- BOUNDARY CORNER, NOT SET UNLESS NOTED OTHERWISE
- SET REBAR & CAP, LS#190633
- R.O.W. RIGHT OF WAY
- TYP TYPICAL
- MON MONUMENT
- 3389 W LOT ADDRESS
- (R) RADIAL
- (NR) NON RADIAL

Comcast Corporation

Comcast Corporation certifies that it will provide telecommunication services to this subdivision utilizing the trenches provided by the developer.

APPROVED THIS 9/18/25

COMCAST CORPORATION

SHIRLEY BUTTERFIELD, LTD.

ENTRY No. 1745-2016

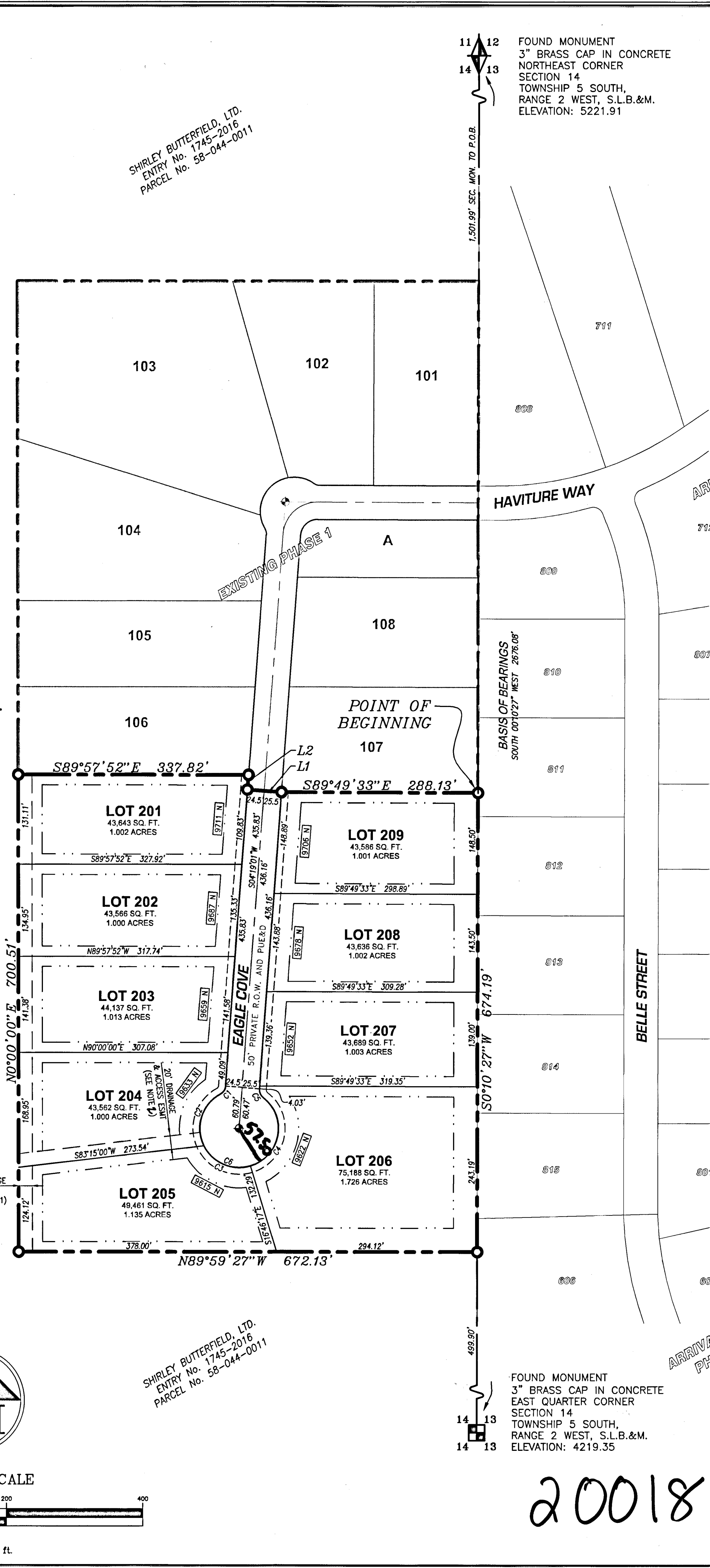
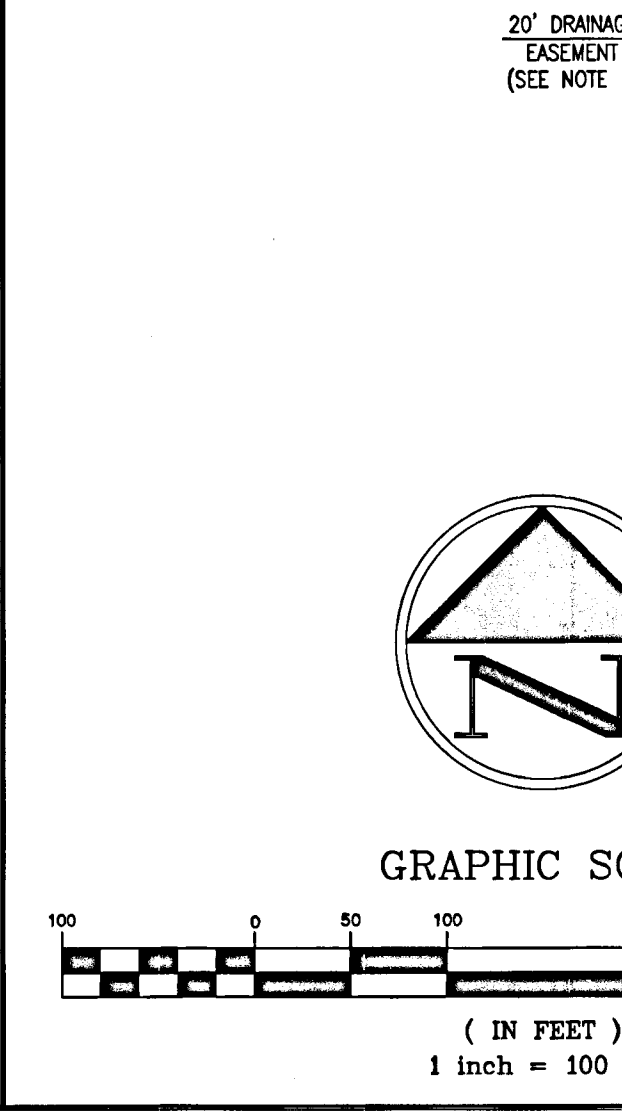
PARCEL No. 58-044-0011

Direct Communications

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

APPROVED THIS 9/16/25

Direct Communications



ZONE: RD1, IN THE AGRICULTURE/RURAL RESIDENTIAL DENSITY TWO CATEGORY

SETBACKS

FRONT: 30'

FRONT GARAGE: 40'

REAR: 35'

SIDE: 15'

GARAGE SIDE: 15'

STREET SIDE: 25'

PLAT CALCULATIONS

ACREAGE SUMMARY

LOTS: 9.882 AC

PARCELS: 0 AC

PUBLIC R.O.W.: 0.745 AC

TOTAL AREA: 10.627 AC

AVERAGE LOT SIZE: 1.098 AC

LARGEST LOT: 1.726 AC

SMALLEST LOT: 1.000 AC

OVERALL DENSITY: 0.911

TOTAL LOTS: 9

NOTES:

1. THE OWNER OF EACH LOT IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE CHANNEL ACROSS HIS/HER LOT FOR THE PURPOSE OF ALLOWING WATER TO FLOW FREELY DOWN THE CHANNEL TO THE STREETS. NO MODIFICATIONS TO THE DRAINAGE SWALES AND ASSOCIATED BERM AND SIDE SLOPES IS ALLOWED.

2. A 20 FOOT WIDE EASEMENT IS DEDICATED BY THIS MAP ALONG THE SOUTH SIDE OF LOT 204 FOR PUBLIC ACCESS TO THE ADJACENT LAND FOR UPLAND DRAINAGE.

LINE TABLE

L1 S85°40'59"E 50.00'

L2 64°19'01"W 21.66'

BRG. DIST.

CURVE TABLE CONTINUED

LEN DELTA RAD CHD BRG

1 14.92' 56°59'14" 15.00' 14.31 332°48'38" W

2 87.81' 87°30'57.50" 79.55' 517°33'10" W

3 80.86' 80°34'24" 74.36' 560°29'06" E

4 125.40' 124°57'04" 101.98' 110°45'11" E

5 15.00' 57°18'51" 15.00' 14.39' 23°03'56" W

1 14.92' 56°59'14" 15.00' 14.31 332°48'38" W

1 OF 1

DEVELOPER:

CONTACT:

SCENIC DEVELOPMENT, INC.

(801) 253-1237

ENGINEER:

IT Engineering, PC

7886 South 2325 East

South Weber, Utah

ph 801.866.7702

jacon@itengpc.com

SURVEYOR:

LAYTON SURVEYS LLC

1857 N. 100 W. SUITE 1

CLINTON, UT 84015

(801)-663-1641

willis.long@laytonsveys.com

BASIS OF BEARINGS:

THE BEARING SOUTH 00°10'27" WEST EAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF SECTION 14, AS SHOWN HEREON, IS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO LOTS, PARCELS, AND STREETS.

PROPERTY DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 00°10'27" WEST, ALONG THE SECTION LINE COMMON WITH SECTIONS 13 AND 14, A DISTANCE OF 1501.99 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, SOUTH 00°10'27" WEST, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 674.19 FEET; THENCE, NORTH 89°59'27" WEST, A DISTANCE OF 672.13 FEET; THENCE, NORTH, A DISTANCE OF 700.51 FEET; THENCE, SOUTH 89°57'52" EAST, A DISTANCE OF 337.82 FEET; THENCE, SOUTH 04°10'01" WEST, A DISTANCE OF 21.65 FEET; THENCE, SOUTH 85°40'59" EAST, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 89°49'33" EAST, A DISTANCE OF 288.13 FEET TO A POINT ON SAID SECTION LINE AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 10.627 ACRES, MORE OR LESS

PURSUANT TO UTAH CODE 10-2-204(1)(c), THE OWNER CONVEYS THE PRIVATE R.O.W. TO THE EAGLE RIDGE SUBDIVISION OWNER ASSOCIATION, INC. LOCATED AT 1458T SO. 790 W. C201, BLUFFDALE, UT 84065

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS EASEMENTS AND OTHER PUBLIC AREAS AS DESIGNATED ON THE PLAT.

EAGLE RIDGE PHASE A, PLAT 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 3 DAY OF September A.D. 2025.

Kim Rindlsbacher

Eagle Ridge Development, LLC

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH } S.S.

COUNTY OF UTAH }

ON THE 3 DAY OF September A.D. 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, JIM RINDLSBACHER, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Eagle Ridge Development, LLC, A UTAH LIMITED LIABILITY CORPORATION, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID Eagle Ridge Development, LLC COMPANY WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

8/16/2025

MY COMMISSION EXPIRES:

NOTARY PUBLIC RESIDING AT: South Jordan

ACKNOWLEDGEMENT:

STATE OF UTAH } S.S.

COUNTY OF UTAH }

ON THE DAY OF A.D. 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION IN NUMBER, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:

NOTARY PUBLIC RESIDING AT:

ACCEPTANCE BY LEGISLATIVE BODY:

THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 28 DAY OF October, A.D. 2025

APPROVED

ENGINEER (SEE SEAL BELOW)

ATTEST

CLERK-RECORDER (SEE SEAL BELOW)

EAGLE RIDGE PHASE A, PLAT 2

SUBDIVISION

EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN



Wednesday, January 21, 2026

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

SUBJECT: Parkway Fields phase 'A' plat 2.1 out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Lacie Messerly, City Recorder



BOND RELEASE REQUEST LETTER
Parkway Fields phase "A" plat 2.1
Reduced

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

1st Bond Release	
Original Bond Amount:	\$ 143,184.56
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 1,144.80
Amount Remaining in Bond:	\$ 142,039.76

Bond Releases Summary	
#1	\$ 1,144.80
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 1,144.80

7/11/2024

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Mobilization	1	0.05	LS	\$2,500.00	\$125.00	0	1	100%	\$125.00	\$125.00
b	Clear & grub	533142	0	SF	\$0.05	\$0.00	0	533142	100%	\$0.00	\$0.00
c	Traffic control	1	0.05	LS	\$4,500.00	\$225.00	0	1	100%	\$225.00	\$225.00
d	Site/cut fill	644	32.2	CY	\$4.25	\$136.85	0	644	100%	\$136.85	\$136.85
e	Const entrance	1	0.05	EA	\$1,750.00	\$87.50	0	1	100%	\$87.50	\$87.50
f	Silt fence	1503	75.15	LF	\$3.00	\$225.45	0	1503	100%	\$225.45	\$225.45
g	Inlet protection	23	1.15	EA	\$300.00	\$345.00	0	23	100%	\$345.00	\$345.00
2	ROADWAY IMPROVEMENTS										
a	Rough grade	137579	0	SF	\$0.15	\$0.00	0	137579	100%	\$0.00	\$0.00
b	3" Asphalt Roadway	59330	0	SF	\$1.55	\$0.00	0	59330	100%	\$0.00	\$0.00
c	8" base	59330	0	SF	\$1.10	\$0.00	0	59330	100%	\$0.00	\$0.00
d	9" sub base	3550	0	TON	\$16.00	\$0.00	0	3550	100%	\$0.00	\$0.00
e	8" sidewalk	3287	0	SF	\$5.15	\$0.00	0	3287	100%	\$0.00	\$0.00
f	5" sidewalk	17972	0	SF	\$5.15	\$0.00	0	17972	100%	\$0.00	\$0.00
g	Sidewalk prep	21260	0	SF	\$1.52	\$0.00	0	21260	100%	\$0.00	\$0.00
h	ADA ramps & placards	8	0	EA	\$1,925.00	\$0.00	0	8	100%	\$0.00	\$0.00
i	30" Curb & Gutter prep	3912	0	LF	\$5.00	\$0.00	0	3912	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	3912	0	LF	\$19.75	\$0.00	0	3912	100%	\$0.00	\$0.00
k	Valve collars	17	0	EA	\$525.00	\$0.00	0	17	100%	\$0.00	\$0.00
l	Manhole collars	19	0	EA	\$825.00	\$0.00	0	19	100%	\$0.00	\$0.00
m	Stop/street signs	5	0	EA	\$400.00	\$0.00	0	5	100%	\$0.00	\$0.00
3	CULINARY WATER										
a	8" C-900 water line	2180	0	LF	\$47.10	\$0.00	0	2180	100%	\$0.00	\$0.00
b	8" gate valve	12	0	EA	\$2,175.00	\$0.00	0	12	100%	\$0.00	\$0.00
c	8" cross	1	0	EA	\$1,667.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	8" tee	2	0	EA	\$1,500.00	\$0.00	0	2	100%	\$0.00	\$0.00
e	8" bend	5	0	EA	\$1,000.00	\$0.00	0	5	100%	\$0.00	\$0.00
f	18" C-900 water line	355	0	LF	\$165.00	\$0.00	0	355	100%	\$0.00	\$0.00
g	18" X16" CW reducer	1	0	EA	\$4,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	2" blow off 8" stubs	1	0	EA	\$750.00	\$0.00	0	1	100%	\$0.00	\$0.00
i	2" temp blow off	1	0	EA	\$1,300.00	\$0.00	0	1	100%	\$0.00	\$0.00
j	Stub & cap	2	0	EA	\$795.00	\$0.00	0	2	100%	\$0.00	\$0.00
k	3/4" service	35	0	EA	\$1,620.00	\$0.00	0	35	100%	\$0.00	\$0.00
l	Fire Hydrant	5	0	EA	\$7,540.00	\$0.00	0	5	100%	\$0.00	\$0.00
m	Connect to existing (cut in)	1	0	EA	\$2,625.00	\$0.00	0	1	100%	\$0.00	\$0.00
n	Connect to existing	1	0	EA	\$535.00	\$0.00	0	1	100%	\$0.00	\$0.00
o	1" PI service	1	0	EA	\$1,895.00	\$0.00	0	1	100%	\$0.00	\$0.00
p	2" PI service	1	0	EA	\$2,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
q	PI sleeve	25	0	LF	\$22.00	\$0.00	0	25	100%	\$0.00	\$0.00
4	SEWER										
a	8" sewer main	1169	0	LF	\$52.95	\$0.00	0	1169	100%	\$0.00	\$0.00
b	10" sewer main	441	0	LF	\$75.00	\$0.00	0	441	100%	\$0.00	\$0.00
c	60" Sewer manholes	1.5	0	EA	\$6,865.00	\$0.00	0	1.5	100%	\$0.00	\$0.00
d	48" Sewer manholes	8	0	EA	\$5,065.00	\$0.00	0	8	100%	\$0.00	\$0.00
e	4" Sewer services	30	0	EA	\$1,345.00	\$0.00	0	30	100%	\$0.00	\$0.00
f	Connect to existing	1	0	EA	\$2,670.00	\$0.00	0	1	100%	\$0.00	\$0.00
g	Connect to existing w/60" C/P manhole	1	0	EA	\$7,125.00	\$0.00	0	1	100%	\$0.00	\$0.00
5	STORM DRAIN										
a	Pond grading	1	0	LS	\$2,462.50	\$0.00	0	1	100%	\$0.00	\$0.00
b	12" storm drain pipe	300	0	LF	\$56.95	\$0.00	0	300	100%	\$0.00	\$0.00
c	15" storm drain pipe	1005	0	LF	\$74.30	\$0.00	0	1005	100%	\$0.00	\$0.00
d	18" storm drain pipe	735	0	LF	\$81.30	\$0.00	0	735	100%	\$0.00	\$0.00
e	18" perforated storm drain pipe	50	0	LF	\$100.00	\$0.00	0	50	100%	\$0.00	\$0.00
f	24" storm drain pipe	420	0	LF	\$103.45	\$0.00	0	420	100%	\$0.00	\$0.00
g	24" storm drain FES	1	0	EA	\$462.50	\$0.00	0	1	100%	\$0.00	\$0.00
h	60" storm drain manhole	11	0	EA	\$4,985.00	\$0.00	0	11	100%	\$0.00	\$0.00
i	Combo box	10	0	EA	\$6,425.00	\$0.00	0	10	100%	\$0.00	\$0.00
j	Curb inlet box/tee in	11	0	EA	\$3,090.00	\$0.00	0	11	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$1,144.80					
Original 10% Bond Coverage						\$142,039.76					
TOTAL BOND AMOUNT:						\$143,184.56					
							Released this Period		\$1,144.80		

Christopher T. Trusty P.E.
Engineering Director

7/11/24
Date

Robert Ballif
Engineering Tech. II

7/11/24
Date



DATE: Wednesday, January 21, 2026
TO: Bronson Tatton
FROM: Robert Ballif – Engineering Assistant
SUBJECT: **Parkway Fields phase A plat 2.1 exiting warranty-Updated**

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

Robert Ballif-Engineering Tech. II

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

General Notes:

1. ~~Exit sewer video.~~
2. ~~All ADA ramps, place sika flex in the gap between the curb & ADA.~~
3. ~~Crack seal phase lines & patches.~~

Black Bear Ave:

1. ~~Remove and replace any damaged concrete (curb & gutter & sidewalk) marked with a red 'X'.~~
2. ~~Intersection of Bison clean 2 of the valves.~~
3. ~~The intersection of Bison, the southeast ADA placards damaged and need to be replaced.~~
4. ~~House #3281 clean sewer manhole.~~

Bison Dr.:

1. ~~Remove and replace any damaged concrete (curb & gutter & sidewalk) marked with a red 'X'.~~

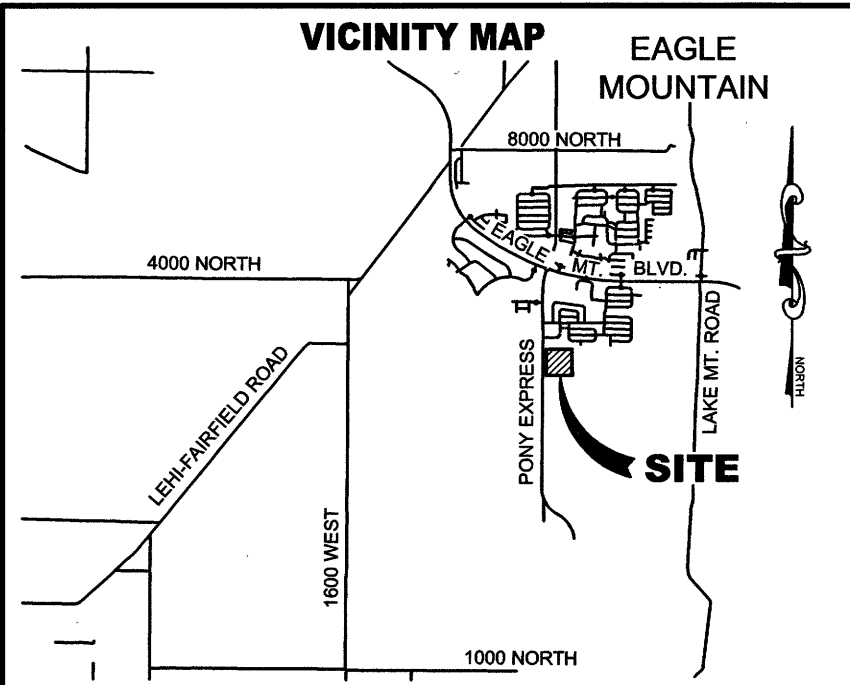
Pronghorn Dr.:

1. ~~Remove and replace any damaged concrete (curb & gutter & sidewalk) marked with a red 'X'.~~

Pony Express Pkwy:

1. ~~Remove the inlet protection from the inlets.~~

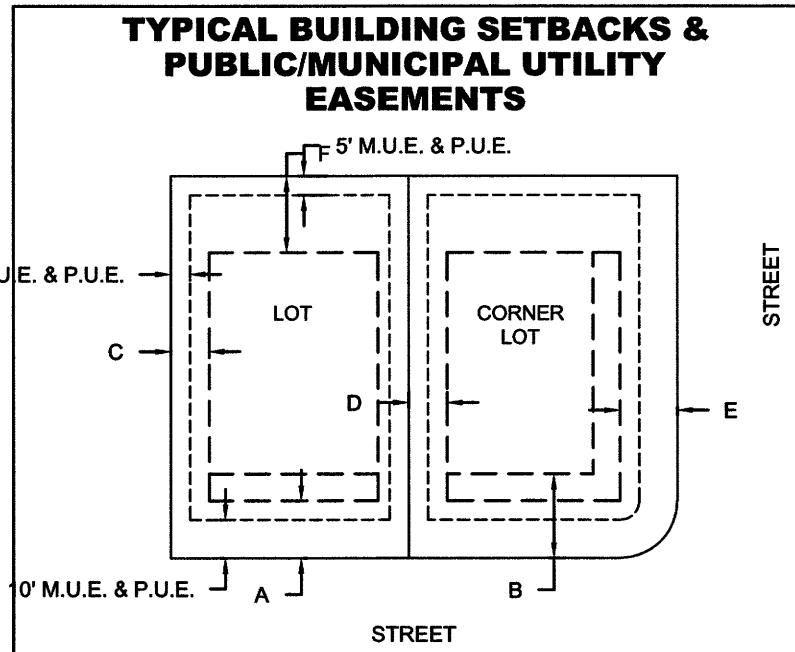
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.



LEGEND

—	BOUNDARY LINE
—	CENTERLINE
- - -	EASEMENT LINE
- - -	FUTURE LOT LINES
- - -	PROPOSED LOT LINES
●	EXISTING MONUMENT
○	PROPOSED MONUMENT
N/A	NO ACCESS

- NOTES:
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
 - PARCEL A OWNED AND MAINTAINED BY THE HOA.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.



SINGLE FAMILY LOTS	R2 LOTS 219-232	R3 LOTS 233-236	RC LOTS 201-218
FRONT LIVING SETBACK (A)	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	20 Ft	20 Ft

TABULATIONS

TOTAL ACREAGE:	10.30 ACRES
TOTAL ACREAGE IN LOTS:	7.81 ACRES
TOTAL ACREAGE IN ROW:	2.37 ACRES
TOTAL COMMON AREA:	0.12 ACRES
TOTAL IMPROVED OPEN SPACE:	0.12 ACRES
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	64,030 SF - 1.47 ACRES
OVERALL DENSITY:	3.5 LOTS/ACRE
TOTAL # OF LOTS:	36 LOTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	11,074 SF - 0.25 ACRES
RC - AVERAGE LOT SIZE:	8,862 SF - 0.16 ACRES
R2 - SMALLEST LOT SIZE:	9,600 SF - 0.22 ACRES
R2 - LARGEST LOT SIZE:	15,568 SF - 0.36 ACRES
R2 - AVERAGE LOT SIZE:	12,538 SF - 0.29 ACRES
R3 - SMALLEST LOT SIZE:	8,842 SF - 0.20 ACRES
R3 - LARGEST LOT SIZE:	14,189 SF - 0.33 ACRES
R3 - AVERAGE LOT SIZE:	10,240 SF - 0.24 ACRES

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

11-29-22

DIRECT COMMUNICATIONS

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH 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 RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 29 DAY OF November, 2022

BY: *Deborah Eldredge*

TITLE: *Pre-Con*

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY.

(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.

(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES

(4) ANY OTHER PROVISION OF LAW.

11-28-22

ROCKY MOUNTAIN POWER

DATE

SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1770.59 FEET AND WEST 1793.10 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE S05°49'14"W 32.81 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 88.86 FEET WITH A RADIUS OF 463.50 FEET THROUGH A CENTRAL ANGLE OF 10°59'04"; CHORD: S00°19'43"W 88.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 244.92 FEET WITH A RADIUS OF 1763.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'27"; CHORD: S09°08'33"E 244.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 45.52 FEET WITH A RADIUS OF 1463.50 FEET THROUGH A CENTRAL ANGLE OF 01°46'56"; CHORD: S14°00'44"E 45.52 FEET; THENCE S75°05'48"W 187.67 FEET; THENCE N11°41'33"W 59.02 FEET; THENCE S77°08'40"W 190.59 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 9.51 FEET WITH A RADIUS OF 2139.50 FEET THROUGH A CENTRAL ANGLE OF 00°15'17"; CHORD: N12°45'55"W 9.51 FEET; THENCE N89°32'52"W 432.36 FEET; THENCE N00°23'36"E 18.00 FEET; THENCE N89°36'24"W 105.00 FEET; THENCE N00°23'36"E 506.30 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.36 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 47°13'32"; CHORD: N66°50'22"E 12.02 FEET; THENCE S69°17'04"E 65.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 321.88 FEET WITH A RADIUS OF 1200.00 FEET THROUGH A CENTRAL ANGLE OF 15°22'07"; CHORD: S81°51'49"E 320.91 FEET; THENCE S74°10'46"E 53.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 20.94 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 80°00'00"; CHORD: S34°10'46"E 19.28 FEET; THENCE S69°17'04"E 65.19 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.30 ACRES
448,651 SQ. FT.

11-22-2022

DATE

11-22-2022

SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PAYMENT TO THE PARKWAY FIELDS PHASE A, PLAT 2.1, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF November, A.D. 2022

BCP Development, Inc., President

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF Utah

ON THIS 28th DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME *Nate Hutchinson* WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE President of BCP Development Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID *Nate Hutchinson* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: *Matt Rasband*
COMMISSION NUMBER: *718363*
MY COMMISSION EXPIRES: *01/11/25*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *City Council* OF *Eagle Mountain* COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 28th DAY OF November, A.D. 2022

APPROVED BY *Mayor*

APPROVED BY *City Attorney*

APPROVED *Christopher Todd* ENGINEER (See Seal Below)

ATTEST *Chad Poulsen* CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

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

DIRECTOR/SECRETARY

CHAIR, PLANNING COMMISSION

PARKWAY FIELDS PHASE A, PLAT 2.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 2

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

CHAD A. POULSEN
NOTARY PUBLIC-STATE OF UTAH
No. 501182
COMMISSION# 718363
COMM. EXP. 06-11-2025

MATT RASBAND
NOTARY PUBLIC-STATE OF UTAH
No. 246952
COMMISSION# 718363
COMM. EXP. 06-11-2025

CHRISTOPHER TODD
ENGINEER
No. 246952
COMMISSION# 718363
COMM. EXP. 06-11-2025

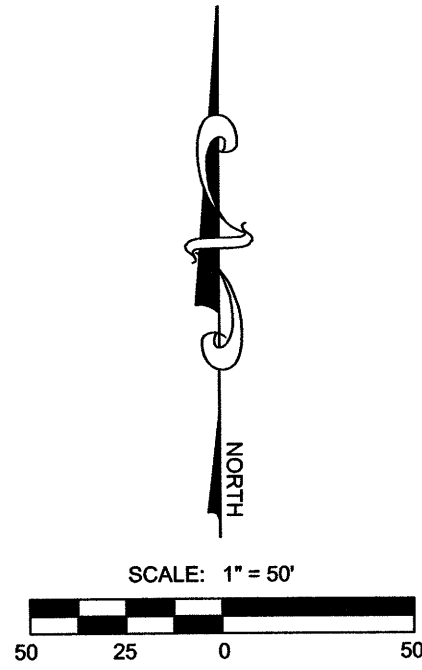
EST. 1998
EAGLE MOUNTAIN
STATE OF UTAH

This form approved by Utah County and the municipalities therein.

LEI #19-0046



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	FUTURE LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1200.00	2°55'38"	61.31	N88°05'03"W 61.30
C2	1200.00	3°17'54"	69.08	N84°58'17"W 69.07
C3	1200.00	3°02'11"	63.59	N81°48'15"W 63.58
C4	1200.00	3°02'11"	63.59	N78°46'04"W 63.58
C5	1200.00	3°02'11"	63.59	N75°43'54"W 63.58
C6	1200.00	0°02'03"	0.72	N74°11'47"W 0.72
C7	1095.00	2°55'38"	55.94	N88°05'03"W 55.94
C8	1095.00	3°17'54"	63.03	N84°58'17"W 63.03
C9	1095.00	3°02'11"	58.03	N81°48'15"W 58.02
C10	1095.00	3°02'11"	58.03	N78°46'04"W 58.02
C11	1095.00	3°02'11"	58.03	N75°43'54"W 58.02
C12	1095.00	3°33'25"	67.98	N72°28'06"W 67.97
C13	15.00	108°34'40"	27.90	N56°03'17"E 24.05
C14	526.50	3°03'18"	28.07	S4°17'36"W 28.07
C15	1042.00	2°33'52"	46.64	N88°15'56"W 46.64
C16	15.00	87°16'34"	22.85	N43°20'43"W 20.70
C17	15.00	97°55'14"	25.64	S48°42'29"W 22.63
C18	1042.00	6°50'29"	124.42	N78°54'39"W 124.35
C19	1042.00	6°38'39"	120.83	N72°10'05"W 120.77
C20	1042.00	13°29'08"	245.25	N75°35'19"W 244.69
C21	15.00	63°13'24"	16.55	N37°14'03"W 15.72
C22	1068.50	4°44'19"	88.37	N87°10'43"W 88.34
C23	1068.50	17°21'25"	323.69	N76°07'51"W 322.45
C24	500.00	9°45'51"	85.21	S0°56'19"W 85.11
C25	500.00	1°13'12"	10.65	S4°33'13"E 10.65
C26	1068.50	22°05'44"	412.08	N78°30'00"W 409.51
C27	500.00	10°59'04"	95.86	S0°19'43"W 95.71
C28	786.50	4°54'41"	67.42	S2°42'29"E 67.40
C29	813.00	8°11'20"	116.20	S1°04'09"E 116.10
C30	839.50	5°27'23"	79.95	S2°26'08"E 79.92
C31	2139.50	7°43'45"	288.61	S9°01'42"E 288.39
C32	2113.00	7°43'46"	285.05	S9°01'42"E 284.84
C33	2086.50	7°43'48"	281.50	S9°01'43"E 281.28
C34	2086.50	1°01'59"	37.62	S8°40'49"E 37.62
C35	2086.50	2°14'02"	81.35	S7°18'49"E 81.34
C36	2086.50	2°14'04"	81.37	S9°32'52"E 81.36
C37	2086.50	2°13'44"	81.16	S11°46'45"E 81.16
C38	1826.50	2°23'58"	76.49	S6°49'20"E 76.48
C39	1826.50	2°18'03"	73.34	S8°10'20"E 73.34
C40	2139.50	2°16'56"	85.22	S11°29'49"E 85.22
C41	2139.50	2°15'17"	84.19	S9°13'42"E 84.18
C42	2139.50	2°17'10"	85.36	S6°57'29"E 85.36
C43	2139.50	0°39'05"	24.33	S5°29'22"E 24.33
C44	15.00	90°03'32"	23.58	S45°25'22"W 21.22
C45	41.50	90°03'32"	65.23	S45°25'22"W 58.72
C46	68.00	38°51'31"	46.12	S71°01'22"W 45.24
C47	68.00	38°23'47"	45.57	S32°23'43"W 44.72
C48	68.00	12°48'13"	15.20	S6°47'42"W 15.16
C49	68.00	90°03'32"	106.88	S45°25'22"W 96.22
C50	1826.50	7°29'55"	238.05	S9°22'19"E 238.88
C51	1826.50	2°08'53"	68.48	S11°23'48"E 68.47
C52	1826.50	0°39'02"	20.74	S12°47'45"E 20.74
C53	1528.50	1°46'56"	47.48	S14°00'44"E 47.48
C54	1500.00	1°46'56"	46.66	S14°00'44"E 46.66
C55	1800.00	7°57'27"	249.99	S9°08'33"E 249.79
C56	1095.00	18°53'29"	361.04	N80°06'08"W 359.41

PONY EXPRESS PARKWAY
(PUBLIC - 122' WIDE)

R=15.00
Δ=47°13'32"
L=12.36
CH=N66°50'22"E 12.02

PARKWAY FIELDS BOULEVARD
(PUBLIC - 77' WIDE)

R=1200.00
Δ=15°22'07"
L=321.88
CH=S81°51'49"E 320.91

R=15.00
Δ=80°00'00"
L=20.94
CH=S34°10'46"E 19.28

R=463.50
Δ=10°59'04"
L=89.86
CH=S0°19'43"W 88.72

R=1763.50
Δ=7°57'27"
L=244.92
CH=S9°08'33"E 244.73

R=1463.50
Δ=1°46'56"
L=45.52
CH=S14°00'44"E 45.52

R=2139.50
Δ=0°15'17"
L=9.51
CH=N12°45'55"W 9.51

EAST QUARTER CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)



PARKWAY FIELDS PHASE A, PLAT 2.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2



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

ENGINEERING

Tuesday, January 27, 2026

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

SUBJECT: Parkway Fields phase 'A' plat 2.2 out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Lacie Messerly, City Recorder



BOND RELEASE REQUEST LETTER
Parkway Fields phase "A" plat 2.2
Reduced

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

1st Bond Release	
Original Bond Amount:	\$ 203,486.79
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 1,479.38
Amount Remaining in Bond:	\$ 202,007.41

Bond Releases Summary	
#1	\$ 1,479.38
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 1,479.38

7/11/2024

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	Mobilization	1	0.05	LS	\$3,200.00	\$160.00	0	1	100%	\$160.00	\$160.00
b	Clear & grub	682422	0	SF	\$0.05	\$0.00	0	682422	100%	\$0.00	\$0.00
c	Traffic control	1	0.05	LS	\$5,760.00	\$288.00	0	1	100%	\$288.00	\$288.00
d	Side/cut fill	850	42.5	CY	\$4.25	\$180.63	0	850	100%	\$180.63	\$180.63
e	Const entrance	1	0.05	EA	\$2,240.00	\$112.00	0	1	100%	\$112.00	\$112.00
f	Silt fence	1925	96.25	LF	\$3.00	\$288.75	0	1925	100%	\$288.75	\$288.75
g	Inlet protection	30	1.5	EA	\$300.00	\$450.00	0	30	100%	\$450.00	\$450.00
2	ROADWAY IMPROVEMENTS										
a	Rough grade	176100	0	SF	\$0.15	\$0.00	0	176100	100%	\$0.00	\$0.00
b	3" Asphalt Roadway	75942	0	SF	\$1.55	\$0.00	0	75942	100%	\$0.00	\$0.00
c	8" base	75942	0	SF	\$1.10	\$0.00	0	75942	100%	\$0.00	\$0.00
d	3" sub base	4544	0	TON	\$16.00	\$0.00	0	4544	100%	\$0.00	\$0.00
e	8" sidewalk	4208	0	SF	\$5.15	\$0.00	0	4208	100%	\$0.00	\$0.00
f	5" sidewalk	23005	0	SF	\$5.15	\$0.00	0	23005	100%	\$0.00	\$0.00
g	Sidewalk prep.	217213	0	SF	\$1.62	\$0.00	0	217213	100%	\$0.00	\$0.00
h	ADA ramps & placards	10	0	EA	\$1,925.00	\$0.00	0	10	100%	\$0.00	\$0.00
i	30" Curb & Gutter prep	5008	0	LF	\$5.00	\$0.00	0	5008	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	5008	0	LF	\$19.75	\$0.00	0	5008	100%	\$0.00	\$0.00
k	Valve collars	22	0	EA	\$525.00	\$0.00	0	22	100%	\$0.00	\$0.00
l	Manhole collars	25	0	EA	\$625.00	\$0.00	0	25	100%	\$0.00	\$0.00
m	Stop/street signs	12	0	EA	\$400.00	\$0.00	0	12	100%	\$0.00	\$0.00
3	CULINARY WATER										
a	8" C-900 water line	2790	0	LF	\$47.10	\$0.00	0	2790	100%	\$0.00	\$0.00
b	8" gate valve	15	0	EA	\$2,175.00	\$0.00	0	15	100%	\$0.00	\$0.00
c	8" cross	1	0	EA	\$2,250.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	8" tee	3	0	EA	\$1,500.00	\$0.00	0	3	100%	\$0.00	\$0.00
e	8" bend	6	0	EA	\$1,000.00	\$0.00	0	6	100%	\$0.00	\$0.00
f	18" C-900 water line	454	0	LF	\$165.00	\$0.00	0	454	100%	\$0.00	\$0.00
g	16" CW tee	1	0	EA	\$4,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	2" blow off 8" stubs	1	0	EA	\$960.00	\$0.00	0	1	100%	\$0.00	\$0.00
i	2" temp blow off	1	0	EA	\$1,300.00	\$0.00	0	1	100%	\$0.00	\$0.00
j	3/4" service	46	0	EA	\$1,620.00	\$0.00	0	46	100%	\$0.00	\$0.00
k	Fire Hydrant	7	0	EA	\$7,540.00	\$0.00	0	7	100%	\$0.00	\$0.00
l	Connect to existing (cul in)	1	0	EA	\$3,360.00	\$0.00	0	1	100%	\$0.00	\$0.00
m	Connect to existing	1	0	EA	\$685.00	\$0.00	0	1	100%	\$0.00	\$0.00
n	1" PI service	1	0	EA	\$1,212.80	\$0.00	0	1	100%	\$0.00	\$0.00
o	PI sleeve	32	0	LF	\$22.00	\$0.00	0	32	100%	\$0.00	\$0.00
4	SEWER										
a	8" sewer main	1496	0	LF	\$52.95	\$0.00	0	1496	100%	\$0.00	\$0.00
b	10" sewer main	64	0	LF	\$75.00	\$0.00	0	64	100%	\$0.00	\$0.00
c	60" Sewer manholes	2	0	EA	\$6,865.00	\$0.00	0	2	100%	\$0.00	\$0.00
d	48" Sewer manholes	1	0	EA	\$5,065.00	\$0.00	0	1	100%	\$0.00	\$0.00
e	4" Sewer services	38	0	EA	\$1,345.00	\$0.00	0	38	100%	\$0.00	\$0.00
f	Connect to existing	2	0	EA	\$2,670.00	\$0.00	0	2	100%	\$0.00	\$0.00
g	Connect to existing w/80" CIP manhole	1	0	EA	\$9,120.00	\$0.00	0	1	100%	\$0.00	\$0.00
5	STORM DRAIN										
a	Pond grading	1	0	LS	\$3,152.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	12" storm drain pipe	384	0	LF	\$56.95	\$0.00	0	384	100%	\$0.00	\$0.00
c	15" storm drain pipe	1286	0	LF	\$74.30	\$0.00	0	1286	100%	\$0.00	\$0.00
d	18" storm drain pipe	941	0	LF	\$81.30	\$0.00	0	941	100%	\$0.00	\$0.00
e	19" perforated storm drain pipe	64	0	LF	\$100.00	\$0.00	0	64	100%	\$0.00	\$0.00
f	24" storm drain pipe	538	0	LF	\$103.45	\$0.00	0	538	100%	\$0.00	\$0.00
g	24" storm drain FES	1	0	EA	\$462.50	\$0.00	0	1	100%	\$0.00	\$0.00
h	60" storm drain manhole	13	0	EA	\$4,865.00	\$0.00	0	13	100%	\$0.00	\$0.00
i	Combo box	13	0	EA	\$8,425.00	\$0.00	0	13	100%	\$0.00	\$0.00
j	Curb inlet box/tie in	14	0	EA	\$3,080.00	\$0.00	0	14	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$1,479.38					
Original 10% Bond Coverage						\$202,007.41					
TOTAL BOND AMOUNT:						\$203,486.79	Released this Period			\$1,479.38	

Christopher T. Trusty P.E.
Engineering Director

7/11/24
Date

Robert Ballif
Engineering Tech. II

7/11/24
Date



DATE: Tuesday, January 27, 2026
TO: Will Welsh
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: **Parkway Fields phase 'A' plat 2.2 exit warranty-Updated**

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

Robert Ballif-Engineering Tech. II

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

General Notes:

1. ~~Exit sewer video.~~
2. ~~ADA's with red in the front to be fixed with sika flex.~~
3. ~~Red dot in front of the storm inlets to have BMP's removed and inlet cleaned.~~
4. ~~Concrete that has "No Inspection" written on the concrete to be removed inspected and replaced.~~
5. ~~Crack seal phase lines.~~

Black Bear Ave:

1. ~~Concrete marked with a red 'X' to be removed and replaced, concrete to be inspected before placing it.~~
2. ~~Remove any concrete spill on the concrete, marked with red dot.~~
3. ~~Make sure that there are expansion boards every 50 to 60 feet in between each other.~~
4. ~~Intersection of Cottontail clean hydrant valve.~~

Cottontail Dr.:

1. ~~Concrete marked with a red 'X' to be removed and replaced, concrete to be inspected before placing it.~~
2. ~~Remove any concrete spill on the concrete, marked with red dot.~~
3. ~~Make sure that there are expansion boards every 50 to 60 feet in between each other.~~
4. ~~Intersection Redfox Dr. southwest ADA grind down edge and sika flex.~~
5. ~~Intersection Redfox crack seal patches.~~

Pronghorn Dr.:

1. ~~Concrete marked with a red 'X' to be removed and replaced, concrete to be inspected before placing it.~~
2. ~~Remove any concrete spill on the concrete, marked with red dot.~~
3. ~~Make sure that there are expansion boards every 50 to 60 feet in between each other.~~
4. ~~Intersection Cottontail Dr. sign to be fixed.~~
5. ~~House #'s 3179 Pronghorn & 1537 E Cottontail Dr. sags in the curb by the inlets and the ADA.~~

Mink Ln.:

1. ~~Concrete marked with a red 'X' to be removed and replaced, concrete to be inspected before placing it.~~
2. ~~Remove any concrete spill on the concrete, marked with red dot.~~
3. ~~Make sure that there are expansion boards every 50 to 60 feet in between each other.~~

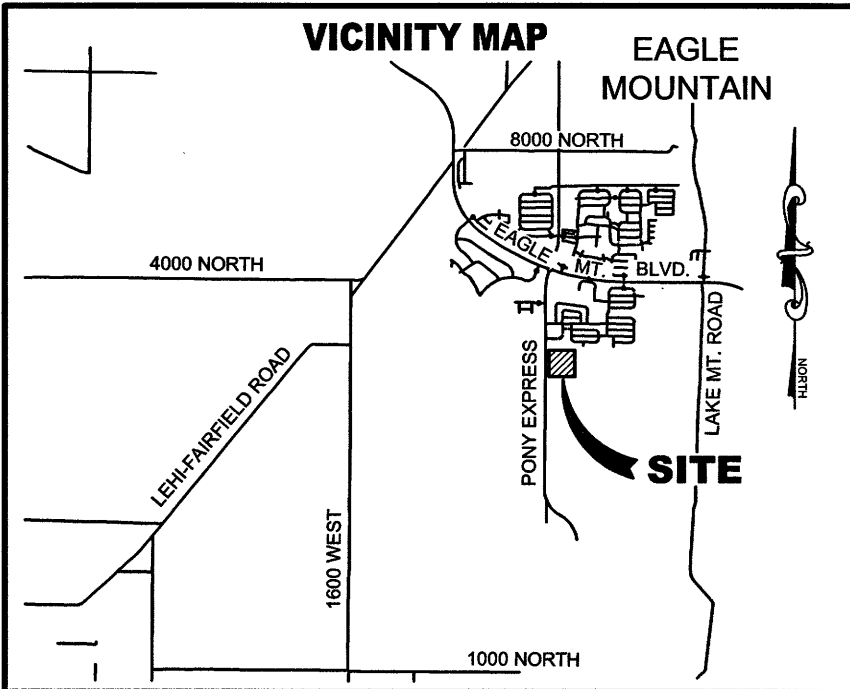
Redfox Dr.:

1. ~~Concrete marked with a red 'X' to be removed and replaced, concrete to be inspected before placing it.~~
2. ~~Remove any concrete spill on the concrete, marked with red dot.~~
3. ~~Make sure that there are expansion boards every 50 to 60 feet in between each other.~~
4. ~~House #3240 clean sewer manhole. The fire hydrant find location wire.~~
5. ~~House #3228 clean valve.~~

Pony Express Pkwy:

1. ~~Concrete marked with a red 'X' to be removed and replaced, concrete to be inspected before placing it.~~
2. ~~Fire hydrant by street light valve was shut off and it will need to be re-BT'd.~~

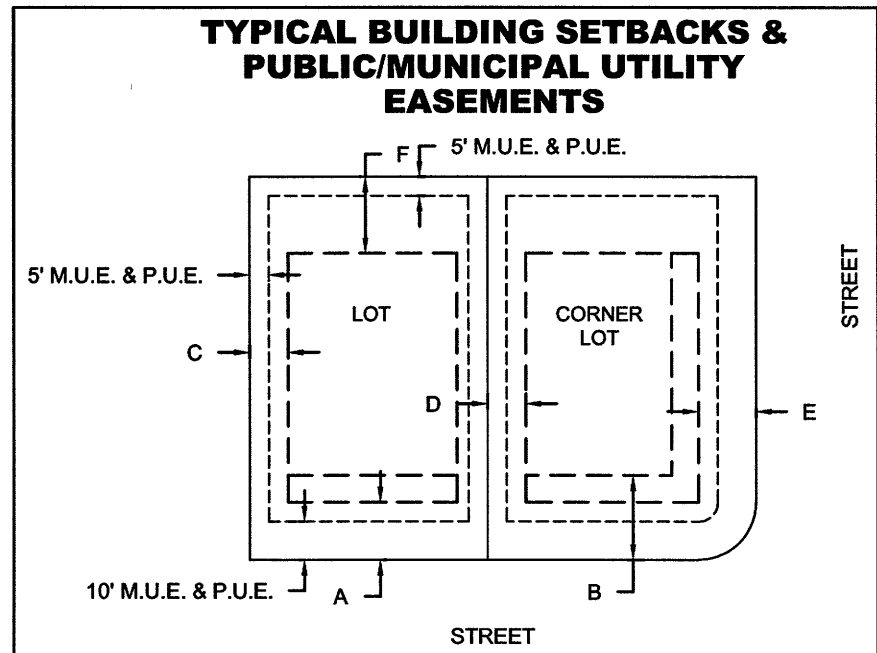
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.



LEGEND

—	BOUNDARY LINE
- - -	CENTERLINE
- - - - -	EASEMENT LINE
- - - - -	FUTURE LOT LINES
- - - - -	PROPOSED LOT LINES
●	EXISTING MONUMENT
○	PROPOSED MONUMENT
NA	NO ACCESS

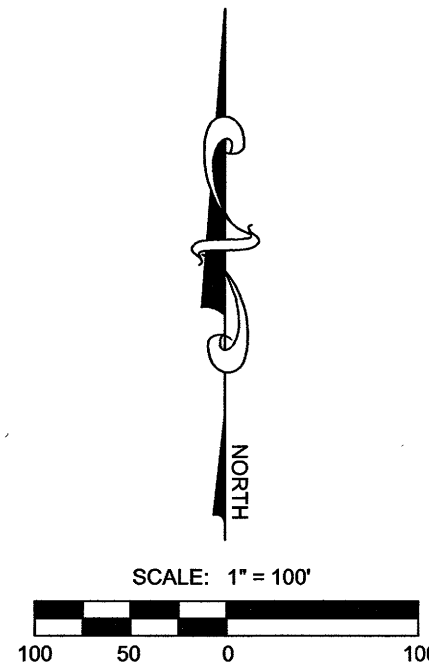
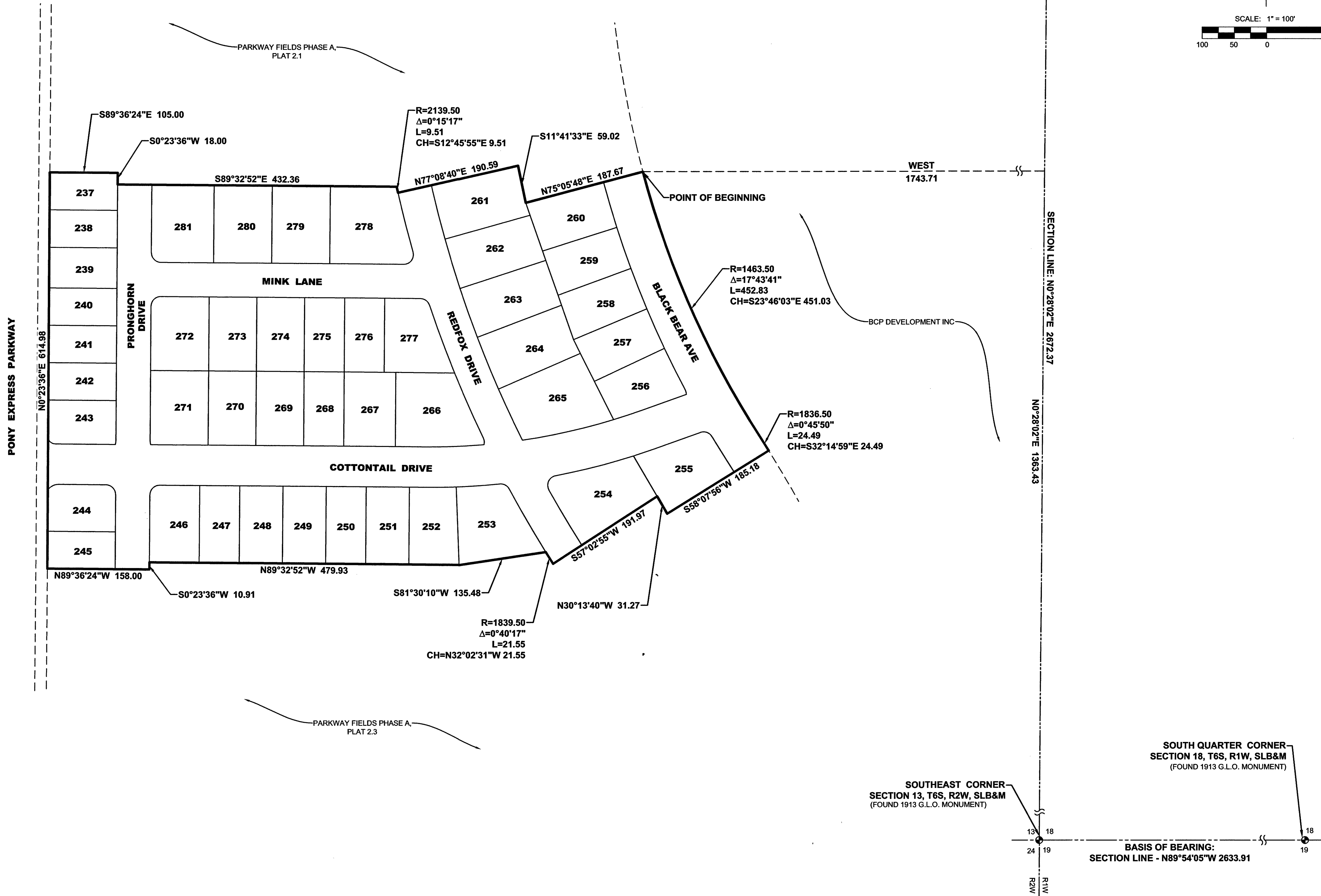
- NOTES:
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.



	R2 LOTS 254, 261-265 LOTS 278-281	R3 LOTS 246-253 LOTS 255-260 LOTS 266-277	RC LOTS 237-245
FRONT LIVING SETBACK (A)	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	20 Ft	20 Ft

TABULATIONS

TOTAL ACREAGE:	13.42 ACRES
TOTAL ACREAGE IN LOTS:	9.40 ACRES
TOTAL ACREAGE IN ROW:	4.02 ACRES
TOTAL COMMON AREA:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	105,521 SF - 2.42 ACRES
OVERALL DENSITY:	3.35 LOTS/ACRE
TOTAL # OF LOTS:	45 LOTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	7,577 SF - 0.17 ACRES
RC - AVERAGE LOT SIZE:	6,427 SF - 0.15 ACRES
R2 - SMALLEST LOT SIZE:	10,683 SF - 0.25 ACRES
R2 - LARGEST LOT SIZE:	14,449 SF - 0.33 ACRES
R2 - AVERAGE LOT SIZE:	11,910 SF - 0.27 ACRES
R3 - SMALLEST LOT SIZE:	7,130 SF - 0.16 ACRES
R3 - LARGEST LOT SIZE:	13,237 SF - 0.30 ACRES
R3 - AVERAGE LOT SIZE:	8,940 SF - 0.21 ACRES



SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1363.43 FEET AND WEST 1743.71 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 452.83 FEET WITH A RADIUS OF 1463.50 FEET THROUGH A CENTRAL ANGLE OF 17°43'41"; CHORD: S23°46'03"E 451.03 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 24.49 FEET WITH A RADIUS OF 1836.50 FEET THROUGH A CENTRAL ANGLE OF 0°45'50"; CHORD: S32°14'59"E 24.49 FEET; THENCE S58°07'56"W 185.18 FEET; THENCE N30°13'40"W 31.27 FEET; THENCE S57°02'55"W 191.97 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 21.55 FEET WITH A RADIUS OF 1839.50 FEET THROUGH A CENTRAL ANGLE OF 0°40'17"; CHORD: N32°02'31"W 21.55 FEET; THENCE S81°30'10"W 135.48 FEET; THENCE N89°32'52"W 479.93 FEET; THENCE S00°23'36"W 10.91 FEET; THENCE N89°36'24"W 158.00 FEET; THENCE N00°23'36"E 614.98 FEET; THENCE S89°36'24"E 105.00 FEET; THENCE S00°23'36"W 18.00 FEET; THENCE S89°32'52"E 432.36 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 9.51 FEET WITH A RADIUS OF 2139.50 FEET THROUGH A CENTRAL ANGLE OF 0°15'17"; CHORD: S12°45'55"E 9.51 FEET; THENCE N77°08'40"E 190.59 FEET; THENCE S11°41'33"E 59.02 FEET; THENCE N75°05'48"E 187.67 FEET TO THE POINT OF BEGINNING.
CONTAINS: ±13.42 ACRES
584,401 SQ. FT.

ENT 39639-2023 Map # 18776
ANDREA ALLEN
UTAH COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF November, A.D. 2022

BCP Development, Inc. President
Nate Hutchinson

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah
ON THIS 28th DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME Nate Hutchinson, whose identity is personally known to me or proven in the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he is the President of BCP Development, Inc. and that said document was signed by him/her in behalf of said corporation by authority of its bylaws, or resolution of its board of directors, and said Nate Hutchinson acknowledged to me that said corporation executed the same.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 215563
MY COMMISSION EXPIRES: 6/1/23
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 28th DAY OF November, A.D. 2022

APPROVED BY: [Signature]
APPROVED BY: [Signature]

APPROVED: [Signature]
ATTEST: [Signature]

PLANNING COMMISSION APPROVAL

APPROVED THIS 28th DAY OF November, A.D. 2022 BY THE PLANNING COMMISSION
DIRECTOR/SECRETARY CHAIR, PLANNING COMMISSION

PARKWAY FIELDS PHASE A, PLAT 2.2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
CHAD A. POULSEN No. 501182 11/28/22	MATT RASBAND NOTARY PUBLIC-STATE OF UTAH COMMISSION# 215563 COMM. EXP. 06-11-2023	CHRISTOPHER TODD No. 20092 12-1-22 TRUSTY STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN CITY EST. 1995 STATE OF UTAH

This form approved by Utah County and the municipalities therein.

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH 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 RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 29th DAY OF November, 2022
BY: [Signature]
TITLE: [Signature]

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
(3) TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

[Signature]
ROCKY MOUNTAIN POWER
11-28-22
DATE

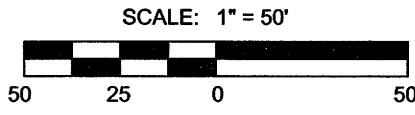
DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

[Signature]
DIRECT COMMUNICATIONS
11-29-22
DATE



LEGEND	
—	BOUNDARY LINE
—	CENTERLINE
- - -	EASEMENT LINE
- - -	FUTURE LOT LINES
- - -	PROPOSED LOT LINES
⊙	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
N/A	NO ACCESS



PONY EXPRESS PARKWAY
(PUBLIC - 12' WIDE)

PRONGHORN DRIVE
(PUBLIC - 53' WIDE)

PARKWAY FIELDS
PHASE A, PLAT 2.1

MINK LANE
(PUBLIC - 53' WIDE)

COTTONTAIL DRIVE
(PUBLIC - 63' WIDE)

BLACK BEAR AVENUE
(PUBLIC - 63' WIDE)

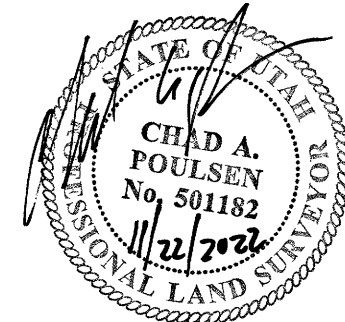
EAST QUARTER CORNER
SECTION 13, T6S, R2W, SL&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SL&M
(FOUND 1913 G.L.O. MONUMENT)

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1528.50	2°44'57"	73.25	S16°16'41"E 73.24
C2	1528.50	2°31'41"	67.36	S18°55'00"E 67.35
C3	1528.50	2°32'10"	67.57	S21°26'56"E 67.56
C4	1528.50	2°30'37"	66.88	S23°58'19"E 66.87
C5	1528.50	2°43'05"	72.41	S26°35'10"E 72.41
C6	15.00	27°48'38"	7.28	N14°02'23"W 7.21
C7	1528.50	13°02'30"	347.46	S21°25'27"E 346.71
C8	1500.00	17°43'41"	464.12	S23°46'03"E 462.27
C9	15.00	78°31'43"	20.56	N70°20'29"W 18.99
C10	1528.50	1°33'16"	41.41	S31°51'16"E 41.41
C11	1800.00	0°45'50"	24.00	N32°14'59"W 24.00
C12	1773.50	0°45'50"	23.65	N32°14'59"W 23.65
C13	1026.00	1°56'00"	34.32	N71°21'09"E 34.32
C14	963.00	2°38'40"	44.45	N71°43'00"E 44.44
C15	963.00	11°14'51"	189.04	N78°01'05"E 188.74
C16	999.50	12°09'11"	212.00	N76°28'15"E 211.61
C17	1026.00	8°52'39"	158.87	N74°49'59"E 158.81
C18	1026.00	6°57'39"	124.65	N75°47'29"E 124.57
C19	963.00	8°36'10"	144.59	N77°20'25"E 144.46
C20	15.00	108°26'02"	28.39	S25°03'17"W 24.34
C21	1786.50	3°11'54"	99.73	S30°45'41"E 99.72
C22	1813.00	5°04'17"	160.47	S29°50'01"E 160.42
C23	1839.50	4°11'24"	134.53	S30°16'57"E 134.50
C24	1839.50	3°31'08"	112.97	S29°56'49"E 112.96
C25	15.00	67°38'58"	17.71	N62°01'14"W 16.70
C26	15.00	1°54'28"	0.50	S27°17'48"E 0.50
C27	15.00	40°31'57"	10.61	N5°09'27"W 10.39
C28	963.00	5°14'09"	88.00	N87°50'03"E 87.97
C29	999.50	7°54'17"	137.90	N86°29'59"E 137.79
C30	1026.00	6°18'20"	112.92	N87°17'58"E 112.86
C31	2139.50	0°13'42"	8.53	S13°00'25"E 8.53
C32	2113.00	0°13'41"	8.41	S13°00'26"E 8.41
C33	2086.50	0°13'39"	8.28	S13°00'27"E 8.28
C34	1026.00	3°45'58"	67.44	N86°01'47"E 67.43
C35	1839.50	3°26'10"	110.32	S23°42'20"E 110.30
C36	1786.50	2°48'04"	87.34	S24°56'32"E 87.33
C37	1786.50	2°47'17"	86.93	S22°06'52"E 86.92
C38	1813.00	14°10'36"	448.59	S20°12'34"E 447.45
C39	2139.50	0°28'59"	18.04	S12°52'47"E 18.04
C40	1839.50	6°55'42"	222.44	S21°57'34"E 222.30
C41	1839.50	3°29'32"	112.12	S20°14'29"E 112.10
C42	1786.50	13°13'18"	412.26	S19°43'55"E 411.34
C43	15.00	71°03'09"	16.60	N54°01'18"W 17.43
C44	1786.50	2°34'24"	80.23	S16°53'48"E 80.23
C45	15.00	106°15'25"	27.82	N37°19'25"E 24.00
C46	1839.50	2°41'01"	86.16	S14°27'47"E 86.15
C47	1786.50	2°29'20"	77.60	S14°21'56"E 77.60
C48	15.00	89°56'28"	23.55	S44°34'38"E 21.20
C49	15.00	90°03'32"	23.58	S45°25'22"W 21.22
C50	15.00	19°24'44"	5.08	S9°18'46"E 5.08
C51	15.00	19°31'48"	5.11	N10°09'30"E 5.09
C52	11.00	89°56'28"	17.27	S44°34'38"E 15.55
C53	21.00	54°06'30"	19.83	S63°23'53"W 19.10
C54	15.00	89°56'28"	23.55	N44°34'38"W 21.20
C55	1813.00	4°26'25"	140.50	S15°20'29"E 140.47
C56	1813.00	9°44'11"	308.09	S22°25'47"E 307.72
C57	15.00	90°03'32"	23.58	S45°25'22"W 21.22
C58	1026.00	2°32'22"	45.47	N89°10'57"E 45.47
C59	1786.50	2°34'14"	80.15	S19°28'07"E 80.14
C73	1500.00	14°52'51"	389.58	S22°20'38"E 388.48
C74	1500.00	2°50'51"	74.54	S31°12'28"E 74.54

SCALE: 1" = 50'

SHEET 2 OF 2



PARKWAY FIELDS PHASE A, PLAT 2.2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



Wednesday, January 21, 2026

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

SUBJECT: Parkway Fields phase 'A' plat 2.3 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,

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

Cc: Lacie Messerly, City Recorder



BOND RELEASE REQUEST LETTER
Parkway Fields phase "A" plat 2.3
Reduced

Engineering Division
2566 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8671

1st Bond Release	
Original Bond Amount	\$ 466,716.47
Previous Release Amount	\$ -
Amount to Release this Period	\$ 39,489.97
Amount Remaining in Bond	\$ 427,226.50

Bond Release Summary	
#2	\$ 39,489.97
#3	\$ -
#4	\$ -
TOTAL	\$ 39,489.97

7/11/2024

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	Mobilization	1	0	LS	\$4,300.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	Clear & grub	917005	0	SF	\$0.05	\$0.00	0	917005	100%	\$0.00	\$0.00
c	Traffic control	1	0.05	LS	\$7,740.00	\$387.00	0	1	100%	\$387.00	\$387.00
d	Stakeout fill	1142	0	CY	\$4.25	\$0.00	0	1142	100%	\$0.00	\$0.00
e	Const entrance	1	0	EA	\$3,010.00	\$0.00	0	1	100%	\$0.00	\$0.00
f	Silt fence	2546	0	LF	\$3.00	\$0.00	0	2546	100%	\$0.00	\$0.00
g	Inlet protection	41	0	EA	\$300.00	\$0.00	0	41	100%	\$0.00	\$0.00
h	Import fill	16129	0	TON	\$19.50	\$0.00	0	16129	100%	\$0.00	\$0.00
2	ROADWAY IMPROVEMENTS										
a	Rough grade	236635	0	SF	\$0.15	\$0.00	0	236635	100%	\$0.00	\$0.00
b	2" Asphalt Roadway	102048	0	SF	\$1.15	\$0.00	0	102048	100%	\$0.00	\$0.00
c	8" base	102048	0	SF	\$1.10	\$0.00	0	102048	100%	\$0.00	\$0.00
d	9" sub base	6106	0	TON	\$16.00	\$0.00	0	6106	100%	\$0.00	\$0.00
e	8" sidewalk	5655	0	SF	\$5.15	\$0.00	0	5655	100%	\$0.00	\$0.00
f	5" sidewalk	30913	0	SF	\$5.15	\$0.00	0	30913	100%	\$0.00	\$0.00
g	Sidewalk prep	36567	0	SF	\$1.52	\$0.00	0	36567	100%	\$0.00	\$0.00
h	ADA ramps & placards	4	0	EA	\$1,925.00	\$0.00	0	4	100%	\$0.00	\$0.00
i	30" Curb & Gutter prep	6730	0	LF	\$5.00	\$0.00	0	6730	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	6730	0	LF	\$19.75	\$0.00	0	6730	100%	\$0.00	\$0.00
k	Valve collars	29	0	EA	\$525.00	\$0.00	0	29	100%	\$0.00	\$0.00
l	Manhole collars	33	0	EA	\$625.00	\$0.00	0	33	100%	\$0.00	\$0.00
m	Streetlight signs	7	0	EA	\$400.00	\$0.00	0	7	100%	\$0.00	\$0.00
3	ROADWAY IMPROVEMENTS-TIFFANY BLVD										
a	Rough grade	154160	0	SF	\$0.15	\$0.00	0	154160	100%	\$0.00	\$0.00
b	2" Asphalt Roadway	24000	0	SF	\$1.15	\$0.00	0	24000	100%	\$0.00	\$0.00
c	5" Asphalt Roadway	73855	738.55	SF	\$2.90	\$2,141.80	0	73855	100%	\$2,141.80	\$2,141.80
d	8" base	73855	0	SF	\$1.25	\$0.00	0	73855	100%	\$0.00	\$0.00
e	18" sub base	11445	0	TON	\$16.00	\$0.00	0	11445	100%	\$0.00	\$0.00
f	8" sidewalk	22020	1101	SF	\$5.15	\$5,670.15	0	22020	100%	\$5,670.15	\$5,670.15
g	Sidewalk prep	22020	1101	SF	\$1.52	\$1,673.52	0	22020	100%	\$1,673.52	\$1,673.52
h	ADA ramps & placards	6	0	EA	\$1,925.00	\$577.50	0	6	100%	\$577.50	\$577.50
i	30" Curb & Gutter prep	2820	0	LF	\$5.00	\$0.00	0	2820	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	2820	0	LF	\$19.75	\$0.00	0	2820	100%	\$0.00	\$0.00
k	Median curb type "P"	1685	0	LF	\$26.50	\$0.00	0	1685	100%	\$0.00	\$0.00
l	Traffic island plowable end	2	0	EA	\$2,000.00	\$0.00	0	2	100%	\$0.00	\$0.00
4	ROADWAY IMPROVEMENTS-PONY EXPRESS PKWY										
a	Rough grade	74820	0	SF	\$0.15	\$0.00	0	74820	100%	\$0.00	\$0.00
b	Remove asphalt	32045	0	SF	\$2.10	\$0.00	0	32045	100%	\$0.00	\$0.00
c	5" Asphalt Roadway	36530	1826.5	SF	\$2.90	\$5,298.85	0	36530	100%	\$5,298.85	\$5,298.85
d	8" base	36530	0	SF	\$1.25	\$0.00	0	36530	100%	\$0.00	\$0.00
e	18" sub base	4450	0	TON	\$16.00	\$0.00	0	4450	100%	\$0.00	\$0.00
f	8" sidewalk	13730	2746	SF	\$5.15	\$14,141.80	0	13730	100%	\$14,141.80	\$14,141.80
g	Sidewalk prep	13730	0	SF	\$1.52	\$0.00	0	13730	100%	\$0.00	\$0.00
h	ADA ramps & placards	2	0	EA	\$1,925.00	\$770.00	0	2	100%	\$770.00	\$770.00
i	30" Curb & Gutter prep	1770	0	LF	\$5.00	\$0.00	0	1770	100%	\$0.00	\$0.00
j	30" Curb & Gutter type "D"	1770	0	LF	\$19.75	\$0.00	0	1770	100%	\$0.00	\$0.00
k	Side cut	2000	0	LF	\$3.00	\$0.00	0	2000	100%	\$0.00	\$0.00
5	CULINARY WATER										
a	8" C-900 water line	3750	187.5	LF	\$47.10	\$8,831.25	0	3750	100%	\$8,831.25	\$8,831.25
b	8" gate valve	20	0	EA	\$2,175.00	\$0.00	0	20	100%	\$0.00	\$0.00
c	8" cross	1	0	EA	\$2,250.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	8" tee	4	0	EA	\$1,500.00	\$0.00	0	4	100%	\$0.00	\$0.00
e	8" bend	8	0	EA	\$1,000.00	\$0.00	0	8	100%	\$0.00	\$0.00
f	18" C-900 water line	611	0	LF	\$165.00	\$0.00	0	611	100%	\$0.00	\$0.00
g	18" x 18" C.W. tee	1	0	EA	\$3,600.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	1" sample station	1	0	EA	\$2,365.00	\$0.00	0	1	100%	\$0.00	\$0.00
i	2" temp blow off	2	0	EA	\$1,300.00	\$0.00	0	2	100%	\$0.00	\$0.00
j	3/4" service	82	0	EA	\$1,620.00	\$0.00	0	82	100%	\$0.00	\$0.00
k	Fire Hydrant	9	0	EA	\$7,540.00	\$0.00	0	9	100%	\$0.00	\$0.00
l	Connect to existing (out n)	1	0	EA	\$4,515.00	\$0.00	0	1	100%	\$0.00	\$0.00
m	Connect to existing	1	0	EA	\$920.00	\$0.00	0	1	100%	\$0.00	\$0.00
n	1" PI service	1	0	EA	\$1,820.00	\$0.00	0	1	100%	\$0.00	\$0.00
o	2" PI service	1	0	EA	\$1,075.00	\$0.00	0	1	100%	\$0.00	\$0.00
p	PI sleeve	43	0	LF	\$22.00	\$0.00	0	43	100%	\$0.00	\$0.00
6	SEWER										
a	8" sewer main	2010	0	LF	\$52.95	\$0.00	0	2010	100%	\$0.00	\$0.00
b	10" sewer main	758	0	LF	\$75.00	\$0.00	0	758	100%	\$0.00	\$0.00
c	60" Sewer manholes	3	0	EA	\$6,865.00	\$0.00	0	3	100%	\$0.00	\$0.00
d	24" Sewer manholes	14	0	EA	\$5,065.00	\$0.00	0	14	100%	\$0.00	\$0.00
e	4" Sewer services	52	0	EA	\$1,345.00	\$0.00	0	52	100%	\$0.00	\$0.00
f	Connect to existing	3	0	EA	\$2,670.00	\$0.00	0	3	100%	\$0.00	\$0.00
g	Connect to existing w/60" CIP manhole	1	0	EA	\$12,255.00	\$0.00	0	1	100%	\$0.00	\$0.00
7	STORM DRAIN										
a	Pond grading	1	0	LS	\$4,235.00	\$0.00	0	1	100%	\$0.00	\$0.00
b	12" storm drain pipe	516	0	LF	\$56.95	\$0.00	0	516	100%	\$0.00	\$0.00
c	15" storm drain pipe	1729	0	LF	\$74.30	\$0.00	0	1729	100%	\$0.00	\$0.00
d	18" storm drain pipe	1264	0	LF	\$81.30	\$0.00	0	1264	100%	\$0.00	\$0.00
e	18" perforated storm drain pipe	86	0	LF	\$100.00	\$0.00	0	86	100%	\$0.00	\$0.00
f	24" storm drain pipe	722	0	LF	\$103.45	\$0.00	0	722	100%	\$0.00	\$0.00
g	24" storm drain FES	1	0	EA	\$795.00	\$0.00	0	1	100%	\$0.00	\$0.00
h	60" storm drain manhole	18	0	EA	\$4,965.00	\$0.00	0	18	100%	\$0.00	\$0.00
i	Combos box	18	0	EA	\$6,425.00	\$0.00	0	18	100%	\$0.00	\$0.00
j	Combos box in	19	0	EA	\$3,090.00	\$0.00	0	19	100%	\$0.00	\$0.00
8	STORM DRAIN PONY EXPRESS PKWY										
a	15" storm drain pipe	1900	0	LF	\$74.30	\$0.00	0	1900	100%	\$0.00	\$0.00
b	Combos box	14	0	EA	\$6,425.00	\$0.00	0	14	100%	\$0.00	\$0.00
c	60" storm drain manhole	1	0	LS	\$4,965.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	Connect to existing	2	0	EA	\$2,175.00	\$0.00	0	2	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$39,489.97					
Original 10% Bond Coverage						\$427,226.50					
TOTAL BOND AMOUNT:						\$466,716.47					
							Released this Period		\$39,489.97		

Christopher T. Trusty P.E.
Engineering Director

7/7/24
Date

Robert Bullard
Engineering Tech. II

7/11/24
Date



DATE: Wednesday, January 21, 2026
TO: Bronson Tatton
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Parkway Fields phase A plat 2.3 exit warranty-Updated

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

Robert Ballif-Engineering Tech. II

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

General Notes:

1. ~~Exit sewer video.~~
2. ~~Remove All BMP's from the storm drain inlets.~~
3. ~~All fire hydrants marked with a 'W' to have locate wire visible.~~
4. ~~Crack seal all patches.~~

Black Bear Ave:

1. ~~Remove and replace any marked concrete, sidewalk, curb & gutter, etc. marked with red 'X'.~~

Lynx Ln.:

1. ~~Remove and replace any marked concrete, sidewalk, curb & gutter, etc. marked with red 'X'.~~
2. ~~House #1532 remove the bands on the steps in the sewer manhole.~~
3. ~~House # 1645 sewer manhole clean & add step.~~

Pronghorn Dr.:

1. ~~Remove and replace any marked concrete, sidewalk, curb & gutter, etc. marked with red 'X'.~~

Squirrel Ln.:

1. ~~Remove and replace any marked concrete, sidewalk, curb & gutter, etc. marked with red 'X'.~~
2. ~~House # 3051 remove the bands on the steps in both the sewer manholes.~~

Groundhog Ln.:

1. ~~Remove and replace any marked concrete, sidewalk, curb & gutter, etc. marked with red 'X'.~~
2. ~~House #1604 remove and replace the sewer manhole patch, sags in the asphalt. Get it inspected before placing the asphalt.~~
3. ~~House # 1692 remove the bands on the steps in the sewer manhole.~~

Redfox Dr.:

1. ~~Remove and replace any marked concrete, sidewalk, curb & gutter, etc. marked with red 'X'.~~
2. ~~House # 3096 clean the hydrant valve.~~

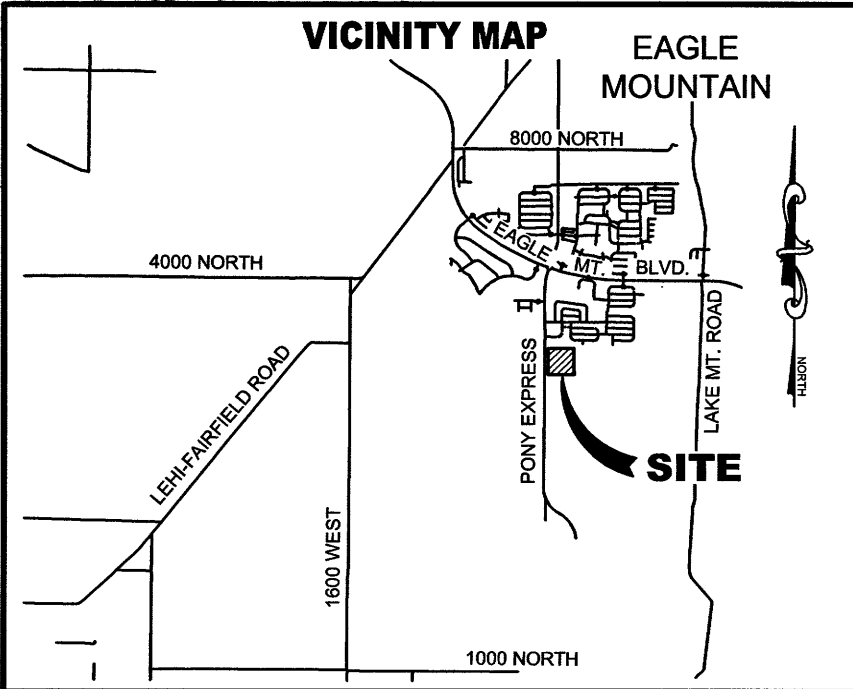
Pony Express Pkwy:

1. ~~Remove and replace any marked concrete, sidewalk, curb & gutter, etc. marked with red 'X'.~~

Pole Canyon Blvd.:

1. ~~Remove and replace any marked concrete, sidewalk, curb & gutter, etc. marked with red 'X'.~~

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



LEGEND

—	BOUNDARY LINE
—	CENTERLINE
- - -	EASEMENT LINE
- - -	FUTURE LOT LINES
- - -	PROPOSED LOT LINES
⊙	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
NA	NO ACCESS

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
- PARCELS A & B OWNED AND MAINTAINED BY THE HOA.
- DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.

TABULATIONS

TOTAL ACREAGE:	25.21 ACRES
TOTAL ACREAGE IN LOTS:	15.78 ACRES
TOTAL ACREAGE IN ROW:	8.53 ACRES
TOTAL COMMON AREA:	0.90 ACRES
TOTAL IMPROVED OPEN SPACE:	0.90 ACRES
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	223,360 SF - 5.13 ACRES
OVERALL DENSITY:	2.46 LOTS/ACRE
TOTAL # OF LOTS:	62 LOTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	13,479 SF - 0.31 ACRES
RC - AVERAGE LOT SIZE:	6,841 SF - 0.16 ACRES
R2 - SMALLEST LOT SIZE:	11,207 SF - 0.26 ACRES
R2 - LARGEST LOT SIZE:	16,038 SF - 0.37 ACRES
R2 - AVERAGE LOT SIZE:	12,273 SF - 0.28 ACRES
R3 - SMALLEST LOT SIZE:	7,439 SF - 0.17 ACRES
R3 - LARGEST LOT SIZE:	13,986 SF - 0.32 ACRES
R3 - AVERAGE LOT SIZE:	9,273 SF - 0.21 ACRES



DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DATE: 11-29-22

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH 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 RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 19 DAY OF November 20 22
BY: [Signature]
TITLE: [Signature]

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

DATE: 11-29-22

SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 929.93 FEET AND WEST 1545.33 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M), THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 467.69 FEET WITH A RADIUS OF 1836.50 FEET THROUGH A CENTRAL ANGLE OF 14°35'28", CHORD: S24°34'20"E 466.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 327.74 FEET WITH A RADIUS OF 1036.50 FEET THROUGH A CENTRAL ANGLE OF 18°07'01", CHORD: S08°13'05"E 326.38 FEET; THENCE S00°50'25"W 213.09 FEET; THENCE N89°09'35"W 1378.92 FEET; THENCE N00°27'08"E 1868.32 FEET; THENCE S89°36'24"E 16.67 FEET; THENCE S00°23'36"W 1111.08 FEET; THENCE S89°36'24"E 158.00 FEET; THENCE N00°23'36"E 10.91 FEET; THENCE S89°32'52"E 479.93 FEET; THENCE N81°30'10"E 135.48 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.55 FEET WITH A RADIUS OF 1839.50 FEET THROUGH A CENTRAL ANGLE OF 0°40'17", CHORD: S32°02'31"E 21.55 FEET; THENCE N57°02'55"E 191.97 FEET; THENCE S30°13'40"E 31.27 FEET; THENCE N58°07'56"E 185.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±25.21 ACRES
1,098,166 SQ. FT.

ENT 3964212023 Map # 18797
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 20 1:36 pm FEE 226.00 BY IR
RECORDED FOR EAGLE MOUNTAIN CITY

DATE: 11-29-22

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A and B, AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF November, A.D. 20 22

BCP Development, Inc, President

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF Utah
ON THIS 28th DAY OF November, 20 22 PERSONALLY APPEARED BEFORE ME Nate Hutchinson
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT SHE IS THE President of BCP Development, Inc.
AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID DOCUMENT BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson acknowledged to me that said CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 210343
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain
COUNTY OF Utah, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS 28 DAY OF November, A.D. 20 22

APPROVED BY: [Signature] APPROVED BY: [Signature]

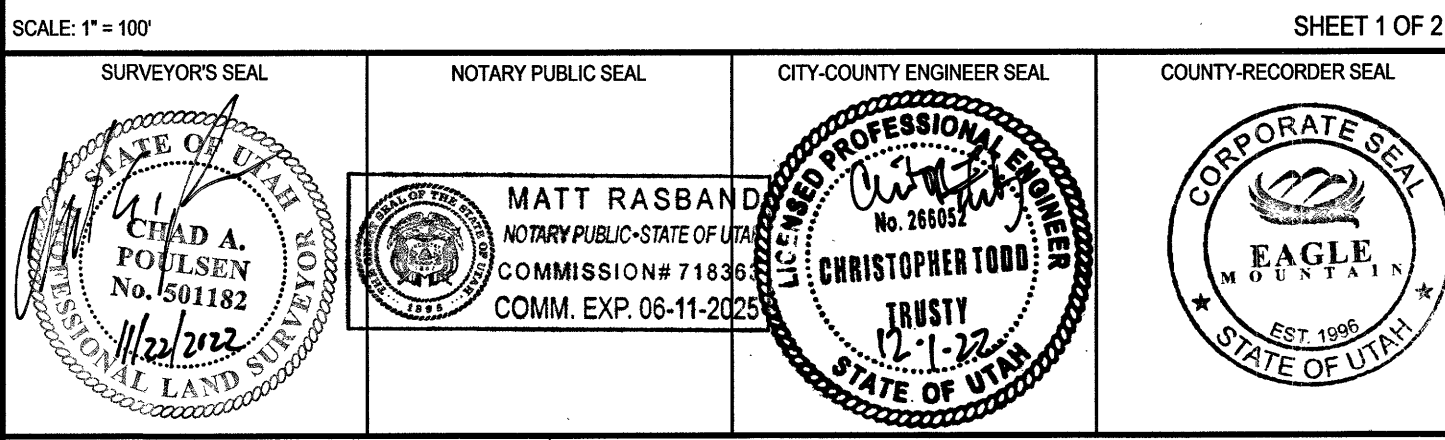
APPROVED: [Signature] ATTEST: [Signature]

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF BY THE PLANNING COMMISSION
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

PARKWAY FIELDS
PHASE A, PLAT 2.3

LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 13, AND THE NORTHEAST OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



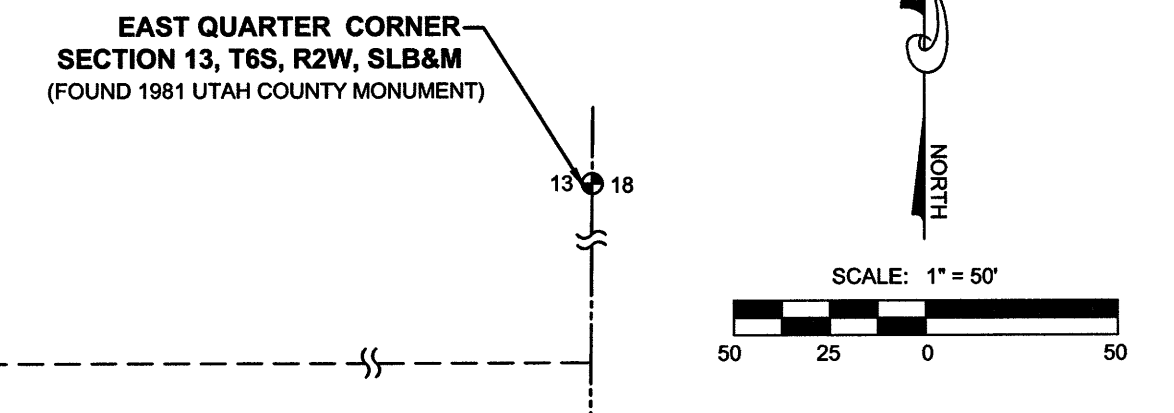
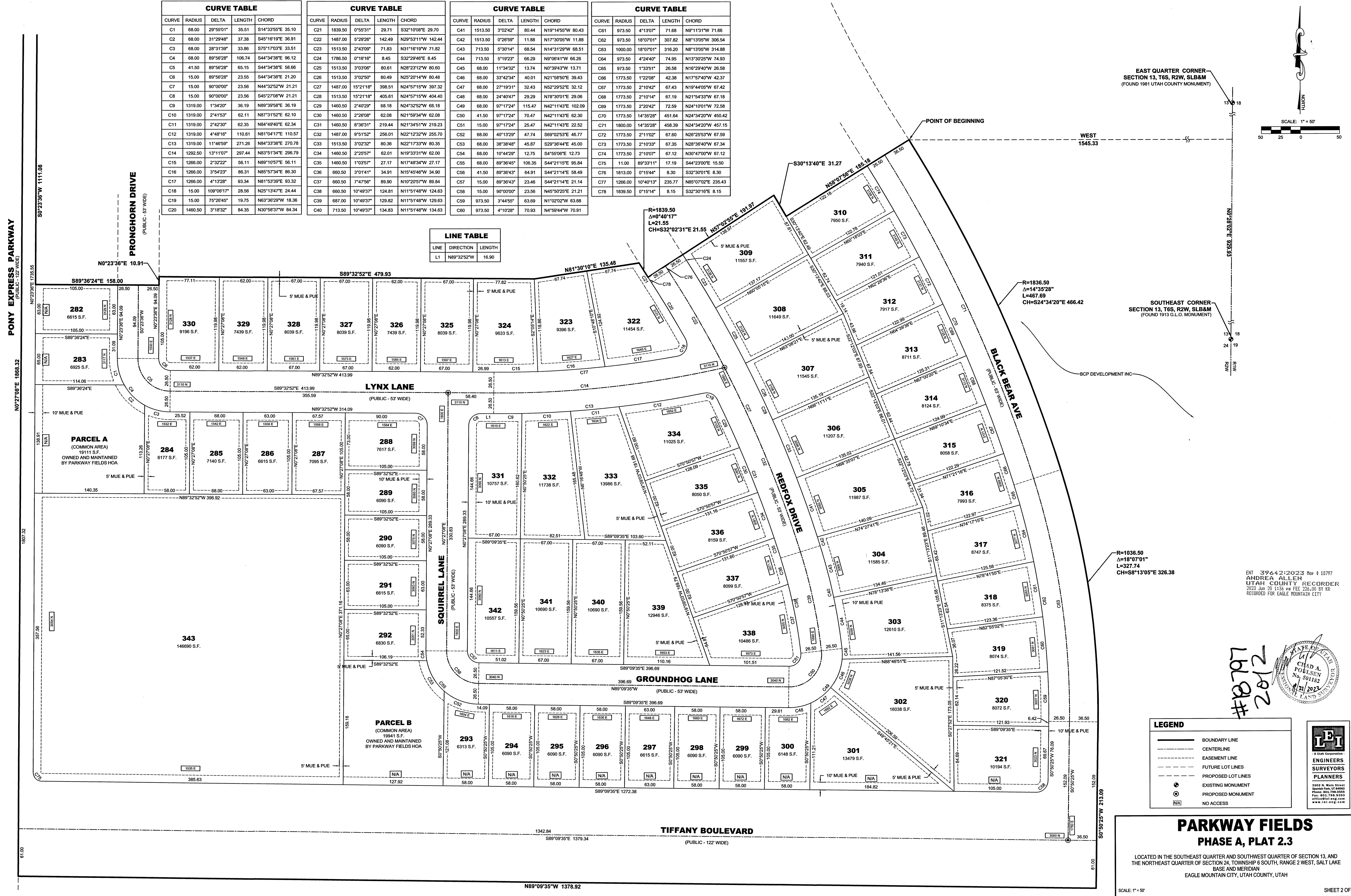
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	68.00	29°55'01"	35.51	S14°33'55"E 35.10
C2	68.00	31°29'48"	37.38	S45°16'19"E 36.91
C3	68.00	28°31'39"	33.86	S75°17'03"E 33.51
C4	68.00	89°56'28"	106.74	S44°34'38"E 96.12
C5	41.50	89°56'28"	65.15	S44°34'38"E 58.66
C6	15.00	89°56'28"	23.55	S44°34'38"E 21.20
C7	15.00	90°00'00"	23.56	N44°32'52"W 21.21
C8	15.00	90°00'00"	23.56	S45°27'08"W 21.21
C9	1319.00	1°34'20"	36.19	N89°39'58"E 36.19
C10	1319.00	2°41'53"	62.11	N87°31'52"E 62.10
C11	1319.00	2°42'30"	62.35	N84°49'40"E 62.34
C12	1319.00	4°48'16"	110.61	N81°04'17"E 110.57
C13	1319.00	11°46'58"	271.26	N84°33'38"E 270.78
C14	1292.50	13°11'07"	297.44	N83°51'34"E 296.79
C15	1266.00	2°32'22"	56.11	N89°10'57"E 56.11
C16	1266.00	3°54'23"	86.31	N85°57'34"E 86.30
C17	1266.00	4°13'28"	93.34	N81°53'39"E 93.32
C18	15.00	109°06'17"	28.56	N25°13'47"E 24.44
C19	15.00	75°26'45"	19.75	N63°36'29"W 18.36
C20	1460.50	3°18'32"	84.35	N30°58'37"W 84.34

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	1839.50	0°55'31"	28.71	S32°10'08"E 28.70
C22	1487.00	5°29'26"	142.49	N29°53'11"W 142.44
C23	1513.50	2°43'09"	71.83	N31°16'19"W 71.82
C24	1786.50	0°16'16"	8.45	S32°29'46"E 8.45
C25	1513.50	3°03'06"	80.61	N28°23'12"W 80.60
C26	1513.50	3°02'50"	80.49	N25°20'14"W 80.48
C27	1487.00	15°21'18"	398.51	N24°57'15"W 397.32
C28	1513.50	15°21'18"	405.61	N24°57'15"W 404.40
C29	1460.50	2°40'29"	68.18	N24°32'52"W 68.18
C30	1460.50	2°26'08"	62.08	N21°59'34"W 62.08
C31	1460.50	8°36'31"	219.44	N21°34'51"W 219.23
C32	1487.00	9°51'52"	256.01	N22°12'32"W 255.70
C33	1513.50	3°02'32"	80.36	N22°17'33"W 80.35
C34	1460.50	2°25'57"	62.01	N19°33'31"W 62.00
C35	1460.50	1°03'57"	27.17	N17°48'34"W 27.17
C36	660.50	3°01'41"	34.91	N15°45'46"W 34.90
C37	660.50	7°47'56"	89.90	N10°20'57"W 89.84
C38	660.50	10°49'37"	124.81	N11°51'48"W 124.63
C39	687.00	10°49'37"	129.82	N11°51'48"W 129.63
C40	713.50	10°49'37"	134.83	N11°51'48"W 134.63

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	1513.50	3°02'42"	80.44	N19°14'55"W 80.43
C42	1513.50	0°26'59"	11.88	N17°30'05"W 11.88
C43	713.50	5°30'14"	68.54	N14°31'29"W 68.51
C44	713.50	5°19'23"	66.29	N9°06'41"W 66.26
C45	68.00	11°34'32"	13.74	N0°39'43"W 13.71
C46	68.00	33°42'34"	40.01	N21°58'50"E 39.43
C47	68.00	27°19'31"	32.43	N52°29'52"E 32.12
C48	68.00	24°40'47"	29.29	N78°30'01"E 29.06
C49	68.00	97°17'24"	115.47	N42°11'43"E 102.09
C50	41.50	97°17'24"	70.47	N42°11'43"E 62.30
C51	15.00	97°17'24"	25.47	N42°11'43"E 22.52
C52	68.00	40°13'29"	47.74	S69°02'53"E 46.77
C53	68.00	38°38'48"	45.87	S29°36'44"E 45.00
C54	68.00	10°44'29"	12.75	S4°55'06"E 12.73
C55	68.00	89°36'45"	106.35	S44°21'15"E 95.84
C56	41.50	89°36'43"	64.91	S44°21'14"E 58.49
C57	15.00	89°36'43"	23.46	S44°21'14"E 21.14
C58	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C59	973.50	3°44'55"	63.69	N1°02'02"W 63.68
C60	973.50	4°10'28"	70.93	N4°59'44"W 70.91

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C61	973.50	4°13'07"	71.68	N9°11'31"W 71.66
C62	973.50	18°07'01"	307.82	N8°13'05"W 306.54
C63	1000.00	18°07'01"	316.20	N8°13'05"W 314.88
C64	973.50	4°24'40"	74.95	N13°30'25"W 74.93
C65	973.50	1°33'51"	26.58	N16°29'40"W 26.58
C66	1773.50	1°22'08"	42.38	N17°57'40"W 42.37
C67	1773.50	2°10'42"	67.43	N19°44'05"W 67.42
C68	1773.50	2°10'41"	67.19	N21°54'33"W 67.18
C69	1773.50	2°20'42"	72.59	N24°10'01"W 72.58
C70	1773.50	14°35'28"	451.64	N24°34'20"W 450.42
C71	1800.00	14°35'28"	458.39	N24°34'20"W 457.15
C72	1773.50	2°11'02"	67.60	N28°25'53"W 67.59
C73	1773.50	2°10'33"	67.35	N28°36'40"W 67.34
C74	1773.50	2°10'07"	67.12	N28°47'00"W 67.12
C75	11.00	89°33'11"	17.19	S44°23'00"E 15.50
C76	1813.00	0°15'44"	8.30	S32°30'01"E 8.30
C77	1266.00	10°04'13"	235.77	N85°07'02"E 235.43
C78	1839.50	0°15'14"	8.15	S32°30'16"E 8.15

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°32'52"W	16.90



EAST QUARTER CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

ENT. 39642:2023 Map & 18797
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 JUN 20 1:36 PM FEE 226.00 BY KR
RECORDED FOR EAGLE MOUNTAIN CITY

#28791
2012

CHAD A. POLLSSEN
No. 501182
JUN 21 2023
COUNTY CLERK

LEGEND

BOUNDARY LINE

CENTERLINE

EASEMENT LINE

FUTURE LOT LINES

PROPOSED LOT LINES

EXISTING MONUMENT

PROPOSED MONUMENT

NO ACCESS

LEI
A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**
3902 N. Main Street
Spanish Fork, UT 84606
Phone: 801.798.0555
Fax: 801.798.2939
www.lei-eng.com

**PARKWAY FIELDS
PHASE A, PLAT 2.3**

LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 13, AND
THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2



Eagle Mountain City

1650 E Stagecoach Run Eagle Mountain Utah 84005
801-789-6600

Change Order # 1

Date:	1/13/2026	Change Order Amount:	\$107,826.42
Project Title:	Belle St Booster	PO #	84872
Project Manager:	Bryce McRae	GL #	11-81-51000-7000
Contractor:	Condie Construction	Task Code #	
Contr. Contact:	Christian Wagner (801-602-0241)		

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

Attached PDF's for change orders on Belle St Booster Project. These include anchoring, offsite electrical work for power connection and project tie it.

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

1 Tie in locations (45 deg's)	\$17,317.18
2 Offsite Electrical	\$54,124.32
3 Additional Anchoring for pump station	\$3,368.99
4 Generator to Kohler – additional concrete	\$26,613.59
5 Bury & connect Anode Bags	\$6,402.34

Contract Pricing:		Contract Time:	
Original Contract Amount:	\$534,357.00	Original Completion Date:	December 31st, 2025
Previously Approved CO's:		Previously approved days:	
Present Contract Price:	\$534,357.00	Increased by:	
Change Order Amount:	\$107,826.42	Decreased by:	
New Contract Amount:	\$642,183.42	New Completion Date:	

Signatures (approval):

Purchasing: Melissa Gates Project Accountant: Chris Waldron
Chris Waldron (Jan 21, 2026 10:39:46 MST)

Project Manager: Bryce McRae Department Head/Director: Chris Waldron
Bryce McRae (Jan 20, 2026 12:20:00 MST) Chris Waldron (Jan 20, 2026 11:43:16 MST)

City Manager: Benjamin A. Reeves
Benjamin A. Reeves (Jan 20, 2026 21:11:05 MST)

City Council:

City council approval required if funds are not budgeted and for purchases over 15,000.00 for auditing, attorneys, architectural services for city facilities, branding, government relations and consulting for master plan and general plan.

Condie Construction Company, Inc.
325 North 900 West
Springville, UT 84663
(801) 489-3070

PCO #01 - Change in tie in locations - additional fittings & thrust blocks

PROJECT NAME & NUMBER: Belle Street Booster Station

OWNER: Eagle Mountain City

SUBMITTED TO: Bryce McRae

DATE: 9/16/2025

CHANGE PROPOSAL NUMBER: \$1.00

CHANGES TO BE MADE TO ORIGINAL CONTRACT: Y

Item	Description	Quantity	Units	Price	Total
1	Waterworks - 16" MJ 45 deg elbow w/ restraints for c900 pipe	4	EA	\$1,939.61	\$7,758.42
2	Labor & Equipment - Install (4) 45 elbows, form & pour (4) thrust blocks	4	EA	\$1,250.00	\$5,000.00
3	Thrust block materials - forming, concrete, etc	4	EA	\$575.00	\$2,300.00
				Subtotal	\$15,058.42
				Markup (15%)	\$2,258.76
				TOTAL	\$17,317.18

Original contract:

Previous change orders: \$0.00

Total this change order: \$17,317.18

Adjusted contract: \$17,317.18

Added contract time:

Requested and Approved by Owner /Engineer:

Name: Title: Signature:

Accepted and Approved by Condie Construction Company, Inc.

Name: Christian Wagner Title: Project Manager Signature:

Condie Construction Company, Inc.

325 North 900 West
Springville, UT 84663
(801) 489-3070

PCO #02 - Offsite RMP electrical to sleeve @ road only

PROJECT NAME & NUMBER:

Belle Street Booster Station

OWNER:

Eagle Mountain City

SUBMITTED TO:

Bryce McRae

DATE:

10/27/2025

CHANGE PROPOSAL NUMBER:

1

CHANGES TO BE MADE TO ORIGINAL CONTRACT:

Y

Item	Description	Quantity	Units	Price	Total
1	Offsite electrical - conduit, vault, dig, install, backfill, etc	1	LS	\$45,678.64	\$45,678.64
2	Dig, backfill, aggs, for sleeve to cross asphalt access road	3	Crew Hrs	\$295.33	\$885.99
3	Project Management, Supervision, processing	4	HRS	\$125.00	\$500.00
				Subtotal	\$47,064.63
				Markup (15%)	\$7,059.69
				TOTAL	\$54,124.32

Original contract:

Previous change orders: **\$0.00**

Total this change order: **\$54,124.32**

Adjusted contract: **\$54,124.32**

Added contract time:

Requested and Approved by Owner /Engineer:

Name: Title: Signature:

Accepted and Approved by Condie Construction Company, Inc.

Name: Christian Wagner Title: Project Manager Signature:

 = proposed power route



Directional drill

Open cut 6" conduit

Sleeve under access road.

Electrical Gear & Meter

12'x7' vault

Transformer

Condie Construction Company, Inc.
325 North 900 West
Springville, UT 84663
(801) 489-3070

PCO #04 - Additional Anchoring requirements per Manufacturer

PROJECT NAME & NUMBER: Belle Street Booster Station

OWNER: Eagle Mountain City

SUBMITTED TO: Bryce McRae

DATE: 11/11/2025

CHANGE PROPOSAL NUMBER: 4

CHANGES TO BE MADE TO ORIGINAL CONTRACT: Y

Item	Description	Quantity	Units	Price	Total
1	Additional materials required per manufacturer (All-thread, nuts, washers, angle iron, epoxy etc)	1	LS	\$1,727.56	\$1,727.56
2	Shop fabrication time for angle iron anchoring diagram	4	HRS	\$88.20	\$352.80
3	Labor for additional drill and epoxy	5	Crew Hrs	\$169.84	\$849.20
				Subtotal	\$2,929.56
				Markup (15%)	\$439.43
				TOTAL	\$3,368.99

Original contract:

Previous change orders: \$0.00

Total this change order: \$3,368.99

Adjusted contract: \$3,368.99

Added contract time:

Requested and Approved by Owner /Engineer:

Name: Title: Signature:

Accepted and Approved by Condie Construction Company, Inc.

Name: Christian Wagner Title: Project Manager Signature:

Condie Construction Company, Inc.
325 North 900 West
Springville, UT 84663
(801) 489-3070

PCO #05 - Generator change to Kohler (Rehlko)

PROJECT NAME & NUMBER: Belle Street Booster Station

OWNER: Eagle Mountain City

SUBMITTED TO: Bryce McRae

DATE: 10/23/2025

CHANGE PROPOSAL NUMBER: 5

CHANGES TO BE MADE TO ORIGINAL CONTRACT: Y

Item	Description	Quantity	Units	Price	Total
1	Kohler (Rehlko) Generator instead of Generac	1	LS	\$6,595.86	\$6,595.86
2	Concrete reinforcing (rebar, j-bar, etc)	1	LS	\$933.74	\$933.74
3	8 CY of 5000 psi concrete	8	CY	\$295.00	\$2,360.00
4	Labor & Equipment to form, tie, drill, epoxy, dowel, etc (3 man crew, crew truck, mini-ex)	30	Crew Hrs	\$295.33	\$8,859.90
5	Misc Materials (Forms, lumber, epoxy, tie, etc)	1	LS	\$850.00	\$850.00
6	Re-grade site up 8" around pad (grading crew & equipment)	5	Crew Hrs	\$295.33	\$1,476.65
7	Extend conduits through generator pad	1	LS	\$2,066.10	\$2,066.10
				Subtotal	\$23,142.25
				Markup (15%)	\$3,471.34
				TOTAL	\$26,613.59

Original contract:

Previous change orders: \$0.00

Total this change order: \$26,613.59

Adjusted contract: \$26,613.59

Added contract time:

Requested and Approved by Owner /Engineer:

Name: Title: Signature:

Accepted and Approved by Condie Construction Company, Inc.

Name: Christian Wagner Title: Project Manager Signature:

Condie Construction Company, Inc.
325 North 900 West
Springville, UT 84663
(801) 489-3070

PCO #06 - Bury & connect 6 Anode Bags

PROJECT NAME & NUMBER: Belle Street Booster Station

OWNER: Eagle Mountain City

SUBMITTED TO: Bryce McRae

DATE: 11/11/2025

CHANGE PROPOSAL NUMBER: 6

CHANGES TO BE MADE TO ORIGINAL CONTRACT: Y

Item	Description	Quantity	Units	Price	Total
1	Labor & Equipment to dig up, bury, backfill, and connect 6 anode bags to 6 locations on tank	15.00	Crew Hrs	\$371.15	\$5,567.25
				Subtotal	\$5,567.25
				Markup (15%)	\$835.09
				TOTAL	\$6,402.34

Original contract:

Previous change orders: \$0.00

Total this change order: \$6,402.34

Adjusted contract: \$6,402.34

Added contract time:

Requested and Approved by Owner /Engineer:

Name: Title: Signature:

Accepted and Approved by Condie Construction Company, Inc.

Name: Christian Wagner Title: Project Manager Signature:



EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING – COUNCIL VACANCY

JANUARY 15, 2026, 5:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Jared R. Gray; Councilmembers Melissa Clark, Rich Wood and Brett Wright.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; Marcus Draper, City Attorney; Lacie Messerly, Interim City Recorder; Stephanie Allred, Deputy Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Councilmember Craig Whiting.

5:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

1. WELCOME

Mayor Gray called the meeting to order at 5:02 PM and welcomed the City Council candidates. He noted Councilmember Craig Whiting appeared electronically.

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

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was not conducted.

3. INTRODUCTION / OPENING REMARKS

Mayor Gray delivered opening remarks and provided direction on the process for proceeding with the interviews with the candidates.

[The recording of the discussion can be found online here at 00:1:018.](#)

4. CANDIDATE INTERVIEWS

The City Council conducted interviews with each candidate to evaluate their qualifications and interest in serving on the City Council. Candidates were interviewed in the order required by Utah Code Annotated § 20A-6-110, as reflected on the Master Ballot Position List.

4.A. Jones, Jill

[The recording of the interview can be found online here at 00:06:13.](#)

4.B. Johnson, Jay

[The recording of the interview can be found online here at 00:16:29.](#)

4.C. Klausmeier, Josh

[The recording of the interview can be found online here at 00:23:39.](#)

4.D. Strong, Brent

[The recording of the interview can be found online here at 00:36:19.](#)

4.E. Lane, Mandy

[The recording of the interview can be found online here at 00:43:07.](#)

4.F. Perez, Benjamin

[The recording of the interview can be found online here at 00:52:47.](#)

4.G. Huish, Zachory

[The recording of the interview can be found online here at 01:05:38.](#)

4.H. Ducos, Charlotte

[The recording of the interview can be found online here at 01:19:08.](#)

5. DISCUSSION / VOTE

5.A. DISCUSSION / VOTE – Discussion and Vote on the Appointment of an Individual to Fill the City Council Vacancy Resulting from the Resignation of Councilmember Jared Gray.

[The recording of the discussion can be found online here at 01:33:24.](#)

The City Council thanked the applicants and conducted a vote to appoint an individual to fill the vacancy created by the resignation of Councilmember Jared Gray.

5.A. DECLARATION OF INDIVIDUAL – Declaration of individual to Fill City Council Vacancy Resulting from the Resignation of Councilmember Jared Gray for the Remainder of a Two-Year Term Expiring December 2028.

[The recording of the discussion can be found online here at 01:44:35.](#)

Interim City Recorder Lacie Messerly read Councilmember votes aloud: three votes for Zachory Huish and one vote for Mandy Lane. Mayor Gray declared Zachory Huish appointed as Council Member.

MOTION: *Councilmember Wright moved to take a brief recess to prepare Oath of Office
Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

6. BRIEF RECESS

6.A. BRIEF RECESS - Preparation of the Oath of Office (approximately 10 minutes)

Following a brief recess, the meeting reconvened at 6:57 PM.

7. OATH OF OFFICE

7.A. OATH OF OFFICE - Administration of the Oath of Office to the Appointed Councilmember

[The recording of the discussion can be found online here at 01:46:54.](#)

Interim City Recorder Lacie Messerly administered the Oath of Office to Zachory Huish.

8. CLOSING REMARKS

[The recording of the discussion can be found online here at 01:49:39.](#)

9. ADJOURNMENT

MOTION: *Councilmember Huish moved to adjourn the meeting at 7:04 PM. Councilmember
Wood seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 01:53:48.](#)

The meeting was adjourned at 7:04 PM.

Approved by the City Council on February 3, 2026.

Lacie Messerly
City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

JANUARY 20, 2026 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Jared R. Gray; Councilmembers Craig Whiting, Melissa Clark, Rich Wood, Brett Wright and Zachory Huish.

CITY STAFF PRESENT: Benjamin Reeves, 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; Lacie Messerly, Interim City Recorder; Stephanie Allred, Deputy Recorder; Penny Vigil, Deputy Recorder; Kimberly Ruesch, Director of Administrative Services; Natalie Winterton, Assistant to the City Manager; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Erik Knutzen, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:02 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION - Justice Court - Jim Peters

[The recording of the discussion can be found online here at 00:00:59.](#)

Justice Court Administrator Jim Peters provided a detailed presentation to the City Council regarding options for the potential addition of a Justice Court in Eagle Mountain. Mr. Peters reviewed statutory requirements, administrative oversight, and operating standards applicable to each option under consideration. Mr. Peters also responded to questions from Council regarding operational feasibility, anticipated caseload and financial implications.

1.B. PRESENTATION - Energy Project for Meta in Coordination with Williams - Senior Project Manager Andrew Johns

[The recording of the discussion can be found online here at 00:29:54.](#)

Jimmie Hammontree, Director of State Government and Regulatory Affairs at Williams, presented an overview of Project Aquila, a behind-the-meter generation project proposed in Eagle Mountain to support the expansion of an existing digital infrastructure facility within the Regional Technology and Industry (RTI) Overlay Zone. He highlighted anticipated project benefits and discussed key project considerations, including noise, wall heights, setbacks, and aesthetics.

Economic Development Director Abby Ivory provided background information on the project and explained the basis for the item's recommendation to the City Council.

1.C. DISCUSSION - Street Renaming and Addressing Code Amendment - Planner David Stroud

[The recording of the discussion can be found online here at 00:53:40.](#)

Planner David Stroud explained that a citizen inquired about the possibility of renaming a street and that the Eagle Mountain Municipal Code does not contain standards or procedures for such requests. He noted that street renaming is uncommon and typically occurs in larger cities to recognize historically or culturally significant individuals.

Mr. Stroud requested direction from the City Council regarding potential procedures, criteria, and timeframes should the City choose to address future street renaming requests.

2. AGENDA REVIEW

[The recording of the discussion can be found online here at 01:05:17.](#)

13.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.80.080 regarding directional signage related to data center/large-scale development projects.

[The recording of the discussion can be found online here at 01:06:29.](#)

Planner Steven Lehmitz proposed a code amendment to Eagle Mountain Municipal Code Section 17.80.080 to allow and establish standards for off-premises directional signage associated with data center and large-scale development projects. City Council requested that the proposed amendment include standards for signage design, location of sign placement, and a timeline for removal of the signage following project completion.

- 13.B. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 15.80, 17.10, 17.25, 17.100 regarding Slope Development.

[The recording of the discussion can be found online here at 01:14:39.](#)

Senior Planner Robert Hobbs presented a proposed code amendment to Eagle Mountain Code Sections 15.80, 17.10, 17.25, 17.100 which would add a definition, reformat the sections, and specify that properties with slopes exceeding 25% shall not be graded or altered. City Council provided feedback and direction regarding the proposed code amendment.

- 13.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Replacing Eagle Mountain Municipal Code Section 2.10 regarding Power and Duties of Mayor.

- 13.D. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Replacing Various Provisions of Title 2 of the Eagle Mountain Municipal Code Related to City Governance.

City Council determined that items 13.C. and 14.D. would be discussed during the Policy Session to provide community members with the opportunity to observe the discussion and offer public comments.

[The recording of the discussion can be found online here at 01:31:00.](#)

3. 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; the purchase, lease, sale, or exchange of real property; a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision; and/or the deployment of security personnel, devices, or systems, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

The Work Session was adjourned at 5:42 PM.

[The recording of the motion can be found online here at 01:39:44.](#)

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Gray called the meeting to order at 7:05 PM.

[The recording of the discussion can be found online here at 01:41:32.](#)

5. PLEDGE OF ALLEGIANCE

Charlotte Ducos led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. INTRODUCTION/ RECOGNITION

7.A. INTRODUCTION / RECOGNITION - Utah County Sheriff's Office

[The recording of the discussion can be found online here at 01:43:29.](#)

Chief Deputy Sheriff Erik Knutzen introduced Deputy Breunig and recognized her for life-saving efforts during three separate incidents. Chief Deputy Sheriff Knutzen also recognized Lieutenant BJ Eckles for his 18 years of service in Eagle Mountain. Lieutenant Eckles expressed appreciation for his time serving the community and thanked the citizens, City staff, and City Council for their support.

8. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:26PM.

The following individuals spoke during the Public Comment period:

- Jill Jones - Requested that street signs be more descriptive, additional lighting be added to the divider of Pony Express, and a small community pool be considered near the new City Hall.
- Tiffany Walden - Spoke regarding taxpayer accountability.
- Anthony Castillo - Addressed concerns about elected officials blocking citizens on social media.

MOTION: *Councilmember Clark moved to table Public Comment to later in the meeting
Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:01:24.](#)

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 02:13:21.](#)

CONSENT AGENDA

10. BOND RELEASES

10.A. Scarlet Ridge Phase A, Plat 2 - Into Warranty

10.B. Sunset Flats Phase A, Plat 3 - Into Warranty

10. CHANGE ORDERS

11. MINUTES

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

12.B. February 4, 2025 Minutes - Regular City Council Meeting

12.C. January 6, 2026 Minutes - Regular City Council Meeting

MOTION: *Councilmember Clark moved to approve the Consent Agenda with a
correction of a spelling error in the January 6, 2026, City Council Meeting
Minutes. Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

Zachory Huish Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 02:17:26.](#)

SCHEDULED ITEMS

13. ORDINANCES / PUBLIC HEARINGS

- 13.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.80.080 regarding directional signage related to data center/large-scale development projects.

[The recording of the discussion can be found online here at 02:18:06.](#)

Planner Steven Lehmitz presented a proposed code amendment to Eagle Mountain Municipal Code Section 17.80.080, to allow and establish standards for off-premises directional signage associated with data center and large-scale development projects. Mr. Lehmitz highlighted the revisions to the proposed code amendment that were requested by City Council during the prior Work Session.

Mayor Gray opened the Public Hearing period at 7:45 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 7:45 PM.

[The recording of the public hearing can be found online here at 02:25:15.](#)

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.80.080 regarding directional signage related to data center/large-scale development projects with updated edits as presented. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:22:30.](#)

13.B. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 15.80, 17.10, 17.25, 17.100 regarding Slope Development.

[The recording of the discussion can be found online here at 02:23:14.](#)

Senior Planner Robert Hobbs presented a proposed code amendment to Eagle Mountain Code Sections 15.80, 17.10, 17.25, 17.100 which would add a definition, reformat the sections and specify that any property whose slope exceeds 25% shall not be graded or altered. During a prior Work Session, City Council directed staff to further refine the proposal and return it for consideration at a future meeting.

Mayor Gray opened the Public Hearing period at 7:48 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 7:48 PM.

[The recording of the public hearing can be found online here at 02:25:15.](#)

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 15.80, 17.10, 17.25, 17.100 regarding Slope Development. Councilmember Clark seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:25:49.](#)

13.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Replacing Eagle Mountain Municipal Code Section 2.10 regarding Power and Duties of Mayor.

[The recording of the discussion can be found online here at 02:26:31.](#)

Councilmembers Rich Wood and Brett Wright presented a proposed ordinance intended to restore executive powers to the six-member Council in accordance with State Code §§ 10-3b-303(1)(a)(ii) and 10-3b-303(1)(b)(i)(A). The ordinance would also clarify mayoral duties, establish a shared schedule with the Council, and address mayoral compensation. The item was placed on the agenda at the request of Councilmembers Wood and Wright.

City Attorney Marcus Draper provided legal clarification on the proposed changes, including the Mayor's current responsibilities and ability to vote on the item. Councilmembers Wood and Wright explained the background, purpose, and intent of the ordinance, emphasizing concerns with existing code and the importance of discussion and consensus-building.

Mayor Gray expressed support for a path forward promoting unity and effective governance. Councilmembers offered comments and suggestions regarding the Mayor's powers and duties and indicated interest in continued discussion to improve City processes. City Manager Ben Reeves voiced concerns about the proposed amendments and expressed a desire to work collaboratively with the Council to maintain a productive working relationship.

MOTION: *Councilmember Clark moved to table item 13.C. and reopen Public Comment Councilmember Whiting seconded the motion.*

Councilmembers clarified that the motion should specify that the item be tabled until later in the meeting.

AMENDED MOTION: *Councilmember Clark moved to table item 13.C. until later in the meeting to come back after public comment. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

Mayor Gray reopened the Public Comment period at 8:28 PM

The following individuals spoke during the Public Comment Period:

- Maryann Kline, read by Interim City Recorder, Lacie Messerly - Requested that City Council take additional time before making a decision.
- Sandy White, read by Interim City Recorder, Lacie Messerly - Expressed concern with changing the Mayor's responsibilities so soon after an election.
- Charlotte Ducos - Stated that the proposed code is not ready for passage and raised concerns with changes to the powers and duties of the Mayor.
- Jeff Ruth - Requested that the item be tabled and considered at a later date.
- Laura Whitney - Requested that the City Council take additional time before making a decision.

- Adam Bradley - Opposed the manner in which the item was brought forward and requested a public hearing prior to any decision.
- Bryan Free - Requested the item be tabled and suggested a more detailed presentation showing the proposed changes.
- Gary Fewkes - Spoke regarding public comments on social media and emphasized that proper time should be taken before making a decision.
- Mackenzie Spaulding - Commented on proposed code changes relating to fiduciary duty and City employees
- Amanda Mendenhall - Shared suggestions for updating the current code
- Erica Duglas - Requested that sufficient time be taken before passing the item to allow for careful review.
- Melanie Castillo - Expressed concerns raised by other citizens regarding the potential removal of duties from the Mayor and suggested that if duties are removed from the mayor we might as well have a part time mayor.

Mayor Gray closed the public comment period at 8:53 PM and returned to item 13.C.

Councilmember Wood provided a general response to citizens regarding the public comments received.

MOTION: *Councilmember Clark moved to table item 13.C. an Ordinance of Eagle Mountain City, Utah, Repealing and Replacing Eagle Mountain Municipal Code Section 2.10 regarding Power and Duties of Mayor. Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes
Jared Gray	No

The motion passed with a 5:1 vote.

[The recording of the motion can be found online here at 03:37:41.](#)

13.D. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Replacing Various Provisions of Title 2 of the Eagle Mountain Municipal Code Related to City Governance.

[The recording of the discussion can be found online here at 03:38:47.](#)

MOTION: *Councilmember Wood moved to table item 13.D. an Ordinance of Eagle Mountain City, Utah, Repealing and Replacing Various Provisions of Title*

*2 of the Eagle Mountain Municipal Code Related to City Governance.
Councilmember Wright seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes
Jared Gray	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:39:12.](#)

14. CITY MANAGER ITEMS

14.A. DISCUSSION - Community Enhancement Board - Ben Reeves, City Manager

[The recording of the discussion can be found online here at 03:39:55.](#)

City Manager Ben Reeves provided suggestions regarding City boards and committees and requested direction from the City Council on how they would like to proceed with the current boards and committees, including the potential creation of a RAP Tax board.

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 03:46:50.](#)

Director of Legislative and Strategic Services Evan Berrett provided a brief legislative update, including the distribution of one-page summaries to state senators and representatives, and requested Councilmembers share any additional items for legislative consideration.

The City Council discussed the importance of member attendance at upcoming meetings and identified which members would attend.

Management and Policy Analyst John Magness noted he would meet with Councilmembers to provide ongoing updates to support informed decision-making.

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

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

[The recording of the discussion can be found online here at 04:04:49.](#)

17. COMMUNICATION ITEMS

18. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 9:36 PM.
Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes
Zachory Huish	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:12:52.](#)

The meeting was adjourned at 9:36 PM.

Approved by the City Council on February 3, 2026.

Lacie Messerly
City Recorder

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPOINTING
THE EAGLE MOUNTAIN CITY RECORDER

PREAMBLE

WHEREAS, Utah State Code Annotated Section 10-3-916 provides for a City Recorder to perform the duties listed within the Section; and

WHEREAS, the City Recorder is appointed by the Mayor, with the advice and consent of the City Council, and serves in office until his or her successor is appointed and qualified; and

WHEREAS, _____ is a qualified and suitable person to serve as the Eagle Mountain City Recorder.

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

1. _____ is hereby appointed as the Eagle Mountain City Recorder.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 3rd day of February, 2026.

EAGLE MOUNTAIN CITY, UTAH

Jared Gray, Mayor

ATTEST:

Stephanie Allred
Deputy Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 3rd day of February, 2026.

Those voting yes:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Stephanie Allred
Deputy Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 3, 2026**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 2.45 regarding Youth Council.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	\$0
APPLICANT:	N/A

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

PUBLIC HEARING

No

PREPARED BY

Natalie Winterton, Assistant to
the City Manager

PRESENTED BY

Natalie Winterton

RECOMMENDATION:

It is recommended that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 2.45 regarding Youth Council.

BACKGROUND:

It has been requested by the City Council that there be updates made to the Youth Council Code to allow the Eagle Mountain Youth Council to select their own youth mayor from among themselves. This code creates that change.

Other changes have also been made to add clarity to the code, but not change the purpose. Youth as young as 7th graders are allowed to participate in the youth council. It is important that the code is understandable to all ages.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Ordinance
2. EMMC - 2.45 Youth Council - REDLINES
3. EMMC - 2.45 Youth Council - CLEAN

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 2.45 YOUTH COUNCIL

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 2.45 Youth Council, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 2.45 Youth Council, 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 3rd day of February, 2026.

EAGLE MOUNTAIN CITY, UTAH

Jared Gray, Mayor

ATTEST:

Lacie Messerly
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 3rd day of February, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish
☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Lacie Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 2.45 YOUTH COUNCIL

2.45.005 Definitions.

- A. “Youth Council Members” refers to any qualified youth who joins this organization in any capacity.
- B. “Youth City Council” refers to the five youth who will act in the capacity of the youth city council
- C. “Youth Mayor” refers to the one youth who will act in the capacity of the youth mayor
- C. “Voting Members” refers to the youth council board, and the youth mayor in limited capacities.

2.45.010 Creation.

A. There is hereby created a youth council for Eagle Mountain City.

~~B. The youth council shall consist of a youth mayor and five youth city council members, all of whom who shall be appointed by the mayor with advice and consent of the city council.~~

B. The youth council committee of advisors shall facilitate the selection of the youth city council members. Any interested youth who meet the requirements outlined in EMMC 2.45.050(B) may be considered a position on the youth city council. All youth council members may vote for one of the interested parties to serve on the youth city council. The top six members resulting from the vote will be selected for the youth city council. These six youth will then vote amongst themselves to select one of them as youth mayor. This outcome must be recommended to the Eagle Mountain mayor who may choose to formally appointment the youth to their respective positions. The appointments must then be ratified by the advice and consent of the Eagle Mountain City Council.

C. The youth council may have additional unlimited numbers of members serving as youth department heads, youth committee chairpersons and youth committee members, appointed by the youth council committee of advisors.

D. The youth city council may create subcommittees and use volunteers who are not on the youth council to accomplish its purposes. [Ord. [O-36-2025](#) § 1 (Exh. A)].

2.45.020 Advisors.

A. A youth council committee of advisors comprised of adults residing in Eagle Mountain City is hereby created to organize, administer and supervise the activities of the Eagle Mountain City youth council provided for more specifically in this chapter.

B. The youth council committee of advisors shall be comprised of two or more persons who shall be appointed in accordance with Chapter [2.27](#) EMMC.

C. The youth council committee of advisors shall meet as often as necessary and shall organize, administer, supervise and advise the youth participating in the Eagle Mountain City youth council. [Ord. [O-36-2025](#) § 1 (Exh. A)].

2.45.030 Purpose.

The youth council is established for the following purposes:

- A. To provide an opportunity for the youth of **Eagle Mountain City** and the **greater** Cedar Valley area to acquire a greater knowledge of and appreciation for our representative form of government through active participation in the system.
- B. To help the **Eagle Mountain** mayor and city council to solve the problems and accomplish the goals of this community by working directly with the representatives of the youth.
- C. To serve the youth of **Eagle Mountain City** and the Cedar Valley area by:
 - 1. Informing the Eagle Mountain municipal government of the needs and wishes of the youth.
 - 2. Planning and implementing social, educational, cultural and recreational activities for the youth. [Ord. [O-36-2025](#) § 1 (Exh. A)].

2.45.040 Duties.

A. Duties and Responsibilities of the Youth **City** Council.

- 1. To meet as scheduled by the youth **city** council to conduct business.
- 2. To develop and adopt, by majority vote, a youth council charter.
- 3. To modify this charter as needed by a majority vote.
- 4. To present to the **Eagle Mountain** mayor and city council this charter and all amendments.
- 5. To select one of its members to act as temporary youth mayor (youth mayor pro tem) when the youth mayor is absent.
- 6. To pass motions and resolutions as necessary by a majority vote. A majority vote is one vote more than one-half the voting members who are present.
- 7. To carry out the purposes of the youth council as outlined in this chapter.
- 8. To plan activities for the youth of the community, coordinating all such activities with the **Eagle Mountain** mayor and the youth council committee of advisors.

B. Limitations of the Youth **City** Council Authority.

- 1. The youth **city** council must have a quorum in order to conduct business. A quorum is one more than half of the **youth city** council members.

2. The charter and all amendments to the charter are to be approved by the Eagle Mountain mayor and city council.
3. The agendas of all youth **city** council meetings are to be posted publicly at least two days in advance of each meeting.
4. The **Eagle Mountain** mayor and youth council committee of advisors will coordinate all activities.

C. Responsibility and Authority of the Youth **Council** Mayor.

1. To plan and conduct all youth **city** council meetings.
2. To carry out the decisions of the youth **city** council.
3. To meet periodically with the **Eagle Mountain** mayor ~~of Eagle Mountain City~~ to provide for proper planning and coordination between the **Eagle Mountain** city council and the youth **city** council.
4. To propose to the youth **city** council plans and projects designed to assist in the fulfillment of the purposes of the youth council.
5. To vote only in a tie.
6. To assign each youth **city** council member areas of responsibility.

D. Responsibility and Authority of the Youth City Council.

1. To accept assignments from the youth ~~council~~ mayor ~~and the member of Eagle Mountain city council position they are to represent.~~
- ~~2. To meet with and learn the responsibilities of the Eagle Mountain city council member for the position represented on the youth council.~~
- ~~2. 3.~~ To advocate the interests and views of the youth ~~and youth council~~ of Eagle Mountain as they pertain to the actions and responsibilities of ~~the Eagle Mountain city council member for the position they represent~~ their assignments on the youth city council.
- ~~3. 4.~~ To fulfill assignments and/or initiate projects designed for the benefit of the youth of Eagle Mountain and the citizens in general as pertains to their youth **city** council responsibilities and as approved by the **Eagle Mountain** mayor and city council.

E. Committees. The youth **city** council shall create the following permanent committees to assist the **youth city** council in carrying out their plans, goals and projects. Each committee shall be advised by a member of the youth **city** council. The members of the committees are to be appointed by the youth **city** council with the approval of the youth council committee of advisors. Committee membership shall be for a one-year period. Committee members must be at least seventh grade and not yet a graduate of high school. The committees shall be named as follows:

1. Committee on parks and recreation.
2. Committee on community beautification, youth involvement and the environment.

3. Committee on community events and publicity and the chamber of commerce.

Additional temporary committees may be created by the youth city council as needed.

F. Youth City Recorder. A youth city recorder shall be appointed by the youth ~~council~~ mayor with the approval of the youth **city** council. The responsibility and authority of the youth city recorder shall include the following:

1. Attend all youth **city** council meetings and take and maintain minutes of said meetings.
2. To carry out assignments of the youth **city** council.
3. To have all youth **city** council records reviewed by the **Eagle Mountain** city recorder every June and January. [Ord. O-36-2025 § 1 (Exh. A)].

2.45.050 Membership and terms.

A. Requirements to Serve as a member of the Youth Council

1. Each member must be a resident of Eagle Mountain City or of the greater Cedar Valley area for at least one month.
2. Must be in at least seventh grade and not yet a graduate from high school.

B. ~~A.~~ Requirements to Serve on the Youth **City Council and in the Office of Youth Mayor.**

1. Each member must be a resident of **Eagle Mountain City or of the greater** Cedar Valley area for at least one month.
2. Must be in at least eighth grade and not yet a graduate from high school.
3. Must be in at least tenth grade to serve as youth mayor of the youth **city** council.
4. Must be a resident of Eagle Mountain to serve as the youth mayor of the youth **city** council.

C. ~~B.~~ Requirements to Remain on the Youth Council.

1. Remain a resident of **Eagle Mountain City or of the greater** Cedar Valley area.
2. Attend at least 75 percent of all youth **city** council meetings.
3. Fulfill the responsibilities of the office held.
4. Set a proper example for the youth of the community. A member of the youth council can be removed from office upon violation of one or more of the above criteria and by a majority vote of the youth **city** council with the final approval of the Eagle Mountain **City** mayor and city council.

D. ~~C.~~ Vacancies. A vacancy on the youth **city** council caused either by removal or by resignation shall be filled by nomination of the youth **city** council for appointment by the **Eagle Mountain** mayor with advice and consent of the **Eagle Mountain** city council. [Ord. O-36-2025 § 1 (Exh. A)].

2.45.060 Administration.

The youth council operates under the direction of its appointed youth council committee of advisors and in accordance with city policy. The youth council committee of advisors shall coordinate with the Eagle Mountain city recorder and Eagle Mountain city council liaison to ensure compliance with municipal procedures and to support the Eagle Mountain city council's activities. [Ord. [O-36-2025](#) § 1 (Exh. A)].

Chapter 2.45

YOUTH COUNCIL

2.45.005 Definitions.

- A. “Youth Council Members” refers to any qualified youth who joins this organization in any capacity.
- B. “Youth City Council” refers to the five youth who will act in the capacity of the youth city council
- C. “Youth Mayor” refers to the one youth who will act in the capacity of the youth mayor
- C. “Voting Members” refers to the youth council board, and the youth mayor in limited capacities.

2.45.010 Creation.

- A. There is hereby created a youth council for Eagle Mountain City.
- B. The youth council committee of advisors shall facilitate the selection of the youth city council members. Any interested youth who meet the requirements outlined in EMMC 2.45.050(B) may be considered a position on the youth city council. All youth council members may vote for one of the interested parties to serve on the youth city council. The top six members resulting from the vote will be selected for the youth city council. These six youth will then vote amongst themselves to select one of them as youth mayor. This outcome must be recommended to the Eagle Mountain mayor who may choose to formally appointment the youth to their respective positions. The appointments must then be ratified by the advice and consent of the Eagle Mountain City Council.
- C. The youth council may have additional unlimited numbers of members serving as youth department heads, youth committee chairpersons and youth committee members, appointed by the youth council committee of advisors.
- D. The youth city council may create subcommittees and use volunteers who are not on the youth council to accomplish its purposes. [Ord. [O-36-2025](#) § 1 (Exh. A)].

2.45.020 Advisors.

- A. A youth council committee of advisors comprised of adults residing in Eagle Mountain City is hereby created to organize, administer and supervise the activities of the Eagle Mountain City youth council provided for more specifically in this chapter.

B. The youth council committee of advisors shall be comprised of two or more persons who shall be appointed in accordance with Chapter [2.27](#) EMMC.

C. The youth council committee of advisors shall meet as often as necessary and shall organize, administer, supervise and advise the youth participating in the Eagle Mountain City youth council. [Ord. [O-36-2025](#) § 1 (Exh. A)].

2.45.030 Purpose.

The youth council is established for the following purposes:

A. To provide an opportunity for the youth of Eagle Mountain City and the greater Cedar Valley area to acquire a greater knowledge of and appreciation for our representative form of government through active participation in the system.

B. To help the Eagle Mountain mayor and city council to solve the problems and accomplish the goals of this community by working directly with the representatives of the youth.

C. To serve the youth of Eagle Mountain City and the Cedar Valley area by:

1. Informing the Eagle Mountain municipal government of the needs and wishes of the youth.
2. Planning and implementing social, educational, cultural and recreational activities for the youth. [Ord. [O-36-2025](#) § 1 (Exh. A)].

2.45.040 Duties.

A. Duties and Responsibilities of the Youth City Council.

1. To meet as scheduled by the youth city council to conduct business.
2. To develop and adopt, by majority vote, a youth council charter.
3. To modify this charter as needed by a majority vote.
4. To present to the Eagle Mountain mayor and city council this charter and all amendments.
5. To select one of its members to act as temporary youth mayor (youth mayor pro tem) when the youth mayor is absent.
6. To pass motions and resolutions as necessary by a majority vote. A majority vote is one vote more than one-half the voting members who are present.
7. To carry out the purposes of the youth council as outlined in this chapter.
8. To plan activities for the youth of the community, coordinating all such activities with the Eagle Mountain mayor and the youth council committee of advisors.

B. Limitations of the Youth City Council Authority.

1. The youth city council must have a quorum in order to conduct business. A quorum is one more than half of the youth city council members.
2. The charter and all amendments to the charter are to be approved by the Eagle Mountain mayor and city council.
3. The agendas of all youth city council meetings are to be posted publicly at least two days in advance of each meeting.
4. The Eagle Mountain mayor and youth council committee of advisors will coordinate all activities.

C. Responsibility and Authority of the Youth Mayor.

1. To plan and conduct all youth city council meetings.
2. To carry out the decisions of the youth city council.
3. To meet periodically with the Eagle Mountain mayor to provide for proper planning and coordination between the Eagle Mountain city council and the youth city council.
4. To propose to the youth city council plans and projects designed to assist in the fulfillment of the purposes of the youth council.
5. To vote only in a tie.
6. To assign each youth city council member areas of responsibility.

D. Responsibility and Authority of the Youth City Council.

1. To accept assignments from the youth mayor.
2. To advocate the interests and views of the youth of Eagle Mountain as they pertain to the actions and responsibilities of their assignments on the youth city council.
3. To fulfill assignments and/or initiate projects designed for the benefit of the youth of Eagle Mountain and the citizens in general as pertains to their youth city council responsibilities and as approved by the Eagle Mountain mayor and city council.

E. Committees. The youth city council shall create the following permanent committees to assist the youth city council in carrying out their plans, goals and projects. Each committee shall be advised by a member of the youth city council. The members of the committees are to be appointed by the youth city council with the approval of the youth council committee of advisors. Committee membership shall be for a one-year period. Committee members must be at least seventh grade and not yet a graduate of high school. The committees shall be as follows:

1. Committee on parks and recreation.
2. Committee on community beautification, youth involvement and the environment.
3. Committee on community events and publicity and the chamber of commerce.

4. Additional temporary committees may be created by the youth city council as needed.

F. Youth City Recorder. A youth city recorder shall be appointed by the youth mayor with the approval of the youth city council. The responsibility and authority of the youth city recorder shall include the following:

1. Attend all youth city council meetings and take and maintain minutes of said meetings.
2. To carry out assignments of the youth city council.
3. To have all youth city council records reviewed by the Eagle Mountain city recorder every June and January. [Ord. O-36-2025 § 1 (Exh. A)].

2.45.050 Membership and terms.

A. Requirements to Serve as a member of the Youth Council

1. Each member must be a resident of Eagle Mountain City or of the greater Cedar Valley area for at least one month.
2. Must be in at least seventh grade and not yet a graduate from high school.

B. Requirements to Serve on the Youth City Council and in the Office of Youth Mayor.

1. Each member must be a resident of Eagle Mountain City or of the greater Cedar Valley area for at least one month.
2. Must be in at least eighth grade and not yet a graduate from high school.
3. Must be in at least tenth grade to serve as youth mayor of the youth city council.
4. Must be a resident of Eagle Mountain to serve as the youth mayor of the youth city council.

C. Requirements to Remain on the Youth Council.

1. Remain a resident of Eagle Mountain City or of the greater Cedar Valley area.
2. Attend at least 75 percent of all youth city council meetings.
3. Fulfill the responsibilities of the office held.
4. Set a proper example for the youth of the community. A member of the youth council can be removed from office upon violation of one or more of the above criteria and by a majority vote of the youth city council with the final approval of the Eagle Mountain mayor and city council.

D. Vacancies. A vacancy on the youth city council caused either by removal or by resignation shall be filled by nomination of the youth city council for appointment by the Eagle Mountain mayor with advice and consent of the Eagle Mountain city council. [Ord. O-36-2025 § 1 (Exh. A)].

2.45.060 Administration.

The youth council operates under the direction of its appointed youth council committee of advisors and in accordance with city policy. The youth council committee of advisors shall coordinate with the Eagle Mountain city recorder and Eagle Mountain city council liaison to ensure compliance with municipal procedures and to support the Eagle Mountain city council's activities. [Ord. [O-36-2025](#) § 1 (Exh. A)].



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 3, 2026**

TITLE:	MINOR SITE PLAN - Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment.
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Cadence Homes; Hunter Smith representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Foothill Residential/Parks and Open Space	3.1

PUBLIC HEARING

No

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Staff is [again] neutral respecting this request, finding arguments for and against its merit. Nevertheless, if the City Council votes to approve the application, Staff recommends that the Planning Commission's added clubhouse amenity request be honored.

BACKGROUND:

UPDATE: Subsequent to Council's last review of this matter, the Applicant has provided additional information as per the Council's request, to include:

1. A "Wellness Center and Outdoor Gathering Area Consolidated Estimate" on an Excel spreadsheet which includes cost estimates for the completion of the proposed 608 sq. ft. wellness center expansion and 442 sq. ft. outdoor covered grilling area. (Numbers include sq. ft. construction cost, fitness equipment, lawn game, grill, tables and seating and landscaping; and,
2. A "potential wellness center layout" — including images of the type of equipment [commercial-grade such as at VASA or Planet Fitness] intended for purchase; and,
3. A fitness equipment bid; and,
4. Two written pool bids and one verbal bid from Deep Blue giving a range of \$185k to \$200k, comparable to the written bids; and,
5. Images (samples) of other communities' fitness centers to illustrate the Applicants' intentions.
6. An updated narrative/justification statement for their proposal.

(Justification — see Applicant's attached narrative and survey)...

This matter was brought back a second time last month and, per the Applicant's subsequent request, is back in front of Council post tabling for a third time. Cadence Homes seeks approval to trade-out a required swimming pool for the Hidden Hollow development. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005.

Although a recent code amendment permits administrative (Staff-level) review of site plans, the specific criteria outlined in that amendment—along with the code referenced in the 'Items for Consideration' section of this report—necessitated processing the Applicants' request as a standard site plan amendment. As such, review by both the Planning Commission and City Council is required, since site plans in our City must be reviewed sequentially by these two bodies. That said, Staff considers the proposed amenity swap to be relatively minor in nature and scope, especially when compared to other types of possible site plan revisions. The Planning Commission expressed concern that the existing 600 sq. ft. gym space and proposed clubhouse amenities were shy of what should be provided — hence their recommended condition in the event of a favorable Council vote. The City Council, during their regularly scheduled public meeting of January 06, 2026, voted to table the item pending receipt of additional, detailed information related to the application. As the Applicant has gathered that information as far as they are concerned, this matter is back in front of Council.

ITEMS FOR CONSIDERATION:

Code Matter(s):

"17.25.050 Generally applicable provisions. All development projects within any residential zone shall conform to the following general requirements:

L. Clubhouse and Swimming Pool. All multifamily developments in the MF1 and MF2 zones shall include a swimming pool in addition to the clubhouse. The approval authority of a preliminary plat or site plan may consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. For this determination they should consider the size of units, the type of units, the proximity to other recreational amenities, and any unique attributes of the property.

1. Clubhouse or Community Center. A clubhouse facility that is centrally located in the development is intended to provide a recreational and social amenity to residents. Clubhouses or community centers shall be a minimum of 1,500 square feet (not including leasing office area) and accommodate at least seven and one-half square feet of clubhouse area per residential unit being served by the clubhouse. Developments may provide multiple clubhouses to fulfill this requirement. The clubhouse does not count towards fulfilling the amenity requirements found in Chapter 16.35 EMMC.

a. Clubhouse Improvements and Completion. Clubhouses shall include food serving facilities, large gathering areas suited to community meetings and events, restroom facilities, and amenities that may include exercise equipment, multimedia equipment, facilities to accommodate the arts, indoor recreation (basketball, volleyball, etc.), or upgraded food preparation or service facilities. The clubhouse shall be adjacent to the pool....

...

2. Swimming Pool. An in-ground swimming pool that is centrally located in the development is intended to provide a recreational and social amenity to residents. The pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool [Staff - based on plat C, this would equate to 128 sq. ft. of

pool area]...."

Comments:

After being denied approval of the pool swap on October 7th of this year, the Applicants asked Staff to reschedule the matter again before the Planning Commission and City Council. They have indicated this time around that they have the information requested of them by the City Council. Attached is all of the information we had by the time this report was ready for publication (see new survey screenshot exhibit/attachment).

As stated in October, assessment of the Applicant's proposal relegates the City to subjectively assessing, generally, whether the cost and demand for the proposed 600 sq. ft. gym, covered outdoor patio and cornhole courts [in the grass by the clubhouse, under the patio cover, in the clubhouse add-on?] would offset the cost and appeal of a pool. The pool, expectedly, would cost more to construct and maintain (e.g., pool deck, board, ladder, furniture, insurance, fencing, keyed gate, etc.) than a 600 sq. ft., inset gym. Further, the pool would only have seasonal availability — but may be more universally accessible or desirable than a gym (which has a more limited target user group but its own initial fixed expenses — especially equipment). A gym would likely be a lesser long-term maintenance expense. The Applicant surveyed their residents to ascertain the desirability of a pool vs. other amenities they desire. Attached is an updated survey document that shares their findings.

The space to be devoted to the proposed substitute amenities would roughly be the same as, or less than, that required for the pool per code. The Applicant notes in their narrative that they already have [separate] plans for "a large playground and pickleball court" on Parcel D.

Other than a couple of minor plan correction items cited by Public Works Staff, outside departments had no comments respecting the proposed pool conversion. Site plan standards stemming from EMMC 17.100 are not germane to this matter, the clubhouse being separately reviewed through plan review.

The updated survey provided by the Applicant's the last time this matter was discussed last month is attached to this updated report. Also attached is a copy of the materials/documentation provided by the Applicant to supplement their case.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning and Zoning Commission, during their regularly scheduled public hearing of December 09, 2025, voted to recommend that the Applicant(s)' request be approved contingent upon them adding a few more amenities to/into the clubhouse — particularly the internal gathering area.

ATTACHMENTS:

1. Hidden Hollow Wellness Center and Outdoor Gathering Amenity Packet
2. BDL Pool Estimate - NEW EXHIBIT
3. Paradise Pool Estimate - NEW EXHIBIT
4. Justification Narrative
5. Hidden Hollow Clubhouse Survey
6. Cadence Homes Site Plan
7. Notice of Decision

Hidden Hollow Wellness Center and Outdoor

Gathering Amenity

Cadence Homes is requesting a Minor Site Amendment to change the currently approved Hidden Hollow amenity from a pool to a wellness center and outdoor gathering area.

The City Code (17.25.050) states: *All multifamily developments in the MF1 and MF2 zones shall include a swimming pool in addition to the clubhouse. **The approval authority of a preliminary plat or site plan may consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents.** For this determination they should consider the size of units, the type of units, the proximity to other recreational amenities, and any unique attributes of the property.*

The code clearly states that a pool is required, but it also clearly states that it may, at the discretion of the City Council, be swapped for an alternative. As we have illustrated in previous meetings, and will illustrate in this meeting, our request both meets the requirement of equivalent cost to the pool and provides at least equivalent, and we believe superior, benefit to the current and future residents.

In an effort to show the City Council we meet these requirements and should be approved to construct a wellness center and outdoor gathering space instead of a pool, we have gathered construction cost estimates, surveyed residents, and gathered images of other amenity centers throughout Eagle Mountain City. All supporting documents can be found on the following pages of this packet.

The bullet points below provide context, clarification, and a summary of the supporting documents:

- Amenity's Survey (or the first survey): Sent to 83 residents, representing all completed and occupied townhomes at the time the survey was sent. A total of 44 responses were received (53% response rate). This showed the majority (68%) of respondents would like to see something other than a pool, with a gym or wellness center as the most common alternative. Admittedly, this survey was somewhat unclear and didn't provide the best data, so a 2nd survey was done.
- HH Clubhouse Survey (the second survey): Sent to 104 residents, representing all completed and occupied residents at the time the survey was sent. A total of 73 responses were received (70% response rate). This was a direct, concise survey giving options between a pool and a gym/wellness center. Of the respondents, 82% preferred a gym/wellness center. Clear evidence the residents prefer a gym/wellness center.

- Hidden Hollow Wellness Center and Outdoor Gathering Area Consolidated Estimate: An excel spreadsheet consolidating cost estimates for the completion of the 608 sf wellness center expansion and 442 sf outdoor covered grilling area. This includes construction of the added square footage, fitness equipment, lawn games, grill, tables and seating, and landscaping.
- Potential wellness center layout: Provides the potential layout for the fitness equipment and includes images of the type of equipment we plan to install. This is commercial-grade equipment, similar to what you would see at a VASA or Planet Fitness, just on a smaller scale.
- Fitness Equipment Bid
- Pool Bids: Two written bids provided, with one verbal bid from Deep Blue giving a range of \$185k to \$200k, which is right in line with the other bids provided.
- Images of other community's amenity centers

Considering the proximity of the nearest fitness center to Eagle Mountain being approximately a 15-minute drive, we are bringing a fully functional, 24/7 wellness center to the community. This saves the residents time and money. A pool will only increase their overall expenses. A wellness center, unlike a pool, is used multiple times a week throughout the entire year and is clearly something that will be used by the residents of the Hidden Hollow community.

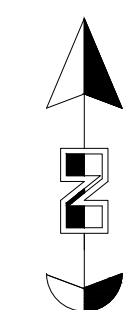
In the previous city council meeting we attended, there was a comment to the effect that by increasing the community management fee we, the developer, will be charging the residents to install a pool. This statement is entirely incorrect. The increased community management fee will be to cover the increased ongoing costs to maintain the pool, not its installation. Just the same as if anyone were to install a pool in their own yard, their overall property maintenance costs would increase. Any community that installs a pool faces increased maintenance costs for upkeep and therefore increase community management fees.

There have also been comments stating that because the residents of this community are renters, we don't know what people of the future want and should therefore disregard the survey data provided. In other words, disregard the current residents of Eagle Mountain City's opinion on what they would like to see in their community because they may not be future residents. These residents are voting, active members of the city and should have their voices and opinions counted of equal weight to the homeowners in Eagle Mountain City. Additionally, the preferences of the current residents are likely predictive of future resident's preferences as we have seen rental patterns indicate similar demographics of renters in the community.



GENERAL SITE NOTES

- A. ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT MIN 5% SLOPE FOR AT LEAST 10'-0" ON ALL SIDES OF STRUCTURES.
- B. DRAINAGE PATTERN OF FINISHED GRADING SHALL NOT DRAIN ONTO ANY ADJACENT PROPERTIES.
- C. CONTRACTOR TO PRESERVE AS MUCH OF THE NATURAL VEGETATION ON SITE AS POSSIBLE & CONFORM TO ALL NATURAL VEGETATION
- D. DUST, MUD, & EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MATERIALS AND DEBRIS AT ALL TIMES.
- E. PROVIDE GAS LINE AS SHOWN. COORDINATE FINAL SIZES.



A
G002

SITE PLAN

SCALE: 1" = 20'-0"

2801 N. THANKSGIVING WAY
STE. #100
LEHI, UTAH 84043
BUS: 801.766.0503
FAX: 801.410.1565
RYAN@CADENCEHOMES.COM

CADENCE HOMES - CLUBHOUSE

EAGLE MOUNTAIN
N CARLTON LN
HIDDEN HOLLOW

UTAH

This drawing, as an instrument of professional service, concept, and design, is the property of Cadence Homes, LLC. It is to be used only for the project and site identified herein. It is not to be reproduced, copied, or otherwise used for any other project without the written consent of Cadence Homes, LLC.

PLOT SCALE:	1"=20'-0"
DATE:	09.02.25
JOB:	TOWN-HOA
	0536
	RM

ISSUES/REVISIONS:	DATE:

SITE PLAN

G002

HH Clubhouse Survey

We are excited to share that construction will soon begin on our new clubhouse, located in the center of the community. Earlier this year, we asked for your ideas on what you would like to see included. After reviewing all the feedback, we have narrowed it down to two final options and would love your input before a final decision is made.

Please note that while your feedback is very important, the final decision will ultimately depend on both ownership and the requirements set by the City of Eagle Mountain.

Option 1: Swimming Pool

Open seasonally from June 1 to August 31 each year.

Would include an increase to the monthly Common Area Maintenance (CAM) fee to cover maintenance and insurance costs.

Option 2: Fitness Center

A 600 square foot gym attached to the clubhouse.

No anticipated increase to the monthly CAM fee.

In addition to either option, the clubhouse area will also feature a new playground and pickleball court in the grassy area behind the building once construction is complete.

We are genuinely excited about these improvements coming to our community and appreciate your participation in helping shape what is next for Hidden Hollow.

* Indicates required question

1. Clubhouse Options *

Mark only one oval.

☐ Option 1: New Swimming Pool

☐ Option 2: New Fitness Center

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Google Forms

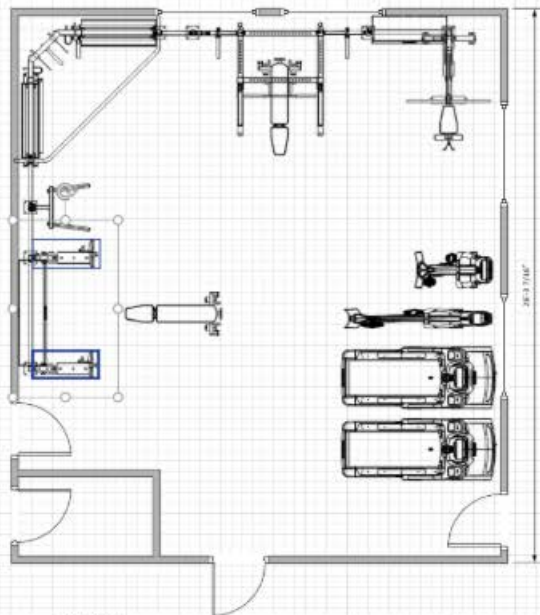
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11/8/2025 13:31:03	Option 2: New Fitness Center

Hidden Hollow Wellness Center and Outdoor Gathering Area Consolidated Estimate

	<u>Total</u>
Excavation	\$1,500
Conctet materials	\$3,000
Footings and foundation	\$4,500
Backfill	\$2,200
Concrete floors	\$2,100
Framing	\$21,750
Windows	\$3,524
Doors & Access System	\$5,000
Electrical	\$4,295
Roofing	\$3,000
HVAC	\$2,500
Plumbing	\$3,000
Insualton	\$2,100
Drywall	\$5,170
Mirrors	\$3,000
Finish Trim	\$1,500
Flooring	\$8,950
Paint	\$2,000
Audio System	\$5,000
Exterior Cladding	\$10,294
Exterior Concrete	\$4,680
<u>Total</u>	\$99,063
Cornhole x2	\$6,000
Grill	\$5,000
Outdoor Seating/tables	\$5,000
Gym Equipment	\$64,445 see bid
Landscaping	\$20,000
TOTAL	\$199,508





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 Date 1/13/2026
 Contact
 E-mail

2020 Prairie Lane, Eau Claire, WI 54703
www.mydynamiCFitness.com

Bill To: CADENCE HOMES
 9912 N 4700 W
 Cedar Hills UT 84063

Ship To: CADENCE HOMES
 Hunter Smith 801-309-8454
 9912 N 4700 W
 Cedar Hills UT 84063

Purchase Order No.	Customer ID	Slsprsn ID	Reference	Shipping Method	Payment Terms	Req Ship Date	Install Date	
	INSIDE SALES	491		FEDEX FREIGHT	Prepayment			
QTY	Item Number	Description / Color			UOM	Discount	Unit Price	Ext. Price
1	400512-99	Titan Pro - Half Rack 8.5'			EACH		\$2,915.00	\$2,915.00
10	409272-99	Titan Pro - 3X3 Rack Upright - 102"			EACH		\$206.00	\$2,060.00
3	400026-A06-99	CORNER ANGLED XMEMBER WLDMNT			EACH		\$112.00	\$336.00
2	400026-A04-99	RESISTANCE BAND ATTACHMENT WLDMNT			EACH		\$233.00	\$466.00
1	400026-A02-99	FRONT ANGLED XMEMBER WLDMNT			EACH		\$328.00	\$328.00
2	409118-99	Titan XMember XD Extender 10"			EACH		\$91.00	\$182.00
4	409019MB-99	TITAN SINGLE XD 4' (W/ MATING BOLTS)			EACH		\$139.00	\$556.00
1	409014MB-99	Titan Xmember - XD Single 6FT (w/ Mating Bolts)			EACH		\$194.00	\$194.00
14	409264MB-99	Titan - 30" XD Crossbar - 6" Flange - MATING BOLTS			EACH		\$105.00	\$1,470.00
6	ANX43DKB-99	Annex Dumbbell/Kettlebell Shelf 43"			EACH		\$264.00	\$1,584.00
2	ANX43BIN-99	ANNEX 43" STORAGE BIN			EACH		\$248.00	\$496.00
2	ANX43MB-99	Annex Medicine Ball Shelf 43"			EACH		\$170.00	\$340.00
5	ANX70DKB-99	RIGS ONLY - ANNEX 70" DUMBBELL/KETTLEBELL SHELF			EACH		\$365.00	\$1,825.00
1	409010-99	Titan Landmine Single Knuckle			EACH		\$81.00	\$81.00
2	409093-99	Titan D-Ring Rope Anchor			EACH		\$80.00	\$160.00
4	409012-01	Titan Plate Storage Peg - 12" Long			EACH		\$24.00	\$96.00
4	900155-01	10" ACCESSORY HOOK (3X3)			EACH			
1	409137-99	Titan Accessory Hook Crossbar 43"			EACH		\$115.00	\$115.00
6	409135-99	Titan Accessory Hook 6" (Use only with 409136 & 409137) (Sing			EACH		\$16.00	\$96.00
1	409130-99	Titan Quick-Change Dip Station (Works with Power Post)			EACH		\$234.00	\$234.00
1	409261-99	Titan - Split Squat Roller			EACH		\$121.00	\$121.00
3	409263-99	Titan - Band Peg/ ATA Holder (Pair)			EACH		\$77.00	\$231.00
1	411003-99	Titan - Rig Mounted Lat-Low Row - 300lb Weight Stack			EACH		\$2,511.00	\$2,511.00
2	411000-200A-99	Titan 200lb 2:1 Pulley Ratio Weight Stack (Requires Minimum 8			EACH		\$1,797.00	\$3,594.00
1	409241-99	ATA Req Custom 9' Upright / Rack			EACH		\$1,339.00	\$1,339.00
1	900741-99	43" REAR STORAGE XD			EACH		\$184.00	\$184.00
2	418060SU-99	Titan Stand Up Bench - Adjustable 0-85 Deg Incline Ladder 10"			EACH		\$792.00	\$1,584.00
2	BSC-418060-PLN-99	SLIPCOVER PLAIN FPAD-001			EACH		\$27.00	\$54.00
2	SPRT-900846	CT900 TREADMILL			EACH		\$5,893.00	\$11,786.00
1	INT-450UBI2S	INTENZA INTERACTIVE SERIES UPRIGHT BIKE			EACH		\$2,600.00	\$2,600.00
1	CPT2-ROWERG	ROWER - Concept2 Row Erg			EACH		\$990.00	\$990.00
3	PL-BP-45B-OS-LOGO	Bumper Plate - OS-BLK 17.7"-45LB W/LOGO (Rubber) (Economy) (B			PAIR		\$228.00	\$684.00
2	PL-BP-25B-OS-LOGO	Bumper Plate - OS-BLK 17.7"-25LB W/LOGO (Rubber) (Economy) (B			PAIR		\$171.00	\$342.00
3	PL-BP-10B-OS-LOGO	Bumper Plate - OS-BLK 17.7"-10LB W/LOGO (Rubber) (Economy) (B			PAIR		\$118.00	\$354.00
1	TARIFF-SURCHARGE	Tariff Surcharge			EACH		\$42.00	\$42.00
4	TAG-RBR-2.5	TAG 2.5LB Rubber Olympic Plate			EACH		\$4.50	\$18.00
4	TAG-RBR-5	TAG 5LB Rubber Olympic Plate			EACH		\$9.00	\$36.00
2	608004	Bar - Badger - 45LB - 1200LB 28.5MM Dia - Center Knurl			EACH		\$272.00	\$544.00
1	608001	Bar - Olympic 15KG - Black Zinc - 25MM Dia - 168K Min Tensil			EACH		\$230.00	\$230.00
2	612500	Resistance Band, XX-Light, Red 41" Long, 4.5mm Thick, 1/2" W			EACH		\$11.00	\$22.00
4	612502	Resistance Band, Light, Purple 41" Long, 4.5mm Thick, 1-1/8"			EACH		\$20.00	\$80.00
4	612503	Resistance Band, Medium, Gray 41" Long, 4.5mm Thick, 1-3/4"			EACH		\$30.00	\$120.00
1	DB-RF-SET-5-50-LOGO	Dumbbell Set - Rubber Flats - 5-50lb - Custom Logo			EACH		\$1,480.00	\$1,480.00



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Purchase Order No.		Customer ID	Slsprsn ID	Reference	Shipping Method	Payment Terms	Req Ship Date	Install Date
		INSIDE SALES	491		FEDEX FREIGHT	Prepayment		
QTY	Item Number	Description / Color			UOM	Discount	Unit Price	Ext. Price
1	DB-RF-SET-55-75-LOGO	Dumbbell Set - Rubber Flat - 55-75lb - Custom Logo			EACH		\$1,750.00	\$1,750.00
1	DB-RF-SET-80-100-LOGO	Dumbbell Set - Rubber Flat - 80-100lb - Custom Logo			EACH		\$2,425.00	\$2,425.00
1	KB-9	Kettlebell 9LB/4KG			EACH		\$22.00	\$22.00
1	KB-13	Kettlebell 13LB/6KG			EACH		\$28.00	\$28.00
1	KB-18	Kettlebell 18LB/8KG			EACH		\$37.00	\$37.00
1	KB-26	Kettlebell 26LB/12KG			EACH		\$52.00	\$52.00
1	KB-35	Kettlebell 35LB/16KG			EACH		\$68.00	\$68.00
1	KB-44	Kettlebell 44LB/20KG			EACH		\$84.00	\$84.00
1	KB-53	Kettlebell 53LB/24KG			EACH		\$98.00	\$98.00
1	KB-62	Kettlebell 62LB/28KG			EACH		\$111.00	\$111.00
1	KB-70	Kettlebell 70LB/32KG			EACH		\$128.00	\$128.00
1	600001	Medicine Ball 8LB 230MM Diameter Black/Gray W/Black Logo			EACH		\$44.00	\$44.00
2	600003	Medicine Ball 12LB 286MM Diameter Black/Gray W/Black Logo			EACH		\$54.00	\$108.00
2	600004	Medicine Ball 14LB 286MM Diameter Black/Gray W/Black Logo			EACH		\$64.00	\$128.00
1	600007	Medicine Ball 20LB 286MM Diameter Black/Gray W/Black Logo			EACH		\$90.00	\$90.00
1	600800	Wall Ball 6LB 35CM Black/Gray w/Black Print			EACH		\$59.00	\$59.00
1	600802	Wall Ball 10LB 35CM Black/Gray w/Black Print			EACH		\$62.00	\$62.00
1	600804	Wall Ball 14LB 35CM Black/Gray w/Black Print			EACH		\$64.00	\$64.00
1	600807	Wall Ball 20LB 35CM Black/Gray w/Black Print			EACH		\$68.00	\$68.00
1	606006	Plyo 3 In 1 Soft 20" x 24" x 30"			EACH		\$276.00	\$276.00
1	600951	Physio (Anti-Burst) Ball 65CM - Black w/White Logo			EACH		\$13.00	\$13.00
1	600950	Physio (Anti-Burst) Ball 55CM - Black w/White Logo			EACH		\$12.00	\$12.00
1	609210	Battle Rope Sheathed 1.5" Diameter 30' Long			EACH		\$48.00	\$48.00
2	613500	Foam Roller - Extra Firm - 12" Length - Black			EACH		\$20.00	\$40.00
2	613600	Club Mats 72" X 24" X .625" Black			EACH		\$33.00	\$66.00
2	LJC-MAG-BLK	2IN/50mm Magnetic Locking Barbell Collar-Black (Pair)			EACH		\$42.00	\$84.00
1	ESTIMATED-INSTALL	Final Install Required Before Placing PO			EACH			
1	ESTIMATED-FREIGHT	Final Freight Required Before Placing PO			EACH			

Subtotal	\$48,445.00
Installation	\$8,000.00
Tax	\$0.00
Estimated Freight	\$8,000.00
Trade Discount	\$0.00
Total	\$64,445.00

***Sales tax calculation is subject to change based off the jurisdiction where product actually ships.

***Custom orders cannot be canceled or returned.

***Submission of a PO means you accept our terms & Conditions.

***See our terms & conditions at <https://www.mydynamicfitness.com/terms-conditions>

DYNAMIC Fitness and Strength supplies additional materials with all projects to ensure a timely and quality installation. Customer will only be charged for product as quoted. Extra material consumed during installation will be excluded from Invoice. All installation remnants are the property of DYNAMIC Fitness & Strength and will be returned upon project completion.

RIGS MUST BE SECURELY FASTENED TO THE FLOOR!

Please be advised that pending tariff charges could apply to quoted equipment with foreign content. Costs are determined by the equipment composition of the tariffed components consistent with their geographic location. To ensure transparency, tariff costs will be listed as separate line items on quotes and invoices provided to the purchasing agency independent of the published pricing. Tariff



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charges may change from the time of the quote to placement of order. DYNAMIC Fitness & Strength reserves the right to adjust the tariff charge line items to be consistent with global conditions. Prior to adding any tariff charges Dynamic will reach out to the purchasing entity and advise of the change in cost prior to processing.

Quote Expiration Date: 2/12/2026



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CUSTOMER TERMS AND CONDITIONS

Customization Upcharges	Customization charges may be applied to items including, but not limited to vectorized logos, upright lettering, cross members, connector/wrap logos, bumper plate designs (amount to be determined by color), upholstery colors, and ball target logos.
What Constitutes "Custom"	1) Any product or part that is any color other than Black Texture. 2) Any product or part that contains a printed/laser cut logo or lettering. 3) Any product or part that requires a dimensional change requested by the Customer.
Renders	Renders are for design concept visualization only and do not fully represent the final product ordered. The estimate and purchase order accurately list what will be received and detail product specifics such as color and equipment configuration. Dynamic Fitness & Strength renders are proprietary and are intended solely for the specified customer. Unauthorized sharing of any render is considered a breach of contract.
Product Quotes	Quotes expire in 30 days. Once a quote has expired, a new quote shall be issued before pricing can be honored.
Pricing	Prices are subject to change without notice. If there is a typo on pricing, we have the right to refuse order and shipment.
Flooring Charges	Any damage or additional charges incurred from the removal of existing floors and/or other flooring-related issues are the responsibility of the Customer.
Installation Charges	Dynamic will not be responsible for any installation charges that were not authorized by Dynamic or noted on the purchase order. Any additional charges will need to be approved by submitting an additional labor request form to your Territory Manager and Dynamic's V.P. of Sales.
PO Submission	Purchase orders will be accepted and processed once the following have been submitted: Custom colors and/or dimensional changes are specified and approved by the Customer, and Vector files have been received or created by Dynamic for any items containing a logo. Quoted lead times may be affected by incomplete submissions. By submitting a PO, you are agreeing to all Dynamic terms & conditions as specified in our Customer Terms & Conditions. Instructions provided extraneously by verbal or written communication are non-binding to Dynamic Fitness & Strength unless also included on signed and approved documentation.
Manufacturing	All manufactured Dynamic Fitness & Strength equipment is made to order from raw material. Any changes to the order after the signed PO is submitted may result in additional charges and could delay delivery and fulfillment of the order. Customer is obliged at all times to notify Dynamic Fitness & Strength immediately through proper documentation of any changes in specifications. All lead times are approximate and subject to change. Dynamic Fitness & Strength shall not be liable for loss or damage due to delay in manufacture or delivery resulting from any cause beyond Dynamic Fitness & Strength's control.
Promotion	Dynamic Fitness & Strength reserves the right to photograph and/or capture video of all equipment it manufactures while it is in our facilities and after installation and use customer graphic identity for the expressed purpose of marketing and communications.
Freight Estimates	Because of the continual fluctuations in the transportation industry, Dynamic can only provide a freight estimate, not a quote. Approximately 10 business days prior to shipment of the order, any changes will be provided to the Customer which may include adjustments beyond Dynamic's control.
Cancelling an Order	Cancellations must be authorized by your Territory Manager. A custom order cannot be cancelled once manufacturing has begun.



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Pickup Orders	Orders designated as pickup will be invoiced the day the Customer is notified the order is ready to be picked up. Pickup orders must be picked up by the Customer within 15 days of notification. A storage fee may apply at 5% of the total invoice per month if order is not picked up within the 15-day period.
Partial Shipments	If a partial shipment is requested, each partial shipment will be invoiced separately to the Customer. Invoices for partial orders will be paid according to the terms provided to the Customer.
Scheduled Ship Date	Once the PO has been processed, the ship/pickup date can no longer be changed unless authorized by Dynamic Fitness & Strength. For completed orders held longer than 15 days a 5% storage fee per month will apply. New freight quotes may be applied to any order with a rescheduled ship/pickup date.
Invoicing/Payment Terms	Invoices are generated when the product is ready to ship regardless of delayed ship dates. If credit is established, standard terms are Net 30 unless prior agreement has been made. For all other sales, a 50% down payment will be required before the order is processed and remaining 50% payment is due prior to shipment. A 3% processing fee will be applied to any credit card charges. Dynamic Fitness & Strength reserves the right to require full payment in advance if the financial condition of the Customer suggests such payment is prudent.
Shipping/Delivery	Dynamic shall use its best efforts in the ordinary course of business to ship deliveries to the Purchase Order's specifications. Dynamic will make every effort to notify the Customer of any potentially late shipment. Dynamic will not be liable for any costs that result from failure to meet a delivery date.
Damage During Delivery	Any visible distress or damage incurred during delivery must be immediately documented by photo and shared with the delivery driver and freight company upon receipt. This includes any visible distress on cartons, crates or shrink-wrapping. Any hidden damage must be photographed and reported to Dynamic within 14 days. Dynamic is not responsible for damage that occurs during delivery. Signing a delivery receipt verifies that the merchandise was received in good condition.
Warranty	Contact your Dynamic Fitness & Strength Territory Manager for any specifics regarding product warranties.
Color Variation	Dynamic Fitness & Strength will take every appropriate step to ensure as close a match to color in powder coat finish and upholstery as possible, but finished color may vary slightly to samples. Variation of shade or hue does not invalidate the sale, nor in any way cause for compensation adjustment to Dynamic Fitness & Strength.
Backorders	A Dynamic Representative will contact you with information about the backorder and to discuss available options. The backorder may result in a partial shipment on a separate invoice.
Returns	All return freight charges are the responsibility of the Customer. Customized logo product cannot be returned. Upon authorization only, standard Dynamic product may be returned with a 30% restocking fee. The Customer must contact the Territory Manager or Inside Sales Representative to discuss return options.
By submitting a PO, you are agreeing to all Dynamic Customer Terms & Conditions as specified in this document.	

EXAMPLE OF WHAT WE WILL NOT DO







EXAMPLE OF WHAT WE WILL NOT DO



BDL Pools

649 W. Main St
Lehi, UT 84043
801-768-0909

Estimate

Date	Estimate #
1/13/2026	1081

Name / Address
CADENCE HOMES 2801N Thanksgiving Way Lehi, UT 84043

Project
Eagle Mountain

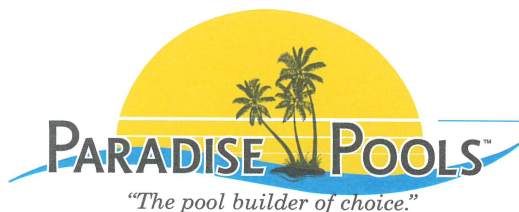
Item	Description	Qty	Rate	Total
SIZE 01.2 Building Per... ENGINEERING 03 Excavation LAYOUT 14 Plumbing FORMING REBAR SHOTCRETE COPING TILE PLASTER EQUIPMENT Sign MAINTENANCE ... UTILITIES COVER SAFETY SIGNS OPTIONS AUTO COVER	24' x 42" Commercial Pool 3' -5' DEEP- CITY AND COUNTY HEALTH DEPARTMENT PERMITS ENGINEERED PLANS POOL EXCAVATION- Haul off of dirt is not included, Will be billed per hour for truck time. LAYOUT AND SET ELEVATIONS PLUMB TO EQUIPMENT ROOM RETURNS- SKIMMERS-AUTOFILL-MAIN DRAIN LINES PER ENGINEERED PLANS FORMING OF POOL WITHIN 8" OF FINISH GRADE. REBAR AS PER ENGINEERING 5000 PSI SHOTCRETE POOL CONCRETE COPING OR PRECAST COPING- \$12.00 PER SQ FT MATERIAL ALLOWANCE 6"x6" WATERLINE TILE- TRIM TILE- NO DIVING AND DEPTH MARKERS,\$8.00 PER SQ FT MATERIAL ALLOWANCE MARZITE PLASTER-WHITE 3 HP CIRC PUMP-520 CARTRIDGE OR SAND FILTER-400,000 BTU MASTERTEMP HEATER-AUTO FILL- CHEMICAL AUTOMATON ,3-500W LED LIGHTS ALL NECCESARY SIGNS-HANDICAP LIFT AND ANCHORS, HANDRAILS BRUSH,NET,VACUUM AND POLE- INITIAL STARTUP CHEMICALS ALL ELECTRICAL, VENTING AND GASLINE FOR HEATER AND WATER LINES- BY OTHERS FLOATING INSULATED THERMAL COVER ALL NECERSSARY REQUIRED SIQNS AND SAFETY EQUIPMENT- HANDICAP LIFT AND ANCHOR AUTOMATIC POOL SAFETY COVER- WITH CONCRETE COVER BOX LID STONES, ADD \$18,480.00	132	1,507.00	198,924.00

WE LOOK FORWARD TO WORKING WITH YOU ON THIS AWESOME PROJECT!

Total

\$198,924.00

Signature _____



72 South 700 East Suite #1N
American Fork, UT 84003
Phone: (801) 796-POOL
www.paradisepoolsutah.com

PROPOSAL

Proposal submitted to:

Date: October 29, 2025

Name: Hidden Hollow

Address:

Eagle Mountain

Phone:

Phone: 801-309-8454 Hunter

Email:

Email: hunter@cadencehomes.com

Proposal Includes:

20 x 50 Rectangle Gunite Sports Pool, 3.5 to 5 ft. in Depth

Pentair WhisperFloXF 5hp Pump

Pentair TR-140C Sand Filter

400 BTU Pentair Mastertemp ASME Heater

Three Surface Skimmer, Two Main Drains (anti-entrapment)

Four LED White Swimming Pool Lights

6" Perimeter Tile (Owner will choose color, \$10/sq. ft. allowance)

Two Sets of In-Wall Steps w/ Grabrails

15" Poured In-place Concrete Coping Edge

Smooth White Plaster Finish

Levelor Electronic Automatic Pool Fill

In-line Erosion Chlorinator

One Concrete Pump Truck

Enlarged Wet Deck/Baja Shelf - 8' x 20' w/ Umbrella Anchor

Depth Markers and No Diving Tiles

All necessary flow meters, pressure gauges, and thermometers

All necessary safety equipment and signage

Access handrails at entry steps

Handicap lift brass anchor

Electrical, Gas and Water Line Hook-Ups @ Equipment Pad Area

Also included: Permits, engineer drawings, layout, excavation, PVC plumbing, steel reinforcing, gunite shell, wall brush, vacuum hose, vacuum head, telescopic pole, leaf skimmer, test kit, start-up chemicals, and taxes.

Total Price:

\$198,700.00

Payment Schedule:

Acceptance (non-refundable)

At Completion of Excavation

At Completion of Steel & Plumbing

At Completion of Gunite

At Completion of Tile and Coping

(Swimming pool will not be plastered unless payments are current)

Three Days Prior To Plaster

At Start-Up and Completion of Pool

Percent of Total Cost

10%

12%

13%

25%

25%

13%

2%

Amount to be Paid

\$19,870.00

\$23,844.00

\$25,831.00

\$49,675.00

\$49,675.00

\$25,831.00

\$3,974.00

Pool Options (Payment Due Upon Installation):

- ☐ Automated Liquid Chlorine and pH Controller
☐ GloBrite shallow water LED light (for baja shelf)

\$5,200.00

\$3,600.00

- ☐ ADA approved handicap lift Spectrum Motion Trek #BP350
☐ Manual tie down winter cover

\$5,500.00

\$6,980.00

Conditions & Owner's Responsibility:

- This proposal is based upon the ability to have access into the back yard without having to do any pregrade work such as leveling (grade to be 10" below) and compacting of the pool area, sod removal or sprinkler line removal & replacement.
- Paradise Pools is not responsible for damaged concrete caused by gaining access into yard for work to be performed.
- Owner is responsible for all backfilling, grading, compacting and decking around the pool area beyond the pool coping edge.
- Owner is responsible for providing all utilities to the equipment pad area and for all combustion venting of the pool heater.
- If pool/spa automation is needed to control pool and spa, the owner/contractor is responsible for getting ethernet wires/connection to pool equipment area.
- Owner is responsible for providing 6' fence around the pool. The pool will not be plastered until fence is completely installed.
- Dump truck fees to haul off soils have not been figured into the price of this proposal and will be billed at a later time if needed.
- Payments are due the date of completion of each phase, please see payment schedule above.
- If payment is not received project will be put on hold until current, any delay due to non-payment is home owners responsibility.
- If project is not started within 3 months from time of proposal/signed contract prices may be re-calculated.
- Owner to provide and install backwash sump in equipment room.
- Prices subject to change due to completed engineer drawings and local city and health department requirements.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications for the price stated above. Optional items will be billed accordingly.

Contractor:

Date:

10-29-25

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature:

Date:

Proposal will be withdrawn in 30 days. The general terms and conditions on the reverse side are part of this agreement. The agreement made this day of acceptance by Paradise Pools, herein termed contractor and termed owner.

Hidden Hollow

To the City of Eagle Mountain,

Thank you for taking the time to review our request to make adjustments to the amenity at the Hidden Hollow Community. As you know, the city requires all multifamily developments to include a clubhouse and a swimming pool per code 17.25.050. Included in this code is the ability to approve alternatives that are “considered comparable or equivalent in cost and benefit” to the residents and future residents of the community. We would like to request an alternative to a swimming pool and instead construct a gym, additional outdoor uses, and a covered patio as part of the clubhouse.

A few reasons we suggest an alternative to a swimming pool include:

- The community experiences a lot of wind and the landscape surrounding the community is dry and dusty, which combined with the wind will result in increased maintenance costs for the HOA
- Seasonality of pool operations would allow it to be accessible for only a few months of the year (typically Memorial Day to Labor Day)
- Community feedback suggests other uses instead of pool
- Want to maintain HOA fees

As we thought about alternatives to a swimming pool, we wanted to find something that would allow residents the ability to use the amenity throughout the entire year. We decided a survey of the current residents in the community would give us a good idea of what will be used. The survey showed most respondents requesting a larger playground, with other respondents asking for a larger clubhouse and gathering space, additional pickleball courts, and a basketball court. Our currently approved amenity does include a large playground and pickleball court which will be constructed with the amenity and open space known as “Parcel D” on Plat 5. A follow-up question asked for additional ideas and a gym was the most frequent suggestion with other suggestions including a splash pad and outdoor games area. The survey results showed the most interest in more gathering space and a gym.

This led us to our current proposal of a 600 sf gym, a covered patio and grill attached to the clubhouse, and cornhole courts. The gym will include machines, free weights, and a yoga/stretching area. The covered patio will include tables, a grill, and storage accessible by residents. We feel that including each of these provides amenities to the residents that can be used year round and accommodate all residents and future residents.

One of the stipulations for the city code is the alternative must be “considered comparable or equivalent in cost and benefit.” With this in mind, we asked a pool contractor to give us a quote on the pool which came back between \$150,000 and \$175,000. We also asked for

bids on the gym, covered patio and grill, and cornhole courts. The total of these estimates came back between \$145,000 and \$167,000.

For the above reasons, we request the city consider and approve our proposed alternative amenities to the Hidden Hollow community. By approving this proposal we will provide the residents with amenities to their community that can be used year round and accommodate any resident who lives in the community now or in the future.

HH Clubhouse Survey

We are excited to share that construction will soon begin on our new clubhouse, located in the center of the community. Earlier this year, we asked for your ideas on what you would like to see included. After reviewing all the feedback, we have narrowed it down to two final options and would love your input before a final decision is made.

Please note that while your feedback is very important, the final decision will ultimately depend on both ownership and the requirements set by the City of Eagle Mountain.

Option 1: Swimming Pool

Open seasonally from June 1 to August 31 each year.

Would include an increase to the monthly Common Area Maintenance (CAM) fee to cover maintenance and insurance costs.

Option 2: Fitness Center

A 600 square foot gym attached to the clubhouse.

No anticipated increase to the monthly CAM fee.

In addition to either option, the clubhouse area will also feature a new playground and pickleball court in the grassy area behind the building once construction is complete.

We are genuinely excited about these improvements coming to our community and appreciate your participation in helping shape what is next for Hidden Hollow.

Clubhouse Options

☐ Option 1: New Swimming Pool

☐ Option 2: New Fitness Center

☐ Add option or [add "Other"](#)

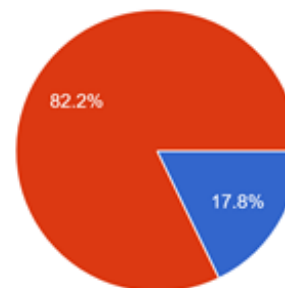


Required



Clubhouse Options

73 responses



- Option 1: New Swimming Pool
- Option 2: New Fitness Center



GENERAL SITE NOTES

- A. ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT MIN 5% SLOPE FOR AT LEAST 10'-0" ON ALL SIDES OF STRUCTURES.
- B. DRAINAGE PATTERN OF FINISHED GRADING SHALL NOT DRAIN ONTO ANY ADJACENT PROPERTIES.
- C. CONTRACTOR TO PRESERVE AS MUCH OF THE NATURAL VEGETATION ON SITE AS POSSIBLE & CONFORM TO ALL NATURAL VEGETATION
- D. DUST, MUD, & EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MATERIALS AND DEBRIS AT ALL TIMES.
- E. PROVIDE GAS LINE AS SHOWN. COORDINATE FINAL SIZES.

A

G002

SITE PLAN

SCALE: 1" = 20'-0"

CADENCE

HOMES

2801 N. THANKSGIVING WAY
STE. #100
LEHI, UTAH 84043
BUS: 801.766.0503
FAX: 801.410.1565
RYAN@CADENCEHOMES.COM

CADENCE HOMES - CLUBHOUSE

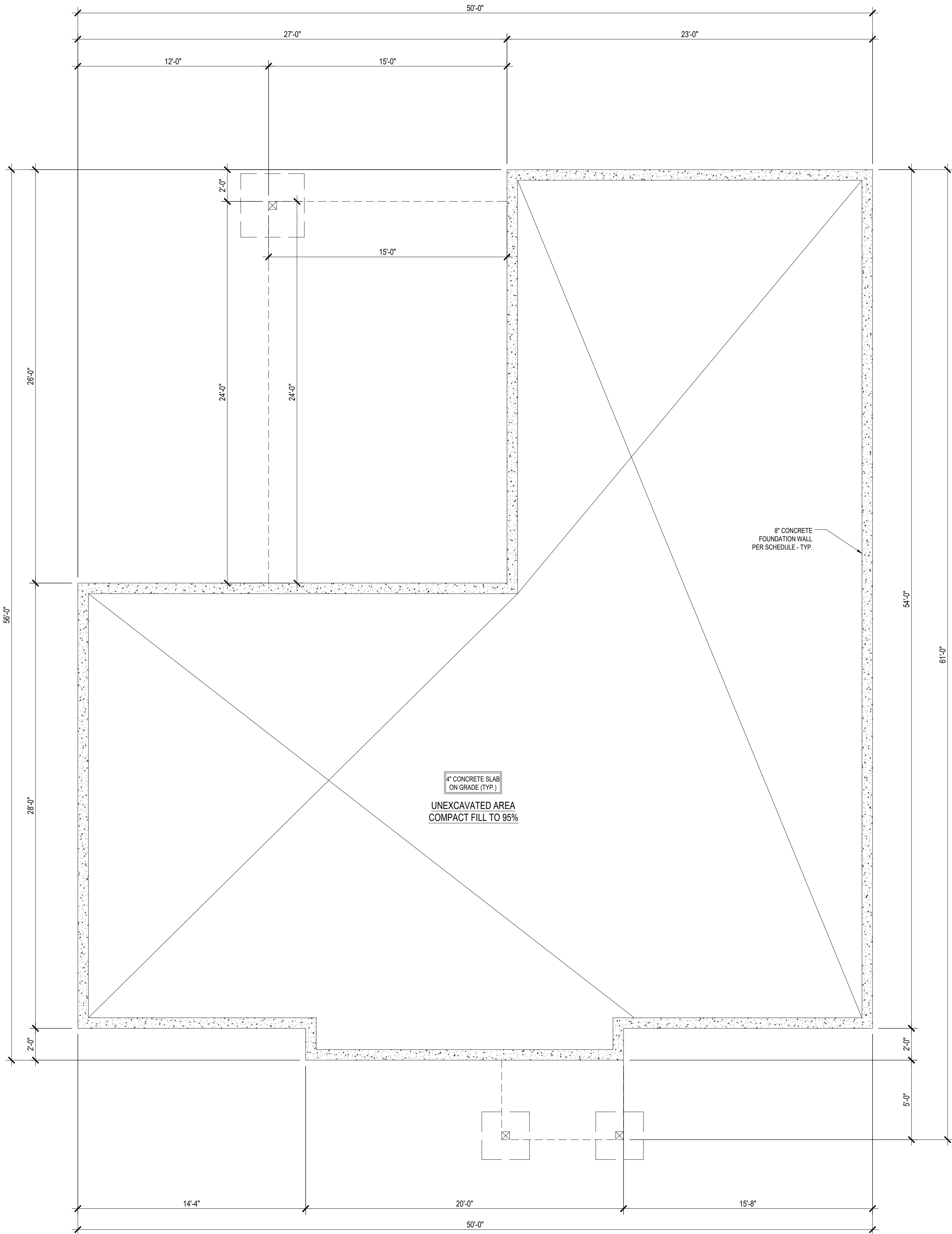
UTAH

EAGLE MOUNTAIN
N CARLTON LN
HIDDEN HOLLOW

PLOT SCALE:	1"=20'-0"
DATE:	09.02.25
JOB:	TOWN-HOA
	0536
	RM
ISSUES/REVISIONS:	DATE:

SITE PLAN

G002



STRUCTURAL NOTES

- A. PLANS ARE NOT COMPLETE WITHOUT STRUCTURAL CALCULATIONS.
B. REFER TO SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
C. ROOF SHEATHING TO BE APA RATED 3/4" T&G W/ 10d NAILS OR SIMPSON WSNLT2LS#8 WOOD SCREWS @ 6" O.C. EDGES, 12" O.C. FIELD.
D. FLOOR SHEATHING TO BE APA RATED 3/4" T&G W/ 10d NAILS OR SIMPSON WSNLT2LS#8 WOOD SCREWS @ 6" O.C. EDGES, 12" O.C. FIELD.
E. EXTERIOR STUD WALLS TO BE 2X6 @ 16" O.C. U.N.O. GARAGE WALLS MAY BE 2X4 @ 16" O.C. UP TO 10'-0" TALL U.N.O.
F. USE (14) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS, 4'-0" LAP SPLICE (MIN)
G. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECS.
H. HOLD DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MIN)
I. FLOOR JOISTS TO BE 14" FLOOR RUSSIES BY OTHERS.
J. ROOF RAFTERS TO BE 2X8 DF-L#2 @ 24" O.C. U.N.O.
K. PROVIDE 2X SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
L. ALL DETAILS SHALL APPLY AT ALL SIMILAR SITUATIONS.
M. IF SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS, PROVIDE #4 BARS @ 18" O.C. 1/2" FROM TOP OF SLAB IN ADDITION TO BOTTOM STEEL AS NOTED ON PLANS.
N. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERING AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED)
	WEATHER PROTECTED GFCI DUPLEX OUTLET
	WALL MOUNTED FIXTURE
	GROUND FAULT CIRCUIT INTERRUPTER
	ARC FAULT CIRCUIT INTERRUPTER
	220 V OUTLET
	FAN
	SMOKE DETECTOR WIRED IN SERIES W/ CO2 DETECTOR
	SWITCH, 3 WAY SWITCH, 4 WAY SWITCH
	PENDANT LIGHT FIXTURE
	RECESSED LIGHT
	CEILING FIXTURE
	PULL CHORD INCANDESCENT
	CEILING FAN

- OWNER IS TO DETERMINE ALL LOCATION OF OUTLETS AND SWITCHES
- FINISH MATERIAL PER OWNER
- ALL ELECTRICAL ON THIS SHEET IS SCHEMATIC FOR PERMIT PURPOSES ACTUAL LOCATIONS AND AMOUNT IS PER OWNER
- ALL ELECTRICAL WORK IS DESIGN BUILD AND IS TO MEET ALL CURRENT CODE REQUIREMENTS

FLOOR PLAN GENERAL NOTES:

- SEE GENERAL NOTES ON SHEET G002 FOR ADDITIONAL REQUIREMENTS
- EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACES OF FOUNDATION WALLS AND FROM ROUGH FRAMING. DIMENSIONS PRECLUDE SHEATHING, STONE AND BRICK.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD WALL.
- INTERIOR STUD WALL TO BE 3 1/2" (2X4 FRAMING @ 16" O.C.) , UNLESS OTHERWISE NOTED
- EXTERIOR STUD WALL & PLUMBING WALLS TO BE 5 1/2" (2X6 FRAMING @ 16" O.C.) , UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS BEFORE CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS. INCLUDING FOUNDATION WALL SPECIFICATIONS, SHEARWALL AND HOLDDOWN REQUIREMENTS.

FLOOR PLAN KEY NOTES:

- FLOOR DRAIN, COORDINATE WITH PLUMBING CONTRACTOR.
- SEISMIC STRAPS FOR WATER HEATER AS REQUIRED. STRAPS SIZED AS PER IRC P2801.2
- MILLWORK COUNTER/CABINETS, COORDINATE STYLE AND FINISH WITH OWNER.
- INSTALL ROD AND SHELF OR CLOSET ORGANIZER SYSTEM. OWNER TO SELECT CONFIGURATION.
- RAILING TO CONFORM WITH CURRENT IRC REQUIREMENTS. COORDINATE FINISHES. OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTS PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. IRC 312.2.
- WALL LINE ABOVE/BELOW.
- PROVIDE 5/8" TYPE X GYPSUM BOARD FOR 1 HOUR FIRE RATING TAPED AT SEPARATION WALLS AND CEILING BETWEEN HOUSE AND GARAGE AS REQUIRED BY IRC.
- 22X30 ATTIC ACCESS.
- PROVIDE MECHANICAL & ELECTRICAL ACCESS PANEL TO JETTED TUB AS REQUIRED BY MANUFACTURER.
- STRUCTURAL COLUMN, SEE STRUCTURAL.
- WALK-IN SHOWER, GLASS TO BE TEMPERED PER IRC.
- PROVIDE HOOD ABOVE STOVE. COORDINATE WITH MECHANICAL & OWNER FOR STYLE & REQUIREMENTS.
- PRE-MANUFACTURED WINDOW WELL. SEE 9/A501 FOR DETAILS.
- PROVIDE DRAINAGE PAN FOR WASHER.
- PROVIDE VENTILATION FOR DRYER PER IRC.
- COORDINATE CONCRETE STAIRS WITH FINAL GRADING AND LANDSCAPING.
- CONCRETE STOOP.
- MECHANICAL EQUIPMENT TO RUN IN SHAFT TO ROOF.
- OPTIONAL FEATURES. VERIFY WITH OWNER.
- PROVIDE 5/8" TYPE X GYPSUM BOARD ANYWHERE STAIRS ARE ACCESSED FROM BELOW.
- DOOR TO BE 20 MIN. FIRE RATED OR BETTER. R309.2
- SLOPE GARAGE FLOOR TO FRONT OF GARAGE @ 2% SLOPE MIN. OR TO F.D. COORDINATE WITH CONTRACTOR.
- WHITEWATER WHIRLPOOL. JETTED TUB.
- COORDINATE WOOD PORCH & STEPS WITH FINAL GRADING AND LANDSCAPING.
- FRAME WALL FOR FUTURE REMOVAL.
- PAINTED HALF WALL WITH WOOD CAP. VERIFY WITH CONTRACTOR.
- FIREPLACE, (GAS, ELECTRIC, WOOD) VERIFY DESIGN WITH CONTRACTOR.
- 12" FURR DOWN @ CEILING FOR MECHANICAL. COORDINATE FINAL DESIGN WITH MECHANICAL CONTRACTOR.

FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT.

FOUNDATION WALL SCHEDULE

MAX HEIGHT	REINFORCEMENT
3' FOUNDATION WALL	#4 BARS @ 24" O.C. VERT., (3) #4 BARS HORIZ.
8' FOUNDATION WALL (BRACED @ T.O.W.)	#4 BARS @ 24" O.C. VERT., (6) #4 BARS HORIZ.
9' FOUNDATION WALL (BRACED @ T.O.W.)	#4 BARS @ 16" O.C. VERT., (7) #4 BARS HORIZ.

- NOTES:
- USE 1/2" DIAMETER x 7" EMBEDMENT ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x1/2" (0.225") PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS U.N.O. (EDGE OF PLATE WASHER TO BE LOCATED WITHIN 1/2" OF SHEATHED EDGE OF SILL PLATE).
 - F_c=3,000 PSI; f_y=60,000 PSI. NO SPECIAL INSPECTION REQUIRED.
 - PLACE (1) #4 BAR BELOW AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS ABOVE EACH OPENING. BARS SHALL BE PLACED WITHIN 2" OF THE OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE. OPENING REINFORCEMENT IS IN ADDITION TO STANDARD WALL REINFORCEMENT.
 - TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL.
 - PLACE REINFORCEMENT IN THE CENTER OF THE WALL U.N.O.

FOOTING SCHEDULE

DESIG.	LENGTH	WIDTH	DEPTH	LENGTHWISE REINFORCEMENT			CROSSWISE REINFORCEMENT			CAPACITY	NOTE
				QTY./SIZE	LENGTH	SPACING	QTY./SIZE	LENGTH	SPACING		
FT1 CONT.	20"	10"	2	#4	CONT.	EQ.	-	-	-	2500 PLF	
FT2 CONT.	18"	10"	2	#4	CONT.	EQ.	-	-	-	2250 PLF	SEE DETAIL 19/SD.1
FT3	24"	24"	3	#4	18"	EQ.	3	#4	18"	EQ.	6000 LBS
FT4	30"	30"	4	#4	24"	EQ.	3	#4	24"	EQ.	9375 LBS
FT5	36"	36"	4	#4	30"	EQ.	4	#4	30"	EQ.	13500 LBS
FT6	42"	42"	4	#4	36"	EQ.	4	#4	36"	EQ.	18375 LBS
FT7	48"	48"	5	#4	42"	EQ.	5	#4	42"	EQ.	24000 LBS

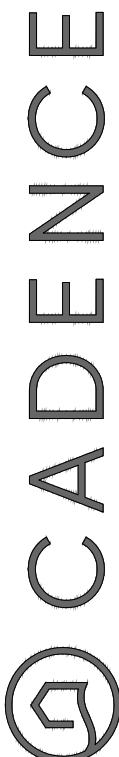
- NOTES:
- F_c=2,500 PSI; f_y=60,000 PSI. NO SPECIAL INSPECTION REQUIRED.
 - FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.
 - ALL FOOTINGS SHALL BEAR BELOW THE FIRST LINE OF THE LOCALITY. (30" U.N.O.) PROVIDE 12" DIAMETER SONO-TUBE AT EXTERIOR SPOT FOOTINGS PER DETAIL 20/SD.1
 - PROVIDE 3 BARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPLICE INTO FOUNDATION WALL.
 - CENTER FOOTING UNDER FOUNDATION WALL U.N.O.

HOLDOWN SCHEDULE

SYMBOL	HOLDOWN/STRAP
	STHD10/10RJ HOLDOWN SEE DETAIL 15/SD.1

FOUNDATION FLOOR PLAN

SCALE: 1/4" = 1'-0"



2801 N. THANKSGIVING WAY
STE. #100
LEHI, UTAH 84043
BUS: 801.766.0503
FAX: 801.410.1565
EMAIL: RYAN@CADENCEHOMES.COM

CADENCE HOMES - CLUBHOUSE

UTAH

EAGLE MOUNTAIN

N CARLTON LN
HIDDEN HOLLOW

PLOT SCALE: 1/4"=1'-0"

DATE: 09.02.25

JOB: TOWN-HOA

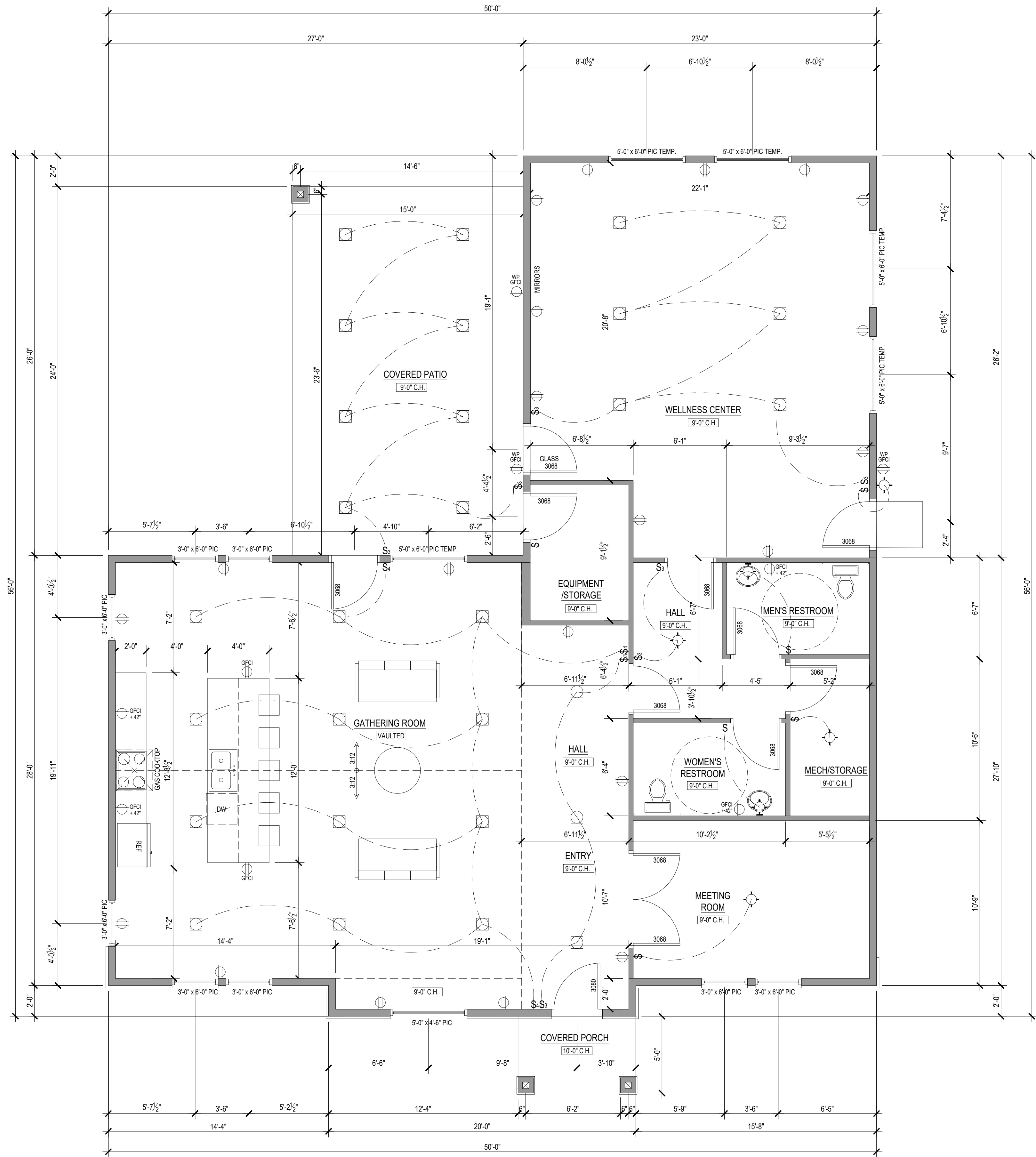
0536

RM

ISSUES/REVISIONS: DATE:

FOUNDATION FLOOR PLAN

A100



STRUCTURAL NOTES

- A. PLANS ARE NOT COMPLETE WITHOUT STRUCTURAL CALCULATIONS.
- B. REFER TO SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
- C. ROOF SHEATHING TO BE APA RATED 7/16" OSB OR CDX PLYWOOD WITH 8d NAILS @ 6" O.C. EDGE, 12" O.C. FIELD.
- D. FLOOR SHEATHING TO BE APA RATED 3/4" T&G W/ 10d NAILS OR SIMPSON WSNLT2LS#8 WOOD SCREWS @ 6" O.C. EDGES, 12" O.C. FIELD.
- E. EXTERIOR STUD WALLS TO BE 2X6 @ 16" O.C. U.N.O. GARAGE WALLS MAY BE 2X4 @ 16" O.C. UP TO 10'-0" TALL U.N.O.
- F. USE (14) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS, 4'-0" LAP SPLICE (MIN)
- G. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURES SPECS.
- H. HOLD DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MIN)
- I. FLOOR JOISTS TO BE 14" FLOOR TRUSSES BY OTHERS.
- J. ROOF RAFTERS TO BE 2X8 DF-L#2 @ 24" O.C. U.N.O.
- K. PROVIDE 2X SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
- L. ALL DETAILS SHALL APPLY AT ALL SIMILAR SITUATIONS.
- M. IF SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS, PROVIDE #4 BARS @ 18" O.C. 1 1/2" FROM TOP OF SLAB IN ADDITION TO BOTTOM STEEL AS NOTED ON PLANS.
- N. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERING AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

HOLDOWN SCHEDULE

SYMBOL	HOLDOWN/STRAP
■	STDH10/10RJ HOLDOWN SEE DETAIL 15/SD.1

FLOOR PLAN GENERAL NOTES:

- SEE GENERAL NOTES ON SHEET G002 FOR ADDITIONAL REQUIREMENTS.
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FLOOR PLAN KEY NOTES:

- FLOOR DRAIN, COORDINATE WITH PLUMBING CONTRACTOR.
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- MILLWORK COUNTER/CABINETS, COORDINATE STYLE AND FINISH WITH OWNER.
- INSTALL ROD AND SHELF OR CLOSET ORGANIZER SYSTEM. OWNER TO SELECT CONFIGURATION.
- RAILING TO CONFORM WITH CURRENT IRC REQUIREMENTS. COORDINATE FINISHES. OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTS PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. IRC 312.2.
- WALL LINE ABOVE/BELOW.
- PROVIDE 5/8" TYPE X GYPSUM BOARD FOR 1 HOUR FIRE RATING TAPED AT SEPARATION WALLS AND CEILING BETWEEN HOUSE AND GARAGE AS REQUIRED BY IRC.
- 22X30 ATTIC ACCESS.
- PROVIDE MECHANICAL & ELECTRICAL ACCESS PANEL TO JETTED TUB AS REQUIRED BY MANUFACTURER.
- STRUCTURAL COLUMN, SEE STRUCTURAL.
- WALK-IN SHOWER, GLASS TO BE TEMPERED PER IRC.
- PROVIDE HOOD ABOVE STOVE. COORDINATE WITH MECHANICAL & OWNER FOR STYLE & REQUIREMENTS.
- PRE-MANUFACTURED WINDOW WELL. SEE 9/A501 FOR DETAILS.
- PROVIDE DRAINAGE PAN FOR WASHER.
- PROVIDE VENTILATION FOR DRYER PER IRC.
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- MECHANICAL EQUIPMENT TO RUN IN SHAFT TO ROOF.
- OPTIONAL FEATURES. VERIFY WITH OWNER.
- PROVIDE 5/8" TYPE X GYPSUM BOARD ANYWHERE STAIRS ARE ACCESSED FROM BELOW.
- DOOR TO BE 20 MIN. FIRE RATED OR BETTER. R309.2
- SLOPE GARAGE FLOOR TO FRONT OF GARAGE @ 2% SLOPE MIN. OR TO F.D. COORDINATE WITH CONTRACTOR.
- WHITEWATER WHIRLPOOL, JETTED TUB.
- COORDINATE WOOD PORCH & STEPS WITH FINAL GRADING AND LANDSCAPING.
- FRAME WALL FOR FUTURE REMOVAL.
- PAINTED HALF WALL WITH WOOD CAP. VERIFY WITH CONTRACTOR.
- FIREPLACE (GAS, ELECTRIC, WOOD) VERIFY DESIGN WITH CONTRACTOR.
- 12" FURR DOWN @ CEILING FOR MECHANICAL. COORDINATE FINAL DESIGN WITH MECHANICAL CONTRACTOR.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET (GROUNDED)
⊕WP	WEATHER PROTECTED GFCI DUPLEX OUTLET
⊕W	WALL MOUNTED FIXTURE
⊕GFI	GROUND FAULT CIRCUIT INTERRUPTER
⊕AFI	ARC FAULT CIRCUIT INTERRUPTER
⊕V	220 v OUTLET
⊕F	FAN
⊕M-20	SMOKE DETECTOR WIRED IN SERIES W/ CO2 DETECTOR
\$ S	SWITCH, 3 WAY SWITCH, 4 WAY SWITCH
⊕X	PENDANT LIGHT FIXTURE
⊕R	RECESSED LIGHT
⊕C	CEILING FIXTURE
⊕PC	PULL CHORD INCANDESCENT
⊕FAN	CEILING FAN

- OWNER IS TO DETERMINE ALL LOCATION OF OUTLETS AND SWITCHES
- FINISH MATERIAL PER OWNER
- ALL ELECTRICAL ON THIS SHEET IS SCHEMATIC FOR PERMIT PURPOSES ACTUAL LOCATIONS AND AMOUNT IS PER OWNER
- ALL ELECTRICAL WORK IS DESIGN BUILD AND IS TO MEET ALL CURRENT CODE REQUIREMENTS

SHEAR WALL SCHEDULE

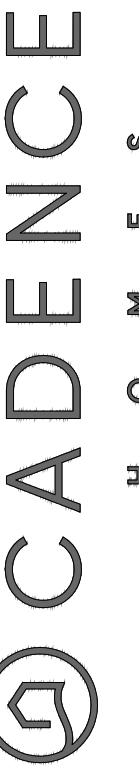
DESIG.	MATERIAL	8d NAILS		1 1/2" 16 GAGE STAPLES		CAPACITY		NOTE
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	260	2.5
2	7/16" OSB OR CDX PLYWOOD	4"	12"	2" #	12"	530	350	2.5
3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490	2.5.8
4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640	2.5.8
5	1/2" SHEET ROCK OR BETTER	6"	12"	-	-	90	90	7
6	1/2" SHEET ROCK	4"	12"	-	-	155	155	7

- NOTES:
- WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
 - SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
 - USE (2) KING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
 - ALL PANEL EDGES SHALL BE BLOCKED WITH 2x OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O.
 - WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 - FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3x OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (DOUBLE 2x FRAMING STITCH-NAILED WITH STAGGERED 16d NAILS WITH SPACING EQUAL TO THE SHEAR WALL EDGE NAILING IS AN ADEQUATE SUBSTITUTE FOR 3x FRAMING.)
 - FASTENERS FOR SHEET ROCK SHEARWALLS SHALL BE NO. 6 TYPE S OR W DRYWALL SCREWS 1 1/2" LONG IN LIEU OF 8d NAILS.

MAIN FLOOR PLAN

2,038 S.F.

SCALE: 1/4" = 1'-0"



2801 N. THANKSGIVING WAY
STE. #100
LEHI, UTAH 84043
BUS: 801.766.0503
FAX: 801.410.1565
EMAIL: RYAN@CADENCEHOMES.COM

CADENCE HOMES - CLUBHOUSE

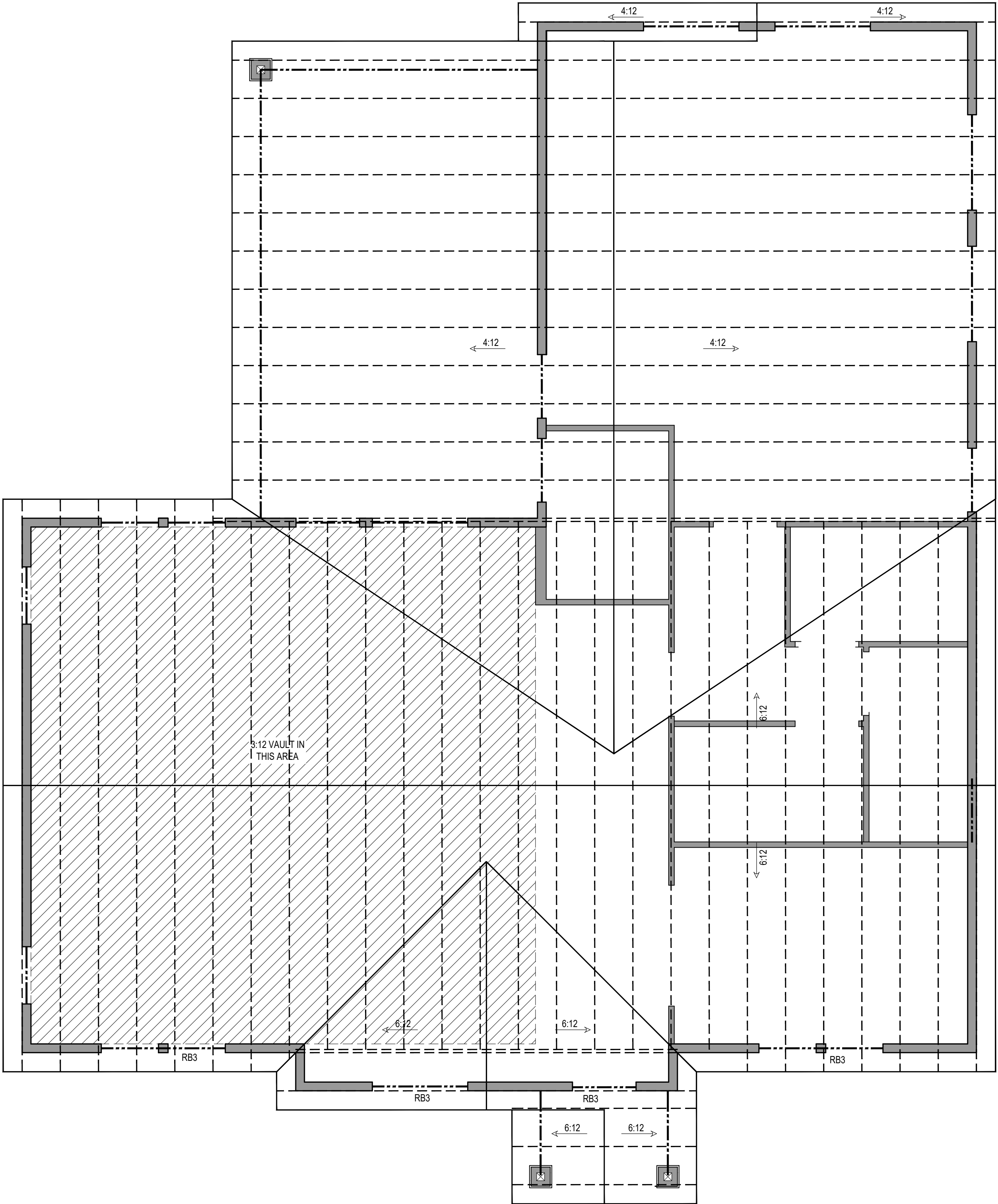
UTAH
EAGLE MOUNTAIN
N CARLTON LN
HIDDEN HOLLOW

PLOT SCALE: 1/4"=1'-0"
DATE: 09.02.25
JOB: TOWN-HOA
0536
RM

ISSUES/REVISIONS: DATE:

MAIN FLOOR PLAN

A101



STRUCTURAL NOTES:

- A. PLANS ARE NOT COMPLETE WITHOUT STRUCTURAL CALCULATIONS.
B. REFER TO SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
C. ROOF SHEATHING TO BE APA RATED 7/16" OSB OR CDX PLYWOOD WITH 8d NAILS @ 6" O.C. EDGE, 12" O.C. FIELD.
D. FLOOR SHEATHING TO BE APA RATED 3/4" T&G W/ 10d NAILS OR SIMPSON WSNLT2LS#8 WOOD SCREWS @ 6" O.C. EDGES, 12" O.C. FIELD.
E. EXTERIOR STUD WALLS TO BE 2X8 @ 16" O.C. U.N.O. GARAGE WALLS MAY BE 2X4 @ 16" O.C. UP TO 10'-0" TALL U.N.O.
F. USE (14) 16d NAILS BETWEEN TOP PLATE SPICE POINTS, 4'-0" LAP SPICE (MIN)
G. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURES SPECS
H. HOLD DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MIN)
I. FLOOR JOISTS TO BE 14" FLOOR TRUSSES BY OTHERS.
J. ROOF RAFTERS TO BE 2X8 DF-L#2 @ 24" O.C. U.N.O.
K. PROVIDE 2X SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
L. ALL DETAILS SHALL APPLY AT ALL SIMILAR SITUATIONS.
M. IF SUSPENDED PORCH SLAB EXCEEDS 8" THICKNESS, PROVIDE #4 BARS @ 18" O.C. 1 1/2" FROM TOP OF SLAB IN ADDITION TO BOTTOM STEEL AS NOTED ON PLANS.
N. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERING AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

POST SCHEDULE (P#)

DESIG.	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3 1/2"x5 1/2" PARALLAM POST
P9	5 1/2"x5 1/2" PARALLAM POST

- NOTES: 1. POSTS INDICATE NUMBER OF TRIMMER STUDS WHEN SPECIFIED AT HEADERS. ALL OTHER POST DESIGNATIONS REFER TO FULL HEIGHT KING STUDS U.N.O.
2. INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING U.N.O.
3. INSTALL (2) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 6'-0" WIDE U.N.O.
4. INSTALL (2) KING STUDS EACH SIDE OF OPENINGS GREATER THAN 6'-0" WIDE U.N.O.
5. 2x BUILT-UP POSTS SHALL BE THE SAME WIDTH OF THE WALL IN WHICH THEY ARE FRAMED U.N.O.
6. NAIL EACH PLY OF 2x BUILT-UP POSTS W/ 16d NAILS @ 6" O.C. STAGGERED U.N.O.
7. POSTS THAT ARE NOT FRAMED WITHIN A STUD WALL SHALL BE BRACED WITH BC OR AC POST CAP AND PB OR ABA POST BASE U.N.O.

BEAM SCHEDULE

DESIG.	QTY.	SIZE	TYPE
RB1	2	2x6	DF-L#2
RB2	2	2x10	DF-L#2
RB3	2	2x8	DF-L#2
RB4	1	3 1/2"x9"	GLULAM
RB5	1	5 1/2"x12"	GLULAM
OR	1	6 3/4"x12"	GLULAM
RB6	2	1 3/4"x9 1/2"	MICROLLAM
OR	1	3 1/2"x9"	GLULAM
RB7	2	1 3/4"x9 1/2"	TIMBERSTRAND
OR	1	3 1/2"x9"	GLULAM
RB8	1	5 1/2"x9"	GLULAM
RB9	2	2x10	DF-L#2
RB10	2	2x10	DF-L#2
RB11	2	2x10	DF-L#2
RB12	-	NOT USED	-
RB13	2	1 3/4"x9 1/2"	TIMBERSTRAND
OR	1	3 1/2"x10 1/2"	GLULAM
RB14	2	2x10	DF-L#2
RB15	-	NOT USED	-
RB16	2	2x10	DF-L#2

A

A103

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

CADENCE HOMES

2801 N. THANKSGIVING WAY
STE #100
LEHI, UTAH 84043
BUS: 801.766.0503
FAX: 801.410.1565
RYAN@CADENCEHOMES.COM

CADENCE HOMES - CLUBHOUSE

UTAH

EAGLE MOUNTAIN

N CARLTON LN
HIDDEN HOLLOW

PLOT SCALE: 1/4"=1'-0"

DATE: 09.02.25

JOB: TOWN-HOA

0536

RM

ISSUES/REVISIONS:

DATE:

ROOF FRAMING PLAN

A103



A FRONT ELEVATION

SCALE: 1/4" = 1'-0"



B LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

1. FIREPLACE CHIMNEYS SHALL EXTEND AT LEAST 2'-0" ABOVE THE ROOF OR ANY PART OF THE BUILDING WITHIN 10'-0" IRC 1001.8.
2. PROVIDE METAL FLASHING AT ALL INTERSECTIONS OF SIDING, STUCCO, BRICK, STONE ETC.
3. FULL RAIN GUTTERS WITH DOWNSPOUTS EXTENDED 10'-0" AWAY FROM FOUNDATION WALLS OR AS REQUIRED BY LOCAL CODE.
4. ROOFING TO BE ARCHITECTURAL GRADE 30 YR. ASPHALT SHINGLES WITH (6) NAILS PER SHINGLE.
5. ALL EAVES AND VALLEYS TO HAVE ICE & WATER SHIELD.
6. ALL WINDOWS & GLASS UNITS TO BE DOUBLE GLAZED LOW-E.

ELEVATION KEY NOTES:

1. HARDI PLANK LAP SIDING - CEDARMILL.
2. HARDI TRIM.
3. HARDI PANEL VERTICAL SIDING - CEDARMILL WITH HARDI BATTON STRIPS @ 16" O.C.
4. HARDIE SHINGLES - SHAKE STAGGERED.
5. HARDIE SOFFIT & 2x6 FASCIA (UNLESS OTHERWISE SPECIFIED - CEDARMILL. COORDINATE WITH GUTTER SYSTEM.
6. NOT USED.
7. 30 YEAR ARCHITECTURAL GRADE SHINGLE. COORDINATE STYLE AND COLOR WITH OWNER.
8. CULTURED STONE, COORDINATE WITH OWNER.
9. PRE-MANUFACTURED ROOF VENT. PROVIDE REQUIRED AMOUNT FROM VENTING CALCULATIONS AND I.R.C.
10. DECORATIVE COLUMN, SEE DETAIL 7/A401.
11. RAILING TO CONFORM WITH CURRENT IRC REQUIREMENTS. COORDINATE FINISHES. OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. IRC 312.2.
12. OVERHEAD GARAGE DOOR. SEE PLANS FOR SIZE. NOTCH FOUNDATION AS REQUIRED. STYLE AS PER OWNER.
13. CONCRETE STOOP.
14. COORDINATE CONCRETE STAIRS WITH FINAL GRADING AND LANDSCAPING.
15. CONCRETE FOOTING. SEE SHEET A100 FOR STRUCTURAL.
16. SLOPE GRADE 1" PER FOOT AWAY FROM STRUCTURE.
17. 12" POP-OUT.
18. CONCRETE FOUNDATION WALL, SEE SHEET A100 FOR STRUCTURAL.
19. PRE-MANUFACTURED STONE CAP.
20. WOOD BRACKET.
21. COORDINATE WOOD PORCH & STEPS WITH FINAL GRADING AND LANDSCAPING.
22. DOUBLE GLAZED LOW-E VINYL WINDOW. SEE PLANS FOR SIZES.
23. STEPPED FOUNDATION WALL. SEE STRUCTURAL SHEETS FOR DETAILS.
24. WOOD BEAM. SEE STRUCTURAL.

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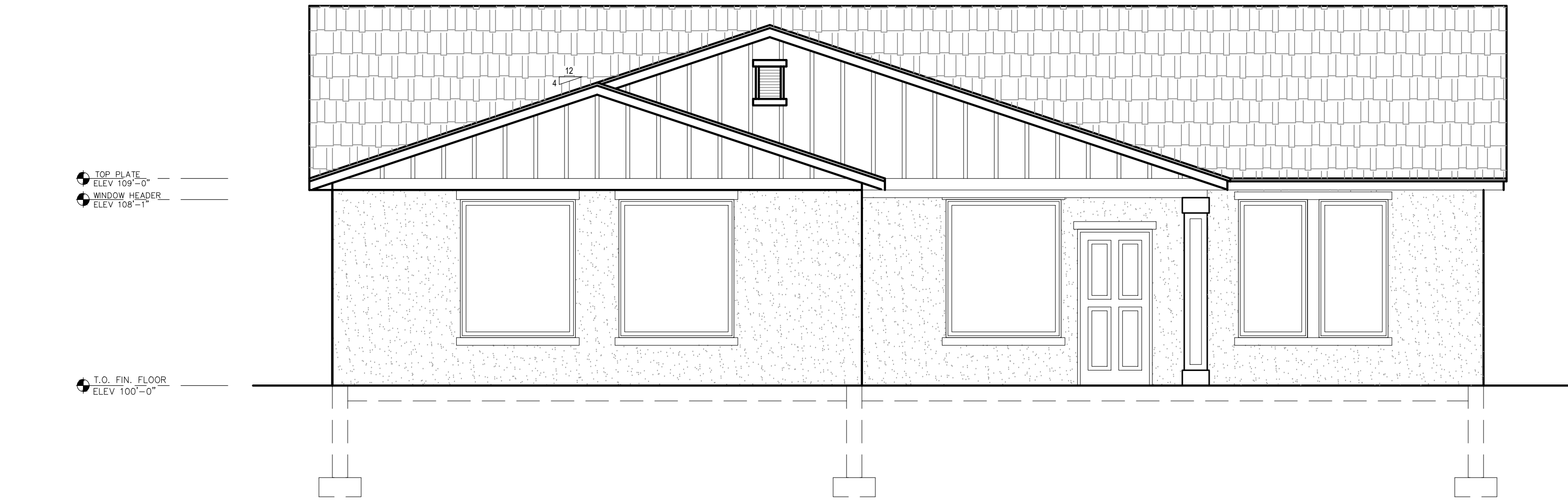
This drawing is an instrument of professional service, concept and design. It is to be used in accordance with the terms and conditions of the contract. It is not to be reproduced or used for any other purpose without the written consent of Cadence Homes.

PLOT SCALE: 1/4"=1'-0"
DATE: 09.02.25
JOB: TOWN-HOA
0536
RM

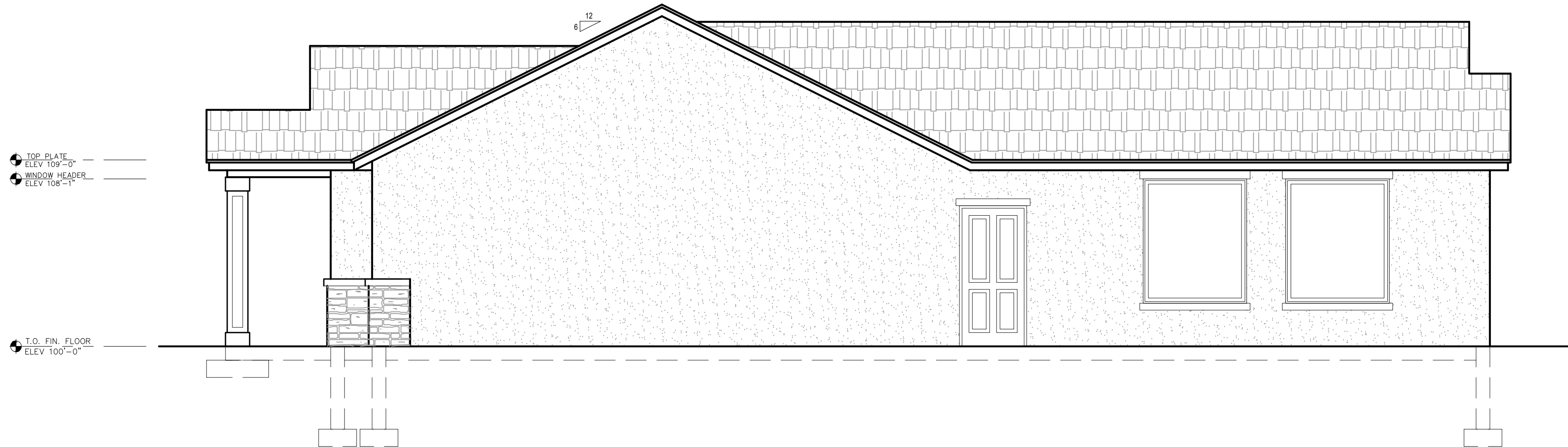
ISSUES/REVISIONS:	DATE:

EXTERIOR ELEVATIONS

A201



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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**EXTERIOR
ELEVATIONS**

A202



NOTICE OF DECISION SITE PLAN AMENDMENT HIDDEN HOLLOW PHASE C

Project Summary:

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 a/the required swimming pool. (Opengov report # PLGA-25-56)

Applicant/Representative:

Cadence Homes; Hunter Smith representing

Decision Summary:

The Eagle Mountain City Council, during their regularly scheduled public meeting of October 07, 2025, voted to deny the above referenced request. Consequently, in providing amenities for Phase C of Hidden Hollow, compliance with EMMC 17.25.050.L is, and shall be, required of the developer.

EAGLE MOUNTAIN CITY/DRC

Robert Hobbs

Robert Hobbs – Senior Planner
(signed electronically)

Date: October 08, 2025

cc: Leesa Holland, Building
Steven Lehmitz, Planning
Gina Olsen, City Recorder



Upcoming Staff Agenda Items for City Council Information (Tentative)

Staff Items from City Council Meetings

- EM Blvd Monument Replacement
- Justice Court

Development Projects

- **PH** Kroger Development Agreement

Code Amendments

- **PH** Enacting Section on Addressing and Street Naming (WS DISC 1/20)

Other Items

- **PH** Future Land Use Map – General Plan Amendment
- Scenic Mountain HOA - Lift Station Resolution
- City Council Liaison Appointments
- WS DISC – E-bikes/motorcycles on Trails
- WS DISC - Eagle Mountain Properties Phase 2, Part 1 - Rezone of 31 Properties (2/3)

Redevelopment Agency

- **PH** Mid-Valley CRA Project Area Plan & Budget

BUDGET WORK SESSIONS – 4-5 PM

- 2/17/2026
- 3/17/2026
- 4/21/2026
- 5/19/2026

Please note all items are tentative and are subject to change.