EAGLE MOUNTAIN
CITY COUNCIL MEETING

APRIL 7, 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. 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.

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.

4. 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.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. APPOINTMENTS

   8.A. Community Services Board Appointments

   1. Elizabeth Evans - One Year Term, April 2026 through March 2027

   2. Marian Burningham - Three Year Term, April 2026 through March 2029

9. PROCLAMATIONS

   9.A. PROCLAMATION - Proclaiming Friday, April 24, 2026 as Arbor Day

10. 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.)

11. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

12. BOND RELEASES

12.A. Oquirrh Mountain Ranch & EM Central Stake LDS Building - Into Warranty

13. MINUTES

13.A. March 25, 2026 Minutes - Special City Council Meeting

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area.

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement Concerning Overland.

14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Employee Policies and Procedures Manual to add Section 4.31.

14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Separation Agreement and General Release.

SCHEDULED ITEMS

15. PUBLIC HEARING/NO ACTION TAKEN

15.A. PUBLIC HEARING ONLY/NO ACTION TAKEN - Community Development Block Grant (CDBG).

BACKGROUND: *(Presented by Affordable Housing Coordinator Kiara Polee)* The Community Development Block Grant (CDBG) program is a federally funded program administered by HUD to support eligible activities benefiting low and moderate income residents. As part of the FY 2026-2027 funding cycle, the City is required to review proposed projects and receive Council and public input prior to final project selection and submission to HUD. The purpose of this hearing is to provide program information and receive input on community needs and potential projects for funding.

16. RESOLUTIONS/PUBLIC HEARINGS

16.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving a Portion of Utah Council Parcel #46:489:0159 of Designated "Significant Real Property" Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal.

BACKGROUND: *(Presented by City Recorder Lacie Messerly)* This item is a request to dispose of a portion of Utah Council Parcel #46:489:0159 designated as "Significant Real Property" in accordance with EMMC 3.30.060 and 3.30.070. The application, submitted by Jacob Baker, pertains to a narrow strip of located between Lots 136 and 137 in Meadow Ranch Plat 1. This project has been on hold but was recently presented to the Council on March 3, 2026 in conjunction with the Concept Plan for Eagle Mountain Chapel at Meadow Ranch.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan.

BACKGROUND: *(Presented by Assistant Public Works Director, Zac Hilton)* Eagle Mountain has contracted with MHTN to update the Parks, Trails and Open Space Plan. This effort includes a comprehensive inventory of the City's existing parks and recreational assets, an evaluation of current conditions, and an analysis of level of service to identify gaps and opportunities. The plan also outlines strategic recommendations to guide parks development and improvements over the next several years, including project prioritization based on community needs, service equity, and long-term buildout.

17.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 8.15 regarding Noise to Modify Maximum Decibel Levels During Hours of Restriction.

BACKGROUND: (*Presented by Long Range Planner, Elizabeth Fewkes*)**:** A proposed code amendment to Eagle Mountain Municipal Code Section 8.15 Noise, which would clarify existing noise standards and allow sound levels up to 75 decibels in the Industrial (I) and Light Manufacturing/Distribution (LMD) zones during hours of restriction.

17.C. ORDINANCE /PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending Eagle Mountain Municipal Code 2.35 (Public Library) and Eagle Mountain Municipal Code 17.15 (Roles and Duties) to Modify the Timing of Appointments from January 1-December 31 to April 1-March 31.

BACKGROUND: *(Presented by Assistant to the City Manager Natalie Winterton)* Traditionally, all appointments to the various city boards have occurred in January, with terms ending in December. However, January is traditionally a very busy time

for the city and for elected officials. For example, January is when new city elected officials take office. It is also when the state legislature begins its session. This, and many other new-year tasks, place an extra burden on staff time. As such, it is recommended that the terms for city boards run from April 1–March 31. This eases staff burden and allows for increased stability as changes in resident appointments will be spread out from changes in elected offices.

18. LEGISLATIVE ITEMS

18.A. DISCUSSION/PRESENTATION - Strategic Plan Vision and Mission Updates - Director of Legislative Affairs, Evan Berrett

18.B. UPDATE - Legislative Priorities List

19. DISCUSSION ITEM ONLY/NO ACTION TAKEN

19.A. DISCUSSION - Alternative Energy Overlay Zone - Director of Legislative Affairs, Evan Berrett

19.B. DISCUSSION - FY 2026-2027 City Budget Update - Director of Administrative Services, Kimberly Ruesch

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

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

21. COMMUNICATION ITEMS

21.A. Financial Report

21.B. Upcoming Agenda Items

22. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 2 day of April, 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 A. Messerly
City Recorder

PROCLAMATION

PROCLAIMING ARBOR DAY

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of topsoil, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource providing paper, building materials, fuel and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of our business areas, and beautify our community; and

WHEREAS, Eagle Mountain City has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices;

NOW, THEREFORE, Mayor Jared Gray, and the Eagle Mountain City Council do hereby proclaim April 24, 2026, as Arbor Day in Eagle Mountain City and urge all citizens to celebrate Arbor Day, to support efforts to protect our trees and woodlands and to plant trees promote the well-being of this and future generations.

Dated this 7th day of April, 2026.

Jared Gray, Mayor	Melissa Clark, City Councilmember
Zachory Huish, City Councilmember	Craig Whiting, City Councilmember
Rich Wood, City Councilmember	Brett Wright, City Councilmember

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAIN.GOV

ENGINEERING

Monday, March 30, 2026

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

SUBJECT: **Oquirrh MTN Ranch & EM Central Stake LDS Building 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
Oquirrh MTN Ranch &
Eagle MTN UT Central Stake Bond

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

1st Bond Release	
Original Bond Amount:	$ 296,354.30
Previous Release Amount:	$ -
Amount to Release this Period:	$ 269,413.00
Amount Remaining in Bond :	$ 26,941.30

Bond Releases Summary	
#1	$ 269,413.00
#2	$ -
#3	$ -
#4	$ -
TOTAL	$ 269,413.00

3/30/2026

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.									
a	SWPPP	1	LS	$3,000.00	$3,000.00	0	1	100%	$3,000.00	$3,000.00
2	ROADWAY IMPROVEMENTS									
a	3" Asphalt Roadway	18950	SF	$2.00	$37,900.00	0	18950	100%	$37,900.00	$37,900.00
b	6" road base	18950	SF	$0.85	$16,107.50	0	18950	100%	$16,107.50	$16,107.50
c	9" subbase	18950	SF	$1.15	$21,792.50	0	18950	100%	$21,792.50	$21,792.50
d	8' asphalt path, 3" asphalt w/6" base	1218	LF	$24.00	$29,232.00	0	1218	100%	$29,232.00	$29,232.00
e	ADA ramps & placards	1	EA	$1,725.00	$1,725.00	0	1	100%	$1,725.00	$1,725.00
f	30" Curb & Gutter modified	631	LF	$26.00	$16,406.00	0	631	100%	$16,406.00	$16,406.00
g	Street Signs	1	EA	$200.00	$200.00	0	1	100%	$200.00	$200.00
h	Stop signs	1	EA	$200.00	$200.00	0	1	100%	$200.00	$200.00
3	CULINARY WATER									
a	8" C-900 water line	653	LF	$70.00	$45,710.00	0	653	100%	$45,710.00	$45,710.00
b	8" gate valve	1	EA	$2,400.00	$2,400.00	0	1	100%	$2,400.00	$2,400.00
c	2" service	1	EA	$3,000.00	$3,000.00	0	1	100%	$3,000.00	$3,000.00
d	Fire Hydrant	1	EA	$7,600.00	$7,600.00	0	1	100%	$7,600.00	$7,600.00
e	Relocate existing fire hydrant	1	EA	$5,000.00	$5,000.00	0	1	100%	$5,000.00	$5,000.00
f	Stub & plug 8" temp blow off 2"	1	EA	$2,000.00	$2,000.00	0	1	100%	$2,000.00	$2,000.00
g	Connect to existing	3	EA	$3,500.00	$10,500.00	0	3	100%	$10,500.00	$10,500.00
4	SEWER									
a	8" sewer main	448	LF	$48.00	$21,504.00	0	448	100%	$21,504.00	$21,504.00
b	60" Sewer manholes	4	EA	$6,000.00	$24,000.00	0	4	100%	$24,000.00	$24,000.00
c	4" Sewer services	1	EA	$1,550.00	$1,550.00	0	1	100%	$1,550.00	$1,550.00
d	Connect to existing	1	EA	$2,000.00	$2,000.00	0	1	100%	$2,000.00	$2,000.00
5	STORM DRAIN									
a	15" storm drainpipe	92	LF	$58.00	$5,336.00	0	92	100%	$5,336.00	$5,336.00
b	15" flared end section	1	EA	$750.00	$750.00	0	1	100%	$750.00	$750.00
c	2x3 catch basin	4	EA	$2,500.00	$10,000.00	0	4	100%	$10,000.00	$10,000.00
d	Connect to existing	1	EA	$1,500.00	$1,500.00	0	1	100%	$1,500.00	$1,500.00
	TOTAL CONSTRUCTION COST				$269,413.00					
	10% Bond Coverage				$26,941.30					
							Released this Period		$269,413.00	
	TOTAL BOND AMOUNT:				$296,354.30					

Vince Hogge, P.E.
Engineering Director

3-30-2026
Date

Robert Ballif
Engineering Tech. II

3/30/26
Date

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

ENGINEERING

DATE: Monday, March 30, 2026
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: Oquirrh Mountain Ranch & EM Central Stake LDS Building entering warranty-Updated

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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:

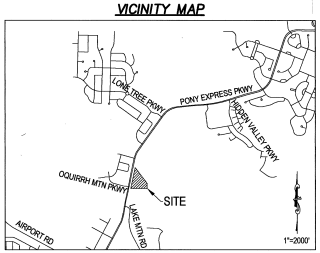
1. ~~Place Street & stop signs.~~
2. ~~Place fire hydrant pads around hydrants according to city spec.~~

Oquirrh Ranch Pkwy.:

1. ~~The east side sewer manholes need steps added and both cleaned.~~
2. ~~East side remove the BMPs from storm drain so we can check them.~~
3. ~~The ADA slope is over the max slope and needs to be fixed.~~
4. ~~East end blow of to be exposed and valve box placed over the valve and the blow off with a hand tight plastic cap over the pipe.~~
5. 3 spots on the curb to be looked at exit warranty walk through.
6. West side of at sewer manhole tie in the asphalt is settling and the collar needs to be replaced. Exit item.
7. Crack seal the asphalt patch at the intersection of Pony Express Pkwy. Exit item.
8. ~~New manhole on the west side add a step.~~

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

VICINITY MAP



CALCULATIONS TABLE

TOTAL ACREAGE:	5.386 ACRES
TOTAL ACREAGE IN LOTS:	4.169 ACRES
TOTAL NUMBER OF LOTS:	1 LOT
TOTAL ACREAGE IN PARCELS:	0.502 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	0.715 ACRES

COMCAST

Comcast approves this plat solely for the purpose of confirming that the plat contains public utility easements. Comcast does not warrant the location of any public utility easements. This approval does not modify, affect, or waive any rights, obligations, or liabilities provided by law or equity or under any easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes, and does not constitute a guarantee of provision of telecommunications services or the terms of such services.

By Elizabeth J Title RSPM Date 6/20/24

DOMINION ENERGY UTAH

Questar Gas Company, DBA Dominion Energy Utah, approves this plat solely for the purpose of confirming that the plat contains public utility easements. 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 right, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or in the Notes and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

Questar Gas Company DBA Dominion Energy Utah

Approved this 27 day of June 2024

By [signature] Title Res construction rep II

ROCKY MOUNTAIN POWER

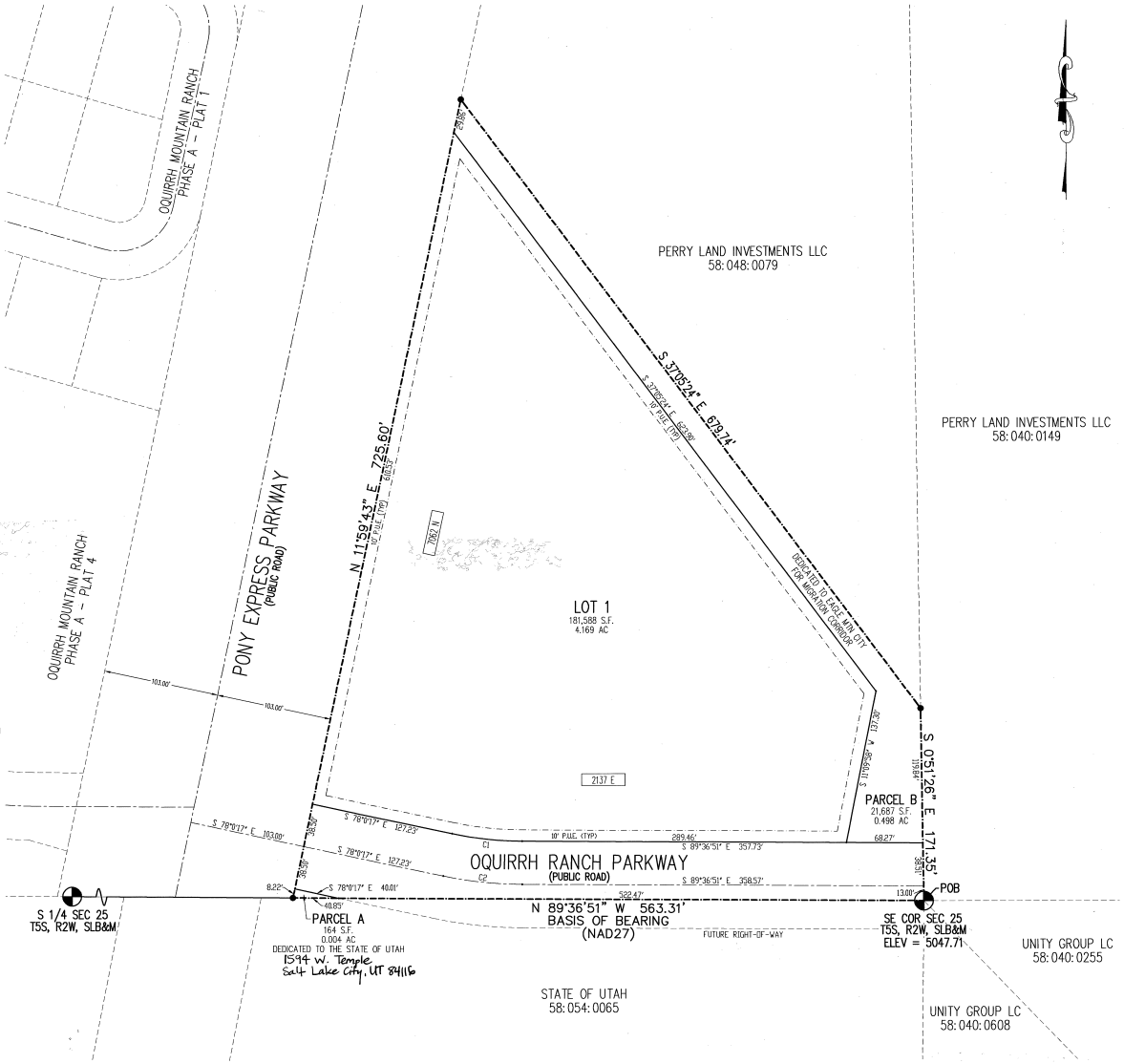
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this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

[signature] 6/19/24
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

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

Marjorie Clifford 6/19/2024
DIRECT COMMUNICATIONS DATE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	311.50	63.12	11°36'34"	63.01	S 83°48'34" E
C2	350.00	70.92	11°36'34"	70.80	S 83°48'34" E

Scale 1" = 50'

SURVEYOR'S CERTIFICATE

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

JUNE 4, 2024 [signature]
DATE AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°36'51" WEST ALONG SECTION LINE 563.31 FEET; THENCE NORTH 11°59'43" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY 725.60 FEET; THENCE SOUTH 37°05'24" EAST 679.74 FEET; THENCE SOUTH 00°51'26" EAST ALONG SECTION LINE 171.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 234,611 SQUARE FEET OR 5.386 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927

OWNER'S DEDICATION

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

JOSEPH D. LOWE [signature]
PRINTED NAME OF OWNER'S AUTHORIZED AGENT FOR ~~THE~~ THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, FORMERLY KNOWN AS CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE. AUTHORIZED AGENT'S SIGNATURE 6/11/24

*Joseph D. Lowe JD

CORPORATE ACKNOWLEDGMENT

On the 11th day of June, 2024, personally appeared before me ~~the persons~~ signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole, the ~~owners~~ owner, who duly acknowledged to me that the Owners Dedication was executed by ~~them~~ him on behalf of the ~~Owners~~ Owner.

MY COMMISSION EXPIRES August 17, 2024 [signature]
NOTARY PUBLIC SIGNATURE

713248
COMMISSION NUMBER

GORDON R. JESSEE
PRINTED FULL NAME OF NOTARY

GORDON R. JESSEE
Notary Public, State of Utah
Commission # 713248
My Commission Expires On
August 17, 2024

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF June, 2024

APPROVED BY MAYOR [signature] APPROVED BY CITY ATTORNEY [signature]

APPROVED BY ENGINEER (SEE SEAL BELOW) [signature] ATTEST BY CITY RECORDER (SEE SEAL BELOW) [signature]

SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

Surveyor's Seal: PROFESSIONAL LAND SURVEYOR, No. 6418780, AARON D. THOMAS, 6-4-24, STATE OF UTAH

Notary Public Seal

City Engineer's Seal: LICENSED PROFESSIONAL ENGINEER, CHRISTOPHER TODD TRUSTY, 7-1-24, STATE OF UTAH

City Recorder's Seal: EAGLE MOUNTAIN, 19 96, CORPORATE SEAL

County Recorder Seal: ENT 154637:2024 PAGE 19346, ANDREA ALLEN, UTAH COUNTY RECORDER, 2024 Aug 14 12:05 PM FEE 56.00 BY MS, RECORDED FOR EAGLE MOUNTAIN CITY

PLAT 1

OQUIRRH RANCH PARKWAY CHURCH

SUBDIVISION

LOCATED IN THE SE QUARTER OF SEC 25, TOWNSHIP 5S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Sec 25, T5S, R2W, SLB&M 74238 ZC

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

MARCH 25, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Director of Legislative and Strategic Services; Lacie Messerly, City Recorder; Stephanie Allred, Deputy Recorder; Kimberly Ruesch, Director of Administrative Services; Kyle Ireland, Communications Manager; Natalie Winterton, Assistant to the City Manager; Brandon Larsen, Planning Director; 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: Marcus Draper, City Attorney and Michele Graves, Library Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:03 PM and noted that Councilmember Wood was excused.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Gateway Park Land Use Plan - Scot Hazard

The recording of the discussion can be found online here at 00:02:49.

President and Principal Broker with The Real Estate Group, Scot Hazard, provided an overview of the Gateway Park Land Use Plan. He shared a land use map, discussed potential future uses for the property, and requested direction from the City Council. Mr. Hazard responded to questions from the City Council.

DRAFT

1.B. DISCUSSION – Soccer Recreation Program – Recreation Manager, Jason Hall

The recording of the discussion can be found online here at 00:44:05.

Recreation Manager Jason Hall presented the item and requested direction on whether the City should issue a Request for Proposals to seek a recreation partnership for the soccer program or bring the program in-house under the Recreation Department. Mr. Hall also responded to questions from the City Council.

1.C. DISCUSSION – FY 2026-2027 City Budget Updates – Director of Administrative Services, Kimberly Ruesch

Mayor Gray stated that Item 1.C. would be discussed later during the Policy Session.

2. CITY MANAGER INFORMATION ITEMS

City Manager Ben Reeves provided information and updates to the City Council.

The recording of the discussion can be found online here at 01:14:48.

3. AGENDA REVIEW

12.A. SITE PLAN – Firefly NPA 8 Phase B Plat 4

The recording of the discussion can be found online here at 01:19:53.

Councilmember Brett Wright recused himself from the discussion due to conflict of interest.

Community Development Director Brandon Larson and Senior Planner Robert Hobbs responded to questions from the City Council regarding fencing and landscape design options.

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for QTS-SLC1 as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

The recording of the discussion can be found online here at 01:27:53.

Planner Mickie Mills and Community Development Director Brandon Larson responded to questions from the City Council regarding nighttime traffic.

1.C. DISCUSSION – FY 2026-2027 City Budget Updates – Director of Administrative Services, Kimberly Ruesch

The recording of the discussion can be found online here at 01:34:35.

Director of Administrative Services Kimberly Ruesch stated that this item would remain on the agenda as a standing item, allowing the City Council to ask questions until adoption of the FY 2026-2027 budget. Ms. Ruesch also shared the dates for upcoming budget work sessions.

15.A. UPDATE – Legislative Priorities List

The recording of the discussion can be found online here at 01:39:52.

Management and Policy Analyst John Magness shared the City Council priority list, discussed e-bikes and related regulations, and provided an update on the priority list. Mr. Magness also responded to questions from the City Council.

15.B. UPDATE – Legislative Session Wrap-Up

The recording of the discussion can be found online here at 01:50:15.

Director of Legislative and Strategic Services Evan Berrett provided a wrap-up of the Legislative Session, including highlights and key takeaways. He also shared feedback on informational campaign one-pagers and expressed a desire to be proactive for the 2027 session by working with senators, lobbyists, and the City Council. Mr. Berrett responded to questions from the City Council.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Clark moved to adjourn to a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; 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 Wright Seconded the motion.*

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

The motion passed with a 4:0 vote.

The Work Session was adjourned at 6:05 PM.

The recording of the motion can be found online here at 02:03:11.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:09 PM and noted that Councilmember Wood was excused.

The recording of the discussion can be found online here at 02:06:00.

6. PLEDGE OF ALLEGIANCE

Charlotte Ducos led the Pledge of Allegiance.

Mayor Gray invited Communication Manager Kyle Ireland to introduce newly hired Digital Communications Specialist Sariah Farmer.

7. INFORMATION ITEMS/UPCOMING EVENTS

City Manager Ben Reeves provided updates about upcoming events.

8. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:13 PM. Seeing no one who wished to speak he closed the public comment period at 7:14 PM

The recording of the discussion can be found online here at 02:10:06.

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 02:11:37.

CONSENT AGENDA

10. BOND RELEASES

10.A. Firefly NPA 8 Phase A, Plat 6 – Into Warranty

10.B. Firefly NPA 8 Phase A, Plat 7 – Into Warranty

10.C. Parkway Fields Phase A, Plat 1 – Into Warranty

11. MINUTES

11.A. March 3, 2026 Minutes – Regular City Council Meeting

11.B. March 5, 2026 Minutes – City Council Special Session Minutes

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – Firefly NPA 8 Phase B Plat 4

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for QTS – SLC1 as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving Amendments to the Eagle Mountain Mortgage Assistance Program Policy.

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement with Cadence Homes, LLC for an Amenity Exchange for Hidden Hollow.

MOTION: *Councilmember Clark moved to approve the Consent Agenda with the exclusion of Items 10.A., 10.B., and 12.A., to be voted on separately, and with Item 13.A. removed and placed under Scheduled Items. The motion also included minor spelling updates to Item 13.B. as discussed during the Policy Session. Councilmember Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Excused

Brett Wright Yes

The motion passed with a 4:0 vote.

The recording of the discussion can be found online here at 02:20:00.

Councilmember Wright recused himself from the vote due to a conflict of interest on the remaining Consent Agenda items.

MOTION: *Councilmember Clark moved to approve the remaining items on the Consent Agenda, specifically Items 10.A., 10.B., and 12.A. Councilmember Whiting seconded the motion.*

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

The motion passed by a vote of 3:0, with one abstention.

The recording of the motion can be found online here at 02:20:51.

SCHEDULED ITEMS

Item 13.A. was removed from the Consent Agenda and placed under Scheduled Items for separate discussion.

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for QTS – SLC1 as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

The recording of the discussion can be found online here at 02:21:53.

Layton Construction Representative, Jeremy Hobbs responded to questions from the City Council regarding nighttime construction traffic.

MOTION: *Councilmember Clark moved to approve a Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for QTS – SLC1 as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G). Councilmember Huish seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes

Craig Whiting	Yes
Rich Wood	Excused
Brett Wright	Yes

The motion passed with a 4:0 vote.

The recording of the motion can be found online here at 02:24:26.

14. ORDINANCES

14.A. ORDINANCE – An Ordinance of Eagle Mountain, Utah, Approving the 5th Amendment to the Amended and Restated Overland Master Development Agreement.

The recording of the discussion can be found online here at 02:25:30.

Associate Principal for Anderson Wahlen & Associates (AWA), Jeff Randall presented the item highlighting updates requested by the City Council at a previous meeting. Mr. Randall also responded to questions from the City Council.

MOTION: *Councilmember Whiting moved to adopt an Ordinance of Eagle Mountain, Utah, Approving the 5th Amendment to the Amended and Restated Overland Master Development Agreement conditioned on the following:*

1. *Lighting fixtures shall be 25 feet in height instead of 30 feet; and*
2. *Completion of the SITLA (State School and Institutional Trust Lands Administration) Land Exchange Agreement and all agreements related to the bypass road 35-acre land exchange with SITLA.*

Councilmember Wright seconded the motion.

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

The motion passed with a 4:0 vote.

The recording of the motion can be found online here at 02:44:45.

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

15.B. UPDATE – Legislative Session Wrap-Up

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 02:47:26.

17. ADJOURNMENT

MOTION: *Councilmember Whiting moved to adjourn the meeting at 7:59 PM. Councilmember Clark seconded the motion.*

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

The motion passed with a 4:0 vote.

The recording of the motion can be found online here at 02:56:06.

The meeting was adjourned at 7:59 PM.

Approved by the City Council on April 7, 2026.

_____

Lacie A. Messerly
City Recorder

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area.
ITEM TYPE:	Resolution
FISCAL IMPACT:	None
APPLICANT:	City-Initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	20.168 Acres of ROW in exchange for 20.129 Acres of ROW

PUBLIC HEARING
No

PREPARED BY
Steve Mumford, Deputy City Manager

PRESENTED BY
Steve Mumford

RECOMMENDATION:
Staff recommends that the City Council approve a Resolution of Eagle Mountain City, Utah, Approving a Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area.

BACKGROUND:
In 2005, SITLA (the State School and Institutional Trust Lands Administration) conveyed 20.35 acres of land to the City with the intent that it be improved as the "bypass road" at some point in the future. The City's Transportation Master Plan (TMP) and the Overland Master Development Plan don't contemplate this property ever being improved as a major road. The City's TMP also shows a variety of other arterial and collector roads in the Overland master development area that will be needed in order to build out the City's future transportation network. At the recent direction of the Mayor and City Council, we have worked with SITLA to draft this land exchange agreement that provides for the City exchanging 20.168 acres of the "bypass road" property to SITLA in exchange for approximately 20.129 acres of property for the following future roads:

- Mid-Valley Road - 6.676 acres
- Desert Willow Drive (East) - 3.887 acres
- Desert Willow Drive (West 1) - 0.310 acres
- Desert Willow Drive (West 2) - 1.859 acres
- Aviator Avenue (East) - 3.240 acres
- Road Parcel 1 - 1.650 acres
- Road Parcel 2 - 2.239 acres
- Oquirrh Ranch Parkway (East) - 0.268 acres

With this exchange, the SITLA-owned property for all the future collector and arterial roads (identified on the Transportation Master Plan) in the Overland area would now be owned by the City. Any additional ROW would be obtained from adjacent property owners as needed or when those properties develop. The exchange of the bypass road property also allows the owner to move forward with the development application process for a large retail development.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Resolution
2. Land Exchange Agreement
3. Overland Roads Dedication Plat - Exhibit Only

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A LAND EXCHANGE AGREEMENT WITH SITLA FOR THE EXCHANGE OF PROPERTIES IN THE OVERLAND AREA

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Land Exchange Agreement with SITLA for the exchange of Properties in the Overland Area, as set forth more specifically in Exhibit A; and

WHEREAS, the City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area, as set forth in Exhibit A.

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

1. The Land Exchange Agreement with SITLA for the Exchange of Properties in the Overland Area, attached hereto as Exhibit A, is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of April, 2026.

EAGLE MOUNTAIN CITY, UTAH

_____
Jared Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of April, 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 A. Messerly
City Recorder

Exhibit A

LAND EXCHANGE AGREEMENT
Bypass Road Property (EXCH 396)

Fund: Schools

This LAND EXCHANGE AGREEMENT ("**Agreement**") is made and entered as of the 7th day of April 2026 (the "**Effective Date**"), by and between Eagle Mountain City (the "**City**"), a political subdivision of the State of Utah; and the State of Utah, acting through the School and Institutional Trust Lands Administration ("**SITLA**"). The City and SITLA are collectively referred to as the "**Parties**" and, individually as a "**Party**."

RECITALS

A. SITLA previously conveyed to the City approximately 20.35 acres of undeveloped land as part of an obligation under that certain Amended and Restated Overland Master Development Agreement for Overland Development dated December 7, 2017 ("**MDA**"), among SITLA, the City and Ivory Homes, Ltd., as master developer (the "**Master Developer**"), such land being more particularly described as the "**Bypass Road**" in State of Utah Exchange Patent No. 19679 and pursuant to that certain Development Lease No. 1074 dated February 1, 2016, between SITLA and the Master Developer (the "**Lease Agreement**"). The City desires to keep approximately 0.182 acres of such patented lands in connection with the right-of-way for Pony Express Parkway. However, the surrounding area has developed in such a way that it is no longer in the best interest of the parties to construct the Bypass Road at its currently planned location. The remaining portion of the planned Bypass Road comprises 20.168 acres and is described in **Exhibit "A"** and generally depicted in **Exhibit "B"** ("**Remaining Bypass Road Property**").

B. The City desires to acquire real property within the Overland subdivision for the purpose of constructing future public rights-of-way, such lands comprising approximately 20.129 acres, as more particularly described in **Exhibit "C"** and generally depicted in **Exhibit "D"** ("**Exchange ROWs**" with the Remaining Bypass Road Property and the Exchange ROWs referred to collectively as the "**Exchange Lands**").

C. Accordingly, upon and subject to the terms and conditions set forth in this Agreement, the City desires to transfer, and convey the Remaining Bypass Road Property to SITLA in exchange for acquiring the Exchange ROWs, and SITLA desires to accept the conveyance of the Remaining Bypass Road Property from the City and convey the Exchange ROWs to the City for future public rights-of-way in the Overland subdivision.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby conclusively acknowledged, the City and SITLA hereby agree to the following:

AGREEMENT

1. **Land Exchange.**

   a. **City Transfer**. The City hereby agrees to transfer and convey to SITLA, and SITLA hereby agrees to accept and acquire from the City, upon and subject to the terms and conditions set forth in this Agreement, fee simple title to the Remaining Bypass Road Property, insurable as such by the Title Company (as defined below), free and clear of any and all liens, defects, encumbrances, leases, easements, covenants, restrictions, reservations, conditions, claims or other matters whatsoever, whether recorded or unrecorded, subject only to the Permitted Exceptions (as defined below) (collectively, "**City Transfer**").

   b. **SITLA Dedication**. In exchange for receiving the Remaining Bypass Road Property, SITLA hereby agrees to transfer and convey to the City by plat dedication, and the City hereby agrees to accept and acquire from SITLA, upon and subject to the terms and conditions set forth in this Agreement, fee simple title to the Exchange ROWs.

   c. **Surface Estate Only/ No Water or Water Rights Included**. The Exchange Lands shall consist only of the land's surface estate. The Exchange Lands' mineral estate, which includes all oil and gas, coal and other mineral deposits, shall be excluded from the Exchange Lands. No water or water rights are included in the Exchange Lands.

2. **Consideration**. The total consideration for this Agreement is the City's conveyance to SITLA of approximately 20.168 acres comprising the Remaining Bypass Road Property in exchange for SITLA's conveyance of approximately 20.129 acres of Exchange ROW lands to the City. No water or water rights are included in an Exchange ROW.

3. **Conveyance of Title**.

   a. **City's Title Conveyance**. The City shall convey title to the Remaining Bypass Road Property to SITLA through a special warranty deed in substantially the form attached as **Exhibit "E".**

   b. **SITLA Title Conveyance**. SITLA's obligation to convey the Future ROWs shall be satisfied by its dedication of the Exchange ROWs to the City through an Overland road dedication plat or Overland subdivision plat. Each Exchange ROW dedication shall be identified and described in the owner's dedication section of the applicable plat.

4. **Title Commitment; Survey; Disclosures.**

   a. **Survey**. The City shall obtain, at the City's expense, any surveys necessary for identifying the boundary lines and all structures, easements, and encumbrances of record and provide copies to SITLA.

   b. **Bypass Road Property Documents**. No later than ten (10) Business Days after the Effective Date of this Agreement, the City will deliver to SITLA the following documents

to the extent the same exist and are in the City's possession or control: (1) copies of all rights-of-way, easements, leases, rental agreements, rights of redemption, licenses, reservations, covenants, conditions, restrictions, or contracts which will be applicable to, or affect title to the Remaining Bypass Road Property after the Closing Date; and (2) copies of any environmental assessments, reports, site plans, surveys, studies, tests, inspections, reports or other documents in the City's possession or control (collectively the "**Property Documents**").

c. **Exchange ROW Property Documents**. No later than ten (10) Business Days after the Effective Date of this Agreement, SITLA will deliver to City the following documents to the extent the same exist and are in SITLA's possession or control: (1) copies of all rights-of-way, easements, leases, rental agreements, rights of redemption, licenses, reservations, covenants, conditions, restrictions, or contracts which will be applicable to, or affect title to the Remaining Bypass Road Property after the Closing Date; and (2) copies of any environmental assessments, reports, site plans, surveys, studies, tests, inspections, reports or other documents in the City's possession or control (collectively the "**SITLA Property Documents**").

5. **Remaining Bypass Road Property Closing; Prorations.**

a. **Timing**. The Closing (as defined below) shall occur within thirty (30) days or less from the Effective Date of this Agreement (the "**Closing Date**"), or at such earlier time and place as the Parties may mutually agree in writing. It is agreed that time is of the essence with respect to the Closing Date and all time and date deadlines set forth in this Agreement. The "**Closing**" shall mean the consummation of the City Transfer at the time the Escrow Agent is ready and the Deed (as defined below) is recorded in the Official Records of the Utah County Recorder's Office in the State of Utah ("**Official Records**").

b. **Place of Closing**. The Closing shall be coordinated by Eagle Mountain City c/o Fionnuala Kofoed (the "**Escrow Agent**"). At the Closing, the City shall deliver possession of the Remaining Bypass Road Property to SITLA. Until a Closing occurs, the risk of loss to the Remaining Bypass Road Property shall be borne solely by the City. The City shall be responsible for and shall promptly pay all charges with respect to the Remaining Bypass Road Property attributable to the period up to and including the Closing Date. Each of the Parties shall pay its own fees and expenses in connection with this Agreement including, without limitation, its own attorneys' fees and diligence costs, and any applicable recording fees.

c. **Closing Costs**. The City shall pay for (1) the cost of the Title Policy, (2) all costs related to the removal of any monetary liens or other Title Objection Notice matters the City agreed to cure pursuant to Section 4.a.ii(a), and (3) all property taxes related to the period prior to Closing as calculated in accordance with Section 5(c). The City shall not be responsible for paying any property taxes during the period after the Closing. SITLA shall not pay for any recording fees and costs related to the City Transfer. The City shall pay for any costs related to removal of any monetary liens or other Title Objection Notice matters the City agreed to cure herein. The City and SITLA shall each be responsible for the cost of their

own respective attorneys' fees and related transactional expenses. The costs and expenses described in this Section 5(c) are, collectively, the "**Closing Costs**."

d. **Assessments**. The City shall pay all charges for any and all assessments with respect to the Remaining Bypass Road Property imposed by any governmental body or public utility and/or charges or assessments imposed under or in connection with or as a consequence of any declaration or other instrument of record and/or any owner's association created relative to the Remaining Bypass Road Property, to the extent such charges are attributable to the period ending at 11:59 p.m. Mountain Time on the day before the Closing. The City shall pay all such charges to the extent attributable to the period from and after 12:00 midnight Mountain Time on the day of the Closing.

e. **Special Assessments**. The City shall pay in full any and all special assessments that are a lien on the Remaining Bypass Road Property at Closing.

f. **Closing Statements**. The Closing Costs and estimated Closing prorations shall be set forth on a preliminary closing statement (the "**Closing Statement**") to be prepared by the Escrow Agent. The Escrow Agent shall prepare the Closing Statement at least three (3) Business Days prior to the Closing Date for purposes of making the preliminary proration adjustment at Closing. The Escrow Agent shall revise the Closing Statement as necessary based upon comments from the City and SITLA, and the Escrow Agent shall deliver a final, signed version of the Closing Statement to each Party at Closing.

6. **SITLA's Conditions.** In addition to other terms and provisions of this Agreement which give SITLA the express right to terminate this Agreement, the obligation of SITLA to render performance under this Agreement and acquire the Remaining Bypass Road Property is subject to the conditions precedent (and conditions concurrent, with respect to deliveries and requirements required at Closing) (collectively, "**SITLA's Conditions**") set forth in Sections 6(a) through 6(c) as follows:

a. **No Default**. The City shall have kept, performed and observed each and every agreement and obligation on its part to be kept, performed and observed hereunder, unless waived by SITLA in writing or as provided in this Agreement. All of the City's covenants, representations and warranties herein shall be true and correct in all material respects to the best of the City's knowledge, and as if made, on the Closing Date. The City shall have delivered all the City's Closing Documents (as defined below) in accordance with Section 9.

b. The conditions set forth in this Section 6 are solely for the benefit of SITLA and may be waived by SITLA in writing. In the event any of the foregoing conditions have not been fully satisfied or waived in writing on or before the Closing Date, then this Agreement shall terminate in accordance with Section 14.

7. **City's Conditions.** In addition to other terms and provisions of this Agreement which give the City the express right to terminate this Agreement, the City's obligations hereunder shall be subject to the satisfaction of the following conditions precedent (and conditions concurrent, with respect to deliveries and requirements required at Closing) (collectively, "**City's**

Conditions") within the applicable periods set forth in this Agreement for the satisfaction of such conditions (or the City's written waiver thereof):

a. **Delivery of Closing Documents and Funds**. SITLA shall have delivered or caused to be delivered to the Escrow Agent all of SITLA's Closing Documents described in Section 9 and all funds necessary to pay the costs of closing to be paid by SITLA under this Agreement in immediately available funds (wire, transfer, certified/cashier's check, etc.).

b. **Representations and Warranties**. All representations and warranties of SITLA contained in this Agreement shall be true and correct in all material respects to the best of SITLA's actual knowledge as of the date made and as of the Closing with the same effect as though such representations and warranties were made at and as of the Closing.

c. **Performance of Covenants**. SITLA shall have performed the material covenants of SITLA under this Agreement to be performed by SITLA before Closing.

The conditions set forth in this Section 7 are solely for the benefit of the City and may be waived by the City in writing. In the event any of the foregoing conditions have not been fully satisfied or waived in writing on or before the Closing Date, then this Agreement shall terminate in accordance with Section 14.

8. **Covenants of City.** In addition to the covenants and agreements of the City set forth elsewhere in this Agreement, the City covenants and agrees that between the Effective Date of this Agreement and the Closing Date:

a. **Title**. The City shall not, without SITLA's prior written consent, (1) directly or indirectly lease, sell, assign or create any right, title or interest whatsoever in or to the Remaining Bypass Road Property, (2) take any action, create, commit, permit to exist or suffer any acts that would give rise to a variance from the current legal description of the Remaining Bypass Road Property, except as expressly provided herein, or cause the creation of any lien, charge or encumbrance other than the Permitted Exceptions, or (3) enter into any agreement to do any of the foregoing.

b. **Notice of Change of Circumstances**. The City shall promptly notify SITLA of any change in any condition with respect to the Remaining Bypass Road Property or any portion thereof or of any event or circumstance of which the City obtains knowledge after the Effective Date of this Agreement that (1) materially or adversely affects the Remaining Bypass Road Property or any portion thereof or the use or operation of the Remaining Bypass Road or any portion thereof, (2) makes any representation or warranty of the City under this Agreement untrue or misleading or (3) makes any covenant or agreement of the City under this Agreement incapable or less likely of being performed.

c. **No Defaults; Maintenance of Property**. The City shall not default with respect to the performance of any obligation relating to the Remaining Bypass Road Property. The City shall operate, manage and maintain the Remaining Bypass Road Property in a manner consistent with past practices and the ordinary course of the City's business and in accordance with all applicable Laws (as defined below).

d. **Development Activities**. Except as otherwise specifically set forth herein, the City shall not take any actions with respect to the development of the Remaining Bypass Road Property, including applying for, pursuing, accepting or obtaining any permits, approvals or other development entitlements from any governmental or other regulatory entities or finalizing or entering into any agreements relating thereto without SITLA's prior written consent. Notwithstanding the foregoing, the City may receive land use applications that would affect the Bypass Road Property provided that the City does not issue any final approvals until after the Closing Date.

9. **Closing; Possession and Title.**

a. **Closing**. Closing shall occur in the offices of the Escrow Agent on the Closing Date or at such earlier time and place as the Parties may mutually agree in writing. At Closing, the City shall convey indefeasible fee simple title to the Remaining Bypass Road Property to SITLA in accordance herewith by a special warranty deed in the form of **Exhibit "E"** attached hereto (the "**Deed**"). The City shall deliver to SITLA possession of the Remaining Bypass Road Property upon the transfer of title to the Remaining Bypass Road Property at Closing.

b. **City's Closing Documents**. On or before the Closing Date, the City shall deliver to Escrow Agent the following (collectively, "**City's Closing Documents**"):

i. A Deed conveying the Remaining Bypass Road Property duly executed and delivered by the City in favor of SITLA;

ii. A Closing Statement, duly executed and delivered by the City;

iii. Such additional assignments, instruments and documents appropriate to be executed and delivered by the City as may be reasonably necessary to complete the City Transfer and to carry out the intent and purposes of this Agreement;

iv. Such proof of the City's authority to enter into this Agreement and consummate the City Transfer and of the power and authority of the individual(s) executing or delivering any instruments, documents or certificates on behalf of the City to act for and bind the City as may reasonably be required by SITLA; and

v. Such other documents as may reasonably be requested by SITLA or Escrow Agent to convey clear title to the Remaining Bypass Road Property or to otherwise close the City Transfer.

c. **SITLA's Closing Documents**. At or before Closing, SITLA shall deliver to Escrow Agent the following (collectively, "**SITLA's Closing Documents**"):

i. SITLA's portion of the Closing Costs in accordance with Section 5 of this Agreement, by cashier's check, wire transfer, or other immediately available funds;

ii. A Closing Statement, duly executed and delivered by SITLA;

iii. Such proof of SITLA's authority to enter into this Agreement and consummate the City Transfer and of the power and authority of the individual(s) executing or delivering any instruments, documents or certificates on behalf of SITLA to act for and bind SITLA as may reasonably be required by the City; and

iv. Such other documents as may reasonably be requested by the City to close the City Transfer in accordance with this Agreement.

10. **Brokerage Representations and Fee.** Each Party agrees that there is no broker, finder or intermediary with whom it has dealt in connection with the City Transfer. Each Party shall and does hereby indemnify the other Party, and agrees to hold the other Party harmless from, any claim, demand or suit for any brokerage or real estate commission, finder's fee or similar fee or charge with respect to this Agreement or the City Transfer based on any act by or agreement or contract with the indemnifying Party asserted by any third party, and for all losses, obligations, costs, expenses and fees (including reasonable attorneys' fees) incurred by the non-indemnifying Party on account of or arising from any such claim, demand or suit.

11. **City's Representations and Warranties.** SITLA agrees that it is accepting the conveyance of the Remaining Bypass Road Property in AS-IS condition, subject to the City's covenants, representations and warranties that, as of the Effective Date, and as of the Closing Date:

a. **Authority**. The City is a municipal corporation of the State of Utah and in good standing under the laws of the State of Utah. All requisite corporate action has been taken by the City in connection with entering into this Agreement, and will be taken prior to the Closing in connection with the execution and delivery of the instruments referenced herein and the consummation of the City Transfer. No consent of any officer, agent, elected official, creditor, judicial or administrative body, Authority, or other party is required in connection herewith which has not been obtained or will not be obtained prior to the Closing Date. This Agreement and all other documents delivered by the City prior to or at the Closing (i) have been duly authorized, executed, and delivered by the City, (ii) are binding obligations of City, and (iii) are collectively sufficient to transfer all of the City's right, title and interest in and to the Remaining Bypass Road Property. The City has obtained all required consents, releases and approvals necessary to execute this Agreement and consummate the Transfer.

b. **No Conflicts**. The execution, delivery and performance of this Agreement and the consummation of the City Transfer will not conflict with, or result in a breach of any of the terms or provisions of, with or without notice or the passage of time or both, or constitute a default under, any agreement or other document or instrument to which the City is a party or by which the City or the Remaining Bypass Road Property is bound, or any applicable regulation of any governmental agency, or any judgment, order or decree of any court having jurisdiction over the City or all or any portion of the Remaining Bypass Road Property, or otherwise.

c. **Property Documents**. To the best of the City's actual knowledge, the Property Documents

constitute all of the material documents relating to the Remaining Bypass Road Property, and each such Property Document as delivered by the City constitutes a true, correct and complete copy of the same; there are no commitments or agreements affecting the Remaining Bypass Road Property which have not been disclosed by the City to SITLA in writing; the City is not in default of the City's obligations or liabilities pertaining to the Remaining Bypass Road Property or the Property Documents (including under any recorded covenants, conditions or restrictions); nor are there facts, circumstances, conditions or events that, after the giving of notice or lapse of time or both, would constitute a default by the City or any other party to such Property Documents.

d. **Material Information**. To the actual knowledge of the City, the City has disclosed to SITLA in writing all material facts related to the Remaining Bypass Road Property to the extent required by any law and this Agreement, together with the Property Documents and any matters heretofore disclosed to SITLA in writing by the City, do not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained herein not materially misleading.

e. **Condemnation and Special Assessments**. To the actual knowledge of the City, the City has received no notice and is not aware of any (i) proceedings pending for the condemnation or taking of all or any portion of the Remaining Bypass Road Property by eminent domain or (ii) special assessments that would affect the Remaining Bypass Road Property and as of the Closing Date, the City shall have given SITLA prompt notice of the institution of any such proceedings or imposition of any assessments affecting the Remaining Bypass Road Property.

f. **Bankruptcy**. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, receivership, bankruptcy or reorganization or other proceedings are pending or, or to the actual knowledge of the City, threatened, against the City.

g. **Litigation; Liens**. There are no (i) claims, actions or legal proceedings pending before any judicial or quasi-judicial body, nor threats thereof, nor any basis therefor, with respect to the Remaining Bypass Road Property or any portion thereof nor (ii) actual, pending or, to the actual knowledge of the City, threatened mechanics' liens or other liens against the Remaining Bypass Road Property or any portion thereof.

h. **Compliance with Laws**. To the actual knowledge of the City, the Remaining Bypass Road Property is in compliance with all existing laws, rules, regulations, ordinances and orders (collectively, "**Laws**") of all applicable federal, state and local authorities (each, an "**Authority**") having jurisdiction over the Remaining Bypass Road Property, and the City has not received any oral or written notice of any violation of or noncompliance with any Laws or of any applications, ordinances, petitions, resolutions or other matters pending before any Authority, including the City, with respect to zoning, building, fire and health codes, environmental, sanitation and pollution control Laws or the Americans with Disabilities Act, as amended. To the actual knowledge of the City, no condition currently exists or previously existed on the Remaining Bypass Road Property or any portion thereof that may result in any violation of any Laws applicable to the Remaining Bypass Road Property if it were disclosed to an Authority.

i. **Parties in Possession**. To the actual knowledge of the City, the City is in exclusive possession of the entire Remaining Bypass Road Property and no other party occupies any portion of the Remaining Bypass Road Property or has any valid claim or interest in possessing the Remaining Bypass Road Property or any portion thereof, whether by reason of agreement, lease, farm lease or license, cell phone tower lease, adverse possession, prescriptive easement or establishment of a boundary by acquiescence. Except for applicable zoning and building restrictions and regulations, there are no covenants, easements, restrictions or private agreements that will prohibit development of the Remaining Bypass Road Property for commercial or residential purposes.

j. **Environmental**. The following statements are subject to any construction, development, or testing SITLA has completed.

i. To the best of the City's actual knowledge, there are no active or abandoned water wells on the Remaining Bypass Road Property;

ii. To the best of the City's actual knowledge, there are no, and have not been any, underground or aboveground storage tanks upon the Remaining Bypass Road Property;

iii. To the best of the City's actual knowledge, the Remaining Bypass Road Property has never been used as a landfill, dump or industrial or solid waste disposal area;

iv. To the best of the City's actual knowledge, there are no pending or threatened actions or proceedings by any local governmental body, sewage district, the Utah Department of Environmental Quality, the U.S. Environmental Protection Agency, or any other governmental entity regarding violation of any applicable environmental laws with respect to the Remaining Bypass Road Property, and there is no basis for any such action or proceeding;

v. To the best of the City's actual knowledge, the Remaining Bypass Road Property is in compliance with all Laws governing, establishing, limiting or otherwise affecting the use, discharge, storage, transportation or disposal of air, water or pollutants, process wastewater or solid, hazardous and/or toxic substances, materials or wastes, pesticides or environmentally threatening materials (collectively, "**Waste**");

vi. To the best of the City's actual knowledge, no waste is currently used, stored or disposed of on the Remaining Bypass Road Property;

vii. To the best of the City's actual knowledge, there are no private burial grounds located on the Remaining Bypass Road Property; and

viii. To the best of the City's actual knowledge, each of the Remaining Bypass Road Property and the City is in compliance with all Laws relating to Hazardous Materials (as defined below), which compliance includes the possession by such the City of all permits and other governmental authorities required under applicable Laws, and compliance with the terms and conditions thereof, and the City has not received any written notice that

alleges that the City or the Remaining Bypass Road Property is not in such compliance and there are no circumstances that may prevent or interfere with such compliance in the future. To the actual knowledge of the City, there is no Environmental Claim (as defined below) pending or threatened with regard to the Remaining Bypass Road Property or the City and there are no past or present actions, activities, circumstances, conditions, events or incidents relating to Hazardous Materials that could form the basis of any Environmental Claim against the City or against any person or entity, including persons or entities whose liability for any such Environmental Claim the City has or may have retained or assumed either contractually or by operation of law.

'Environmental Claim" means any and all actions (including investigatory, remedial or enforcement actions of any kind, administrative or judicial proceedings and orders or judgments arising out of or resulting therefrom), costs, claims, damages (including punitive damages), expenses (including attorneys', consultants' and experts' fees, court costs and amounts paid in settlement of any claims or actions), fines, forfeitures or other civil, administrative or criminal penalties, injunctive or other relief (whether or not based upon personal injury, property damage or contamination of, or adverse effects upon, the environment, water tables or natural resources), liabilities or losses arising from or relating to the presence or suspected presence of any Hazardous Materials in, on, under or about the Property or properties adjacent thereto.

"**Hazardous Materials**" shall mean any chemical, substance, waste or material that is deemed hazardous, toxic, a pollutant or a contaminant, under any federal, state or local statute, law, ordinance, rule, regulation or judicial or administrative order or decisions, now or hereafter in effect, or that has been shown to have significant adverse effects on human health or the environment. Hazardous Materials shall include substances defined as "hazardous substances", "hazardous materials", or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 5101, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; in the regulations adopted and publications promulgated pursuant to such laws; and in the Hazardous Materials storage, use or discharge laws, regulations and ordinances of the State of Utah, County of Utah or Eagle Mountain City.

The phrase "actual knowledge of the City " or the phrase "the best of the City's actual knowledge" and words of similar import, as used in this Agreement and the foregoing representations and warranties, shall mean the current actual knowledge of the City's officials, employees, and agents, without such individuals having made any independent analysis, investigation, or inquiry with respect to the subject matter of the representations or warranties so qualified.

k. **OFAC**. To the actual knowledge of the City, the City and all beneficial owners and agents of the City, are currently (1) in compliance with and shall at all times during the term of this Agreement remain in compliance with the regulations of the Office of Foreign Assets Control ("**OFAC**") of the U.S. Department of Treasury and any statute, executive order or regulation relating thereto (collectively, the "**OFAC Rules**"), (2) not listed on, and shall not during the term of this Agreement be listed on, the Specially Designated Nationals and

Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC or other governmental authority pursuant to any authorizing statute, executive order or regulation and (3) not a person or entity with whom a U.S. person is prohibited from conducting business under the OFAC Rules.

l. **Anti-Corruption**. To the actual knowledge of the City, neither the City nor any employee or agent of the City has taken or shall take in connection with this Agreement or the Transfer any action, directly or indirectly, that would result in a violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended, or any of the rules or regulations thereunder or any other anti-bribery/corruption legislation promulgated by any governmental body, and the City has, and shall keep during the term of this Agreement, in place reasonable procedures to ensure the foregoing.

m. **Survival; Indemnification**. All of the representations, warranties and agreements of the City set forth in this Agreement shall be true upon the Effective Date, shall be deemed to be repeated on and as of the Closing Date without the necessity of a separate certificate with respect thereto and shall survive the delivery of the Deed and other instruments and documents delivered at Closing for a period of one (1) year following Closing. The City hereby indemnifies and agrees to reimburse, defend and hold harmless SITLA and SITLA's officers, employees, and agents from, for and against any and all claims, demands, obligations, losses, costs, damages, liabilities, judgments or expenses (including reasonable attorneys' fees, charges and disbursements) arising from, asserted against, imposed on or incurred by SITLA, directly or indirectly, in connection with the breach of any representation or warranty set forth in this Agreement.

12. **SITLA's Representations and Warranties.** SITLA represents and warrants to and agrees with the City that, as of the date hereof, and as of the Closing Date:

a. **No Conflicts**. The execution and delivery of this Agreement, the consummation of the City Transfer, and compliance with the terms of this Agreement will not conflict with, or, with or without notice or the passage of time or both, result in a breach of any of the terms or provisions of, or constitute a default under, any agreement or other document or instrument to which SITLA is a party or by which SITLA is bound, or any applicable Law of any Authority, or any judgment, order or decree of any court having jurisdiction over SITLA or all or any portion of the Remaining Bypass Road Property, except SITLA's obligations under the Lease Agreement. The Master Developer's agreement for entering into this Agreement is evidenced by its signature below.

b. **Authority**. This Agreement and all other documents delivered by SITLA prior to or at the Closing (i) have been duly authorized, executed, and delivered by SITLA, (ii) are binding obligations of SITLA, (iii) are collectively sufficient to accept the conveyance of all of the City's right, title and interest in and to the Remaining Bypass Road Property and (iv) do not violate the formation documents of SITLA. SITLA has obtained all required consents, releases and approvals necessary to execute this Agreement and consummate the City Transfer. No consent of any officer, agent, creditor, judicial or administrative body, Authority, or other party is required in connection herewith which has not been obtained or will not be obtained prior to the Closing Date.

c. **Property Documents**. To the actual knowledge of SITLA, SITLA's Property Documents constitute all of the material documents relating to the Exchange ROW Property, and each of SITLA's Property Documents as delivered by SITLA constitutes a true, correct and complete copy of the same; there are no commitments or agreements affecting the Exchange ROW Property which have not been disclosed by SITLA to the City in writing; SITLA is not in default of SITLA's obligations or liabilities pertaining to the Exchange ROW Property or SITLA's Property Documents (including under any recorded covenants, conditions or restrictions); nor are there facts, circumstances, conditions or events that, after the giving of notice or lapse of time or both, would constitute a default by SITLA or any other party to SITLA's Property Documents.

d. **Litigation**. There are no judgments or other matters outstanding against or affecting SITLA that would have an adverse effect on SITLA's ability to perform its obligations under this Agreement, nor is there any action, charge, claim, demand, suit, proceeding, petition, governmental investigation, or arbitration now pending or, to the knowledge of SITLA, threatened against SITLA which could have an adverse effect on SITLA's ability to perform its obligations under this Agreement.

e. **SITLA's Authority; Validity of Agreements**. SITLA has or will have prior to the Closing full right, power and authority to accept the conveyance of the Remaining Bypass Road Property from the City as provided in this Agreement and to carry out its obligations hereunder. The individual(s) executing this Agreement and the instruments referenced herein on behalf of SITLA have the legal power, right and actual authority to bind the City to the terms hereof and thereof. This Agreement and all other documents and instruments to be executed and delivered by the City in connection with this Agreement shall be duly authorized, executed and delivered by the City and shall be valid, binding and enforceable obligations of the City.

f. **Anti-Corruption**. To the actual knowledge of SITLA, neither SITLA nor any officer, agent, owner, or partner of SITLA has taken or shall take in connection with this Agreement or the City Transfer any action, directly or indirectly, that would result in a violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended, or any of the rules or regulations thereunder or any other anti- bribery/corruption legislation promulgated by any governmental body, and SITLA has, and shall keep during the term of this Agreement, in place reasonable procedures to ensure the foregoing.

g. **Survival; Indemnification**. All of the representations, warranties and agreements of SITLA set forth in this Agreement shall be true upon the Effective Date, shall be deemed to be repeated on and as of the Closing Date without the necessity of a separate certificate with respect thereto and shall survive the delivery of the Deed and other instruments and documents delivered at Closing for a period of one (1) year following Closing. SITLA hereby indemnifies and agrees to reimburse, defend and hold harmless the City and the City's officers, employees, agents, and elected and appointed officials from, for and against any and all claims, demands, obligations, losses, costs, damages, liabilities, judgments or expenses (including reasonable attorneys' fees, charges and disbursements) arising from, asserted against, imposed on or incurred by the City, directly or indirectly, in

connection with the breach of any representation or warranty set forth in this Agreement.

13. **Exchange ROW Closing**.

a. **Timing**. The Parties shall sign the road dedication plat dedicating the Exchange ROWs to the City (the "**Road Dedication Plat**") and submit the fully executed plat to the Escrow Agent within 180 days or less from the Effective Date of this Agreement (the "**Plat Delivery Date**"), or at such earlier time as the Parties may mutually agree in writing; provided, however, in no event shall the Plat Delivery Date precede the Closing. The Owners Dedication section of the Road Dedication Plat shall include a reservation of the mineral estate and be in a form acceptable to SITLA. It is agreed that time is of the essence with respect to the Plat Delivery Date and all time and date deadlines set forth in this Agreement. The "**Plat Delivery**" shall mean the consummation of the Escrow Agent recording in the Official Records of the Utah County Recorder's Office in the State of Utah.

b. **Place of Closing**. The Plat Delivery shall be coordinated by Eagle Mountain City c/o Fionnuala Kofoed (the "**Escrow Agent**"). At the Plat Delivery, SITLA shall deliver possession of the Exchange ROW Property to the City.

14. **Default; Remedies.** If either Party shall default in any of its obligations under this Agreement, and such default shall continue for ten (10) Business Days after the other Party has given written notice specifying the nature of such default, and such default is not waived or cured, then:

a. **Default by City**. In the event this transaction fails to close due to the City's fault or inability to close, SITLA shall be entitled to specific performance. Without limiting the generality of the foregoing, SITLA hereby waives any rights to seek or obtain monetary damages, punitive damages, consequential damages or special damages.

b. **Default by SITLA**. In the event this transaction fails to close due to SITLA's fault then the City shall be entitled to specific performance. Without limiting the generality of the foregoing, the City hereby waives any rights to see or obtain monetary damages, punitive damages, consequential damages, or special damages.

15. **"As Is" Property Land Exchange.**

a. **"As Is" Remaining Bypass Road Property Land Exchange**. Except as is expressly set forth in this Agreement to the contrary, the City is expressly conveying the Remaining Bypass Road Property in its existing condition **"AS IS, WHERE IS, AND WITH ALL FAULTS"** with respect to all facts, circumstances, conditions and defects, and, except as is expressly set forth in this Agreement to the contrary, the City has no obligation to determine or correct any such facts, circumstances, conditions or defects or to compensate SITLA for same. The City has specifically bargained for the assumption by SITLA of all responsibility to investigate the Remaining Bypass Road Property, laws and regulations, rights, facts, leases, service contracts and violations and of all risk of adverse conditions and has structured the terms of this Agreement in consideration thereof. SITLA has undertaken all such investigations of the Remaining Bypass Road Property, laws and

regulations, rights, facts, leases, service contracts and violations as SITLA deems necessary or appropriate under the circumstances as to the status of the Remaining Bypass Road Property and based upon same, except as is expressly set forth in this Agreement to the contrary, SITLA is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers and SITLA is and will be fully satisfied that the consideration set forth in Section 2 is fair and adequate consideration for the Remaining Bypass Road Property and, by reason of all the foregoing, SITLA assumes the full risk of any loss or damage occasioned by any fact, circumstance, condition, or defect pertaining to the Remaining Bypass Road Property.

b. **"As Is" Exchange ROW Land Exchange**. Except as is expressly set forth in this Agreement to the contrary, SITLA is expressly conveying the Exchange ROW land in its existing condition **"AS IS, WHERE IS, AND WITH ALL FAULTS"** with respect to all facts, circumstances, conditions and defects, and, except as is expressly set forth in this Agreement to the contrary, SITLA has no obligation to determine or correct any such facts, circumstances, conditions or defects or to compensate the City for same. SITLA has specifically bargained for the assumption by the City of all responsibility to investigate the Exchange ROW land, laws and regulations, rights, facts, leases, service contracts and violations and of all risk of adverse conditions and has structured the terms of this Agreement in consideration thereof. The City has undertaken all such investigations of the Exchange ROW land, laws and regulations, rights, facts, leases, service contracts and violations as the City deems necessary or appropriate under the circumstances as to the status of the Exchange ROW land and based upon same, except as is expressly set forth in this Agreement to the contrary, the City is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers and the City is and will be fully satisfied that the consideration set forth in Section 2 is fair and adequate consideration for the Exchange ROW land and, by reason of all the foregoing, the City assumes the full risk of any loss or damage occasioned by any fact, circumstance, condition, or defect pertaining to the Exchange ROW land.

16. **General Provisions.**

a. **Further Assurances**. Each Party will, except as otherwise proved herein, whenever it shall be necessary to do so by the other, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, documents as may be necessary or proper to effectuate the covenants, contingencies and agreements herein provided. SITLA and the City agree to use their best efforts in cooperation to carry out the intent of this Agreement.

In addition to the actions recited herein and contemplated to be performed, executed and/or delivered by SITLA and the City, SITLA and the City agree to perform, execute and/or deliver or cause to be performed, executed and/or delivered any and all such further acts, instruments, deeds and assurances as may be reasonably required to consummate the City Transfer.

b. **Non-Merger**. The terms of this Agreement shall not merge into the Deed at Closing and

shall survive the Closing.

c. **Assignment**. SITLA shall not assign this Agreement to any entity other than an affiliate of SITLA without the City's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

d. **Binding Agreement**. This Agreement shall inure to the benefit of, and be binding upon, the Parties and their respective heirs, legal representatives, successors and assigns.

e. **Headings, Captions, and Terms**. All headings or captions in this Agreement are solely for the convenience of the parties and are not controlling as to application or interpretation. Words, terms, or clauses contained herein which are in bold print, underlined, or contained within quotation marks shall be considered to be defined terms having the meaning as set forth herein. Paragraph or section titles are merely for convenience and are not defined terms.

f. **Counterparts**. This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the Parties on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A scanned or photocopy signature on this Agreement, any amendment hereto, any non-recorded closing document, or any notice delivered hereunder shall have the same legal effect as an original signature.

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

h. **Waiver of Breach**. Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have. Neither Party may waive any condition or breach of any term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other condition, representation, term or of any subsequent breach of the same or of any other term, condition or covenant of this Agreement.

i. **Attorney's Fees**. If any action is brought by either Party against the other Party, relating to or arising out of this Agreement the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 16(i) shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.

j. **Amendment**. This Agreement may not be modified except by an instrument in writing

signed by the Parties hereto.

k. **Governing Law**. This Agreement is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

l. **Venue**. Any action to enforce this Agreement shall be brought only in the Fourth District Court for the State of Utah, Utah County.

m. **Notices**. Whenever any notice is required or permitted under this Agreement, it shall be in writing and shall be delivered personally, with acknowledgment of receipt being obtained by the delivering Party, or by U.S. Certified Mail, return receipt requested, or by overnight delivery service by a reliable company, such as Federal Express or United Parcel Service, or by electronic mail as set forth below. Until further notification by written notice in the manner required by this Section 16(m) notices to the Parties shall be delivered as follows:

If to the City:

Eagle Mountain
Attn: City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
recorder@emcity.org

If to SITLA:

Trust Lands Administration
Attn: Real Estate Development Group
102 S. 200 East, Suite 600
Salt Lake City, UT 84111
aaronlangston@utah.gov

A Notice of Change of Address may be delivered to the other Party in the same manner as any other notice under this Section.

n. **Interpretation**. The section headings of this Agreement are for convenience of reference only and shall not be deemed to modify, explain, restrict, alter or affect the meaning or interpretation of any provision hereof. Whenever the singular number is used, and when required by the context, the same includes the plural, and the masculine gender includes the feminine and neuter genders. All references herein to "Section" or "Exhibit" reference the applicable Section of this Agreement or Exhibit attached hereto; and all Exhibits attached hereto are incorporated herein and made a part hereof to the same extent as if they were included in the body of this Agreement. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such statement, term or matter to the specific statements, terms or matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference thereto. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter.

o. **Construction**. Whenever used herein including acknowledgments, the singular shall be construed to include the plural, the plural the singular, and the use of any gender shall be construed to include and be applicable to all genders as the context shall warrant.

p. **Business Days**. As used herein, the term "**Business Day**" shall mean a day that is not a Saturday, Sunday, legal holiday in the State of Utah, or Federal holiday. All other references to "days" hereunder shall mean calendar days. If the date for the performance of any covenant or obligation under this Agreement shall fall on a Saturday, Sunday or legal holiday in the State of Utah, then the date for performance thereof shall be extended to the next Business Day. All time periods, including the commencement and expiration of any time periods, shall be set by the time zone in effect in Utah in determining each event.

q. **Third-Party Beneficiaries**. This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and SITLA. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights.

r. **Force Majeure**. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

s. **Time is of the Essence**. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

t. **Mutual Drafting**. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

u. **Entire Agreement**. This Agreement, including all Exhibits attached hereto, contains the entire agreement between the City and SITLA, and all prior communications or agreements between the Parties or their respective representatives, whether oral or written, are merged into this Agreement and extinguished. No agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination. The Parties acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the Parties and their respective legal counsel. Therefore, the Parties agree that the fact that one Party or the other Party may have been primarily responsible for drafting or editing this Agreement shall not, in any dispute over the terms of this Agreement, cause this Agreement to be interpreted against such Party.

17. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. _____ adopted by the City Council on December 16, 2025.

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

[Signatures on following page]

EAGLE MOUNTAIN CITY

JARED GRAY, Mayor

ATTEST

LACIE MESSERLY, City Recorder

MARCUS DRAPER, City Attorney
Approved as to form

STATE OF UTAH,
School and Institutional
Trust Lands Administration

_____
Michelle E. McConkie, Director

Approved as to Form:

_____
Dawn J. Soper, Special Assistant Attorney General

Consent to Agreement:

IVORY HOMES, LTD.
A Utah Limited Partnership

_____
Ryan Tesch, Chief Financial Officer

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Remaining Bypass Road Property
Exhibit “B”	General Depiction of Remaining Bypass Road Property
Exhibit “C”	Legal Descriptions of Exchange ROWs
Exhibit “D”	General Depiction of Exchange ROWs
Exhibit “E”	Form of Special Warranty Deed

EXHIBIT "A"
Legal Description of Remaining Bypass Road Property

Bypass Road Parcel 1

A Parcel of land located in the Southeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, and the East Half of Section 1 and the Northeast Quarter of Section 12 of Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel being 10.00 feet in width, and described as follows:

Beginning at a point South 89°46'3 1" East 2439.25 feet and North 1898.44 feet from the South Quarter Corner of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian. To a point on a 1633.83 foot radius curve to the left; thence 867.49 feet along the arc of said curve through a central angle of 30°25' 17" (radial line bears North 59°32'37" West) to a point of tangency; thence North 00°02'06" East 2657.54 feet to a point on a 1104.67 foot radius curve to the left; thence 1268.61 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears North 89°57'54" West); thence South 65°45'50" East 2.08 feet to a point on a 1194.67 foot radius curve to the right; thence 1371.97 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears South 24°14'10" West) to a point of tangency; thence South 00°02'06" West 638.42 feet to a point on the south Section line of section 36; thence along said section line North 89°15'35" West 45.00 feet to the Northeast Corner of Section 1; thence South 00°02'06" West 1991.59 feet to the East Quarter Corner of said Section 1; thence South 00°01 '49" West 218.24 to a point on a 1723.83 foot radius curve to the right; thence 520.61 feet along the arc of said curve through a central angle of 17°18'13" (radial line Bears North 76°50'50" West); thence South 30°27'23" West 84.15 feet to the point of beginning.

Containing 2.21 Acres. (0.66 acres in Section 36, 1.55 acres in Section 1)

Bypass Road Parcel 2

A Parcel of land located in the Southeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, and the East Half of Section 1 and the Northeast Quarter of Section 12 of Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel being 35.00 feet in width, and described as follows:

Beginning at a point on the east right-of-way line of Sweetwater Road said point being South 89°46'3I" East 489.70 feet and South 00°16'35" East 1095.38 feet from the South Quarter Corner of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Said point also being on a 345.00 foot radius curve to the right; thence 47.09 feet along the arc of said curve through a central angle of 07°49'15" (radial line bears South 47°56'02" East) to a point of tangency; thence North 49°53'13" East 84.57 feet to a point of tangency on a 555.00 foot radius curve to the left; thence 188.22 feet along the arc of said curve through a central angle of 19°25'50" (radial line bears North 40°06'47" West) to a point of tangency; thence North 30°27'23" East 3334.07 feet to a point of tangency on a 1633.83 foot radius curve to the left; thence 867.49 feet along the arc of said curve through a central angle of 30°25' 17" (radial line bears North 59°32'37" West) to a point of tangency; thence North 00°02'06" East 2456.44 feet to a point of tangency on a 1104.67 foot radius curve to the left; thence

1268.61 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears North 89°57'54" West) to a point of tangency; thence North 65°45'50" West 423.30 feet to a point on the East right-of-way line of Sweetwater Road; thence along said right-of-way line North 24°14'10" East 88.40 feet to a point on a 455 foot radius curve to the right; thence 1.60 feet along the arc of said curve through a central angle of 00°12'05" (chord bears North 24°20' 12" East 1.60 feet); thence South 65°45'50" East 421.22 feet to a point of tangency on a 1104.67 foot radius curve to the right; thence 1268.61 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears South 24°14"10" West) to a point of tangency; thence South 00°02'06" West 2657.52 feet to a point of tangency on a 1633.83 foot radius curve to the right; thence 867.49 feet along the arc of said curve through a central angle of 30°25' 17" (radial line bears North 89°57"54" West); thence South 30°27'23" West 3249.93 feet to a point of tangency on a 645.00 foot radius curve to the right; thence 218.74 feet along the arc of said curve through a central angle of 19°25"50" (radial line bears North 59°32'37" West) to a point of tangency; thence South 49°53'13" West 84.57 feet to a point of tangency on a 255.00 foot radius curve to the left; thence 223.26 feet along the arc of said curve through a central angle of 50°09'48" (radial line bears South 40°06'47" East); thence North 00°16'35" West 232.38 feet to the point of beginning.

Containing: 13.86 Acres (2.96 acres in Section 36, 7.97 acres in Section 1, 2.93 acres in Section 12)

Bypass Road Parcel 3

A Parcel of land located in the Southeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, and the East Half of Section 1 and the Northeast Quarter of Section 12 of Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel Being 55.00 Feet in width, and described as follows:

Beginning at a point South 89°46'31" East 2361.66 feet and North 00°00'00" East 1943.75 feet from the South Quarter Comer of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Said point being on a 1543.83 foot radius curve to the left; thence 819.70 feet along said curve through a central angle of 30°25' 17" (radial line bears North 59°32'37" West) to a point of tangency; thence North 00°02'06" East 2657.56 feet to a point of tangency on a 1014.67 foot radius curve to the left; thence 1165.25 feet along the arc of said curve through a central angle of 65°47'56" (radial line bears North 89°57'54" West); thence South 65°45'50" East 1.02 feet to a point on a 1104.67 foot radius curve to the right; thence 1269.68 feet along the arc of said curve through a central angle of 65°51'16" (radial line bears South 24°10'50" West) to a point of tangency; thence South 00°02'06" West 2456.44 feet to a point of tangency on a 1633.83 foot radius curve to the right; thence 867.49 feet along the arc of said curve through a central angle of 30°25' 17" (radial line bears North 89°57'54" West); thence South 30°27"23" West 84.18 feet to the point of beginning.

Containing: 4.28 Acres (3.08 acres in Section 36, 1.20 acres in Section 1)

Total Bypass Road: 20.35 acres

From State of Utah Exchange Patent No. 19679; recorded in Utah County as Entry 19071:2005 on 2005 Feb 24.

Less and excepting:

BYPASS ROAD

(NORTH) LESS AND EXCEPTING:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, NORTH 00°35'51" EAST ALONG THE WEST SECTION LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1812.73 FEET AND SOUTH 89°24'09" EAST, A DISTANCE OF 580.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24°30'42" EAST, A DISTANCE OF 88.40 FEET; THENCE NORTH 24°36'44" EAST, A DISTANCE OF 1.60 FEET; THENCE SOUTH 65°29'18" EAST, A DISTANCE OF 30.96 FEET; THENCE SOUTH 24°30'48" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 65°29'18" WEST, A DISTANCE OF 30.96 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2,786 SF. / 0.064 AC.±

BYPASS ROAD

(SOUTH) LESS & EXCEPTING:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND BEING DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN NORTH 89°29'59" WEST ALONG THE SECTION LINE, A DISTANCE OF 2673.21 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 00°23'18" WEST ALONG WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1328.70 FEET; THENCE SOUTH 89°36'42" EAST PERPENDICULAR TO SAID QUARTER LINE, A DISTANCE OF 498.71 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00°00'02" EAST, A DISTANCE OF 232.37 FEET TO THE BEGINNING OF A NON-TANGENT 345.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 43.14 FEET (CENTER = 7°09'51" AND CHORD BEARS: NORTH 45°55'25" EAST 43.11 FEET); THENCE SOUTH 00°00'04" EAST, A DISTANCE OF 140.56 FEET TO THE BEGINNING OF A NON-TANGENT 255.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 126.99 FEET (CENTER = 28°31'56" AND CHORD BEARS: SOUTH 14°16'09" WEST 125.68 FEET) TO THE POINT OF BEGINNING.

CONTAINS 5,134 SF. / 0.118 AC.±

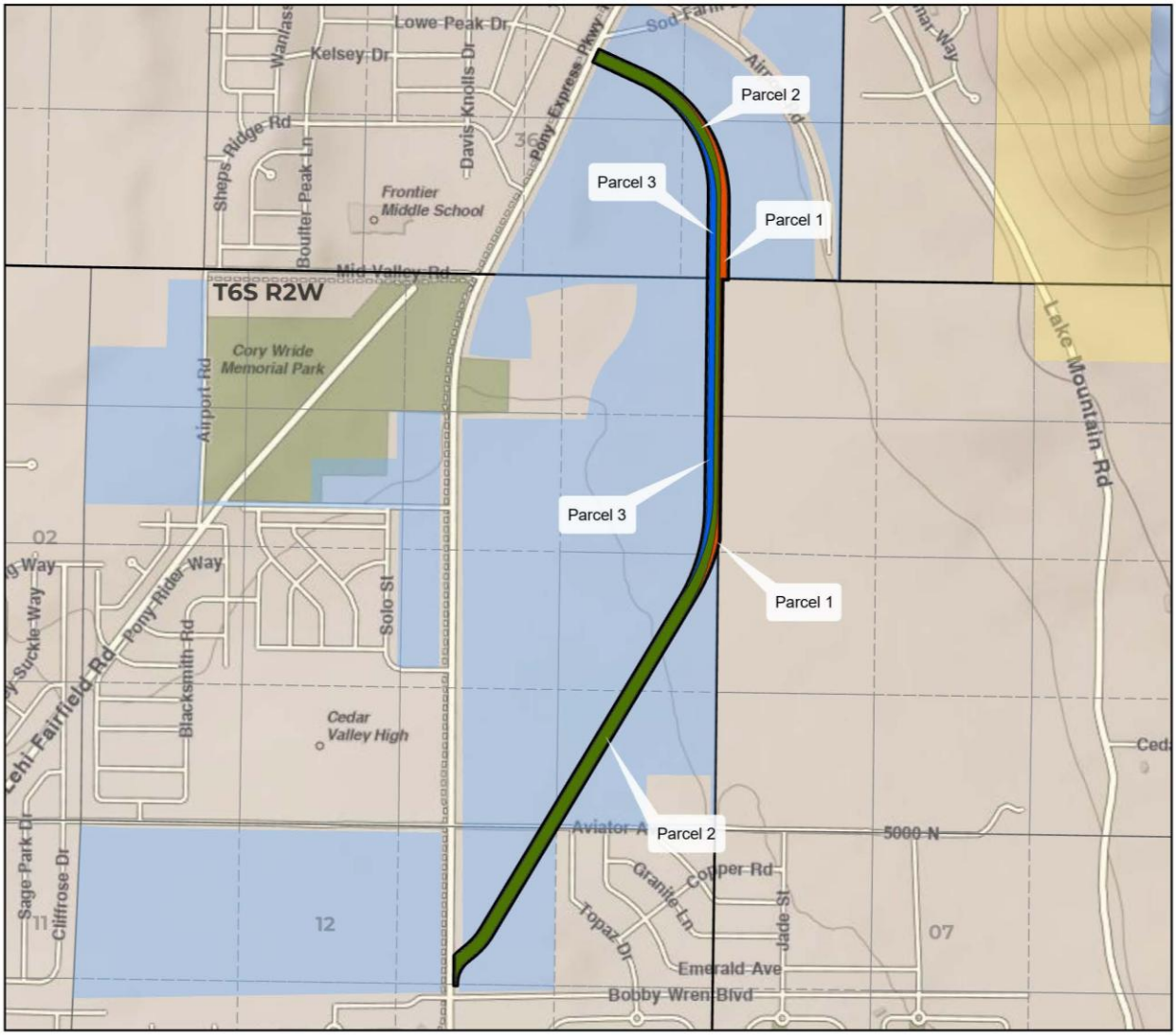
Total "less and excepting": 0.182 acres

Total Remaining Bypass Road Property: 20.168 acres

EXHIBIT "B"
General Depiction of Remaining Bypass Road Property

TRUST LANDS ADMINISTRATION

Exchange Contract No. 396
Bypass Road Exchange Overland Eagle Mountain
Ivory Homes LTD.
Within T5/6S R2W
Utah County



Exchange 396 - 20.35 Acres
Parcel 1 (2.21 Acres)
Parcel 2 (13.86 Acres)
Parcel 3 (4.28 Acres)

Land Ownership And Administration
Bureau of Land Management
Private
State Trust Lands

Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The Trust Lands Administration provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated Trust Lands Administration data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by the Trust Lands Administration to reflect current trust lands status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Geospatial Resource Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While the Trust Lands Administration seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated Trust Lands Administration ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA-GIS@utah.gov. The Trust Lands Administration GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: August 11, 2025 - nicholaswilcox

Document Path: V:\GIS\GIS_Group\Nic\Pro Projects\2025_EditAndProjects\2025_Development_Edit\2025_Development_Edit.aprx

Coordinate System: NAD 83 UTM Zone 12N

EXHIBIT "B" continued
Enlargement of Remaining Bypass Road Property Map

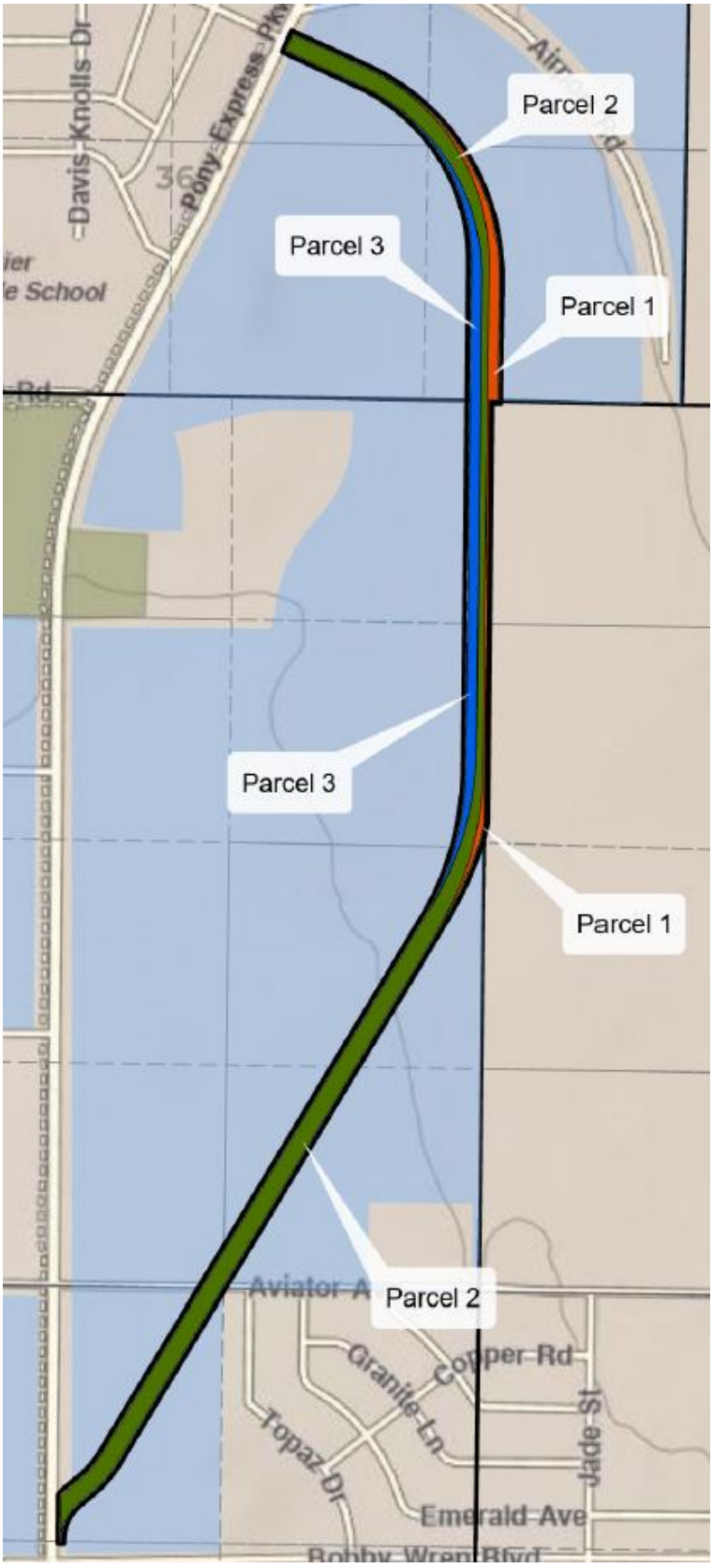


EXHIBIT "C"
Legal Descriptions of Exchange ROWs

Summary:

Exchange ROW	Acres	Square Feet
Aviator Avenue (East)	3.240	141,141
Desert Willow Drive (East)	3.887	169,309
Desert Willow Drive (West-1)	0.310	13,498
Desert Willow Drive (West-2)	1.859	80,979
Mid Valley Road Phase 3 (East)	6.676	290,823
Oquirrh Ranch Parkway (East)	0.268	11,689
Road Parcel 1	1.650	71,862
Road Parcel 2	2.239	97,511
Overland Roads Total	**20.129**	**876,819**

Legal Descriptions in Alphabetic Order:

AVIATOR AVENUE (EAST)

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 01, AND THE NORTHEAST QUARTER (NE-1/4) OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING AVIATOR AVENUE, EAST OF PONY EXPRESS PARKWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 01 & 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND SECTIONS 06 & 07, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N 89° 29' 59" W, ALONG THE SECTION LINE, A DISTANCE OF 1336.60 FEET, MORE OR LESS TO THE EAST SIXTEENTH (E-1/16TH) CORNER COMMON TO SAID SECTIONS 01 & 12; THENCE S 00° 25' 43" W, ALONG THE 1/16TH LINE AND THE EAST LINE OF THE STATE LANDS, A DISTANCE OF 26.50 FEET; S 86° 58' 45" W, A DISTANCE OF 439.64 FEET; THENCE N 89° 29' 59" W, A DISTANCE OF 349.19 FEET; THENCE S 45° 14' 59" W, A DISTANCE OF 38.72 FEET, TO EAST LINE OF PONY EXPRESS TRAIL EXPANSION RECORD AS ENTRY NO.: 75611:2018; THENCE N 00° 00' 04" W, ALONG SAID WEST LINE, A DISTANCE OF 147.00 FEET; S 44° 45' 02" E, FOR A DISTANCE OF 39.06 FEET; THENCE S 89° 29' 59" E, A DISTANCE OF 350.00 FEET; THENCE N 88° 55' 25" E, A DISTANCE OF 436.14 FEET; S 89° 29' 59" E, PARALLEL WITH AND 50.50 FEET PERPENDICULARLY DISTANT NORTHER OF AFORESAID SECTION LINE, A DISTANCE OF 1275.6435 FEET TO THE

BEGINNING OF A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 11' 42", A DISTANCE OF 39.35 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 24' 10" E, A DISTANCE OF 35.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 89° 41' 41" E, PERPENDICULAR TO THE AFORESAID EAST LINE OF SECTION 01, A DISTANCE OF 38.50 FEET TO, TO THE SECTION LINE; THENCE S 00° 18' 19" W, ALONG SAID SECTION LINE, A DISTANCE OF 75.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 141,141 SQ. FT., OR 3.240 ACRES

DESERT WILLOW DRIVE (EAST)

A PARCEL OF LAND SITUATE WITHIN THE EAST HALF (E-1/2) OF SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING DESERT WILLOW DRIVE EAST OF PONY EXPRESS PARKWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND SECTION 06, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S 00° 18' 19" W, ALONG THE SECTION LINE, A DISTANCE OF 63.20 FEET; THENCE N 89° 41' 41" W, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 38.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 43' 45", A DISTANCE OF 39.15 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 33' 33" W, A DISTANCE OF 35.27 FEET, TO A POINT OF TANGENCY; THENCE N 89° 25' 26" W, PARALLEL WITH AND 38.50 FEET PERPENDICULARLY DISTANT SOUTHERLY OF THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2078.02 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 34' 38", A DISTANCE OF 39.52 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 17' 15" W, A DISTANCE OF 35.53 FEET, TO THE EAST LINE OF PONY EXPRESS PARKWAY TRAIL EXPANSION PARCEL, RECORDED AS ENTRY NO.: 75611:2018; THENCE N 00° 00' 04" W, ALONG SAID EAST LINE, A DISTANCE OF 127.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 25' 22", A DISTANCE OF 39.02 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 42' 45" E, A DISTANCE OF 35.18 FEET, TO A POINT OF TANGENCY; THENCE S 89° 25' 26" E, PARALLEL WITH AND 38.50 FEET PERPENDICULARLY DISTANT NORTHERLY OF AFORESAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2078.70 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 15' 55", A DISTANCE OF 39.39 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 26' 37" E FOR A DISTANCE OF 35.44 FEET; THENCE S 89° 41' 21" E, PERPENDICULAR TO THE EAST

LINE OF SAID SECTION 01, A DISTANCE OF 38.50 FEET, TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 01; THENCE S 00° 18' 39" W, ALONG SAID EAST LINE, A DISTANCE OF 63.79 FEET TO THE POINT OF BEGINNING.

CONTAINS: 169,309 SQ. FT., OR 3.887 ACRES.

DESERT WILLOW DR. (WEST-1):

A STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DEDICATING A PORTION OF DESERT WILLOW DRIVE, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN NORTH 89°25'26" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2665.91 FEET TO THE CENTER OF SAID SECTION 1 AND THE POINT OF BEGINNING; THENCE SOUTH 89°25'26" EAST ALONG SAID QUARTER LINE, A DISTANCE OF 347.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY; THENCE SOUTH 00°00'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 63.25 FEET TO THE BEGINNING OF A NON-TANGENT 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 39.02 FEET (CENTER = 89°25'22 AND CHORD BEARS: NORTH 44°42'45" WEST 35.18 FEET); THENCE NORTH 89°25'26" WEST, A DISTANCE OF 322.61 FEET TO THE WEST LINE OF AFORESAID SOUTHEAST QUARTER; THENCE NORTH 00°27'43" EAST ALONG SAID WEST LINE, A DISTANCE OF 38.50 FEET TO THE CENTER OF SECTION 1 AND THE POINT OF BEGINNING.

CONTAINS: 13,498 SF. / 0.310 AC.±

DESERT WILLOW DR. (WEST-2):

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DEDICATING A PORTION OF DESERT WILLOW DRIVE, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN NORTH 89°25'26" WEST ALONG THE EAST-WEST CENTER QUARTER SECTION LINE, A DISTANCE OF 3407.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25'26" WEST CONTINUING ALONG SAID EAST-WEST LINE, A DISTANCE OF 1952.67 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 01°22'36" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 38.50 FEET; THENCE SOUTH 89°25'26" EAST, A DISTANCE OF 986.13 FEET; THENCE NORTH 01°14'19" EAST, A DISTANCE OF 6.99 FEET TO THE SOUTH LINE OF EAGLE MOUNTAIN CITY PROPERTY TAX ID: 59:033:0017, RECORDED AS ENT.: 19074:2005; THENCE SOUTH 89°17'58" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF TAX ID: 59:033:0011, RECORDED AS ENT.: 19072:2005; A

DISTANCE OF 965.48 FEET; THENCE SOUTH 00°00'04" EAST 43.40 FEET TO THE AFORESAID EAST-WEST CENTER QUARTER LINE AND THE POINT OF BEGINNING. CONTAINS: 80,979 SF. / 1.859 AC.±

MID VALLEY ROAD PHASE 3 (EAST)

A PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND THE NORTHEAST QUARTER (NE-1/4) SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF
UTAH, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 01,TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 00º18'39" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 61.00 FEET; THENCE N 89°22'22" W, A DISTANCE OF 1042.18 FEET, TO THE BEGINNING OF A CURVE; THENCE ALONG A 981.00 FOOT-RADIUS CURVE TO THE LEFT, A DISTANCE OF 256.83 FEET, THROUGH A CENTRAL ANGLE OF 15°00'00" , LONG CHORD BEARS S 83°07'38" W, A DISTANCE OF 256.09 FEET; THENCE S 75°37'38" W, A DISTANCE OF 368.88 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A 403.00 FOOT-RADIUS CURVE TO THE RIGHT, A DISTANCE OF 274.84 FEET, THROUGH A CENTRAL ANGLE OF 39°04'29", LONG CHORD BEARS N 84°50'08" W, A DISTANCE OF 269.54 FEET; THENCE N 65°17'53" W, A DISTANCE OF 68.89 FEET, TO THE EASTERLY LINE OF PONY EXPRESS PARKWAY, CONVEYED TO EAGLE MOUNTAIN CITY PER PATENT NO.: 92010:2018 ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY LINE AND A NON-TANGENT 2374.00 FOOT-RADIUS CURVE TO THE RIGHT, A DISTANCE OF 122.01 FEET, THROUGH A CENTRAL ANGLE OF 02°56'41", LONG CHORD BEARS N 24°42'16" E, A DISTANCE OF 122.00 FEET; THENCE S 65°17'53" E, A DISTANCE OF 68.89 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A 281.00 FOOT-RADIUS CURVE TO THE LEFT, A DISTANCE OF 191.64 FEET, THROUGH A CENTRAL ANGLE OF 39°04'29", LONG CHORD BEARS S 84°50'08" E, A DISTANCE OF 187.94 FEET; THENCE N 75°37'38" E, A DISTANCE OF 368.88 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A 1103.00 FOOT-RADIUS CURVE TO THE RIGHT, A DISTANCE OF 288.76 FEET, THROUGH A CENTRAL ANGLE OF 15°00'00", LONG CHORD BEARS N 83°07'38" E, A DISTANCE OF 287.94 FEET; THENCE S 89°22'22" E, A DISTANCE OF 1042.05 FEET; THENCE S 88°59'19" E, A DISTANCE OF 793.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF AIRPORT ROAD, CONVEYED TO EAGLE MOUNTAIN CITY PER PATENT ENT.: 19071:2005, ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE S 01°02'39" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 61.04 FEET, TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE N 88°59'19" W, ALONG SAID SOUTH LINE, A DISTANCE OF 795.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: 290,823 SQ. FT., OR 6.676 ACRES

ROAD PARCEL 1

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 01, SAID POINT BEING S 00º18’39” W, ALONG SAID SECTION LINE, A DISTANCE OF 61.00 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 01; THENCE S 00° 18' 39" W, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 1866.84 FEET, TO A POINT 63.82 FEET FROM THE QUARTER CORNER; THENCE N 89° 41' 21" W, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 38.50 FEET; THENCE N 00° 18' 39" E, PARALLEL WITH AND 38.50 FEET PERPENDICULARLY DISTANT WESTERLY OF SAID SECTION LINE, A DISTANCE OF 1865.69 FEET, TO THE SOUTH LINE OF MID VALLEY ROAD AND A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04º 55’53”, A DISTANCE OF 439.00 FEET, HAVING A RADIUS OF 439.00 FEET, AND WHOSE LONG CHORD BEARS N 88º 32’ 44” E, A DISTANCE OF 37.77 FEET; THENCE S 89º 59’ 19” E, A DISTANCE OF 0.75 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 71,862 SQ. FT., OR 1.650 ACRES

ROAD PARCEL 2

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 01, SAID POINT BEING S 0º18’19” W, ALONG SAID EAST LINE, A DISTANCE OF 63.20 FEET, FROM THE QUARTER CORNER COMMON TO SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND SECTION 06, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 00° 18' 19" W, CONTINUING ALONG SAID EAST LINE OF SECTION 01, A DISTANCE OF 2532.76 FEET TO A POINT 75.72 FEET NORTH OF THE SECTION CORNER; THENCE N 89° 41' 41" W, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 38.50 FEET; THENCE N 00° 18' 19" E, PARALLEL WITH AND 38.50 FEET PERPENDICULARLY DISTANT WESTERLY OF SAID SECTION LINE, A DISTANCE OF 2532.76 FEET; THENCE S 89° 41' 41" E, PERPENDICULAR TO SECTION LINE, A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 97,511 SQ. FT., OR 2.239 ACRES.

EXHIBIT "D"
General Depiction of Exchange ROWs
(north is to right side of map)

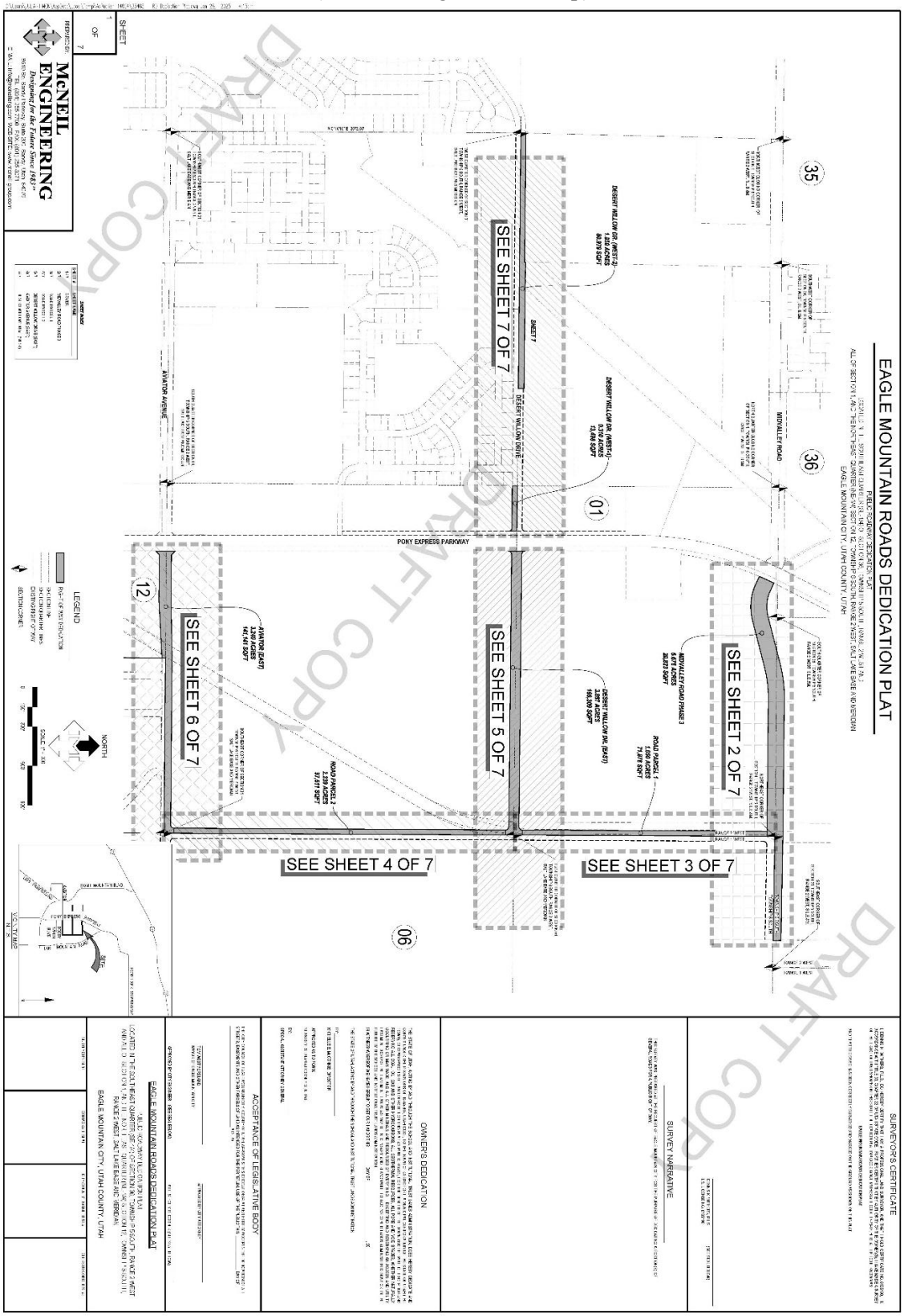


EXHIBIT "E"
Form of Special Warranty Deed

FORM SPECIAL WARRANTY DEED

WHEN RECORDED, RETURN TO:
EAGLE MOUNTAIN CITY
1650 E STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
ATTN: CITY RECORDER

(space above for Recorder's use only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, EAGLE MOUNTAIN CITY, a Utah municipal corporation and political subdivision of the State of Utah ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to the _____, a _____, whose address is _____ ("Grantee"), all right, title and interest in and to the real property located in _____, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights, interests or matters of record or enforceable at law or equity.

[Signature and Acknowledgment Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the _____ day of _____, 20__.

GRANTOR:

EAGLE MOUNTAIN CITY, a Utah municipal corporation and political subdivision of the State of Utah

[EXHIBIT NOT FOR EXECUTION]

By: _____
Jared Gray, Mayor

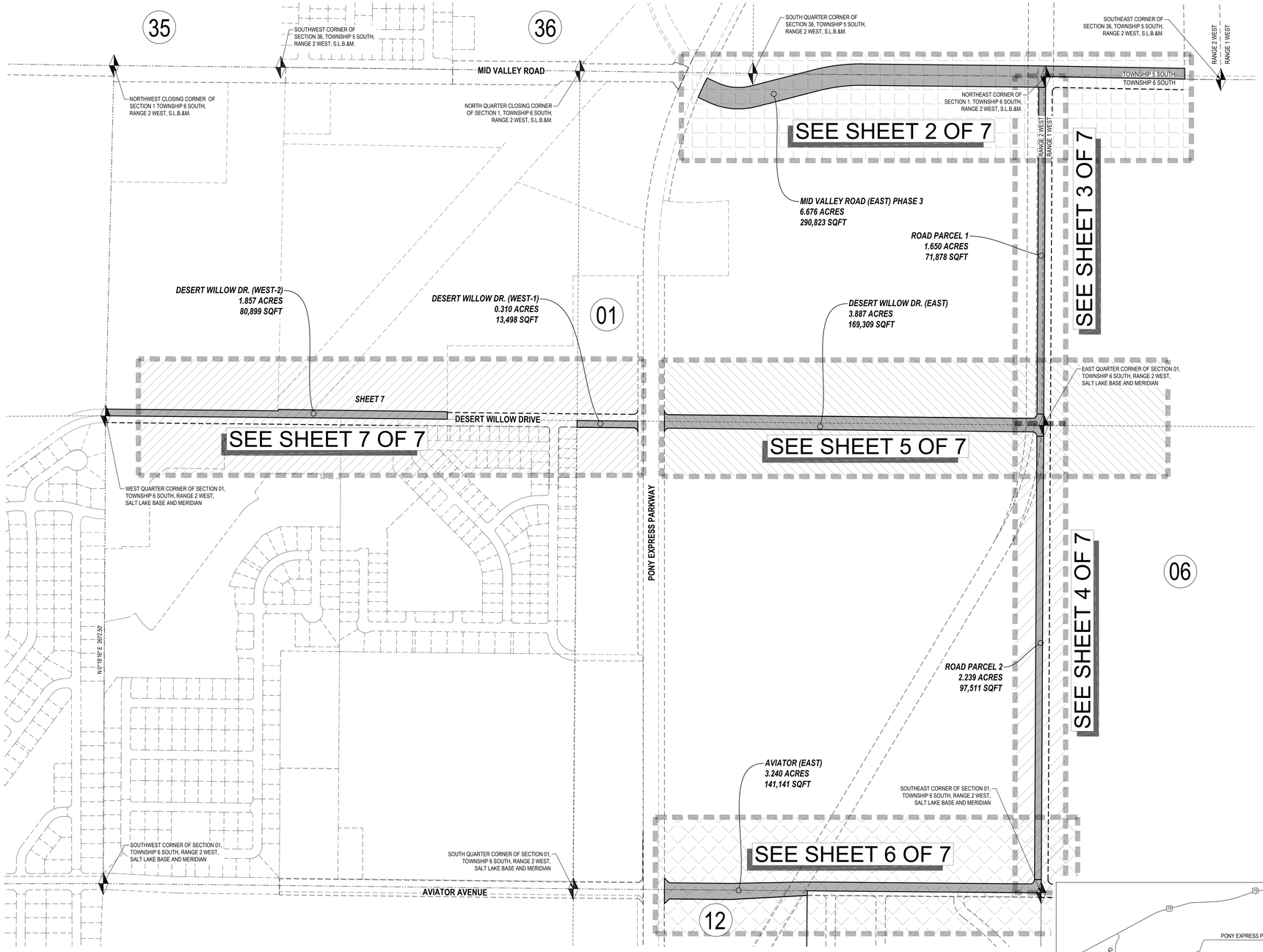
STATE OF UTAH)
ss:
COUNTY OF SALT LAKE)

Acknowledged before me this _____ day of _____, 20__, by Jared Gray, the Mayor of EAGLE MOUNTAIN CITY, a Utah municipal corporation and political subdivision of the State of Utah.

_____
Notary Public

OVERLAND ROADS DEDICATION PLAT

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST AND
ALL OF SECTION 1, AND THE NORTHEAST QUARTER (NE-1/4) SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



SHEET 1 OF 8

SHEET INDEX

SHEET #	SHEET NAME
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3 / 8	ROAD PARCEL 1
4 / 8	ROAD PARCEL 2
5 / 8	DESERT WILLOW DRIVE (EAST)
6 / 8	AVIATOR AVENUE (EAST)
7 / 8	DESERT WILLOW DRIVE (WEST)
8 / 8	OQUIRRH RANCH PARKWAY (EAST)

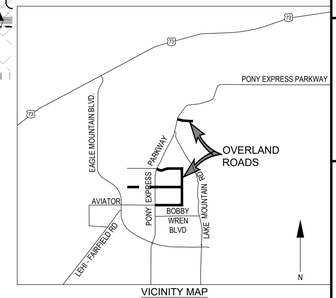
LEGEND

- RIGHT-OF-WAY DEDICATION
- SECTION LINE
- SECTION QUARTER LINES
- EXISTING RIGHT-OF-WAY
- SECTION CORNER

NORTH

SCALE: 1" = 300'

0 150' 300' 600' 900'



VICINITY MAP
N.T.S.

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SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.6135190, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS STREET DEDICATION PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, HEREAFTER TO BE KNOWN AS:

OVERLAND ROADS DEDICATION PLAT

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

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

SURVEY NARRATIVE

THIS SURVEY WAS PREPARED AT THE REQUEST OF EAGLE MOUNTAIN CITY FOR THE PURPOSE OF DEDICATING A PORTION(S) OF SEVERAL ROADS FOR A PUBLIC RIGHT-OF-WAY.

OWNER'S DEDICATION

THE STATE OF UTAH, ACTING BY AND THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH (THE CITY), CERTAIN PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC, EXCEPTING AND RESERVING ALL COAL, OIL, GAS AND OTHER HYDROCARBONS, ALL GEOTHERMAL RESOURCES, ALL PORE AND VOID SPACES, WHETHER NATURALLY OCCURRING OR MAN MADE, AND ALL OTHER MINERALS AND RESOURCES OF EVERY KIND AND EXCEPTING AND RESERVING AN ACCESS AND UTILITY EASEMENT ACROSS THE EASEMENT LANDS AS MAY BE NECESSARY AND REASONABLE TO ACCESS OTHER LANDS ADMINISTERED NOW OR IN THE FUTURE BY THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20_____.

THE STATE OF UTAH, ACTING BY AND THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

BY: _____
MICHELLE E. McCONKIE, DIRECTOR

APPROVED AS TO FORM:
SEAN REYES, UTAH ATTORNEY GENERAL

BY: _____
SPECIAL ASSISTANT ATTORNEY GENERAL

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS DEDICATION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND AS INTENDED FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D., 20____.

TOM WESTMORELAND
MAYOR OF EAGLE MOUNTAIN CITY

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER: (SEE SEAL BELOW)

ATTEST: CITY RECORDER (SEE SEAL BELOW)

OVERLAND ROADS DEDICATION PLAT

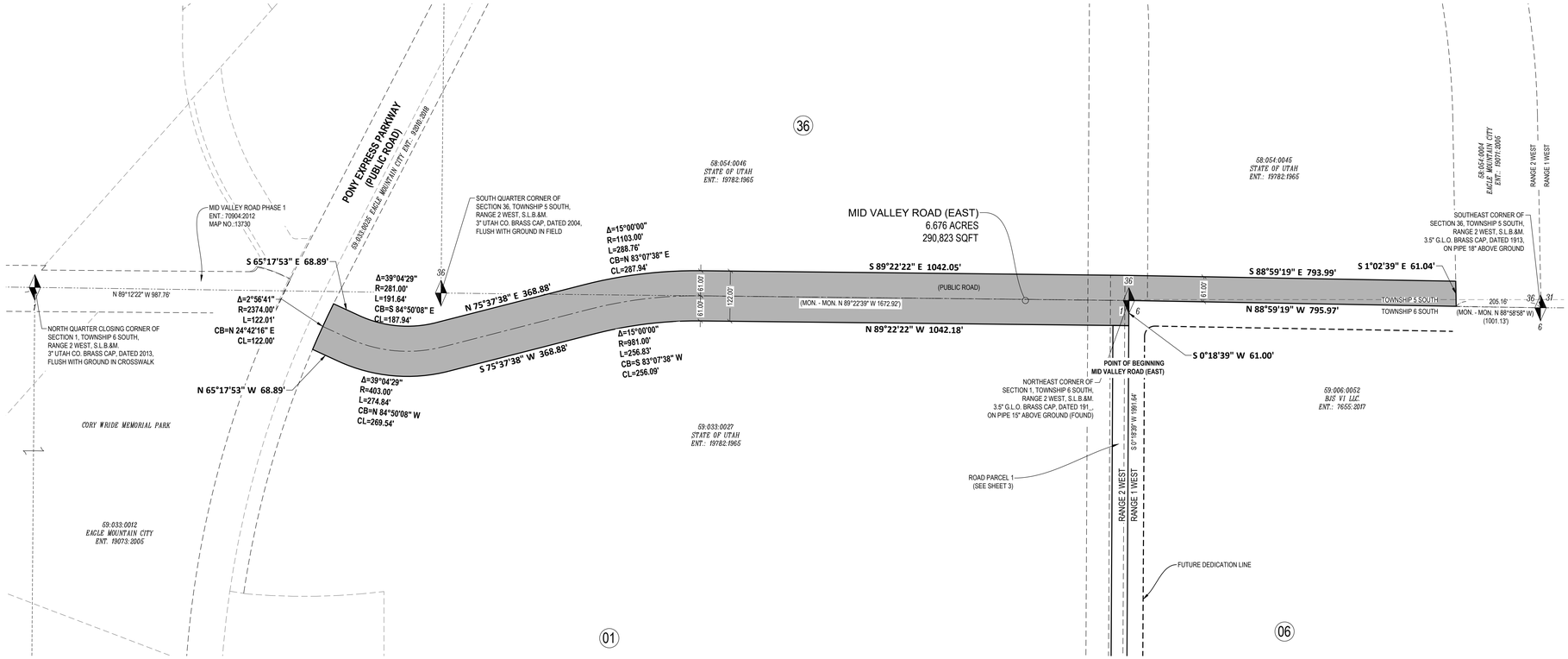
PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE EAST HALF (E-1/2) OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST AND ALL OF SECTION 1, AND THE NORTHEAST QUARTER (NE-1/4) SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CORPORATE SEAL	CITY-COUNTY ENGINEER SEAL	CLERK RECORDER SEAL

MID VALLEY ROAD PHASE 3 (EAST)

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 36 TOWNSHIP 5 SOUTH, RANGE 2 WEST AND
THE NORTHEAST QUARTER (NE-1/4) OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



MID VALLEY ROAD PHASE 3 (EAST)

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND THE NORTHEAST QUARTER (NE-1/4) SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 01,TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 00°18'39" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 61.00 FEET; THENCE N 89°22'22" W, A DISTANCE OF 1042.18 FEET, TO THE BEGINNING OF A CURVE; THENCE ALONG A 981.00 FOOT-RADIUS CURVE TO THE LEFT, A DISTANCE OF 256.83 FEET, THROUGH A CENTRAL ANGLE OF 15°00'00" , LONG CHORD BEARS S 83°07'38" W, A DISTANCE OF 256.09 FEET; THENCE S 75°37'38" W, A DISTANCE OF 368.88 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A 403.00 FOOT-RADIUS CURVE TO THE RIGHT, A DISTANCE OF 274.84 FEET, THROUGH A CENTRAL ANGLE OF 39°04'29", LONG CHORD BEARS N 84°50'08" W, A DISTANCE OF 269.54 FEET; THENCE N 65°17'53" W, A DISTANCE OF 68.89 FEET, TO THE EASTERLY LINE OF PONY EXPRESS PARKWAY, CONVEYED TO EAGLE MOUNTAIN CITY PER PATENT NO.: 92010:2016 ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY LINE AND A NON-TANGENT 2374.00 FOOT-RADIUS CURVE TO THE RIGHT, A DISTANCE OF 122.01 FEET, THROUGH A CENTRAL ANGLE OF 02°56'41", LONG CHORD BEARS N 24°42'16" E, A DISTANCE OF 122.00 FEET; THENCE S 65°17'53" E, A DISTANCE OF 68.89 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A 281.00 FOOT-RADIUS CURVE TO THE LEFT, A DISTANCE OF 191.64 FEET, THROUGH A CENTRAL ANGLE OF 39°04'29", LONG CHORD BEARS S 84°50'08" E, A DISTANCE OF 187.94 FEET; THENCE N 75°37'38" E, A DISTANCE OF 368.88 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A 1103.00 FOOT-RADIUS CURVE TO THE RIGHT, A DISTANCE OF 288.76 FEET, THROUGH A CENTRAL ANGLE OF 15°00'00", LONG CHORD BEARS N 83°07'38" E, A DISTANCE OF 287.94 FEET; THENCE S 89°22'22" E, A DISTANCE OF 1042.05 FEET; THENCE S 88°59'19" E, A DISTANCE OF 793.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF AIRPORT ROAD, CONVEYED TO EAGLE MOUNTAIN CITY PER PATENT ENT.: 19071:2005, ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE S 01°02'39" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 61.04 FEET, TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE N 88°59'19" W, ALONG SAID SOUTH LINE, A DISTANCE OF 795.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: 290,823 SQ. FT., OR 6.676 ACRES

NORTH

SCALE: 1" = 150'

0 75' 150' 300' 450'

LEGEND

- RIGHT-OF-WAY DEDICATION
- SECTION LINE
- SECTION QUARTER LINES
- EXISTING RIGHT-OF-WAY
- SECTION CORNER

SHEET 2 OF 8

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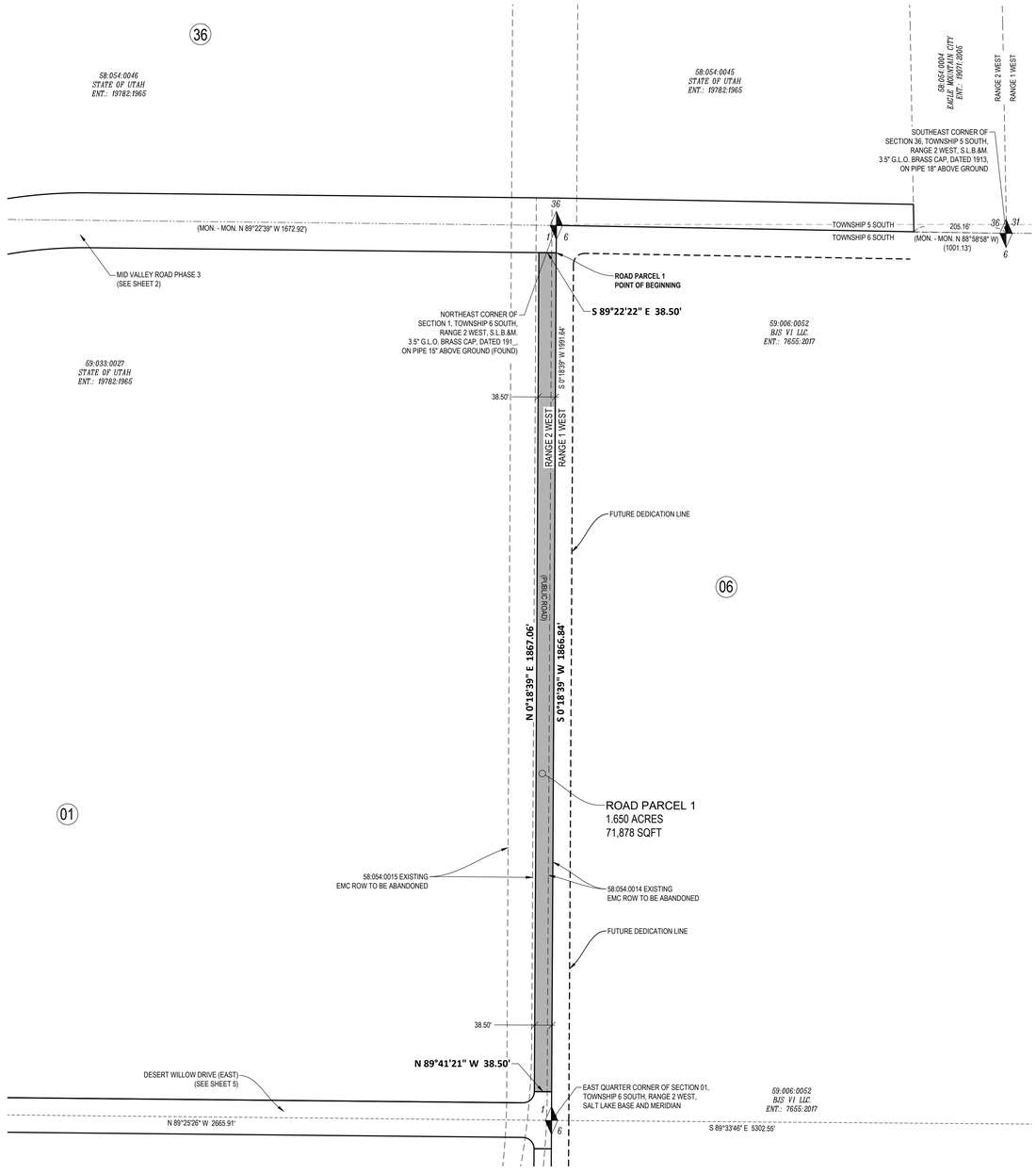
ROAD PARCEL 1

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE NORTHEAST QUARTER (NE-1/4) OF SECTION 1, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



ROAD PARCEL 1 DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 01, SAID POINT BEING S 00°18'39" W, ALONG SAID SECTION LINE, A DISTANCE OF 61.00 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 01; THENCE S 00° 18' 39" W, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 1966.84 FEET, TO A POINT 63.82 FEET FROM THE QUARTER CORNER; THENCE N 89° 41' 21" W, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 38.50 FEET; THENCE N 00° 18' 39" E, PARALLEL WITH AND 38.50 FEET PERPENDICULARLY DISTANT WESTERLY OF SAID SECTION LINE, A DISTANCE OF 1865.69 FEET, TO THE SOUTH LINE OF MID VALLEY ROAD AND A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 55'53", A DISTANCE OF 439.00 FEET, HAVING A RADIUS OF 439.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 32' 44" E, A DISTANCE OF 37.77 FEET; THENCE S 89° 55' 19" E, A DISTANCE OF 0.75 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 71,878 SQ. FT., OR 1.650 ACRES

NORTH

SCALE: 1" = 150'

0 75' 150' 300' 450'

LEGEND

- RIGHT-OF-WAY DEDICATION
- SECTION LINE
- SECTION QUARTER LINES
- EXISTING RIGHT-OF-WAY
- SECTION CORNER

SHEET 3 OF 8

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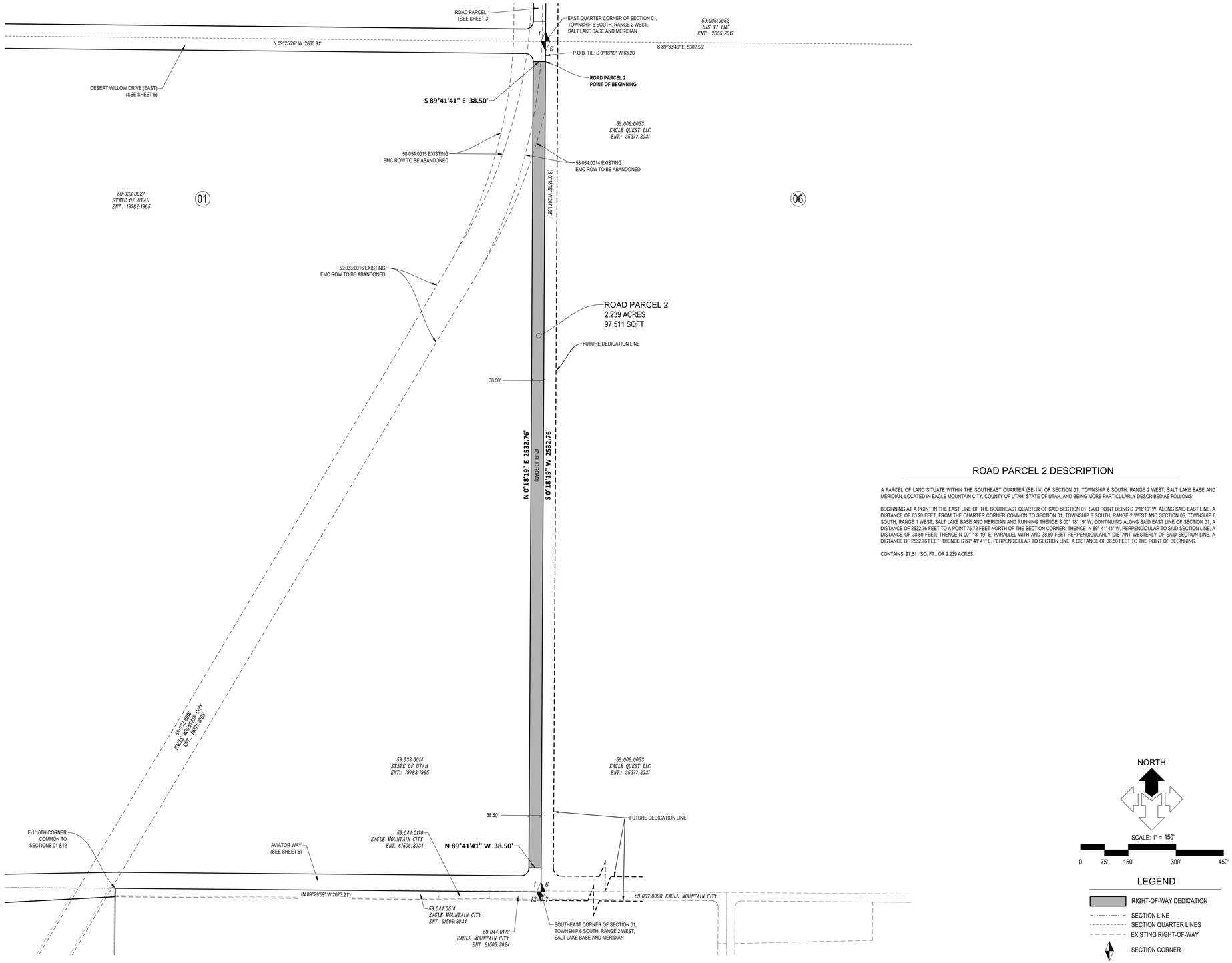
ROAD PARCEL 2

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 1, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



ROAD PARCEL 2 DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 01, SAID POINT BEING S 0°18'19" W, ALONG SAID EAST LINE, A DISTANCE OF 63.20 FEET, FROM THE QUARTER CORNER COMMON TO SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND SECTION 06, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 00° 18' 19" W, CONTINUING ALONG SAID EAST LINE OF SECTION 01, A DISTANCE OF 2532.76 FEET TO A POINT 75.72 FEET NORTH OF THE SECTION CORNER; THENCE N 89° 41' 41" W, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 38.50 FEET; THENCE N 00° 18' 19" E, PARALLEL WITH AND 38.50 FEET PERPENDICULARLY DISTANT WESTERLY OF SAID SECTION LINE, A DISTANCE OF 2532.76 FEET; THENCE S 89° 41' 41" E, PERPENDICULAR TO SECTION LINE, A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 97,511 SQ. FT., OR 2.239 ACRES.

NORTH

SCALE: 1" = 150'

0 75' 150' 300' 450'

LEGEND

- RIGHT-OF-WAY DEDICATION
- SECTION LINE
- SECTION QUARTER LINES
- EXISTING RIGHT-OF-WAY
- SECTION CORNER

SHEET
4
OF
8

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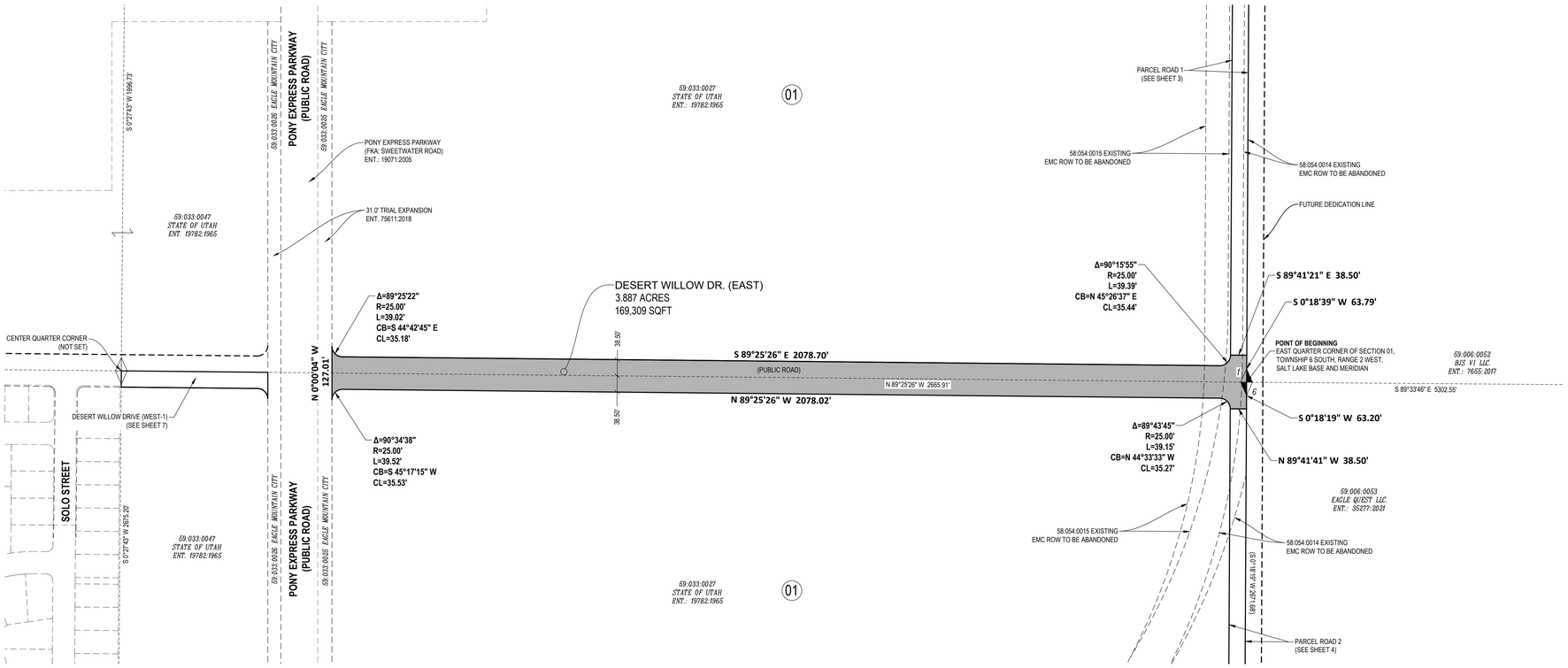
DESERT WILLOW DRIVE (EAST)

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE EAST HALF (E-1/2) OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



DESERT WILLOW DRIVE (EAST) DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE EAST HALF (E-1/2) OF SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING DESERT WILLOW DRIVE EAST OF PONY EXPRESS PARKWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 01, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND SECTION 06, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S 00° 18' 19" W, ALONG THE SECTION LINE, A DISTANCE OF 63.20 FEET; THENCE N 89° 41' 41" W, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 38.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 43' 45", A DISTANCE OF 39.15 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 33' 33" W, A DISTANCE OF 35.27 FEET, TO A POINT OF TANGENCY; THENCE N 89° 25' 26" W, PARALLEL WITH AND 38.50 FEET PERPENDICULARLY DISTANT SOUTHERLY OF THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2078.02 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 34' 38", A DISTANCE OF 39.52 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 17' 15" W, A DISTANCE OF 35.53 FEET, TO THE EAST LINE OF PONY EXPRESS PARKWAY TRAIL EXPANSION PARCEL, RECORDED AS ENTRY NO.: 75611:2018; THENCE N 00° 00' 04" W, ALONG SAID EAST LINE, A DISTANCE OF 127.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 25' 22", A DISTANCE OF 39.02 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 42' 45" E, A DISTANCE OF 35.18 FEET, TO A POINT OF TANGENCY; THENCE S 89° 25' 26" E, PARALLEL WITH AND 38.50 FEET PERPENDICULARLY DISTANT NORTHERLY OF AFORESAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2078.70 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 15' 55", A DISTANCE OF 39.39 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 26' 37" E FOR A DISTANCE OF 35.44 FEET; THENCE S 89° 41' 21" E, PERPENDICULAR TO THE EAST LINE OF SAID SECTION 01, A DISTANCE OF 38.50 FEET, TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 01; THENCE S 00° 18' 39" W, ALONG SAID EAST LINE, A DISTANCE OF 63.79 FEET TO THE POINT OF BEGINNING.

CONTAINS: 169,309 SQ. FT., OR 3.887 ACRES.

NORTH

SCALE: 1" = 150'

0 75' 150' 300' 450'

LEGEND

- RIGHT-OF-WAY DEDICATION
- SECTION LINE
- SECTION QUARTER LINES
- EXISTING RIGHT-OF-WAY
- SECTION CORNER

SHEET 5 OF 8

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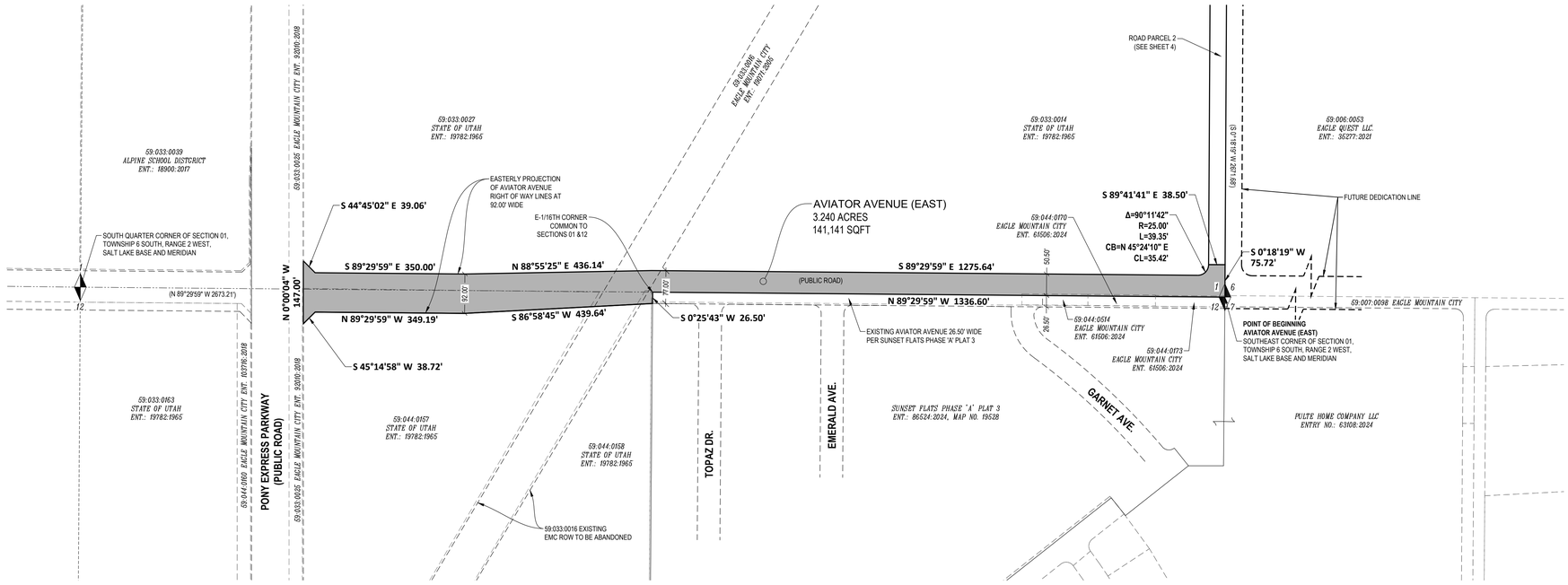
AVIATOR AVENUE (EAST)

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 1,
AND THE NORTHEAST QUARTER (NE-1/4) OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



AVIATOR AVENUE (EAST) DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 01, AND THE NORTHEAST QUARTER (NE-1/4) OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING AVIATOR AVENUE, EAST OF PONY EXPRESS PARKWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 01 & 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND SECTIONS 06 & 07, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N 89° 29' 59" W, ALONG THE SECTION LINE, A DISTANCE OF 1336.60 FEET, MORE OR LESS TO THE EAST SIXTEENTH (E-1/16TH) CORNER COMMON TO SAID SECTIONS 01 & 12; THENCE S 00° 25' 43" W, ALONG THE 1/16TH LINE AND THE EAST LINE OF THE STATE LANDS, A DISTANCE OF 26.50 FEET; S 86° 58' 45" W, A DISTANCE OF 439.64 FEET; THENCE N 89° 29' 59" W, A DISTANCE OF 349.19 FEET; THENCE S 45° 14' 59" W, A DISTANCE OF 38.72 FEET, TO EAST LINE OF PONY EXPRESS TRAIL EXPANSION RECORD AS ENTRY NO.: 75611:2018; THENCE N 00° 00' 04" W, ALONG SAID WEST LINE, A DISTANCE OF 147.00 FEET; S 44° 45' 02" E, FOR A DISTANCE OF 39.06 FEET; THENCE S 89° 29' 59" E, A DISTANCE OF 350.00 FEET; THENCE N 88° 55' 25" E, A DISTANCE OF 436.14 FEET; S 89° 29' 59" E, PARALLEL WITH AND 50.50 FEET PERPENDICULARLY DISTANT NORTHER OF AFORESAID SECTION LINE, A DISTANCE OF 1275.6435 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 11' 42", A DISTANCE OF 39.35 FEET, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 24' 10" E, A DISTANCE OF 35.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 89° 41' 41" E, PERPENDICULAR TO THE AFORESAID EAST LINE OF SECTION 01, A DISTANCE OF 38.50 FEET TO, TO THE SECTION LINE; THENCE S 00° 18' 19" W, ALONG SAID SECTION LINE, A DISTANCE OF 75.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 141,141 SQ. FT., OR 3.240 ACRES

NORTH

SCALE: 1" = 150'

0 75' 150' 300' 450'

LEGEND

- RIGHT-OF-WAY DEDICATION
- SECTION LINE
- SECTION QUARTER LINES
- EXISTING RIGHT-OF-WAY
- SECTION CORNER

SHEET 6 OF 8

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
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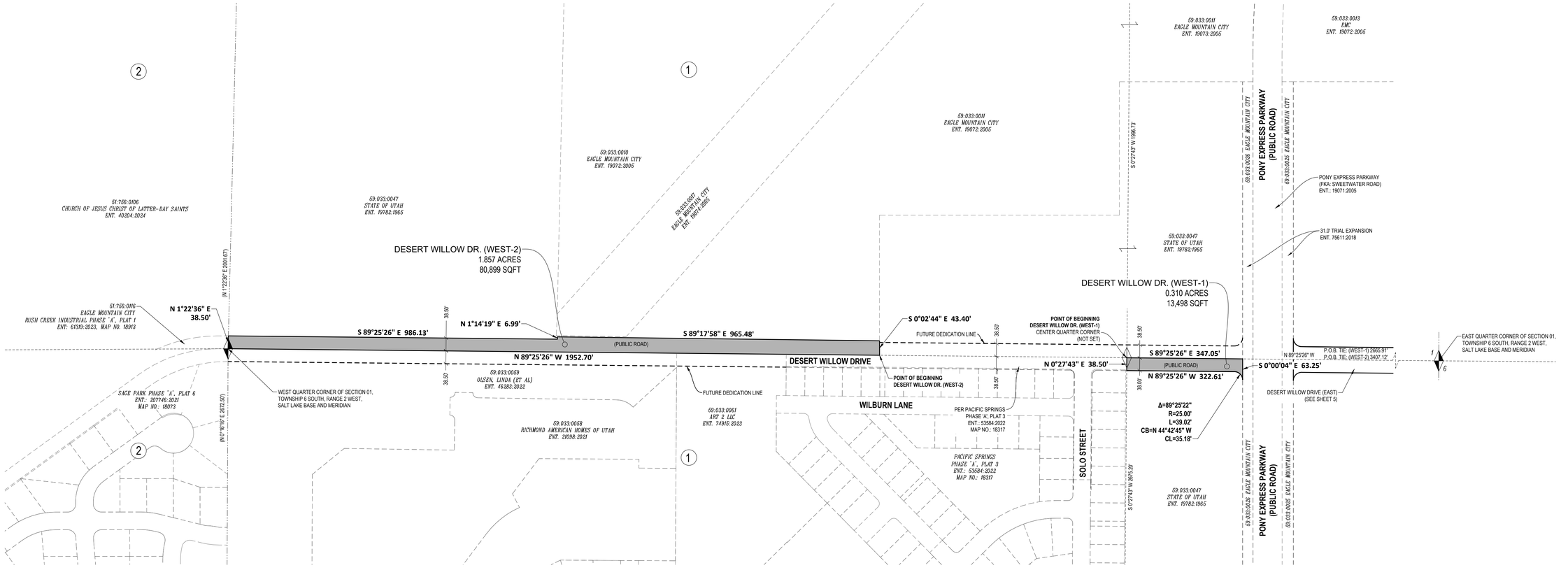
DESERT WILLOW DRIVE (WEST)

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE NORTHWEST QUARTER (NW-1/4) AND THE SOUTHEAST QUARTER (SE-1/4)
OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



DESERT WILLOW DRIVE (WEST) DESCRIPTIONS

(WEST-1):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DEDICATING A PORTION OF DESERT WILLOW DRIVE, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN NORTH 89°25'26" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2665.91 FEET TO THE CENTER OF SAID SECTION 1 AND THE POINT OF BEGINNING; THENCE SOUTH 89°25'26" EAST ALONG SAID QUARTER LINE, A DISTANCE OF 347.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY; THENCE SOUTH 00°00'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 63.25 FEET TO THE BEGINNING OF A NON-TANGENT 25.00 FOOT-RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 39.02 FEET (CENTER = 89°25'22 AND CHORD BEARS: NORTH 44°42'45" WEST 35.18 FEET); THENCE NORTH 89°25'26" WEST, A DISTANCE OF 322.61 FEET TO THE WEST LINE OF AFORESAID SOUTHEAST QUARTER, THENCE NORTH 00°27'43" EAST ALONG SAID WEST LINE, A DISTANCE OF 38.50 FEET TO THE CENTER OF SECTION 1 AND THE POINT OF BEGINNING.

CONTAINS: 13,498 SQUARE FEET OR 0.310 ACRES.

(WEST-2):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DEDICATING A PORTION OF DESERT WILLOW DRIVE, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN NORTH 89°25'26" WEST ALONG THE EAST-WEST CENTER QUARTER SECTION LINE, A DISTANCE OF 3407.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25'26" WEST CONTINUING ALONG SAID EAST-WEST LINE, A DISTANCE OF 1952.70 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 01°22'36" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 38.50 FEET; THENCE SOUTH 89°25'26" EAST, A DISTANCE OF 986.13 FEET; THENCE NORTH 01°14'19" EAST, A DISTANCE OF 6.99 FEET TO THE SOUTH LINE OF EAGLE MOUNTAIN CITY PROPERTY TAX ID: 59:033:0017, RECORDED AS ENT.: 19074:2005; THENCE SOUTH 89°17'58" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF TAX ID: 59:033:0011, RECORDED AS ENT.: 19072:2005, A DISTANCE OF 965.48 FEET; THENCE SOUTH 00°02'04" EAST 43.40 FEET TO THE AFORESAID EAST-WEST CENTER QUARTER LINE AND THE POINT OF BEGINNING.

CONTAINS: 80,899 SF. / 1.857 AC.±

NORTH

SCALE: 1" = 150'

0 75' 150' 300' 450'

LEGEND

- RIGHT-OF-WAY DEDICATION
- SECTION LINE
- SECTION QUARTER LINES
- EXISTING RIGHT-OF-WAY
- SECTION CORNER

SHEET
7
OF
8

PREPARED BY:
McNEIL ENGINEERING
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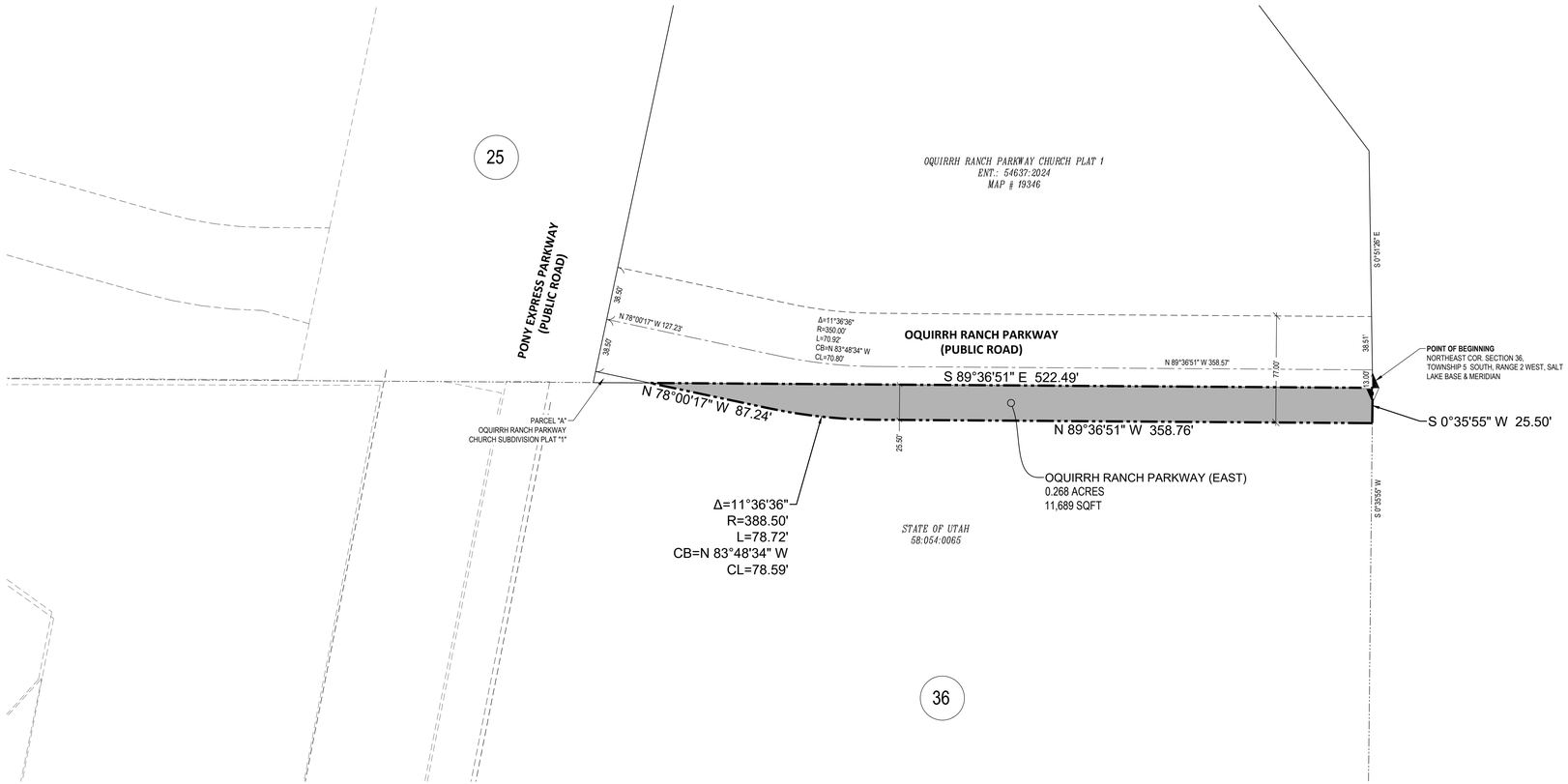
OQUIRRH RANCH PARKWAY (EAST)

PUBLIC ROADWAY DEDICATION PLAT
LOCATED IN THE NORTHEAST QUARTER (NE-1/4)
OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



OQUIRRH RANCH PARKWAY (EAST) DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING FROM THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF OQUIRRH RANCH PARKWAY CHURCH SUBDIVISION PLAT "1", RECORDED AS 54637:2024, MAP # 19346, IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE SOUTH 00°35'55" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID OF SECTION 36, A DISTANCE OF 25.50 FEET; THENCE NORTH 89°36'51" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 358.76 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A 388.50 FOOT-RADIUS TO THE RIGHT, A DISTANCE OF 78.72 FEET, THROUGH A CENTRAL ANGLE OF 11°36'36" (CHORD BEARS NORTH 83°48'34" WEST, A DISTANCE OF 78.59 FEET; THENCE NORTH 78°00'17" WEST, A DISTANCE OF 87.24 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 36 AND THE SOUTH LINE OF OQUIRRH RANCH PARKWAY CHURCH SUBDIVISION PLAT "1"; THENCE SOUTH 89°36'51" EAST, ALONG SAID SOUTH LINE OF OQUIRRH RANCH PARKWAY CHURCH SUBDIVISION PLAT "1", A DISTANCE OF 522.49 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 11,689 SQUARE FEET OR 0.268 ACRES

NORTH

SCALE: 1" = 50'

0 25' 50' 100' 150'

LEGEND

- RIGHT-OF-WAY DEDICATION
- SECTION LINE
- SECTION QUARTER LINES
- EXISTING RIGHT-OF-WAY
- SECTION CORNER

SHEET
8
OF
8

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	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement Concerning Overland.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Ivory Homes and SITLA

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

PUBLIC HEARING
No

PREPARED BY
Marcus Draper, City Attorney

PRESENTED BY
Marcus Draper

RECOMMENDATION:
Staff recommends that the City Council approve a Resolution of Eagle Mountain City, Utah, Approving a Memorandum of Agreement Concerning Overland.

BACKGROUND:
During the special council meeting held on 3/25/26, the City Council approved the 5th Amendment to the Overland ARMDA so that the Smith's/Lowe's project in Overland could move forward. The approval of the 5th Amendment was with certain conditions, which included the approval of agreements related to a proposed land exchange concerning a prior right-of-way dedication known as the Bypass Road and concerning the purchase of a future school site. The Land Exchange Agreement is on this same agenda for the City Council's consideration. This Memorandum of Agreement sets forth a basic framework for a future agreement on the purchase of 35 acres of land for future school site and would meet the condition set for approval of the 5th Amendment requiring an agreement related to the school site purchase. A more formal agreement on the school site purchase will come forward at a future City Council meeting. This Memorandum of Agreement is necessary to allow the Smith's/Lowe's project to move forward in a timely manner while giving the parties more time to negotiate the specifics of the school site deal.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. Memorandum of Agreement

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A MEMORANDUM OF AGREEMENT CONCERNING OVERLAND

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a Memorandum of Agreement concerning Overland, as set forth in Exhibit A.

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

1. The Memorandum of Agreement concerning Overland, attached as Exhibit A and incorporated herein by this reference, is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of April 2026.

EAGLE MOUNTAIN CITY, UTAH

_____
Jared Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of April, 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 A. Messerly
City Recorder

Exhibit A

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (this “Agreement"), dated as of March 30, 2026, sets forth certain agreements between Ivory Homes Ltd., a Utah limited partnership ("Developer"), THE STATE OF UTAH, acting through the School and Institutional Trust Lands Administration (“Owner”) and City of Eagle Mountain, Utah, a Utah municipal corporation ("City"). The Developer, Owner, and the City are sometimes referred to individually as a "Party" and collectively as the "Parties".

(a) **Definitive Agreement.** The Parties intend to negotiate in good faith a formal written “Definitive Agreement” governing the subject matter discussed herein.

(b) **Exchange Agreement.** In anticipation of the Definitive Agreement, the City will execute the Exchange Agreement in the form attached as Exhibit A.

(c) **Middle School Site.** The Parties contemplate that the City shall have a right to purchase approximately thirty-five (35) acres for a middle school site at a reduced purchase price to be agreed in the future, together with related terms concerning location, access, utilities, timing, and conditions precedent to be negotiated in the Definitive Agreement.

(d) **Multifamily Architecture Adjacent to Future City Hall.** The Parties contemplate that the Developer will design and construct higher-quality architectural treatments for multifamily residential buildings located adjacent to the future City Hall site to complete and complement the City's vision for a "Market Street" environment, with specific standards, materials, elevations, and review/approval procedures to be defined in the Definitive Agreement.

(e) **City's Consideration.** The City will consider providing benefits to the Developer, which may include: (i) reduced water requirements per lot; (ii) increased density and/or transfer of density; (iii) reduced lot sizes; and (iv) reduced setbacks. The scope, standards, and conditions for any such benefits, including applicable code mechanisms, public processes, and mitigation measures, will be determined during negotiations and documented in the Definitive Agreement.

(f) **Customary Provisions.** The Definitive Agreement would contain covenants, conditions, indemnities, and representations and warranties, as are customary for this type of real estate development transaction and as the Parties may mutually agree.

(a) **Good Faith Negotiations.** The Parties shall negotiate in good faith and use their commercially reasonable efforts to bring about the execution and delivery of the Definitive Agreement at the earliest practicable time. Nothing in this Agreement obligates either Party to agree to any term that, in its reasonable discretion, is unacceptable, and neither Party shall be liable for failure to conclude the Definitive Agreement.

(f) **Governing Law.** This Agreement shall be governed by and construed in accordance with the internal laws of the State of Utah, without giving effect to any choice or conflict of law provision or rule that would cause the application of laws of any jurisdiction other than Utah.

(g) **No Third-Party Beneficiaries.** Nothing herein is intended or shall be construed to confer upon any person or entity other than the Parties and their successors or assigns any rights or remedies under or by reason of this Agreement.

(h) **No Assignment.** Neither this Agreement nor any rights or obligations hereunder may be assigned, delegated, or conveyed by either Party without the prior written consent of the other Party.

(i) **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one agreement, and signatures delivered by reliable electronic means shall be effective.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date set forth above.

DEVELOPER:
Ivory Homes Ltd.

By: _____
Name:
Title:

CITY:
City of Eagle Mountain, Utah

By: _____
Name:
Title:

OWNER:

THE STATE OF UTAH, acting through the School and Institutional Trust Lands Administration

By: _____
Name:
Title:

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Employee Policies and Procedures Manual to add Section 4.31.
ITEM TYPE:	Resolution
FISCAL IMPACT:	None
APPLICANT:	Staff

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

PUBLIC HEARING
No

PREPARED BY
Marcus Draper, City Attorney

PRESENTED BY
Marcus Draper

RECOMMENDATION:
Staff recommends that the City Council approve a Resolution of Eagle Mountain City, Utah, Amending the Employee Policies and Procedures Manual to add Section 4.31.

BACKGROUND:
This resolution would amend the Employee Policies and Procedures Manual to add a section that would enable employees to purchase future service credit with Utah Retirement Systems in compliance with state law. Utah Code Section 49-12-409 allows employees participating in the Utah Retirement Systems to purchase up to 5 years of future service credit. However, this ability is conditioned on the City adopting a policy that includes non-discriminatory participation standards for all regular full-time employees. This policy change is being recommended so that the City may comply with that requirement, enabling employees to purchase future service credit.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. Exhibit A

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTIAN CITY EMPLOYEE POLICIES AND PROCEDURES MANUAL TO ADD SECTION 4.31

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest and in the best interest of the management of the City and its employees to amend the Eagle Mountain City Employee Policies and Procedures Manual to add Section 4.31; and

WHEREAS, Section 4.31 would enable eligible employees to purchase future service credit with Utah Retirement Systems in compliance with applicable state law.

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

1. The Eagle Mountain City Employee Policies and Procedures Manual is hereby amended as set forth in Exhibit A.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of April 2026.

EAGLE MOUNTAIN CITY, UTAH

_____
Jared Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of April, 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 A. Messerly
City Recorder

Exhibit A

4.31 Future Service Credit Purchase Policy

A. Purpose and Scope

This policy establishes guidelines and procedures for employees to purchase future service credit in compliance with Utah Code Section 49-12-409 regarding the administration of retirement benefits for eligible employees. This policy applies to all employees who are eligible for participation in the Utah Retirement Systems (URS) Public Employees' Noncontributory Retirement System.

B. Legal Authority

This policy is established pursuant to Utah Code Section 49-12-409 and related provisions of Utah law governing public employee retirement benefits. All interpretations and applications of this policy shall be consistent with applicable Utah law and regulations.

C. Record-Keeping and Financial Controls

1. Accurate Documentation

All retirement-related information must be recorded and reported honestly, accurately, and in a timely manner to ensure responsible administration of retirement benefits. All retirement expense accounts must be documented, recorded accurately, and submitted in a timely manner.

2. Financial Records

All records, accounts, and financial statements related to retirement benefits must be maintained in appropriate detail, must accurately reflect all transactions, and must be made promptly in accordance with applicable laws and regulations. False or misleading information is prohibited and must be promptly corrected if discovered.

3. Internal Controls

The organization shall maintain a system of internal controls for retirement benefit administration. Any employee who becomes aware of inadvertent or unauthorized disclosure of retirement information must notify the Human Resources Department and Legal Compliance Department immediately.

D. Post-Retirement Employment Restrictions

1. Separation Requirement

In accordance with Utah Code Section 49-12-409, any employee who retires and is eligible to receive an allowance from the Noncontributory Retirement System must complete a true and complete termination of employment with any participating employer covered by the system from which the employee is retiring.

2. One-Year Separation Period

A retiring employee may not return to work for a participating employer within one (1) year from the date of retirement.

E. Compliance Procedures

1. Pre-Retirement Notification

Employees planning to retire must notify the Human Resources Department at least ninety (90) days prior to their anticipated retirement date to ensure proper processing of retirement benefits and compliance with post-retirement employment restrictions.

2. Financial Responsibility

Unless an exception is approved by the City Council, employees are responsible for all costs associated with the purchase of future service credit. All employees are eligible to apply for an exception and may do so by filling out a form prepared and maintained by Human Resources.

3. Certification of Compliance

Prior to retirement, employees must sign a certification acknowledging their understanding of and intent to comply with the post-retirement employment restrictions outlined in this policy and Utah Code Section 49-12-409.

4. Monitoring and Enforcement

The Human Resources Department shall establish procedures to monitor compliance with post-retirement employment restrictions. Any violations of this policy or Utah Code Section 49-12-409 shall be reported to the Utah Retirement Systems and may result in the suspension of retirement benefits as provided by law.

F. Data Privacy and Confidentiality

All personal and retirement information shall be handled in compliance with applicable state and federal data privacy and security laws. The organization shall take appropriate steps to ensure the confidentiality and security of all retirement-related personal data.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	PUBLIC HEARING ONLY/NO ACTION TAKEN - Community Development Block Grant (CDBG).
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING
Yes

PREPARED BY
Kiara Polee, Affordable Housing Coordinator
Taylor Draney

PRESENTED BY
Kiara Polee, Taylor Draney

RECOMMENDATION:
N/A

BACKGROUND:
The Community Development Block Grant (CDBG) program is a federally funded program administered by HUD to support eligible activities benefiting low and moderate income residents. As part of the FY 2026-2027 funding cycle, the City is required to review proposed projects and receive Council input prior to final project selection and submission to HUD.

This meeting provides an opportunity for public applicants and partner organizations to briefly present their proposed projects for informational purposes. Council feedback received will be used to refine the final project list prior to the required HUD submission deadline.

ITEMS FOR CONSIDERATION:
City Council is asked to review the proposed CDBG projects and provide feedback to inform staff's final project recommendations and submission to HUD.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
None

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving a Portion of Utah Council Parcel #46:489:0159 of Designated "Significant Real Property" Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal.
ITEM TYPE:	Land Disposal
FISCAL IMPACT:	To be determined by City Council
APPLICANT:	Harvest Haven Order (Jacob Baker)

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	0.24 (approximately 10,454.4 square/feet)

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Lacie Messerly, City Recorder	Lacie Messerly

RECOMMENDATION:
Staff recommends that the City Council approve a Resolution of Eagle Mountain City, Utah, Approving a Portion of Utah Council Parcel #46:489:0159 of Designated "Significant Real Property", Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal.

In the event the City Council approves the disposal, Staff recommends that the Council consider retaining a utility easement to accommodate any future needs.

Consistent with recent similar disposals, Staff further recommends establishing the disposal cost at $2.07 per square foot. Since the property is a portion of parcel #46:489:0159, a survey will need to be completed to determine the exact acreage and generate a legal description for a deed. The cost of the survey will need to be paid by the applicant.

BACKGROUND:
Purpose
Consideration of the disposal of designated “significant real property” pursuant to EMMC 3.30.060 and 3.30.070.

An application was submitted by Jacob Baker requesting disposal of a portion of Utah County Parcel #46:489:0159. The applicant has executed a written cost acknowledgment per EMMC 3.30.070. All applicable departments have reviewed the request and have no concerns with the disposal of the property.

This parcel is a long, narrow strip of City property between lots 136 and 137 within Meadow Ranch Plat 1 and is classified as "Significant".

This project has been on hold but was recently presented to the Council on March 3, 2026 in conjunction with the Concept Plan for Eagle Mountain Chapel at Meadow Ranch. Generally speaking, there are no concerns for disposal and any trail connectivity needs can be utilized through the west corridor option. Additionally, Staff has reviewed the water requirements and have determined that no additional water would be required.

Public Notice & Process Compliance

- Written notice of potential disposal was provided to adjoining property owners.
- Notice was published a minimum of 14 days prior to public hearing.
- Public hearing scheduled per EMMC requirements.

ITEMS FOR CONSIDERATION:
Water Requirements: It has been determined by Staff that no additional water would be required with the disposal of this property.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. Application

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A PORTION OF UTAH COUNCIL PARCEL #46:489:0159 OF DESIGNATED "SIGNIFICANT REAL PROPERTY", PURSUANT TO EMMC 3.30.060 AND 3.30.070, AND ESTABLISHING TERMS OF THE DISPOSAL (JACOB BAKER)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah is a public body with the authority to dispose of real property pursuant to the Eagle Mountain Municipal Code; and

WHEREAS, EMMC 3.30.060 provides the process for the disposal of significant real property, including a requirement for public notice, a public hearing, and evaluation by City staff and departments; and

WHEREAS, the City has received an application to dispose of a portion of Utah County parcel #46:489:0159 to resolve encroachments, align lot boundaries with existing fence lines, and improve lot configurations for adjacent residential properties; and

WHEREAS, all public notice requirements under EMMC 3.30.060 have been met, including mailed notice to adjoining landowners and 14-day publication in accordance with EMMC 3.30.020(B); and

WHEREAS, the City Council held a public hearing on this matter and finds it in the best interest of the City and community to dispose of the Subject Property under the terms described below.

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

1. The City Council hereby authorizes the disposal of 0.24 acres (approximately 10,454.4 square/feet) of Utah County parcel #46:489:0159, as determined and approved by Council, as depicted in Exhibit A.

2. A professional survey shall be conducted to determine final square footage and acre-foot water impacts. The applicants shall prepare and record an amended final plat reflecting the new lot boundaries. All associated costs shall be paid by the applicants.

3. The City shall not guarantee additional water rights to lots affected by the disposal. Applicants are responsible for understanding and complying with current City water policies and any water requirement tier increases resulting from the disposal.

4. The property shall be disposed of through direct sale to the applicants, conditioned on completion of all survey work, payment of required fees, and recording of the amended plat.

5. This resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of April 2026.

EAGLE MOUNTAIN CITY, UTAH

_____
Jared Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of April, 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 A. Messerly
City Recorder

Exhibit A

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan.
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING
Yes

PREPARED BY
Zac Hilton, Public Services Manager

PRESENTED BY
Zac Hilton

RECOMMENDATION:
Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan.

BACKGROUND:
Eagle Mountain has contracted with MHTN to update the Parks, Trails and Open Space Plan. This effort includes a comprehensive inventory of the City's existing parks and recreational assets, an evaluation of current conditions, and an analysis of level of service to identify gaps and opportunities. The plan also outlines strategic recommendations to guide parks development and improvements over the next several years, including project prioritization based on community needs, service equity, and long-term buildout. An updated and associated Impact Fee Facilities Plan (IFFP) is also proposed.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Ordinance
2. Master Plan
3. Presentation

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE PARKS, TRAILS AND OPEN SPACE MASTER PLAN

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Parks, Trails, and Open Space Master Plan, as set forth in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Parks, Trails, and Open Space Master Plan, as set forth in Exhibit A.

2. The Parks, Trails, and Open Space Master Plan is hereby approved, as set forth in Exhibit A.

3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of April, 2026.

EAGLE MOUNTAIN CITY, UTAH

_____
Jared Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of April, 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 A. Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

EAGLE MOUNTAIN CITY

PARKS, TRAILS, & OPEN SPACE MASTER PLAN

2026 UPDATE

Prepared by MHTN ARCHITECTS

CONTENTS

01 INTRODUCTION

02 COMMUNITY ENGAGEMENT

03 PARKS

04 TRAILS

05 OPEN SPACE

06 PRIORITIES AND IMPLEMENTATION

AP APPENDICES

ACKNOWLEDGMENTS

A special thank you goes to everyone who participated in the planning process for the 2026 Update to Eagle Mountain's Parks, Trails, & Open Space Master Plan. This plan was made possible by the voices and perspectives of those who live, work, and invest in the city.

STEERING COMMITTEE

Eagle Mountain City

Brad Hickman, Public Works Director

Zac Hilton, Assistant Public Works Director

Steve Mumford, Deputy City Manager

Jason Hall, City Recreation Mananger

CONSULTANT TEAM

MHTN Architects

Ryan Wallace, Managing Principal

Emily Seang, Project Manager

Vincent Olcott, Landscape Architect

Azure Briggs, Graphics and Analysis

Alta Planning +Design

Dave Foster, Trails and Transportation

Hanna Thompson, Trails and Transportation

Brian Tonetti, Trails and Transportation

Zions Public Finance Inc.

Suzie Becker, Impact Fee Specialist

Aaron Sanborn, Impact Fee Specialist

GLOSSARY

Active v. Passive Uses
Active uses involve programmed, high-energy activities such as sports, playgrounds, or recreation centers. Passive uses include walking trails, open lawns, or quiet natural areas intended for rest, reflection, or unstructured activity.

American with Disabilities Act (ADA)
Federal legislation that ensures public spaces are accessible to individuals with disabilities by requiring accommodations such as ramps, clear path widths, and inclusive playground equipment.

Dark Skies
An Eagle Mountain initiative that prioritizes dark sky-friendly design such as downward-directed lighting, to preserve night sky views and keeping the stars bright.

Facilities
Built structures and amenities in parks and open spaces that support recreation or public use, such as restrooms, pavilions, sports courts, or lighting.

High-Impact Recreation
High-impact recreation involves more intensive use, such as sports or motorized activities, which may require durable infrastructure or space.

Impact Fees
Charges imposed on new development to help pay for the additional public infrastructure and services, like parks, needed to maintain existing levels of service (LOS) due to population growth

Impact Fee Analysis (IFA)
A study used to calculate and justify the amount of impact fees based on projected growth, infrastructure needs, and equitable cost distribution.

Impact Fee Facilities Plan (IFFP)
A long-range planning document that identifies the future park and facility needs necessary to serve new development and helps determine appropriate impact fees.

Level of Service (LOS)
A measurement used to determine how well parks and open spaces meet the community's needs. It includes park acreage per 1,000 residents, park access radius, and availability of amenities.

Low-Impact Recreation
Low-impact recreation includes activities that have minimal environmental disturbance, like hiking or birdwatching.

Motorized Trails
Trails that allow off-road recreation using any motor-powered vehicle, such as an all-terrain vehicle (ATV), off-highway vehicle (OHV), dirt or motocross bikes, and any other motorized vehicle designed to travel over unpaved roads and trails.

Mountainland Association of Governments (MAG)
The regional transportation planning group for Utah, Summit, and Wasatch County (organized as a Metropolitan Planning Organization for Utah County, and a Rural Planning Organization (RPO) for Wasatch County).

Natural Parks
A specialized type of conservation open space managed to protect Eagle Mountain's most sensitive natural areas. These parks preserve wildlife habitat, native vegetation, and steep hillside landscapes while supporting low-impact recreation such as hiking, biking, horseback riding, and wildlife viewing. Natural Parks help control erosion, absorb stormwater, and maintain the city's scenic character in balance with urban growth.

Natural Surface Trails
Natural surface trails are unpaved facilities that support a variety of activities, such as hiking, bicycling, running, horseback riding, and dog walking. These trails generally have a tread width of 36-72."

Open Space
Land that is publicly or privately preserved for recreation, visual enjoyment, or conservation purposes. This plan classifies city-owned open space into four different classifications: Undeveloped, Developed, Naturalized, and Conservation.

Parks
Designated public spaces designed for recreational use, gathering, and natural relief. Parks can range in size and function, from neighborhood playgrounds to large regional destinations. The four classifications of parks includes local, neighborhood, community, and regional.

Public-Public Partnership
A cooperative arrangement between two or more government agencies, such as a City and a County to share resources and work together on public projects or services.

Recreation Facilities
Indoor or outdoor amenities that provide opportunities for organized or informal physical activities, community programming, and wellness.

Shared Use Path
Shared use paths are paved facilities that are designed to accommodate non-motorized users and are detached from primary vehicular roadways. They are intended to serve bicyclists, pedestrians, and other non-motorized user groups.

Sidepaths
Sidepaths are generally paved, shared use paths that run parallel to a road in a shared right-of-way. Many of Eagle Mountain's shared use paths are considered to be sidepaths due to their adjacency to the right of way.

Trails
Pathways that connect neighborhoods, parks, and destinations. Trails enhance accessibility, promote active living, and support environmental conservation.

Wildlife Corridor
An area of habitat connecting wildlife populations that are separated by human activities or structures (e.g., roads, urban and suburban development, agriculture, resource extraction). Wildlife corridors help to mitigate the impacts from habitat fragmentation which can lead to inbreeding, reduced genetic diversity, and loss of biodiversity for wildlife species.

Wildlife Corridor Overlay Zone
Overlay zone that ensures adequate movement space for migrating wildlife. The corridor will maintain a minimum width of 330 ft where it crosses private land. Guidance for additional uses and management are mentioned in the 2025 Eagle Mountain City Natural Open Space & Wildlife Habitat Management Plan.

01 INTRODUCTION

In This Chapter

Overview and Plan Structure . . . . . *Pg# 1.02-1.08*

Guiding Documents . . . . . *Pg# 1.08-1.11*

Vision, Guiding Principles, & Goals . . . . . *Pg# 1.11-1.18*

Eagle Mountain City At A Glance . . . . . *Pg# 1.11-1.18*

OVERVIEW

This document serves as an update to the previous 2020 Eagle Mountain City Parks, Trails, & Open Space Master Plan. In the past 5 years, the city has undergone tremendous growth and development, calling for a plan update, which responds to the population growth, increasing development, new data, and the community's everlasting desire to be connected with nature. The Eagle Mountain Parks, Trails, and Open Space (PTOS) 2026 Master Plan Update is a representative blueprint of the city's commitment to ensuring it's parks, trails, and open spaces not only remain vibrant, but continue improve over time, for generations to come.

Since the original 2009 Parks and Open Space Master Plan, the city has added nearly 100 acres of designated parks and 34 miles of trails. Eagle mountain already has a successful range of parks, well-utilized and cared for trails, and invaluable open space. This plan will display what exists today, followed by recommendations and strategies for improvement.

> *"Eagle Mountain is nestled next to the western mountains of Utah Valley and its wide open spaces provide easy access to wildlife, walking and biking trails, and a wide variety of other outdoor recreations, setting it apart from nearby cities. This close-knit community is connected to nature and removed from the hustle of city life."*
>
> **WHO WE ARE**
> - Eagle Mountain Brand and Marketing Playbook

PLAN STRUCTURE

CHAPTER 01: INTRODUCTION

This section outlines the purpose and structure of this plan, an overview of previous and current City plans and guiding documents, and project principles and goals that informed the document.

CHAPTER 02: COMMUNITY ENGAGEMENT

The chapter outlines the community engagement process and methods used to inform the plan's recommendations. This process includes summaries from the online survey, in-person open house, tabling events, and focus group interviews.

CHAPTERS 03-05: PARKS, TRAILS, OPEN SPACE

These sections show the analysis, existing conditions, and proposed strategies for Parks, Trails, and Open Space. These chapters identify the potential recommendations and areas to further study for each of these recreational offerings.

CHAPTER 06: PRIORITIZATION AND IMPLEMENTATION

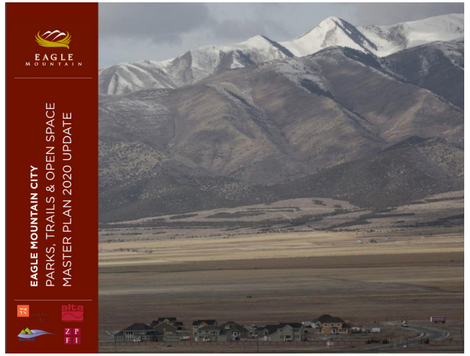
The section includes key analysis findings at a glance, prioritization of recommendations table, and information on primary funding sources.

CHAPTER 07: APPENDICES

The Appendix includes supporting materials such as survey data, charts, technical data, and background documentation referenced throughout the plan.

- Appendix A: Existing Parks Inventory
- Appendix B: Public Engagement Summary
- Appendix C: Impact Fee Facilities Plan
- Appendix D:

GUIDING DOCUMENTS



2020 Eagle Mountain Parks Trails & Open Space Master Plan

This plan was an update to the original 2009 Master Plan in recognition of dramatic growth. The plan maps the current parks, trails, open spaces, wildlife corridor needs, and sets forth strategic goals for conserving open space, expanding recreational amenities, and creating a connected trails network. It is the backbone of the current 2025 plan, providing the basis of the core vision, guiding principles, and conservation priorities.

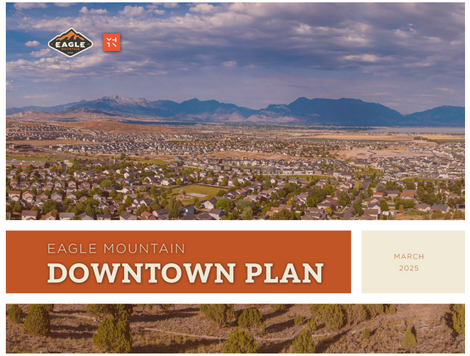
2025 Eagle Mountain Natural Open Space and Wildlife Habitat Management Plan

This plan outlines how Eagle Mountain will protect, manage, and steward its natural landscape as the city grows. It inventories existing open space parcels, key habitat areas, and wildlife movement corridors, and identifies the ecological resources most at risk. It establishes clear management principles focused on conservation, long-term ecological health, and responsible land use.

This update references the 2025 Eagle Mountain Natural Open Space and Wildlife Management Plan several times. Key areas of reference include:

- Definitions and management strategies for open space, particularly 'Natural Parks'.
- Updates and strategies regarding the Wildlife Corridor Overlay.

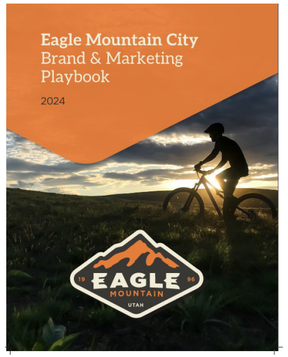
GUIDING DOCUMENTS (CONT.)



Eagle Mountain Downtown Master Plan

The Eagle Mountain Downtown Plan supports the City's vision for a vibrant downtown and guides future conversations with the community and stakeholders. This plan examined the site, identified future programming and uses, and explored high-level concepts, recommendations, and trail connections for the downtown.

- The concept proposes several areas for walking and biking connections, recommended uses, areas for landscaping, other flexible event spaces.
- Several phases have been outlined to ensure the infrastructure is integrated well into the surrounding area and anticipates demands on existing and future roadway connections.

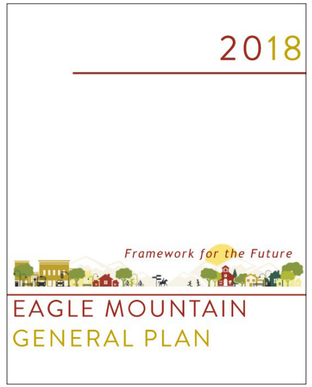


2024 Eagle Mountain City Brand and Marketing Playbook

This is a foundation and guideline for consistent branding, messaging, and marketing for Eagle Mountain City that increases residents and businesses connection to the City identity. The strategies and guidelines in this document have been referenced in the Parks, Trails, and Open Space Plan to ensure consistent visual design and messaging for potential signage, wayfinding, and communications materials related to these recreational offerings.

- The plan creates consistent language and strategies that celebrates Eagle Mountain's community and connection to nature.
- Identified many applications for this cohesive design and messaging.

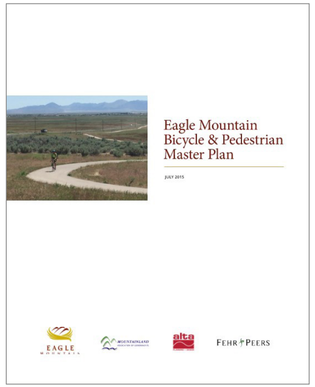
GUIDING DOCUMENTS (CONT.)



2018 Eagle Mountain General Plan

The plan includes short-, mid-, and long-term planning strategies that will impact the City's character, land use, businesses development, transportation, services, and overall quality of life.

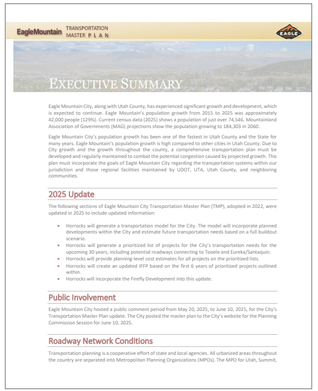
- Outlines the overall vision and guiding principles for Eagle Mountain based on community context and growth strategy frameworks.
- Key initiatives include meaningful open spaces and amenities, distinctive development patterns, designating centers of activity, and identifying guideline for resilient systems.



2015 Eagle Mountain Bicycle & Pedestrian Master Plan

This plan formalizes a vision for a safe, efficient, and connected network of sidewalks, bike paths, and trails. The plan puts forward four main goals:

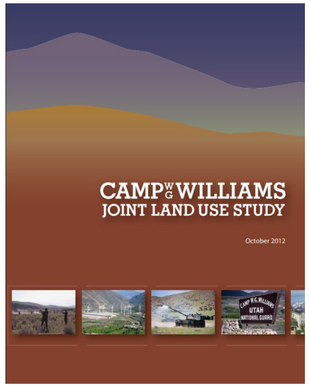
- Develop a diverse network of pedestrian pathways and bikeways that serve people of all ages and abilities.
- Develop safe and efficient facilities that meet current industry standards.
- Plan for the seamless integration of a comprehensive bicycle and pedestrian system with existing and future development.
- Plan for connectivity to regional destinations beyond Eagle Mountain city limits.



2025 Eagle Mountain Transportation Master Plan

This plan lays out a 20-30+ year framework for how Eagle Mountain will build out roads, accommodate it's rapid growth, and support multiple modes of transportation. It also includes multimodal and active-transportation components, and emphasizes a need for adequate walkability in the city.

GUIDING DOCUMENTS (CONT.)



2012 Camp Williams Joint Land Use Study

The JLUS is a joint effort between cities adjacent to Camp Williams to guide planning and development. Overall, the study addresses land use recommendations and strategies city by city. For Eagle Mountain, those relevant to this plan include creating a dark skies ordinance to minimize ambient light generations, creating wildfire overlay district, and creating a wildfire management ordinance.

2023 TransPlan 50 Update

This plan lays out major transportation projects for Utah County including roadway projects, pedestrian/bicycle facilities, and transit improvements needed during the next 30 years. Of the plan's five goals, goal four is dedicated to building a robust active transportation network. The pan shows regional trails connecting Utah County, including the Pony Express Trail which goes through Eagle Mountain. The last pages of the plan detail funded and planned active transportation projects. Eagle Mountain has two Phase 1 projects- The Pony Expressway Trail and the Pony Express Parkway Buffered Bicycle Lanes project. There is one Phase 2 project which is the City Center Corridor Trail.

2025 Off-Street Trails Study

The Eagle Mountain Off-Street Trails Master Plan serves as a guiding document to help the City and its partners develop a safe, accessible, and sustainable off-street trail network that balances recreation, connectivity, and long-term growth. This plan provides a clear roadmap for trail development, prioritization, and investment, ensuring that Eagle Mountain continues to expand its recreational opportunities while preserving the community's natural character.

VISION STATEMENT

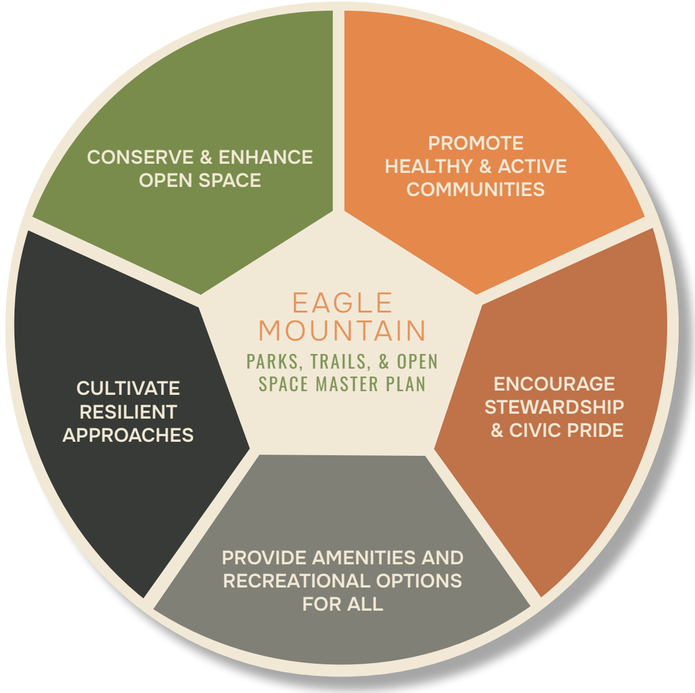
Eagle Mountain's parks, trails and open space are unique community assets and exceptional civic infrastructure. They contribute to the recreational, social, ecological, and aesthetic well-being and health of our city.

GUIDING PRINCIPLES

This plan's guiding principles establish the overarching direction for how Eagle Mountain will maintain and shape its outdoor spaces in the years ahead. They translate community values into a clear framework that should inform ongoing planning decisions. By having a consistent lens through which future decisions, investments, and partnerships can be evaluated, Eagle Mountain can experience continued level of service and their parks and open spaces.

The intent of the associated goals is to help unify efforts across departments, reinforce a responsible approach to growth, and ensure that improvements reflect what residents care about most: access to nature, safe and inviting places to gather, and a quality of life rooted in connection and well-being.

By grounding the plan in a forward-thinking yet practical set of guiding principles, Eagle Mountain can continue to improve and expand its parks, trails, and open spaces.

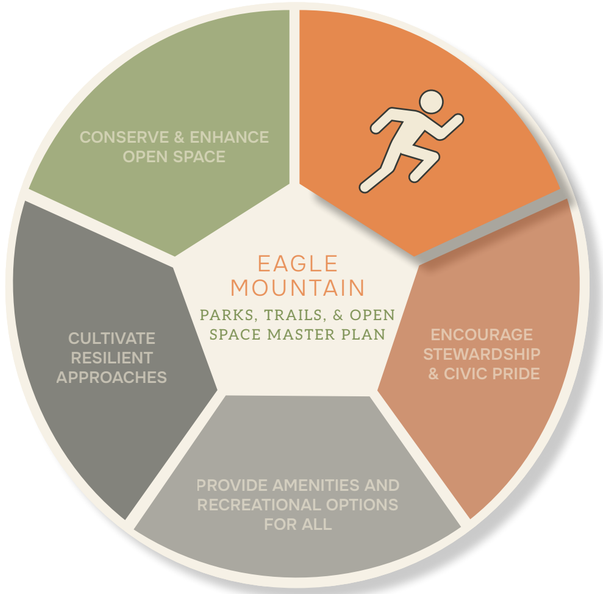


PROMOTE HEALTHY & ACTIVE COMMUNITIES

Access to the City's parks and connected recreation opportunities spanning bike trails, wildlife corridors, and parks of all sizes supports a healthy, active community and elevates quality of life. City goals are achieved through collaboration with private and public entities.

GOALS

- Create a unified and connected system of parks, trails, and open space for residents.
- Provide recreational opportunities and programming to allow for healthy and social community activities.
- Design neighborhoods to facilitate physical activity by providing paths and trails connecting homes to parks and ensuring there is adequate parkland for each neighborhood's population.

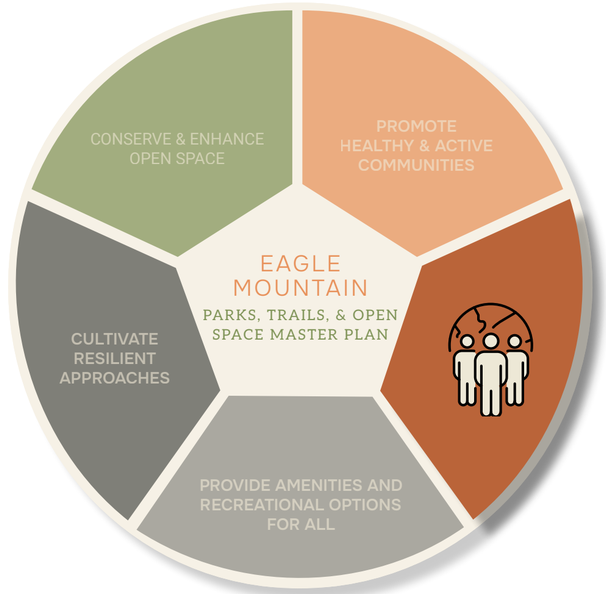


ENCOURAGE STEWARDSHIP & CIVIC PRIDE

Support Eagle Mountain's identity and recognize it's success within the community through an array of activities, conservation and enhancement of cultural and historical artifacts, and maintenance of public spaces.

GOALS

1. Showcase the City's unique identity for residents and visitors through consistent way-finding signage, trees throughout the community, and unobstructed views.
2. Preserve hillsides and ridges, the Pony Express Trail, and other natural cultural and historical elements.
3. Create opportunities for the community to give back and feel ownership of Eagle Mountain City parkland through activities such as neighborhood cleanups or tree planting.
4. Offer gathering events such as picnics, bike rides, and bird watching so that residents take advantage of the City's parks, trails, and natural open space while strengthening community bonding.



PROVIDE AMENITIES & RECREATIONAL OPTIONS FOR ALL

The system provides a variety of unique and meaningful parks, trails and recreational opportunities. Amenities vary in scale and type and are part of a unified system. Each have their own identity and collectively contribute to Eagle Mountain's character. Access exists at the community scale for niche elements—more common, popular elements are accessible at a regional scale.

GOALS

- Create a unified and connected system of parks, trails, and open space for residents.
- Provide recreational opportunities and programming to allow for healthy and social community activities.
- Design neighborhoods to facilitate physical activity by providing paths and trails connecting homes to parks and ensuring there is adequate parkland for each neighborhood's population.

CULTIVATE RESILIENT APPROACHES

A holistic approach to maintaining resilient systems within the City is prioritized. This includes dark skies policies, wildlife corridors preservation, water-wise initiatives, and fiscal responsibility.

GOALS

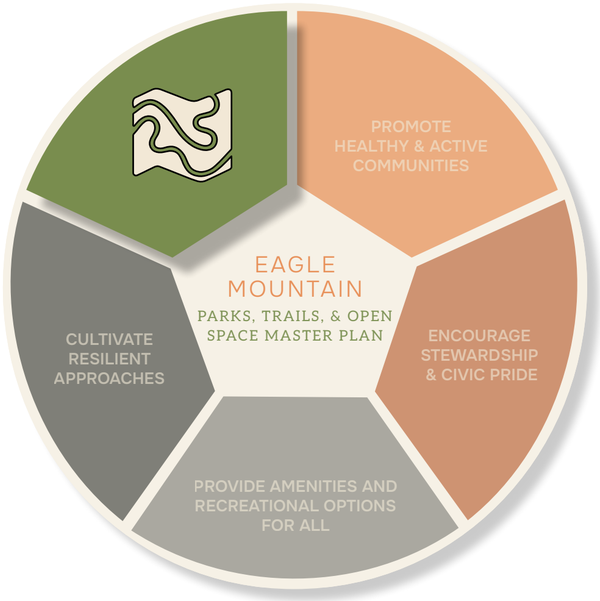
1. Build on the City's high standards for facilities by investing in equipment and amenities that will serve long-term.
2. Design municipal systems to recover, recycle, and reduce the amount of water and energy used.
3. Plan for the life-cycle of materials.
4. Design parks and trails to keep maintenance costs fiscally responsible through wise placement of turf, native grass, and other water-wise landscaping solutions.
5. Design spaces for people to live, work, and play that accommodate spaces for wildlife to thrive.
6. Use data to monitor and course-correct adverse impacts.

CONSERVE & ENHANCE OPEN SPACE

The City's undeveloped ridgelines, hillsides, and wildlife corridors should be conserved and enhanced. They should continue providing access and views to open space areas and natural landscapes throughout the community for the enjoyment of its residents.

GOALS

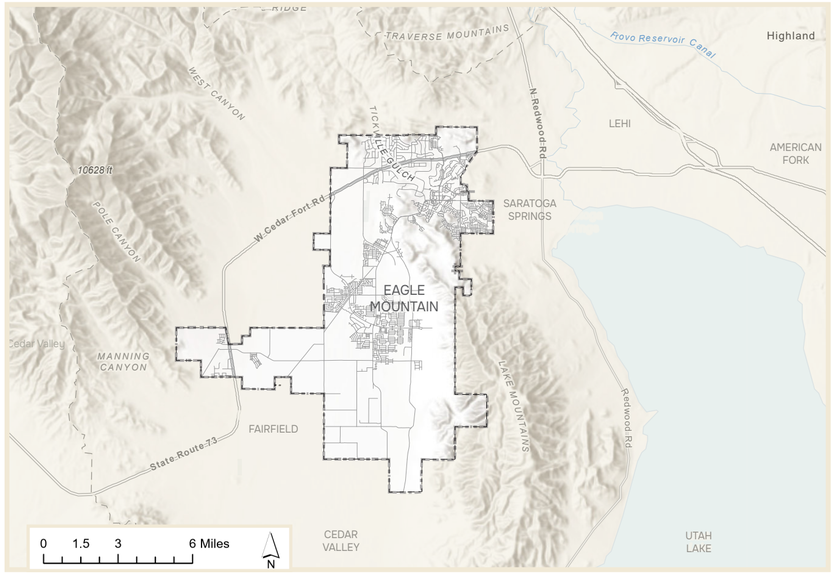
- Create a unified and connected system of parks, trails, and open space for residents.
- Provide recreational opportunities and programming to allow for healthy and social community activities.
- Design neighborhoods to facilitate physical activity by providing paths and trails connecting homes to parks and ensuring there is adequate parkland for each neighborhood's population.



PRINCIPLES	GOALS
HEALTHY AND ACTIVE COMMUNITIES	Create a unified and connected system of parks, trails, and open space for residents
	Provide recreational programming to allow for healthy and social community activities
	Design neighborhoods to facilitate physical activity by providing paths and ensuring there is adequate parkland for each neighborhoods population
STEWARDSHIP & CIVIC PRIDE	Showcase the City's unique identity for residents and visitors through consistent way-finding signage, trees throughout the community, and unobstructed views
	Preserve hillsides and ridges, the pony express trail, and other natural cultural and historical elements
	Create opportunities for the community to give back and feel ownership of Eagle Mountain City through activities such as neighborhood cleanups or tree planting
	Offer gathering events such as picnics, bike rides, and bird watching so that residents take advantage of the City's parks, trails, and natural open space while strengthening community bonding
AMENITIES AND RECREATIONAL OPTIONS FOR ALL	Make parks, facilities, and programs available to people of all ages and abilities
	Create different trails that serve different modes such as mountain biking, road biking, horseback riding, running and walking, and ATV use
	Construct diverse park amenities and creative playground equipment across the parks system so that each park has variety and is different from the next
RESILIENT APPROACHES	Build on and the City's high standards for facilities by investing in equipment and amenities that will serve the long term
	Design municipal systems to recover, recycle, and reduce the amount of water and energy used
	Plan for the life-cycle of materials
	Design parks and trails to keep maintenance costs fiscally responsible through wise placement of turf, native grass, and other water wise landscaping solutions
	Design spaces for people to live, work, and play that accommodate spaces for wildlife to thrive
	Use data to monitor and course correct adverse impacts
CONSERVE & ENHANCE OPEN SPACE	Retain the "small town" feel and openness of the current Eagle Mountain landscape
	Use conservation easements, grant funding, and other preservation strategies to protect ridgelines, hillsides, and wildlife corridors and natural areas
	Create solutions to protect wild animal movement such as creating a designated wildlife corridor and protected roadway crossing

EAGLE MOUNTAIN CITY AT A GLANCE

CITY PROFILE



Eagle Mountain Context Map

Incorporated in 1996, Eagle Mountain is nestled in Utah County surrounded by the Lake Mountains to the East and the Oquirrh Mountains to the West. It is located 40 miles from Salt Lake City, 29 miles from Provo, and 13 miles from Lehi. Its proximity to these large cities and access to an abundance of open space and trails likely contributes to its high growth rate. The historic Pony Express Trail runs through the City.

The population of Eagle Mountain is relatively young with the median household age being 22. According to the local metropolitan planning organization MAG, the City's population is estimated to nearly double in the next 10 years. With a growth rate of more than eight percent a year, it is one of Utah's fastest growing communities, with the majority of people owning their home.

TOTAL CITY ACREAGE

32,275

Previous plan (2020 Pop.) = 42,088

ACRES OF CITY-OWNED PARKS

455.9

Previously 369 acres (2020 Plan)

MILES OF CITY-OWNED TRAILS

178.7

Previously 144.2 miles (2020 Plan)

ACRES OF CITY-OWNED OPEN SPACE

1063.5

DEMOGRAPHICS

2025 POPULATION:

79,314

Previous plan (2020 Pop.) = 42,088

TOTAL HOUSEHOLDS:

11,851

Previous plan (2020) = 7,020

ANNUAL GROWTH RATE:

7.4%

1.2% North Area
16.2% South and West Areas

MEDIAN HOUSEHOLD AGE:

22.1

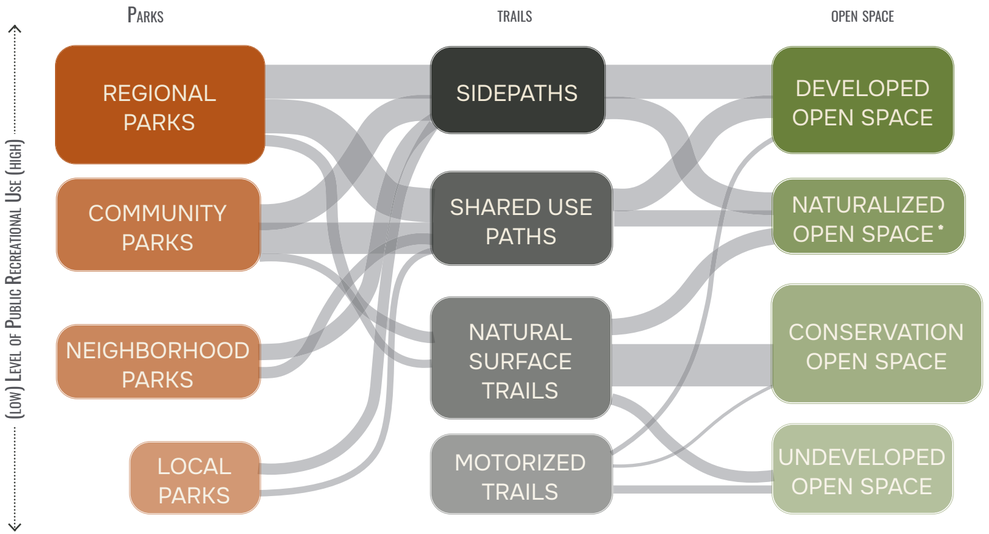
58% Ages 0-19
43% Ages 20-50

Source: 2023 US Census Data & Eagle Mountain City

Hikers in Eagle Mountain

Credit: Bailey Ensign, EM

CONNECTIONS BETWEEN RECREATIONAL OFFERINGS IN EAGLE MOUNTAIN



This graphic illustrates the relationship between the level of public recreation and the type of recreational offering. The bold arrows indicate consistent associations between offerings, while thin or dashed imply less consistent or occasional overlap between offerings. For example, regional parks almost always integrate shared use paths, while natural surface trails are more likely seen within conservation open space (i.e Mountain Ranches Bike Park). Definitions and details for these are found in subsequent chapters.

The vertical axis represents the intensity of public use. For example, regional parks generally draw higher public use than local parks. However, lower public use does not equate lesser value. Naturalized open space, for instance, provides ecological and aesthetic benefits.

* Naturalized open space is located here for graphic convenience. It is would more likely be considered to have the lowest recreational use, since it mostly consists of buffers adjacent to paths and trails.

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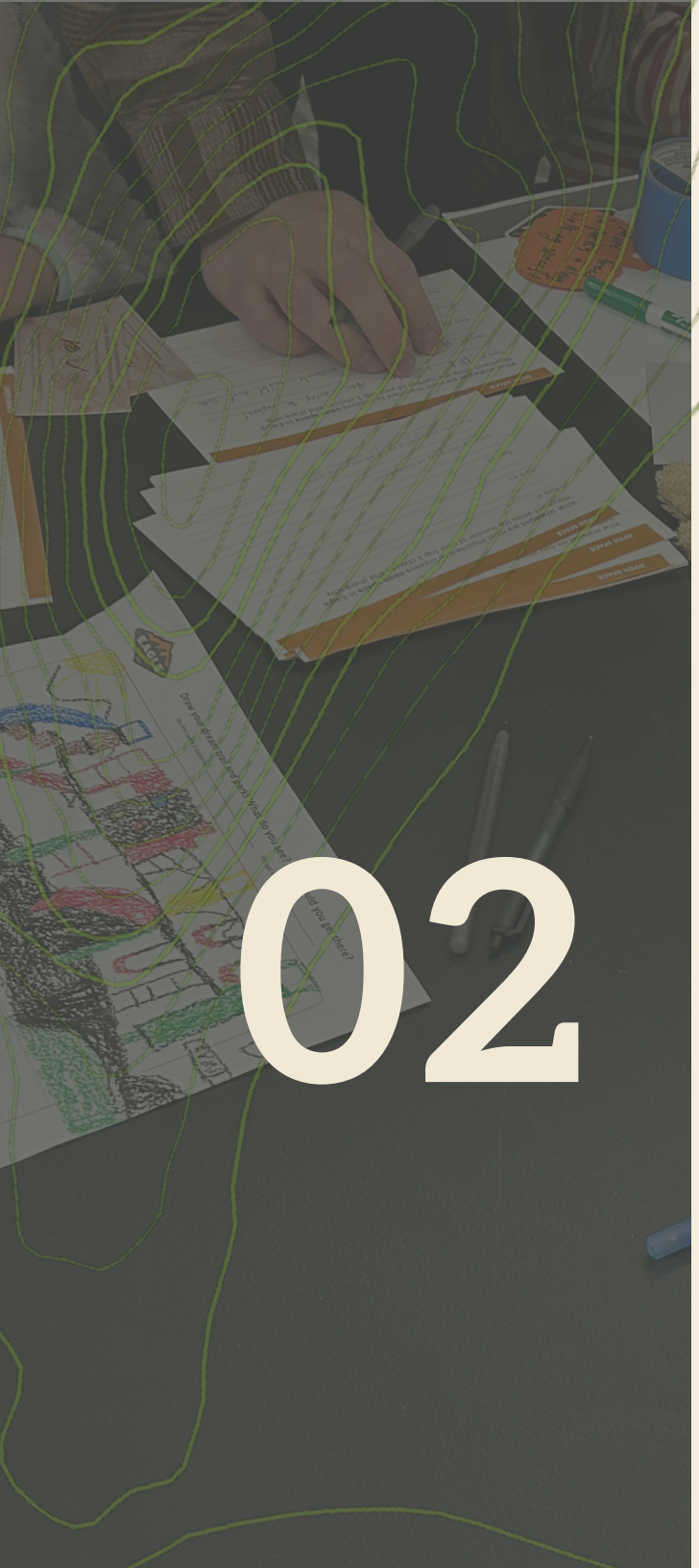


02

COMMUNITY ENGAGEMENT

In This Chapter

Overview ..... *Pg# 2.02*

Focus Group Interviews ..... *Pg# 2.03*

Community-Wide Online Survey ..... *Pg# 2.04-2.07*

Booth at ShopFest Utah ..... *Pg# 2.08-2.10*

Public Open House ..... *Pg# 2.11-2.13*

City Booth at ShopFest Utah

Source: MHTN

OVERVIEW

The project team used a wide range of public engagement methods to ensure the Parks, Trails, and Open Space Plan was shaped by the people who use these spaces. Engagement efforts were designed to complement and strengthen the quantitative data collected for the plan by bringing in lived experiences, community values, and local insights. Through both in-person and online opportunities, the team created accessible ways for residents of all ages to share their perspectives, identify priorities, and help guide the direction of future investments.

Using multiple engagement approaches allowed the project team to gather a broad cross-section of community voices and collect qualitative insights that enriched the quantitative data. This diversity of input helped identify priorities for recommended strategies, reveal concerns and opportunities across parks, trails, and open space, and ensure that the final recommendations were grounded in community needs and values.

PUBLIC ENGAGEMENT METHODS:

- Focus group interviews with key community groups and stakeholders
- In-person events, including tabling at a community festivals and hosting a public open house
- Interactive activities that encouraged meaningful and interactive participation
- Online community-wide survey
- Project website that collects questions or feedback on the project vision, goals, strategies, and perceived challenges

FOCUS GROUP INTERVIEWS

Stakeholder interviews provided focused conversations with key partners, interest groups, and community leaders to understand emerging issues, long-term needs, and opportunities for collaboration. The City selected a group of key stakeholders to participate in one-on-one interviews to get a deeper understanding of key issues for the City and its constituents. This section summarizes the big themes and key takeaways from those interviews. Interviewees included:

PARKS

- Maintain and improve larger parks versus smaller ones
- Improve safety and maintenance efforts at existing parks

OPEN SPACE

- Maintain and preserve what is existing and acquire more as opportunities are available
- Create connected and contiguous open space
- Address inappropriate uses or hazards on undesignated open space

TRAILS

- Improve trail connectivity to key destinations and neighborhoods
- Consider multiple users, skill levels, and speed conflicts
- Better leverage Eagle Mountain's unique trails and recreation systems

OTHER COMMENTS

- Recognize that the city's outdoor spaces and recreation system are major attractions for residents and visitors
- Enhance outreach and communication about environmental stewardship and volunteerism

" If we want to preserve the open, rural, wildlife feeling that Eagle Mountain has, the absolute first thing we need to do is decide where to keep those open space, parks, and trail systems. "

" The [volunteer] spirit is here in the community. You just have to tap into it and focus that effort.

"It would save the city a lot of money and create a wonderful atmosphere that people can feel proud of their service and contribute to this."

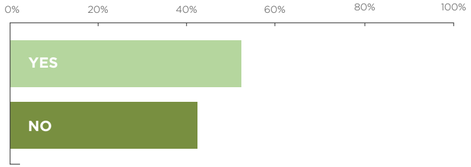
COMMUNITY-WIDE ONLINE SURVEY

The online survey took place throughout September 2025 to have respondents reflect on existing recreation facilities, identify priorities for improvements, and highlight specific needs related to access, safety, amenities, and maintenance. Together, these varied engagement approaches provided a more complete picture of community priorities and supported the development of recommendations that reflect local values and real-world conditions. See the Appendix for the full survey results.

249 SURVEY RESPONSES

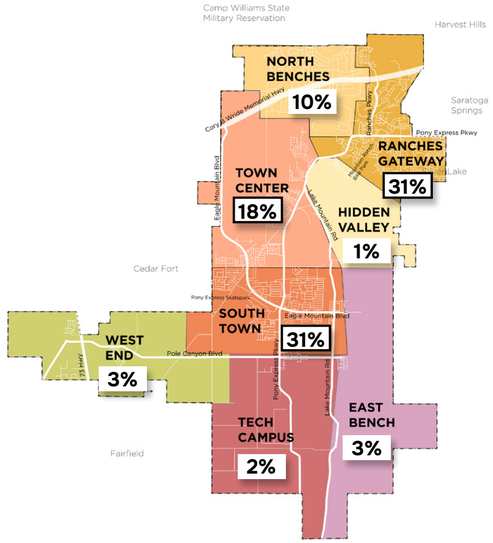
68% RESPONDENTS BETWEEN THE AGES OF 34-54

Do you know about the complete range of parks, trails, and natural open space areas in Eagle Mountain?



If you selected "No," please specify why

1. I know some but not all of them
2. I only know the ones near my home/ neighborhood
3. I'm new to the community and still learning
4. I don't use parks, open space, or trails very often
5. Other



Percentage of Responses by Eagle Mountain Area

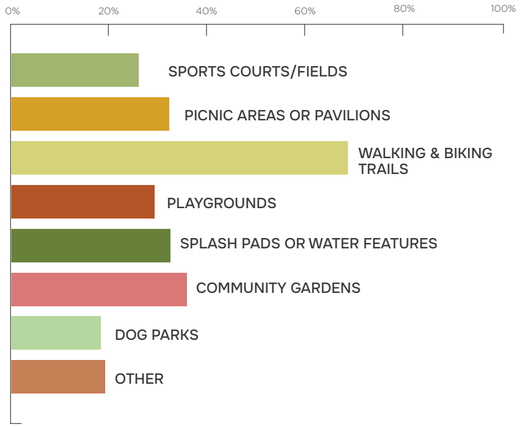
Rank how you feel the city should prioritize investment in its parks and trails?

1. Maintain & improve existing parks & trails
2. Build new trails
3. Add more community amenities (e.g. seating, restrooms)
4. Expand recreational programming
5. Build new parks
6. Other (e.g. add signage, more trees, recreation center)

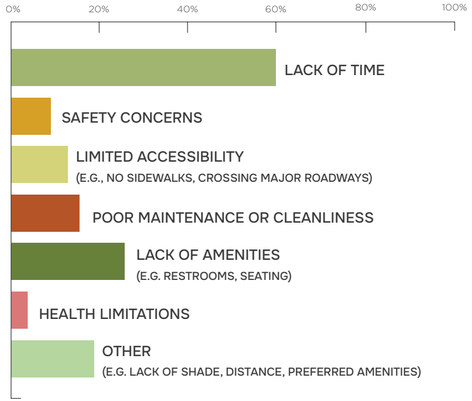
KEY TAKEAWAYS FOR PARKS

- About 53% of residents are familiar with the complete range of parks, park facilities, trails, and natural open space areas in Eagle Mountain. Where as 47% of residents know some but not all that is offered.
- The most mentioned barrier to park use was lack of time, followed by lack of amenities (i.e. restrooms, shade, seating), poor maintenance and cleanliness, and limited accessibility (i.e. crossing conditions, lack of sidewalks).
- When asking respondents specifically about the types of parks that the City should consider investing in, respondents ranked community and regional-sized parks (10-20+ acres) as a higher priority.
- Comparing usage by park type, regional and community-sized parks (10-20+ acres), are the most utilized park facilities by residents. Neighborhood parks (2-20 acres) and local parks (less than 2 acres) have generally moderate and frequent usage.
- The most noted recreational activities mentioned were more community events, nature programs and outdoor education, and organized youth/teen sports groups.

What types of built amenities or features would you like to see most in Eagle Mountain?



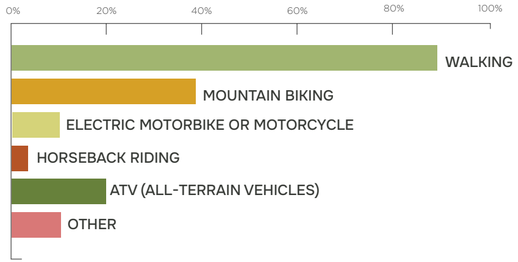
What factors prevent you from using parks and recreational spaces in Eagle Mountain?



KEY TAKEAWAYS FOR TRAILS

- The most noted feature that residents would like to see are more walking and biking trails (71% of responses).
- 89.5% of residents use the City's trail systems by walking, followed by 39.7% mountain biking and 13.3% using an electric motorbike or electric bike.
- For the paved trail system, the biggest conflict that respondents experience is lack of awareness from others on trail etiquette (45%) and a variety of issues related to maintenance and connectivity (38%). Speed disparities and lack of signage were also mentioned.
- For natural trails, respondents ranked hiking and mountain biking as higher priorities, compared to motorized modes or horseback riding.
- Responses mentioned maintaining and improving existing trail facilities, building new trails, and applying more community amenities to be important.

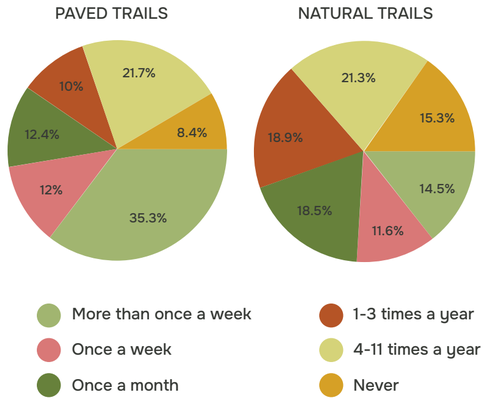
How do you use the City's trail systems?



What type of conflicts do you experience on PAVED trails?

1. Lack of awareness on trail etiquette
2. Other (i.e. maintenance issues, lack of connectivity)
3. Lack of signage
4. Speed disparities
5. Overcrowding

Which trails do you visit and how often?



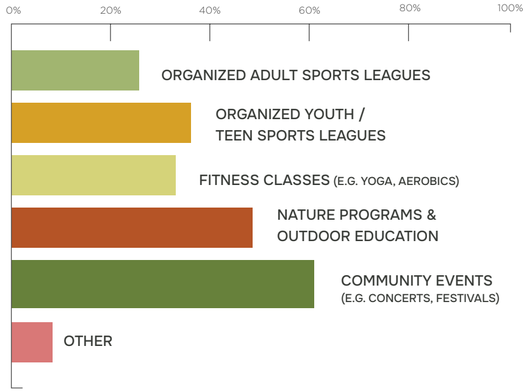
KEY TAKEAWAYS FOR OPEN SPACE

- Questions related to open spaces were limited in this survey since there was a recent survey done for the 2025 Eagle Mountain Natural Open Space & Wildlife Habitat Management Plan. Results from that previous open space survey have informed the planning process in this plan.
- More residents frequently visit natural open space areas and public lands over privately owned recreational spaces.
- The community prioritizes maintenance and reinvestment in existing parks, trails, and conservation lands over expansion, signaling a desire for quality and upkeep before growth.
- When asked about types of recreational activities that residents would be interested in, nature programs and outdoor education was strongly prefer, along with more community events.

Rank how Eagle Mountain should prioritize their conservation/recreational efforts over the next ten (10) years?

1. Maintain existing parks & trails
2. Improve existing parks & trails
3. Protect & maintain existing conservation Land
4. Acquire/build new parks & trails
5. Acquire new lands of conservation interest

What types of recreational activities would you like to see most in Eagle Mountain? (Select your top 3)



Word cloud responses for nature programs/education:

BOOTH AT SHOPFEST UTAH

COMMUNITY FEEDBACK BOOTH AT SHOPFEST

Broader community engagement took place through interactive in-person events, including tabling at ShopFest Utah in September 2025 and a public open house in November 2025 where families, youth, and other community members participated in hands-on activities designed to make the planning process approachable and engaging. These activities helped residents reflect on the project's vision, goals, and strategies while also offering insight into the challenges and concerns they experience on parks, trails, and open space.

196+ PARTICIPANTS AT THE BOOTH

How would you prioritize investment in the city's parks, trails, and open space? Vote for your top three.

1. **NEW TRAILS - 73 Votes**
   Off-road (2), Paved (1), generally liked both trails
2. **NEW PARKS - 65 Votes**
   Generally preferred community/regional
3. **EXPAND RECREATIONAL PROGRAMS -57 Votes**
   Generally more recreational programs or better facilities
4. **MAINTAIN & IMPROVE EXISTING FACILITIES - 55 Votes**
   Support environmental and habitat improvements (2)
5. **COMMUNITY EVENTS - 44 Votes**
   Drone shows, dinosaur event, farmer's market, more ShopFest, music events, youth events, etc.
6. **ADD MORE AMENITIES - 24 Votes,**
   Lighting (2)

OTHER - 13 Votes, 17 Comments
Recreation Center/Swimming Pool (8), More Trees (3), Event Center, Better Snow Removal, Better Parking During Events,

Source: MHTN

Interactive displays at the City Booth at ShopFest Utah

Source: MHTN

Voting activity asking residents to prioritize city investments.

VISUAL PREFERENCE ACTIVITY FEEDBACK BOARD AT SHOPFEST UTAH

Source: MHTN

Visual preference survey on preferred activities and amenities

VISUAL PREFERENCE ACTIVITY BOARD FEEDBACK

A variety of images were chosen to help gauge residents' preferences for recreational activities and outdoor programming to further reflect Eagle Mountain City's desired uses. These images are meant to get residents thinking about their likes, dislikes, and the experience within the downtown area. Participants were asked to place green dots on images and activities they liked and red dots on anything disliked. Additional comments were left on the boards for uses or amenities they did not see represented.

Top Responses for Preferred Activities & Programs

1. **YOUTH SPORTS LEAGUES**
   22 green dots, 0 red dots
   Better sports leagues, more resources/facilities
2. **COMMUNITY PROGRAMS**
   15 green dots, 0 red dots
3. **COMMUNITY EVENTS**
   14 green dots, 0 red dots
4. **NATURE PROGRAMS/OUTDOOR EDUCATION**
   14 green dots, 0 red dots
5. **FITNESS CLASSES**
   10 green dots, 0 red dots
6. **ADULT SPORTS LEAGUES - 24 VOTES**
   7 green dots, 0 red dots

OTHER
Recreation Center - 7 green dots, 1 red dots
Swimming Pool - 5 green dots
Cross-country ski trails system during winter - 2 dots
Rollerskating - 1 green dot

Top Responses for Preferred Built Amenities

1. **DOG PARKS**
   30 green dots, 0 red dots
2. **COMMUNITY GARDENS**
   26 green dots, 0 red dots
3. **SPLASH PADS OR WATER FEATURES**
   25 green dots, 1 red dots
4. **PLAYGROUNDS**
   23 green dots, 0 red dots
5. **PAVED WALKING / BIKING TRAILS**
   21 green dots, 0 red dots
   Some sections are broken or hard to cross
6. **PICNIC AREA OR PAVILIONS**
   10 green dots, 1 red dots
   Some concerns about vandalism and safety
7. **SPORTS COURTS / FIELDS**
   8 green dots, 1 red dots
   Some concerns about vandalism and maintenance

What type of user experience would you like to see prioritized on natural surface trails?

HIKING:
26 green dots
1 red dot

HORSEBACK RIDING:
26 green dots,
0 red dots

MOUNTAIN BIKING:
18 green dots,
0 red dots

ATV OR OHV:
17 green dots,
4 red dots

ELECTRIC MOTORBIKE OR MOTORCYCLE:
9 green dots
1 red dot

COMMENTS:
Existing mode and speed conflicts on the trails

PUBLIC OPEN HOUSE

PARKS, PATHS, & PUMPKINS NIGHT

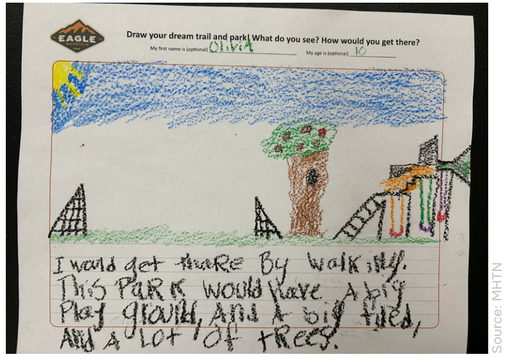
At the fall-themed open house, community members of all ages came together at City Hall for a fun, hands-on evening focused on the Parks, Trails, and Open Space Plan Update. Participants learned about the plan, ranked proposed strategies, shared ideas for volunteerism, and helped shape priorities for parks, trails, and open space. Kids added their voices through a drawing activity imagining their dream parks and trails and how they would get there.

Community feedback emphasized improving trail safety and connectivity through better signage and reduced user conflicts. Residents also expressed a desire to prioritize maintenance and upgrades to existing parks and amenities before adding new facilities. Finally, participants called for easier access to information about parks and trails through a more visible, regularly updated online hub, clearer communication about future park development, and more opportunities for community stewardship.

36+ OPEN HOUSE PARTICIPANTS

Source: MHTN

Attendees participating in the strategies ranking activity



Source: MHTN

Drawing of a dream park

Source: MHTN

Attendees visiting multiple stations to learn about the project

PARKS: COMMON THEMES MENTIONED

VARIATION IN AMENITIES
Balance of active and restful activities

MAINTAIN EXISTING PARKS
Update parks and encourage community responsibility

FOCUS ON LARGER PARKS WITH MORE AMENITIES
Consider distributing specialty amenities

PROVIDE OPPORTUNITIES & SPACES FOR YOUTH/TEENS
Encourage community responsibility among youth and create safe places to play

PROVIDE MORE AMENITIES
More signage to increase awareness of parks, dog waste stations, arboretum, playgrounds, climbing walls, disc golf course, more trails, pickleball courts, libraries, splash pads, rec center, trees

INCREASE UTILIZATION OF PARKS
Some parks are too crowded

BALANCE PARK SPACE AND OPEN SPACE

TOP RANKED PROPOSED STRATEGIES

1. ENSURE THAT NEW AND EXISTING PARKS PROVIDE HIGH-QUALITY, VARIED OPPORTUNITIES FOR THE COMMUNITY.
2. ADD HIGH QUALITY AMENITIES TO PARKS THAT ARE LACKING BASED ON PARK STANDARDS DEFICIENCY ASSESSMENT.
3. FOCUS CITY RESOURCES ON CONSTRUCTING MORE COMMUNITY AND REGIONAL SIZE PARKS AND AMENITIES AS THE CITY POPULATION INCREASES.

TRAILS: COMMON THEMES MENTIONED

ENHANCE USER AMENITIES AND COMFORT
Provide safe trails for children and families
Include restrooms, drinking fountains, dog waste stations
Separate ATV/OHV trails from walking trails
Planting more trees along trails

MORE SIGNAGE AND WAYFINDING
Improve aware and access to trails and parks
Share safety guidelines and information about hazards
Positive reinforcement of where to go and how to use trails
Specify difficulty levels and lengths

INCREASE TRAIL ACCESS AND CONNECTIONS
Include more dirt trails/focus on paved trails
Better parking near trails
Better inventory of trails

PURSUE FUNDING OPTIONS
Focus on safe routes connections and places where youth visit

TOP RANKED PROPOSED STRATEGIES

1. DESIGN EAGLE MOUNTAIN'S PAVED TRAIL NETWORK FOR ALL AGES, ABILITIES, AND USER TYPES.
2. ENSURE THE CITY'S PAVED TRAIL NETWORK CONNECTS TO NEIGHBORHOODS, SCHOOLS, COMMUNITY CENTERS, PARKS, OPEN SPACES,
3. MAINTAIN AND INVEST IN EAGLE MOUNTAIN'S PAVED TRAIL NETWORK TO MAXIMIZE RESOURCES AND PROTECT INVESTMENTS.

OPEN SPACE: COMMON THEMES MENTIONED

PROTECT WILDLIFE AND MIGRATION CROSSINGS

PROTECT NATURAL RESOURCES
Some emphasized ground water protection

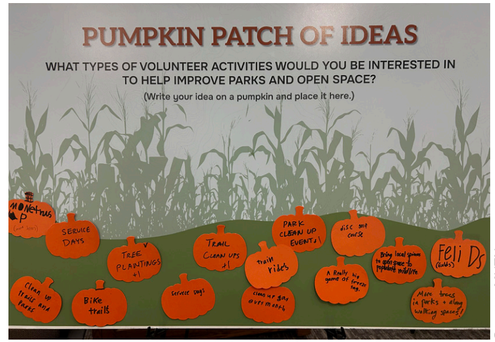
MANAGE GROWTH AND DEVELOPMENT
Plan for development that is mindful of its adjacency to open space and other sensitive wildlife areas

MAINTAIN EXISTING & CONTINUOUS OPEN SPACE

EMBRACE ACCESS AND BRANDING OF OPEN SPACE
Share information about its uniqueness to Eagle Mountain, migration corridor efforts, appropriate uses, caring for open space, educational courses, and protection of historical legacy (i.e. railroads history)

TOP RANKED PROPOSED STRATEGIES

1. EMBRACE AND ENHANCE UNPARALLELED ACCESS TO CONSERVED OPEN SPACE, INTACT WILDLIFE CORRIDORS, AND SPECTACULAR VISTAS TO CREATE A UNIQUE LEGACY, POSITIVE ECONOMIC IMPACT, AND ELEVATED QUALITY OF LIFE.
2. AS EAGLE MOUNTAIN CONTINUES TO DEVELOP, IDENTIFY AND PRESERVE IMPORTANT WILDLIFE HABITAT AND MIGRATION CORRIDORS VALUED BY
3. PROTECT AND PRESERVE THE CITY'S UNIQUE NATURAL OPEN SPACE FEATURES AND ASSETS.
4. BALANCE THE CITY'S GOALS FOR OPEN SPACE CONSERVATION AND PRESERVATION WITH ITS PLAN FOR FUTURE POPULATION GROWTH.

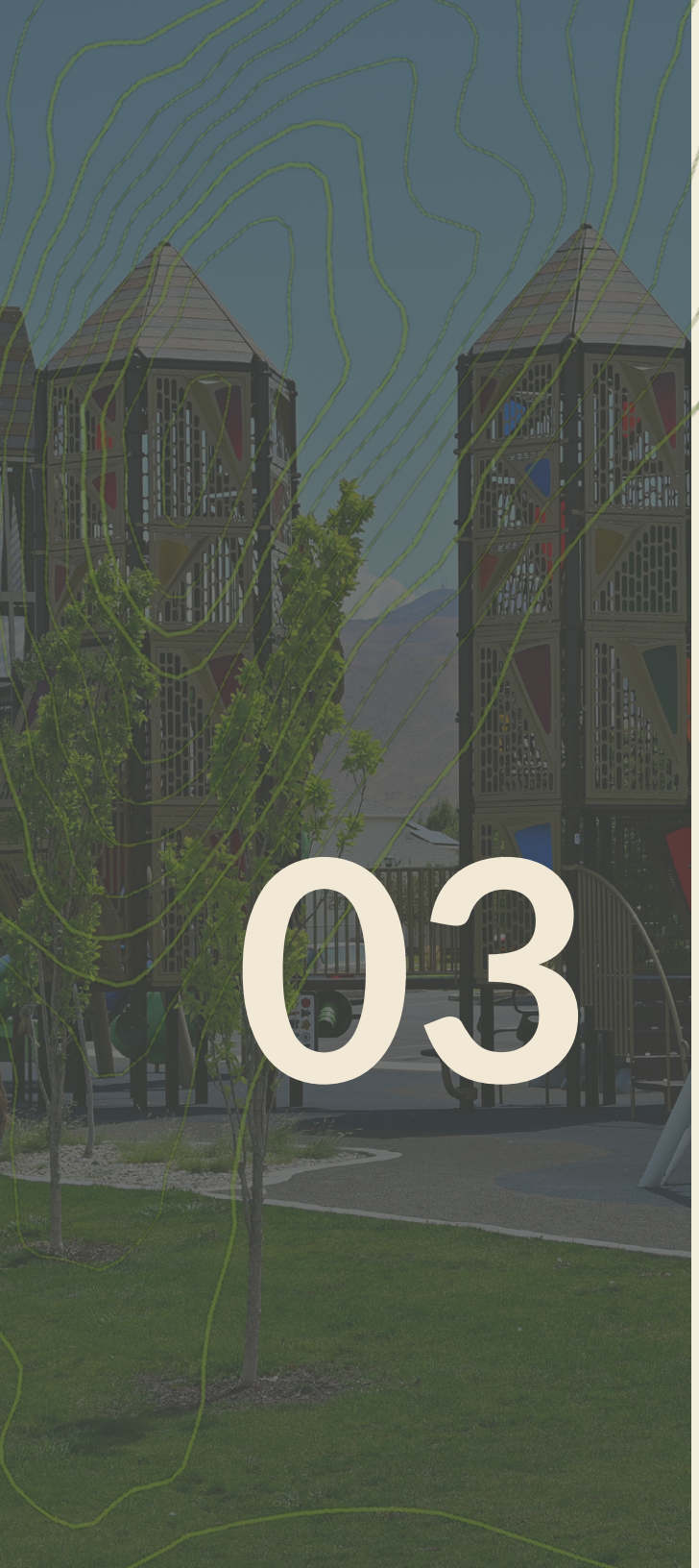


Source: MHTN

Feedback on volunteer ideas related to caring for parks , trails, and open space

SUGGESTED VOLUNTEER ACTIVITIES

- Tree planting events
- Monthly trail clean ups
- Park clean up events and partnering with sports groups
- Bike Trail Maintenance
- Service Days
- Learning about and caring for local / native species
- Nature education



03 PARKS

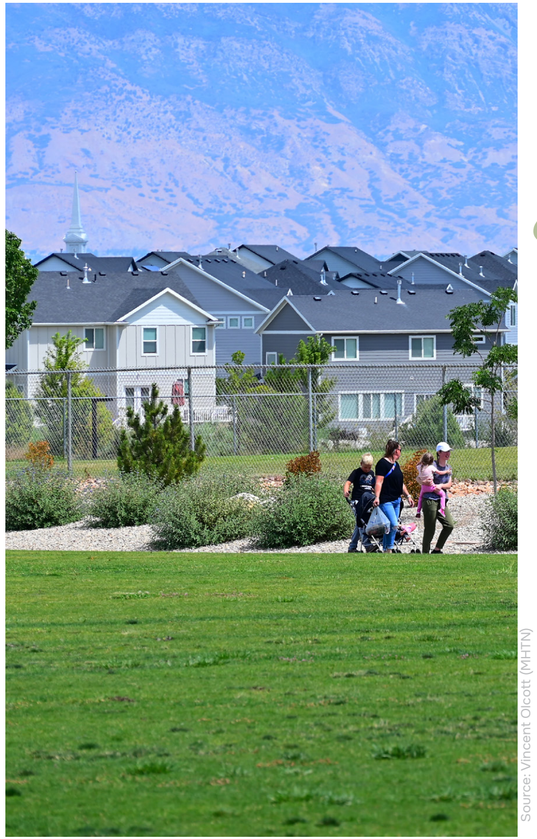
In This Chapter

Parks Intro and Classifications ..... *Pg# 3.02-3.08*

Parks Existing Conditions ..... *Pg# 3.08-3.11*

Level of Service Analysis ..... *Pg# 3.12-3.23*

Recommendations and Strategies ..... *Pg# 3.24-3.29*



Source: Vincent Olcott (MHTN)

Smith Ranch Regional Park

> “Parks and playgrounds are the soul of a city.”

The quote above tells the critical nature parks serve for a community. City parks are public spaces where friends, family, and community members can meet, play, and feel civic pride. They are places where residents can recreate, relax, stay healthy, interact across ages, and strengthen community bonding. Parks allow spaces for people to be outside and physically active, social, and help create strong community bonding.

This section focuses on Eagle Mountain's parks. Parks are developed areas for active recreation and community use, while open space includes both natural and recreational lands that remain partially or mostly undeveloped. Due to their difference in management strategies, they are generally treated as different entities in this plan. This chapter delves into park classifications, definitions, and standards followed by a snapshot of existing City-owned and maintained parks. All sixty-six of the City's parks are mapped by General Plan district with information on geographical coverage, and a Parks Inventory can be found in the appendix where they are profiled through location, photos, a brief description, and an inventory of amenities.

Following the existing conditions section is needs assessment. This section is comprised of a level of service (LOS) analysis, a geographical coverage analysis, and a parks amenity deficiency analysis based on park standards.

The final pages of this section provide recommendations for improving, maintaining, and expanding Eagle Mountain's parks system over the next 5-10 years.

PARK CLASSIFICATIONS

This plan classifies each of Eagle Mountain's existing and future parks into one of four types. A snapshot of those four classifications is shown below and the following pages detail what each entails. That includes information on what amenities and features each park type shall or may include. Amenities that are not listed under each park classification have been deemed unsuitable for that park type by the City. In general, the city will prioritize community and regional parks to consolidate maintenance efforts, while considering opportunities to revitalize some local underutilized local parks.

Local Parks are defined as **less than 2 acres** in size and have minimal amenities. Open lawn areas, picnic tables, benches, trees, and sometimes a playground are found at these types of park. Local parks usually serve the immediate residential neighborhood and tend to be within walking distance of most residents' homes.

36 Park Acres | 36 Parks

LOCAL PARKS

Neighborhood Parks are larger than local parks, averaging **2 to 10 acres** in size, and provide a few more amenities. They typically have sport courts or fields, walking paths, trees, open turf areas, playgrounds, pavilions, picnic areas, seating and sometimes a restroom.

79 Park Acres | 19 Parks

NEIGHBORHOOD PARKS

Community Parks are the next step up in park size, typically covering 10 to 20 acres of land. They tend to have amenities and features that draw from the wider community. Features include larger sports fields and courts, bigger playgrounds, perimeter walking trails, restrooms, trees, large open grassy areas, picnic areas, and seating.

62 Park Acres | 6 Parks

COMMUNITY PARKS

Regional Parks are the largest parks and have a regional draw as the name indicates. These parks are designed to serve a larger area that may extend City boundaries and often have robust and specialty amenities. They are typically 20 acres or larger and may have a sports complex, aquatics facility or splash pad/spray park in addition to community park amenities.

278 Park Acres | 5 Parks

REGIONAL PARKS

LOCAL PARKS

Local Parks, sometimes called "pocket parks," are defined as **less than 2 acres in size** and have minimal amenities. They tend to address limited, isolated, or unique recreational and aesthetic needs. They sometimes serve as a recreational and beautification space where acquisition of larger parks is not possible. Open lawn areas, picnic tables, benches, trees, and sometimes a playground are found at these types of park. Local parks usually serve the immediate residential neighborhood and tend to be within walking distance of most residents' homes.

Local parks have less than a quarter mile service radius. They will generally include a minimum of:

- Small play area/Small playground for young children
- Creative play equipment is encouraged
- Benches or small picnic facilities
- Manicured landscaping (i.e.. lawn, flower beds, trees)

Maintenance should include:

- Basic lawn & landscape care
- Playground & amenity upkeep

36 Local Park Acres

36 Local Parks

EXISTING LOCAL PARKS

- Ash Point Park
- Autumn Ridge
- Brandon Park (small)
- Eagle Park
- Eagle Park Entrance
- Eagle Point G
- Eagle Gate East
- Eagle Gate West
- Eagle Village Park
- Fremont Springs
- Harmony Park II
- Kiowa Valley
- Lake View Estates
- Liberty Farms East
- Liberty Farms West
- Lone Tree
- Meadow Ranch Autumn Park
- Meadow Ranch Elk Ridge
- Meadow Ranch Hidden Drive
- Mount Airey
- Oak Hollow Park
- Overland Trails III
- Pacific Springs Park
- Pioneer Addition 5
- Pioneer Addition 6
- Pioneer Addition 7
- Pony Express Estates II
- Porter's Crossing
- Rush Valley
- Saddleback Park
- Silverlake 8 Park
- Stonebridge Park
- Sunset Ridge North
- Sunset Ridge West
- Westview Heights
- White Hills Park

EXISTING NEIGHBORHOOD PARKS

- Arrival Park
- Cedar Corners Park
- Eagle Point B
- Eagle Point C
- Eagle Point J
- New Park
- North Ranch
- Overland Trails Park
- Pinnacles Park
- Pioneer Park
- Sage Park II
- Sage Valley Park
- Silverlake Neighborhood Park
- Skyline Ridge Park
- Spring Run
- Spring Run II
- Sunset Ridge Park
- Valley View Park
- Walden Park

NEIGHBORHOOD PARKS

Neighborhood Parks are larger than local parks, averaging **2 to 10 acres in size**, and provide a few more amenities. They should serve as the recreational and social focus of the neighborhood. They can provide informal, active, and reflective recreational options for all ages. These parks create a sense of place for a neighborhood.

They typically have a quarter to half mile service radius uninterrupted by non-residential roads or other physical barriers. Often they are connected to and by trails/sidewalks/ low-volume streets and are within walking/biking distance of most residents. They should have high visibility to surrounding streets for public safety.

They should generally include:

- Med. size children's playground
- Amenities (i.e small/med. pavilion(s) with picnic tables, restrooms, seating)
- Open play area for practice or pickup games
- Bike racks
- Available off-street parking spaces for 5-10 acre parks. No off street parking is required for 2-5 acre parks unless on-street parking is limited.
- Internal trails connecting to trails and City sidewalks

Active recreation features may include:

- Game courts consisting of any these: basketball courts, pickleball courts, tennis courts, volleyball, courts
- Low-impact recreation options (i.e. bocce ball, horseshoes, outdoor gym equipment)

Maintenance should include:

- General lawn and vegetation care
- Court upkeep and maintenance
- Pavilion and playground maintenance and cleaning

79 Neighborhood Park Acres

19 Neighborhood Parks

COMMUNITY PARKS

Community Parks are the next step up in park size, typically covering **10 to 20 acres** of land. They tend to have amenities and features that draw from the wider community and serve a broader purpose than a neighborhood park. Their focus should be meeting community-based recreation and gathering needs. These parks should serve two or more neighborhoods and their service radius is one mile. They tend to be served by arterials, collector streets and trail networks; they are often geographically centered.

They should generally include:

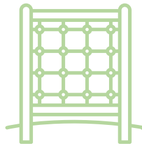
- Large play structure
- Amenities (i.e. bike racks, restroom, seating information kiosks), medium/ large pavilion(s) with picnic tables
- Game courts consisting of two or more of the following: basketball court, pickleball courts, tennis court, volleyball courts
- Low impact recreation options (i.e. bocce ball, horseshoes, outdoor gym equipment)
- Parking lot(s)
- Internal trails connecting to other City sidewalks/trails

Informal and programmed active recreation features may include:

- Disc golf area, climbing wall, skate park, and other similar popular activities
- Jogging trails

Maintenance should include:

- General lawn and vegetation care
- Court upkeep and maintenance
- Pavilion and playground maintenance and cleaning
- Snow removal from the parking lot



62 Community Park Acres
6 Community Parks

EXISTING COMMUNITY PARKS

- Brandon Community Park
- Firefly Regional Park
- Nolen Parks
- Silverlake Ampitheatre
- Silverlake Woodhaven Park
- Sweetwater Park

EXISTING REGIONAL PARKS

- Cory B Wride Memorial Park
- Firefly Bike Park
- Mountain Ranch Bike Park
- Pony Express Memorial
- Smith Ranch Regional Park

REGIONAL PARKS

Regional Parks are the largest parks and have a regional draw as the name indicates. These parks are designed to serve a region and often have robust and specialty amenities. They are typically **20 acres or larger.** Regional parks typically have a two to five mile service radius. Specialty Parks such as skate and bike parks are also included in this category because of their unique regional draw. They may not follow the standards below.

They should generally include:

- Large play structures
- Multiple amenities: medium and large pavilions with picnic tables, restroom, bike racks, seating)
- One or more Parking lot(s)

Areas for reflection and passive recreation features may include:

- Internal trails connecting to greenway trails and City sidewalks
- Individual and reservable group picnic/sitting areas
- May provide access to trailheads or nearby open space

Informal and programmed active recreation features may include:

- Baseball and/or soccer fields
- Multiple regulation sized game courts (basketball, tennis, etc.)
- Disc golf area, climbing wall, skate park, and other similar popular activities
- Jogging trails

Maintenance should include:

- General lawn and vegetation care
- Court upkeep and maintenance
- Pavilion and playground maintenance and cleaning
- Snow removal from the parking lot

278 Regional Park Acres
5 Regional Parks

EXISTING CONDITIONS

While Eagle Mountain is a generally young City, it already has a wide range of parks serving its residents. With 66 City-owned parks, approximately 462 acres, in Eagle Mountain City, the City generally has a good distribution of park services across multiple neighborhoods. For the purposes of this plan, this existing conditions assessment does not include private and HOA-owned and managed parks and will not be included in determining level of service areas for the City. Map 1 shows the location of all the City-owned and maintained parks. The numbers correspond to their names in a list on the next page. Parks are numbered by type and then alphabetically.

The concentration of parks is found in the two most developed districts: Ranches Gateway and South Town. Several local and neighborhood parks are also found in the North Benches. With newer development in the West End, community parks have been established and are anticipated to expand within the neighborhood.

EXISTING CONDITIONS AT A GLANCE

TOTAL CITY-OWNED PARKS
66 PARKS
Previously 53 parks (2020 Plan)

ACRES OF CITY-OWNED PARKS
455 ACRES
Previously 368 acres (2020 Plan)

ACRES OF MOWED TURF
152 ACRES
Apx. 6,627,621 Square Feet

PARKING SQUARE FOOTAGE
494,229 SF
Apx. 1500 Stalls

EXISTING AMENITIES AT A GLANCE

PLAY & RECREATION
- 8 Large Playgrounds
- 64 Tot Lots
- 25 Basketball Courts
- 31 Pickleball Courts
- 4 Volleyball Pits
- 7 Baseball Fields
- 4 Tennis Courts
- 3 Soccer Fields
- 1 Splash Pad
- 3 Zip Lines
- 1 Ninja Warrior Course

COMMUNITY SPACES
- 2 Amphitheaters
- 44 Pavilions (3 large, 4 med., 37 small)
- 12 Shade Structures
- 1 Rodeo Ground

SITE FURNISHINGS/ INFRASTRUCTURE
- 3 Kiosks
- 129 Trash Cans
- 14 Bike Racks
- 11 Restrooms
- 10 Drinking Fountains
- 209 Picnic Tables
- 31 BBQ Pits
- 155 Benches

HEALTH & WELLNESS
- 14.6 miles Trails
- 2,887 Trees
- 2 Excercise Equipments

(Smith Ranch Skate Park)

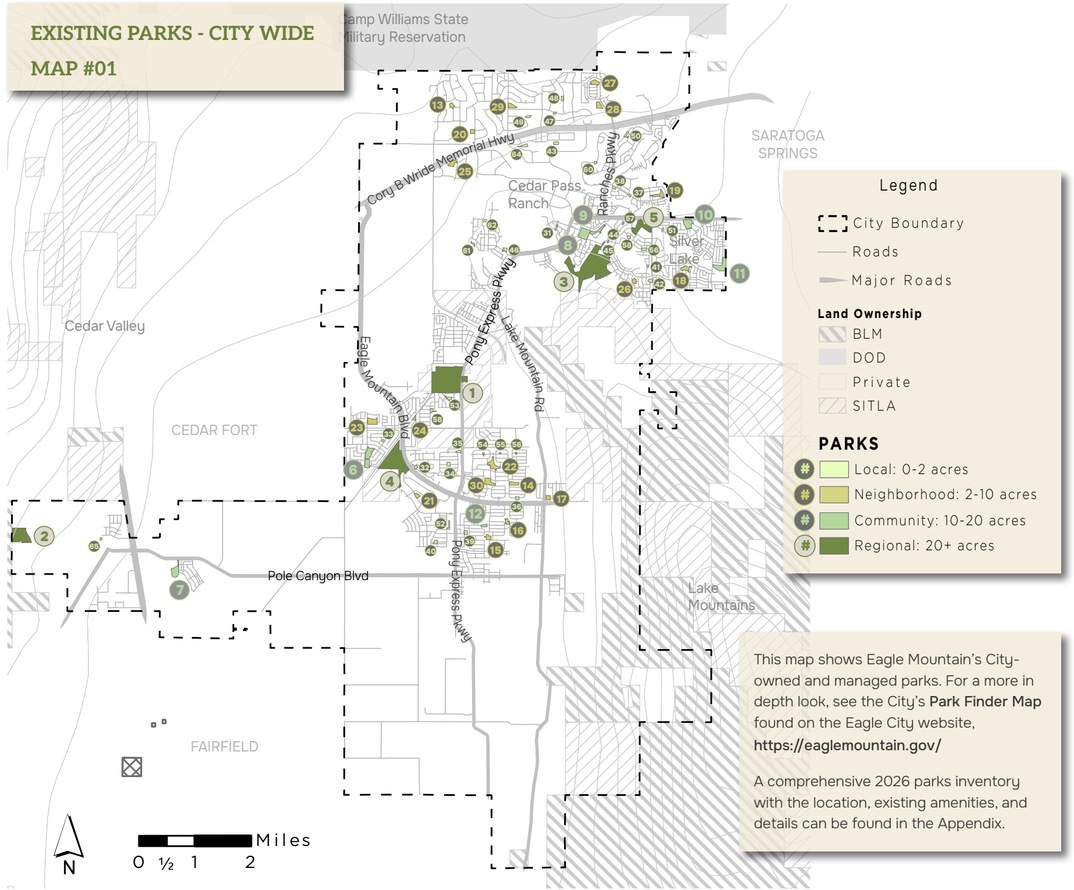
Baseball Field (Corey B. Wride)

Source: Vincent Olcott (MHTN)

Large Pavilion (Corey B. Wride))

Splash Pad (Corey B. Wride)

EXISTING PARKS - CITY WIDE
MAP #01



Legend

- City Boundary
- Roads
- Major Roads

Land Ownership

- BLM
- DOD
- Private
- SITLA

PARKS

- Local: 0-2 acres
- Neighborhood: 2-10 acres
- Community: 10-20 acres
- Regional: 20+ acres

This map shows Eagle Mountain's City-owned and managed parks. For a more in depth look, see the City's **Park Finder Map** found on the Eagle City website, **https://eaglemountain.gov/**

A comprehensive 2026 parks inventory with the location, existing amenities, and details can be found in the Appendix.

Regional Parks

1. Cory B. Wride Memorial Park
2. Firefly Bike Park
3. Mountain Ranch Bike Park
4. Pony Express Memorial
5. Smith Ranch Regional Park

Community Parks

6. Brandon Community Park
7. Firefly Regional Park
8. Nolen Parks
9. Silverlake Amphitheater
10. SilverLake Woodhaven Park
11. Sweetwater Park

Neighborhood Parks

12. Arrival Park
13. Cedar Corners Park
14. Eagle Point B
15. Eagle Point C
16. Eagle Point J
17. New Park
18. North Ranch
19. Overland Trails Park
20. Pioneer Park
21. Pinnacles Park
22. Sage Park II
23. Sage Valley Park
24. Silverlake Neighborhood Park
25. Skyline Ridge Park
26. Spring Run
27. Spring Run II
28. Sunset Ridge Park
29. Valley View Park
30. Walden Park

Local Parks

31. Ash Point Park
32. Autumn Ridge Park
33. Brandon Park
34. Eagle Park
35. Eagle Park Entrance
36. Eagle Point G
37. Eagle Gate East
38. Eagle Gate West
39. Eagle Village Park
40. Fremont Springs
41. Harmony Park II
42. Kiowa Valley
43. Lake View Estates
44. Liberty Farms East
45. Liberty Farms West
46. Lone Tree Park
47. Meadow Ranch Autumn Park
48. Meadow Ranch Elk Ridge
49. Meadow Ranch Hidden Drive
50. Mt. Airey Park
51. Oak Hollow Park
52. Overland Trails III
53. Pacific Springs Park
54. Pioneer Addition 5
55. Pioneer Addition 6
56. Pioneer Addition 7
57. Pony Express Estates II
58. Porters Crossing
59. Rush Valley Park
60. Saddleback Park
61. Silverlake 8 Park
62. Stonebridge Park
63. Sunset Ridge North
64. Sunset Ridge West
65. Westview Heights
66. White Hills Park

Non-City Owned Parks

- Evans Ranch Park (HOA section)
- Cedar Pass Ranch
- Silver Lake Village Park
- Northmoor Park
- Willow Springs Park

Source: Eagle Mountain

Cory B Wride Memorial Park

PARKS LEVEL OF SERVICE ANALYSIS

Level of service (LOS) in parks planning is traditionally measured in two ways. The first looks at the ratio of parks acres to population. The second examines park distribution and service area geographically.

LOS is a technical measurement developed by the National Parks and Recreation Association to assess whether the amount of park land meets the community's needs. This ratio is calculated by dividing the total park land acres by the population and then multiplying by 1,000. This results in the number of park acres per thousand people for a given community.

While LOS can be a useful benchmark for determining park needs, a community may want to be more nuanced with how it decides its particular needs. For example, an urban community in which many people live in apartments or buildings with little to no private outdoor space, having many local and small parks scattered throughout the City may be important. However, in a community like Eagle Mountain, where many residents have their own large backyards, a need for many small local parks may not be as acute. Instead, the community may find more value focusing on the development of larger community and regional parks with unique amenities or spaces to accommodate large groups and organized games. Furthermore, communities like Eagle Mountain have access to a much larger amount of adjacent open space and public land.

Current level of service divides the acres of all City-owned parks including regional, community, neighborhood, and local (455.9 acres) by the estimated existing population (79,314 people) and multiplies it by 1,000, resulting in an existing LOS of 5.74 acres of parkland per 1,000 residents.

5.74 acres per 1,000 people

GEOGRAPHICAL DISTRIBUTION ANALYSIS

Distribution analysis looks at a park's spatial location in relation to its surroundings and uses a certain radius of service based on the park type. Each park was assigned a service radii as follows:

- Local Parks (1/4 mile radius)
- Neighborhood Parks (1/2 mile radius)
- Community Parks (1 mile radius)
- Regional and Specialty Parks (2 miles)

The maps on the following pages show each park's level of service mapped against future and current residential land uses. This helps identify which residential areas have park service and which do not.

Looking at current conditions, Map 4 shows system-wide gaps, the most prominent being in the Northwest region of Eagle Mountain. Gap 2 is a nuanced gap that is shown to represent the lack of community and neighborhood parks, but has regional park service. Gap 3 in the western side of the city within Hidden Valley neighborhood, and Gap 4 shows areas west of the Lake Mountains that don't have parks service.

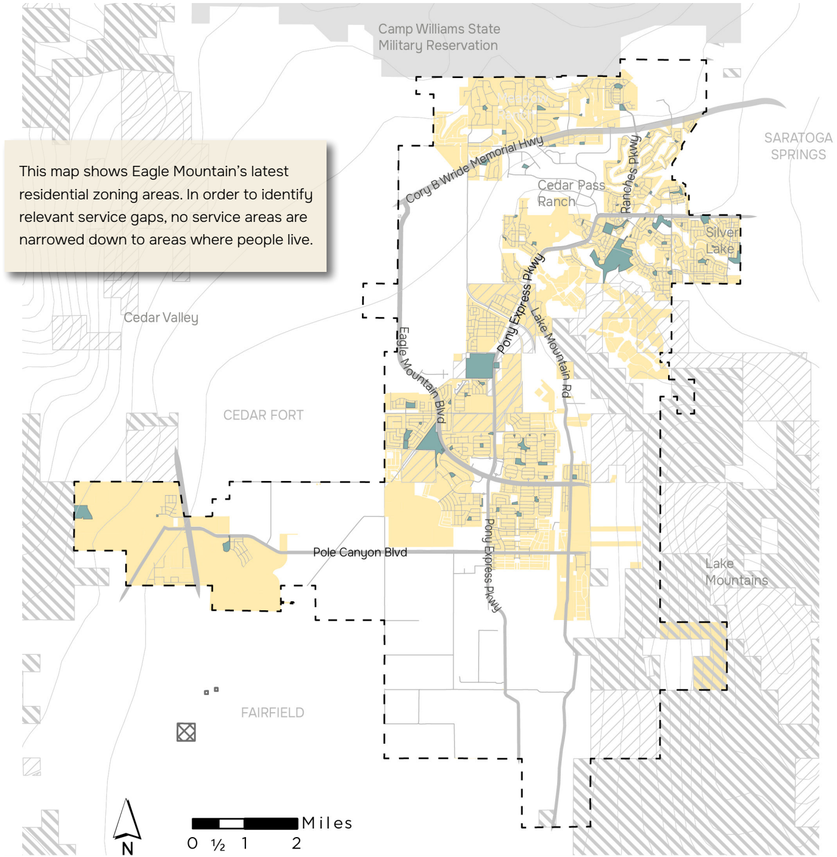
While the City may have sufficient overall parks coverage today, we see several notable gaps in the parks system when we factor in the location of future residential areas, and narrow it down to prioritized regional and community parks, shown in Map 5. Gap A highlights a lack of regional and community parks in the entire north end of the City. Gap B and C shows how Gap 3 and 4 will grow in the future as the population increases. Lastly, Gap D represents future gaps in service if there are no regional or community parks built in the west side of Eagle Mountain with new residential development.

As explained on the previous page, every community is different and must set their standards for parks development and coverage in a way that fits their unique needs. Therefore, while these gap areas do not have any current parks, Gap 4 is adjacent to either planned open space or SITLA/BLM land. The City may want to factor this in when determining where to add future parks to increase its geographic level of service. Maps 4-5 show LOS by park type and are shown for illustrative purposes. Just because there is not 100 percent local park coverage in the City, that does not necessarily indicate a gap that should be filled if the community wants to de-emphasize resources on local parks.

Source: Eagle Mountain

Cory B Wride Memorial Park

This map shows Eagle Mountain's latest residential zoning areas. In order to identify relevant service gaps, no service areas are narrowed down to areas where people live.



Legend

- City Boundary
- Roads
- Major Roads
- Park Boundaries
- Zoning - Residential

Geographic Service Areas

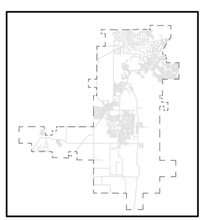
- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas

Land Ownership

- BLM
- DOD
- Private
- SITLA

2030 Projected Population

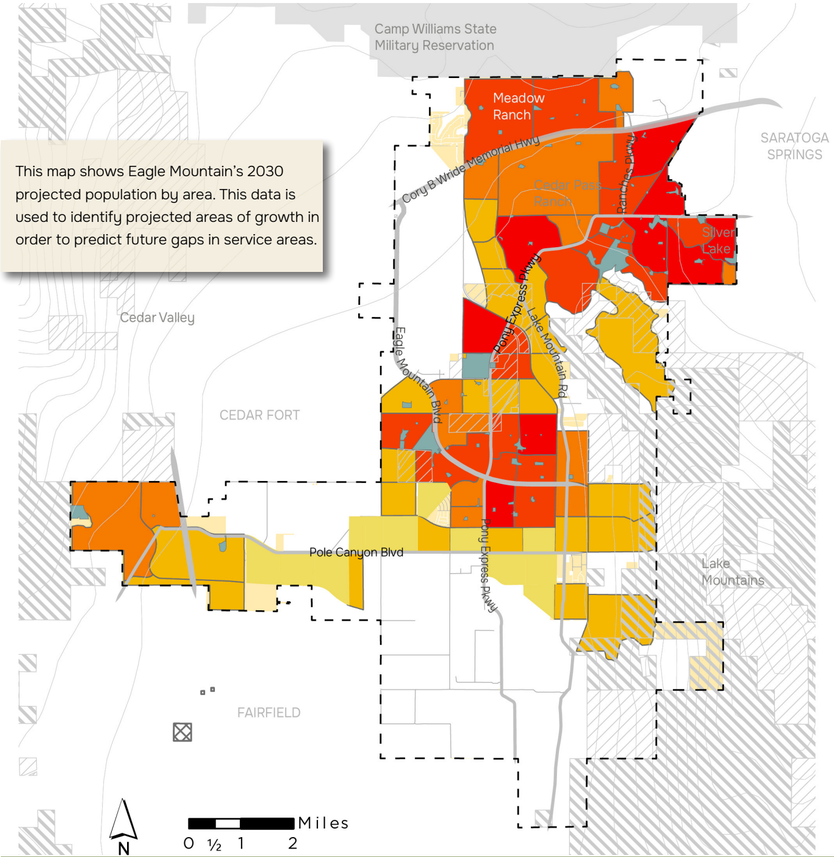
- 0-99
- 100-399
- 400-999
- 1,000-1,999
- 2,000-3,300



Map Extent

MAP #02: 2025 ZONED RESIDENTIAL AREAS

This map shows Eagle Mountain's 2030 projected population by area. This data is used to identify projected areas of growth in order to predict future gaps in service areas.



Legend

- City Boundary
- Roads
- Major Roads
- Park Boundaries
- Zoning - Residential

Geographic Service Areas

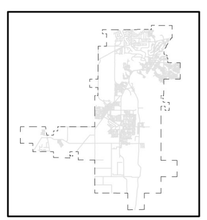
- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas

Land Ownership

- BLM
- DOD
- Private
- SITLA

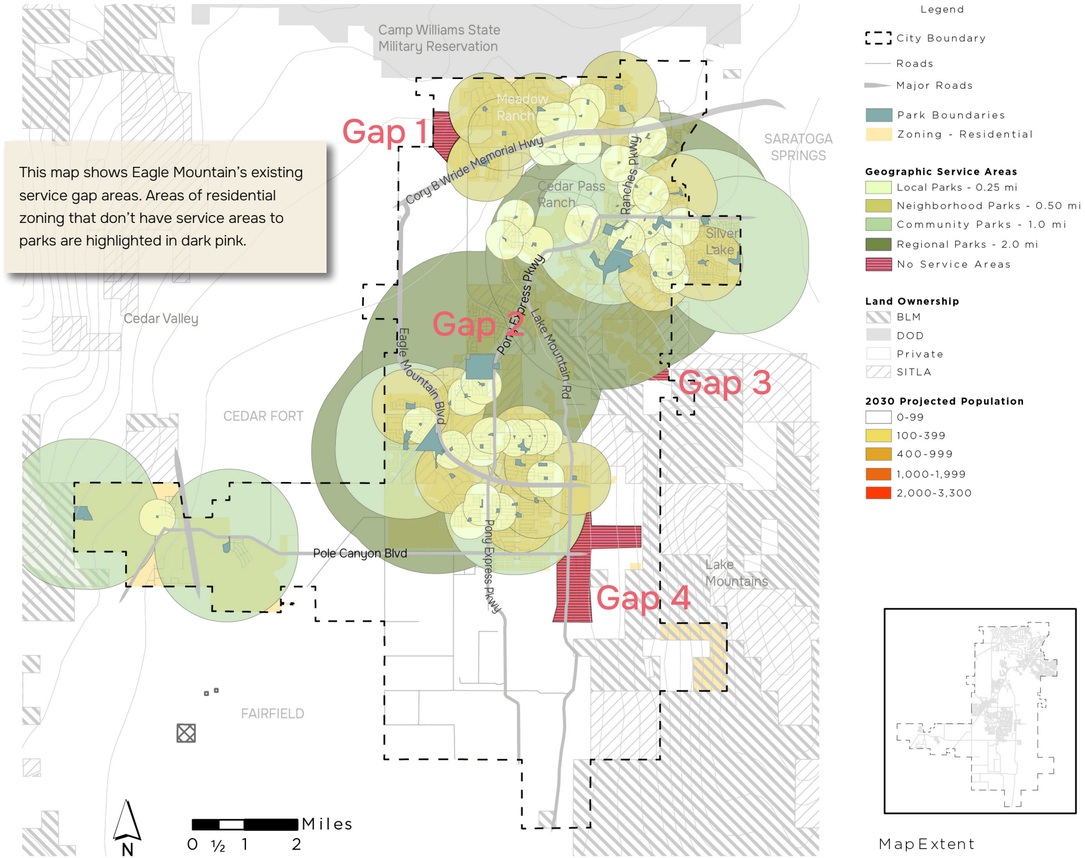
2030 Projected Population

- 0-99
- 100-399
- 400-999
- 1,000-1,999
- 2,000-3,300



Map Extent

MAP #03: 2030 PROJECTED POPULATION BY AREA



This map shows Eagle Mountain's existing service gap areas. Areas of residential zoning that don't have service areas to parks are highlighted in dark pink.

Legend

- City Boundary
- Roads
- Major Roads
- Park Boundaries
- Zoning - Residential

Geographic Service Areas

- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas

Land Ownership

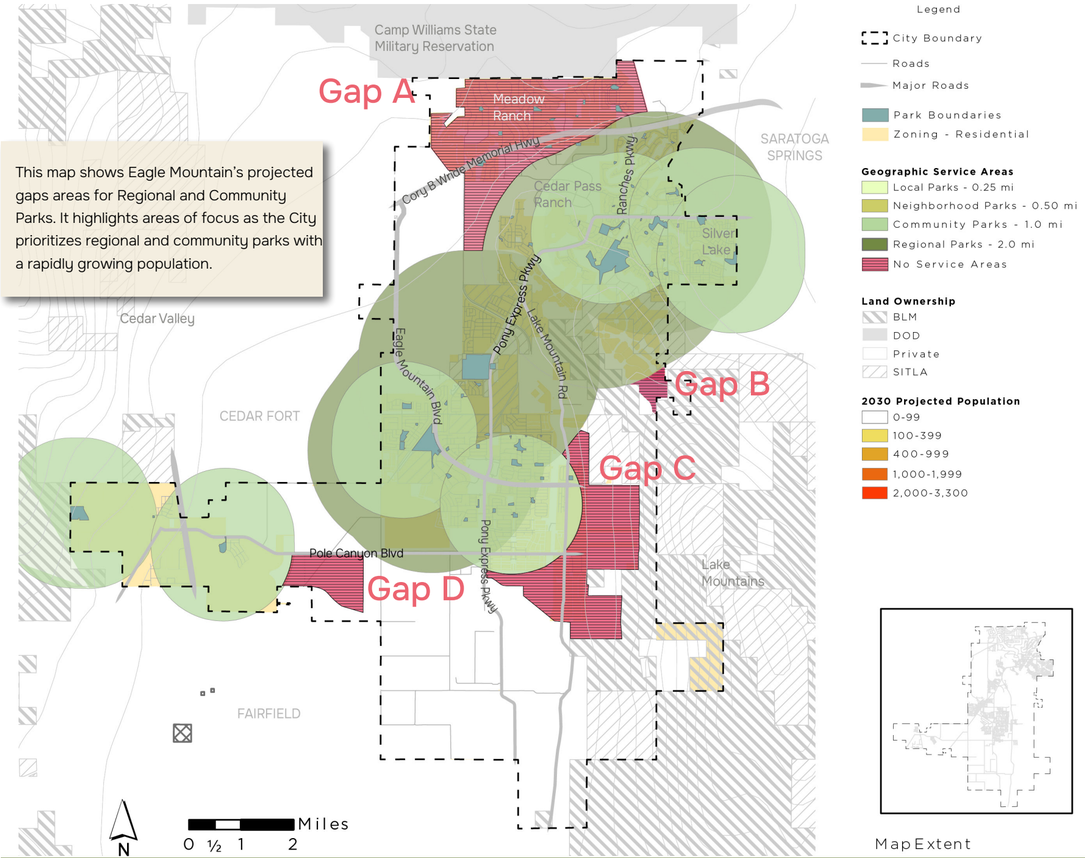
- BLM
- DOD
- Private
- SITLA

2030 Projected Population

- 0-99
- 100-399
- 400-999
- 1,000-1,999
- 2,000-3,300

Map Extent

MAP #04: EXISTING PARKS SERVICE AREA GAPS



This map shows Eagle Mountain's projected gaps areas for Regional and Community Parks. It highlights areas of focus as the City prioritizes regional and community parks with a rapidly growing population.

Legend

- City Boundary
- Roads
- Major Roads
- Park Boundaries
- Zoning - Residential

Geographic Service Areas

- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas

Land Ownership

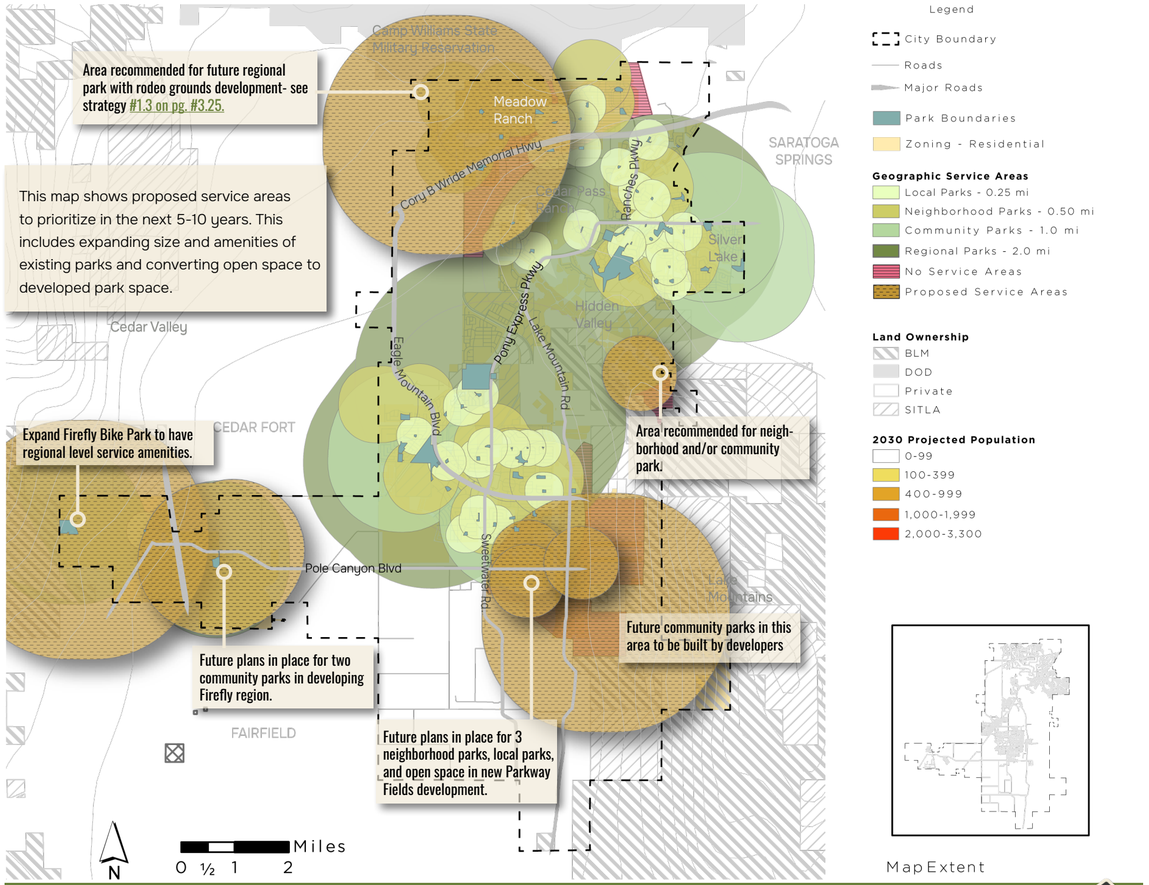
- BLM
- DOD
- Private
- SITLA

2030 Projected Population

- 0-99
- 100-399
- 400-999
- 1,000-1,999
- 2,000-3,300

Map Extent

MAP #05: PROJECTED GAPS FOR REGIONAL AND COMMUNITY PARKS



Legend

- City Boundary
- Roads
- Major Roads
- Park Boundaries
- Zoning - Residential

Geographic Service Areas

- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas
- Proposed Service Areas

Land Ownership

- BLM
- DOD
- Private
- SITLA

2030 Projected Population

- 0-99
- 100-399
- 400-999
- 1,000-1,999
- 2,000-3,300

Map Extent

MAP #06: PROPOSED PARKS SERVICE AREAS

EXISTING AND FUTURE NEEDS

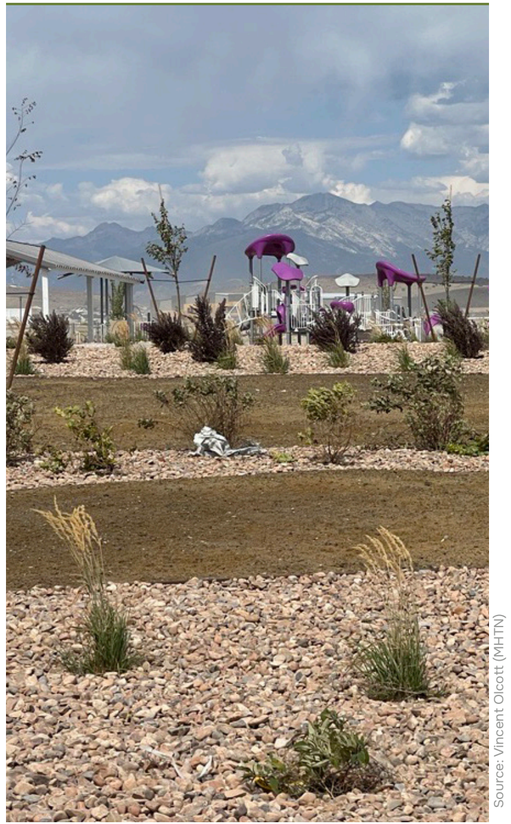
This section covers how the City might meet the existing and future park needs of its residents as it relates to level of service (LOS) and geographical coverage. The analysis builds on the previous section and reflects population growth projections. LOS is just one measure that helps a City determine whether it is meeting its residents current and future needs.

The table below provides a sampling of LOS comparisons to other cities in Utah. This provides a general sense of how LOS may differ from city to city, considering differences in population, geography, etc. However, Eagle Mountain is unique and therefore, the table is simply for the purpose of analysis and not meant to be prescriptive.

With the current 455 city-owned acres of parkland in Eagle Mountain and its estimated current population of about 79,314 people, the City has a moderately high LOS in its cohort. It should be noted, that the parkland included in the total number of acres does include parkland that may be reserved for future improvements and is currently open space, as well as local parks, which do not necessarily provide for the community as a whole.

Table 19: LOS Comparison

City	Level of Service
Eagle Mountain	**5.74**
Springville	7.19
Lehi	1.57
Payson	7.28
Lindon	4.26
American Fork	4.42
Saratoga Springs	3.22
Provo	4.04
Herriman	3.71
Orem	4.54



Source: Vincent Olcott (MHTN)

Smith Ranch Regional Park

Source: Vincent Olcott (MHTN)

Silverlake Neighborhood Park

EXISTING AND FUTURE NEEDS CONT.

To better determine existing and future park needs, understanding level of service by park type further informs the analysis. Below are general guidelines for level of service by park type as defined in the 2020 Eagle Mountain Parks, Trails, and Open Space Master Plan and the National Recreation and Park Association (NRPA). They indicated the following LOS standards to meet:

- Local (Pocket) Park - 0.5 acres per 1,000 people
- Neighborhood Park - 1.75 acres per 1,000 people
- Community Park - 2 acres per 1,000 people
- Regional Park - 5-10 acres per 1,000 people

By these measures, these are the existing levels of service by park type in Eagle Mountain:

0.46 Local Park **acres per 1,000 people**

0.99 Neighborhood Park **acres per 1,000 people**

0.79 Community Park **acres per 1,000 people**

3.51 Regional Park **acres per 1,000 people**

5.74 City-wide **acres per 1,000 people**

Since the 2020 plan update, there has been an increase in nearly 100 park acres. Even so, the more nuanced LOS analysis by park type reveals that the City is no longer meeting or exceeding the standards set forth in its previous master plan, largely due the population nearly doubling in size.

This analysis uses the City's current population estimate of 79,314 people and indicates that for this current population size, the City is deficient in its acre benchmarks for level of service. As the City grows, it will need to continue to build upon this system to continue to meet or exceed these standards.

Therefore, this plan recommends that instead of using the overall system-wide LOS measure for measuring future park needs, it should aim to meet the LOS measures by park type. The standards recommended in the 2020 Eagle Mountain Parks, Trails, and Open Space Master Plan are carried forward and recommended in this plan, as well.

2026 LOS Standards in Eagle Mountain:

- Local (Pocket) Park - 0.5 acres per 1,000 people
- Neighborhood Park - 1.75 acres per 1,000 people
- Community Park - 2 acres per 1,000 people
- Regional Park - 5 acres per 1,000 people

Source: Vincent Olcott (MHTN)

Silverlake Neighborhood Park

LEVEL OF SERVICE (LOS) & IMPACT FEES

This plan details existing and future proposed parks level of service (LOS). These LOS figures differ from those established in the 2026 Eagle Mountain Parks & Trails Impact Fee Facilities Plan (IFFP).

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining Impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing essential public services. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five acres of parks in Eagle Mountain for each 1,000 residents at present, new development cannot be charged at a rate for ten acres of park land for each 1,000 residents. Eagle Mountain may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS. Utah law is clear on this point, stating the following:

"A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development." UC11-36-202(1)(a)(ii)."

The Master Plan should provide a foundation for developing a Capital Improvements Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). The IFFP is designed to identify the demands placed upon the existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS.

While the IFFP and IFA will serve as a companion to this document, information may differ due to the specific requirements related to the calculation of impact fees as defined in Utah Code 11-36a – the Impact Fee Act.

Source: Eagle Mountain

Silverlake Community Park

PARKS AMENITIES DEFICIENCY ANALYSIS

Beyond measuring park supply by geographic reach and acres per person, another method of analyzing park service is through what amenities are offered. Page 3.8 lists several of the city's parks amenities in aggregate. There is also a comprehensive parks inventory that can be found in the appendix which shows which amenities are found in each park.

Each park type also has a set of standards for which amenities should be present, as identified on page 3.4 to 3.7. These standards were decided by the City through this master planning process and were informed by the National Parks and Recreation Association's standards for each park type.

The inventory of amenities for each park was cross-referenced with a list of standard amenities by park type to determine which parks were deficient in amenities based on their classification. The tables to the right indicate those deficiencies.

The data shows deficiencies are distributed across the park types indicating several parks do not meet the standards for their classification. As part of this process, these figures were reviewed with the City to calibrate them to expected construction for all the parks. A few exceptions were made for certain parks to deviate from the standards.

For example, while Nolen East, and Nolen Park and are all usually referenced as individual parks (but classified as a community park when counted together), the community-type park standards were applied to all three as one entity versus as each individually. This means that while Nolen West may not have a sports field, which is the standard, it was not counted deficient because Nolen Park does have sport fields.

Another exemption made to this analysis was with Local Parks. There are several very small local parks throughout the City that do not have any amenities other than lawn. While the standard for local parks includes small playgrounds, the City indicated there was not a desire to construct more small playgrounds.

Regional Parks Deficiency Analysis	
Large play structures	2
Pavilions	4
Restrooms	1
Multiple game courts	1
Picnic tables	4
Active recreation fields	1
Parking lots	1
Play structures	2

Community Parks Deficiency Analysis	
Large/medium play structures	4
Medium/large pavilions	3
Informal ball fields	4
Game courts	3
Restrooms	3
Picnic tables	8
Parking lots	2

Neighborhood Parks Deficiency Analysis	
Medium/small size playgrounds	2
Small/medium pavilions	8
Open play areas	7
Bike racks	11
Parking lots	8
Sport courts	4
Picnic tables	4
Trash cans	1

Local Parks Deficiency Analysis	
Trash cans	3
Benches or small picnic facilities	6

PARKS RECOMMENDATIONS

The following pages provide recommendations to the City that align with the guiding principles and are supported by strategies to achieve those recommendations, and policies that can be considered implementation measures for each.

The recommendations are based upon the existing conditions, analyses performed, conversations with the City staff, and input received from the community.

The parks recommendations build on what the community values most about Eagle Mountain's parks and recreation system—its role in shaping identity, fostering connections, and supporting a vibrant local economy. These strategies respond directly to public feedback and continue the momentum of what is working well, emphasizing the importance of parks as everyday gathering places that strengthen community life. These strategies aims to enhance recreation as a driver of both quality of life and economic vitality, while maximizing partnerships and programming opportunities across shared public spaces. Together, these actions ensure that Eagle Mountain's parks continue to serve as the heart of the community today and for future generations.

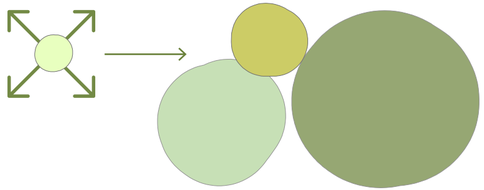
FOCUS CITY RESOURCES ON CONSTRUCTING MORE COMMUNITY AND REGIONAL SIZE PARKS AND AMENITIES AS THE CITY POPULATION INCREASES.

Strategy #1: Pursue the development of community and regional parks in the future to meet the needs of the community, thus minimizing the maintenance demands associated with smaller parks.

- Policy 1.1. Identify potential parcels larger than 10 acres or parcel assemblage for development of a community or regional park
- Policy 1.2. Establish a long-term strategy for acquisition and management including maintenance, of all parks.
- Program 1.3. Pursue opportunity for developing a regional park in Northwest corner of Eagle Mountain including new rodeo grounds in collaboration with Camp Williams and their fundings through their LTA (Lands Trust Alliance).

Strategy #2: Explore transitioning smaller, underutilized, maintenance intensive local parks.

- Policy 2.1. Conduct cost-benefit analysis of transforming turf in small parks into xeric landscaping that has lower water-use and lower maintenance.
- Policy 2.2. Explore opportunities for acquiring adjacent parcels to increase size of local parks.



Strategy #3: Create alternatives for developer participation in the provision and construction of large parks.

- Policy 3.1. Expand upon the current in-lieu fee parks program rather than accepting local parks with each development.
- Policy 3.2. Provide a program that allows the City to make concessions with developers for community or regional parkland contributions and maintenance efforts.

Strategy #4: Consider building a recreational center, aquatic facility, or recreational pond.

- Policy 4.1. Continue design process for new recreational center and begin to evaluate resident interest in proposed facility and financial feasibility.
- Policy 4.2. Explore creating a water recreation amenity that utilizes recycled water from commercial data centers in the City.

Source: Stepmann Realty Corp.

Parks and Open Space Oriented Residential Development

STRIVE FOR A CITY-WIDE LOS (LEVEL OF SERVICE) OF AT LEAST 6.25 ACRES PER 1,000 RESIDENTS AS RECOMMENDED BY NRPA**

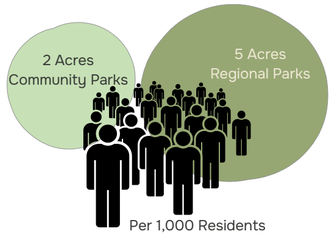
Strategy #5: Continue to meet the proposed minimum Level of Service (LOS) for regional parks of 5 acres per 1,000 population in the future.

- Policy 5.1. Ensure continued development of future phases of Cory B. Wride and Pony Express Parks.
- Policy 5.2. By 2036, acquire and develop additional 135 acres of land to build additional regional park(s) and fulfill LOS demand based on future population projections.

**Impact fees shall not be used to increase LOS.

Strategy #6: Continue to meet the established Level of Service (LOS) for community parks of 2 acres per 1,000 population in the future.

- Policy 6.1. Ensure continued development of future phases of Sweetwater Park, SilverLake Woodhaven Park, Smith Ranch Park, Firefly Bike Park, and Corey B. Wride.



ENSURE THAT NEW AND EXISTING PARKS PROVIDE HIGH-QUALITY, VARIED OPPORTUNITIES FOR THE COMMUNITY.

Strategy #7: Construct diverse park amenities and creative improvements across the parks system so that each park has variety and is unique.

- Policy 7.1. Expand incentives for developers who install creative playground equipment (beyond a basic small playground and as defined by the City).
- Policy 7.2. Focus some park equipment and amenities on educational experiences such as informational and/or interpretive signage or park accents.
- Policy 7.3. Build a dog park in a select location in the community.
- Policy 7.4. Develop outdoor-themed parks with places for hammocks, seating and other amenities that allow people to enjoy the City's natural vistas.

Strategy #8: Strive for a balance of spaces for active and passive recreation in parks. Create greatest amount of flexibility and open the door for future tournaments.

- Policy 8.1. Increase the space in parks dedicated to large fields for sports like soccer, lacrosse, and rugby.
- Policy 8.2. Increase the number of courts for pickleball, tennis, and volleyball.
- Policy 8.3. Promote some parks as places for leisure with well landscaped walking paths and sitting or resting areas.

ADD HIGH QUALITY AMENITIES TO PARKS THAT ARE LACKING BASED ON PARK STANDARDS DEFICIENCY ASSESSMENT.

Strategy #9: Upgrade existing neighborhood, community, and regional parks to meet minimum standards and amenity levels of service requirements and develop new parks with at least the minimum required amenities.

- Policy 9.1. Set a schedule for improving existing parks and align City budget to the schedule.
- Policy 9.2. Ensure the budgeting for new parks include enough to provide at least the minimum required amenities, or have a schedule for continued improvements to meet the standards.

IMPROVE AWARENESS OF PARKS AND AMENITIES FOR EVERYONE IN THE COMMUNITY.

Strategy #10: Increase awareness about the breadth and depth of park offerings in the City.

- Policy 10.1. Implement a signage and wayfinding system for the City so residents have visual information cues to navigate and be informed of available facilities and amenities.
- Policy 10.2. Add additional information about City parks and their amenities to the City website and keep EM Parks Amenity finder regularly updated.
- Policy 10.3. Host various events throughout the larger parks in the community
- Policy 10.4. Consider a Signage and Wayfinding study to identify key locations and cohesive signage design for the City.

Source: EMC 2024 Brand and Marketing Playbook

Eagle Mountain Signage and Wayfinding Precedents

DIVERSIFY RESPONSIBILITY AND SUPPORT FOR THE CREATION OF MAINTENANCE OF EAGLE MOUNTAIN PARKS

Strategy #11: Encourage the creation of resident or nonprofit stewardship groups to foster support, advocacy, funding, and maintenance of City parks.

- **Program 11.1.** Explore the creation of a non-profit organization that is dedicated to the City's parks, such as "Friends of Eagle Mountain Parks" group that can receive grants and donations.
- **Program 11.2.** Create a service learning project initiative for students in the community to volunteer and donate time toward parks upkeep.

Source: OKC.gov

City Parks Volunteer Program in Oklahoma

ENHANCE THE CITY'S REPUTATION AS A COMMUNITY KNOWN FOR COMMITMENT TO THOUGHTFUL PARK DESIGN PRACTICES.

Strategy #12: Design parks to be efficient as it relates to resource use and maintenance costs.

- **Policy 12.1.** Use data to measure water use, energy consumption, and maintenance costs to enhance performance and decision-making.
- **Policy 12.2.** Solicit new park designs that focus on water and energy conservation.
- **Policy 12.3.** Design parks in adherence to the Dark Skies Initiative
- **Policy 12.4.** Analyze said data in order to identify underutilized parks and turf areas to be converted to fire barriers or naturalized areas.

Source: Vincent Olcott, MHTN

Natural Park Landscapes in Eagle Mountain

Source: Vincent Olcott, MHTN

Silverlake Woodhaven Community Park, Eagle Mountain

04 TRAILS

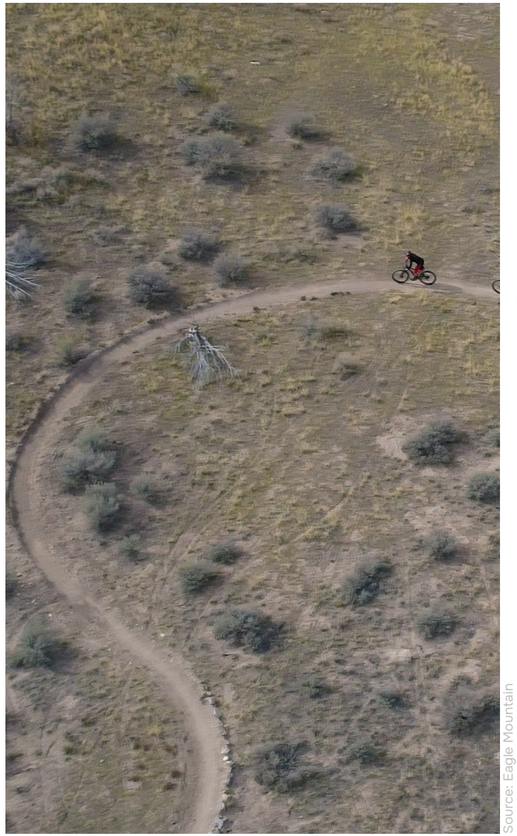
In This Chapter

Definitions . . . . . *Pg# 4.04-4.05*

Eagle Mountain Existing Trails System . . . . . *Pg# 4.06*

Paved Trails Recommendations . . . . . *Pg# 4.08-4.14*

Priority Funding Sources . . . . . *Pg# 4.15-4.16*



Source: Eagle Mountain

Mountain Bike Trail

> "A thoughtfully planned trail system can promote community health, equity, economic growth, and quality of life."

In cities that are walkable and bikeable, people may walk or bike for transportation and recreation using designated paths for convenient, safe, and healthy ways to get around. Such cities make it possible for people of all ages and abilities to rely on active modes for their everyday trips to work, grocery stores, schools, parks, recreation, transit, and other civic destinations, as well as provide recreational opportunities to get outside and away from every day life. The Eagle Mountain Parks, Trails, and Open Space Master Plan aspires to encourage people to get outdoors and explore by trail, whether on foot, wheelchair, bike, horse, or other mobility device.

TRAILS IN EAGLE MOUNTAIN

Through this planning process, Eagle Mountain is taking critical steps towards establishing a clear, robust strategy for its trails system. First, the existing trails network is defined and identified. Next, recommendations are made to expand the trail system that will broaden mobility choices and further position Eagle Mountain as an appealing place to live, work, and play. Thoughtful, long-term investment identified in the Parks, Trails, and Open Space Master Plan will strengthen many aspects of life in the community, including public health, environmental quality, access to recreation, economic opportunity, and overall quality of life.

The trail recommendations build upon strategies shown in existing local and regional plans and largely focuses on addressing improvements to the paved trail network in Eagle Mountain. Recommendations for off-street trails in will be addressed in future studies.

Source: Eagle Mountain

Horseback rider.

DEFINITIONS

SHARED USE PATHS

Shared use paths are paved trail facilities, detached from primary vehicular roadways, intended to serve cyclists, pedestrians, and other non-motorized users.

They are typically 12' wide with 2' shoulders on either side. In areas where a shared use path is needed, but a paved surface is undesirable, crusher fines can be used instead with special considerations for ADA-accessibility. When large volumes of users are anticipated, a centerline stripe is recommended to organize traffic and additional width can be consider (up to 14'). If a mixed user environment is anticipated, signage should be used to help educate path users about proper yielding etiquette. When the path crosses a vehicular right-of-way, various crossing strategies may be employed to mitigate conflicts and promote a safe, comfortable trail experience.

Source: Yelp

Woodhaven Park paved trail.

SIDEPATHS

Sidepaths are paved trail facilities that run parallel and adjacent to a roadway in a shared right-of-way.

Similar to shared use paths, these facilities provide long uninterrupted roadway segments, but sidepaths have operational and safety concerns at driveways and intersections. Many of Eagle Mountain's shared use paths are considered sidepaths due to their adjacency to the right-of-way. Crossings should be designed to promote awareness, lower speeds, and facilitate proper yielding of motorists to non-motorized users.

Source: Google

Pony Express Parkway sidepath.

NATURAL SURFACE TRAILS

Natural surface trails, also referred to as "soft surface trails," are unpaved facilities that support a variety of activities, such as hiking, mountain biking, running, horseback riding, and dog walking.

These trails generally have a tread width of between 2' and 5' wide but can be designed to accommodate a broad or narrow range of users depending on the experience desired. Examples of different type of uses include shared use trails, bike-optimized trails, hike-optimized trails, equestrian trails, service or access roads, and accessible trails. Trails may also be required to serve other utilitarian access functions depending on the underlying property ownership or access agreement. Additional strategies and details about natural surface (soft surface) trails will be further explored in 2026 Eagle Mountain City Off-Street Trails Master Plan.

Source: Wasatch Trail Run Series

Supersonic trail system.

MOTORIZED TRAILS

Motorized trails allow off-road recreation using all types of motor-powered vehicles, such as an all-terrain vehicles (ATVs), off highway vehicles (OHVs), utility task vehicles (UTVs), or dirt bikes.

These trails can vary from technical trails that challenge abilities to wide doubletrack roads designed for faster travel. Additional guidelines about motorized trails will be further explored in 2026 Eagle Mountain City Off-Street Trails Master Plan.

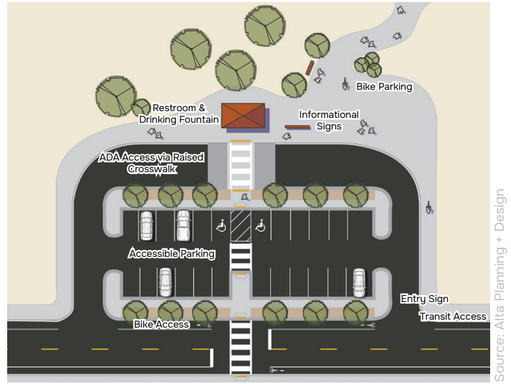
Source: Eagle Mountain

Dirt bike rider

MAJOR TRAILHEADS

Trailheads serve the local and regional community arriving to the trail system by car, transit, walking, or biking. The provide a location for rest, wayfinding, and communicating trail guidelines.

For major trailheads, the primary access is typically via a collector or arterial street to minimize traffic impacts on local neighborhoods. They usually have a wide range of amenities, such as a medium to large parking lot (~10-40 spots including ADA spaces), short-term bicycle parking, wayfinding kiosks with orientation and interpretive information, accessible trail signs noting trail conditions, trail difficulty, drinking water fountains, restrooms, shelters/picnic areas, and trash/recycling containers.

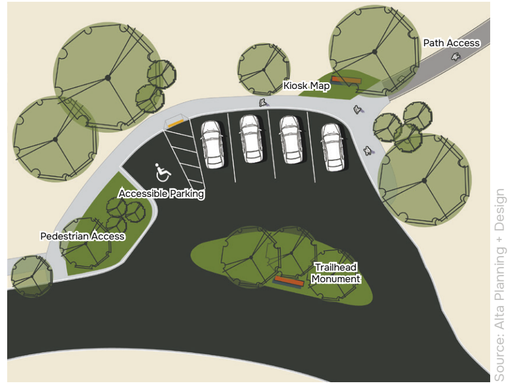


Source: Alta Planning + Design

Example of Major Trailhead

MINOR TRAILHEADS

Minor trailheads have some parking but minimal infrastructure. They can occur at locally known spots, such as parks and residential developments. Minor trailheads could include a small parking lot for up to eight vehicles and can be gravel with special considerations for ADA accessibility. They should be convenient to access via different transportation modes, but especially active transportation. Infrastructure at minor trailheads may include small parking lot (up to eight spots including ADA spaces), short-term bicycle parking, wayfinding kiosk, trailhead monument, drinking water fountain, benches/picnic tables, and trash/recycling containers.



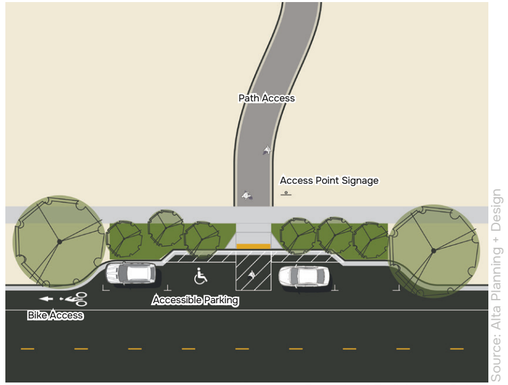
Source: Alta Planning + Design

Example of Minor Trailhead

TRAIL ACCESS POINTS

Trail access points are designated micro-trailhead facilities are sometimes served by on-street parking along an adjacent roadway and connected to the trail system via an access path. Access points often feature fewer amenities and limited or no parking due to the space or site constraints. They should include infrastructure consistent with minor trailheads where space allows.

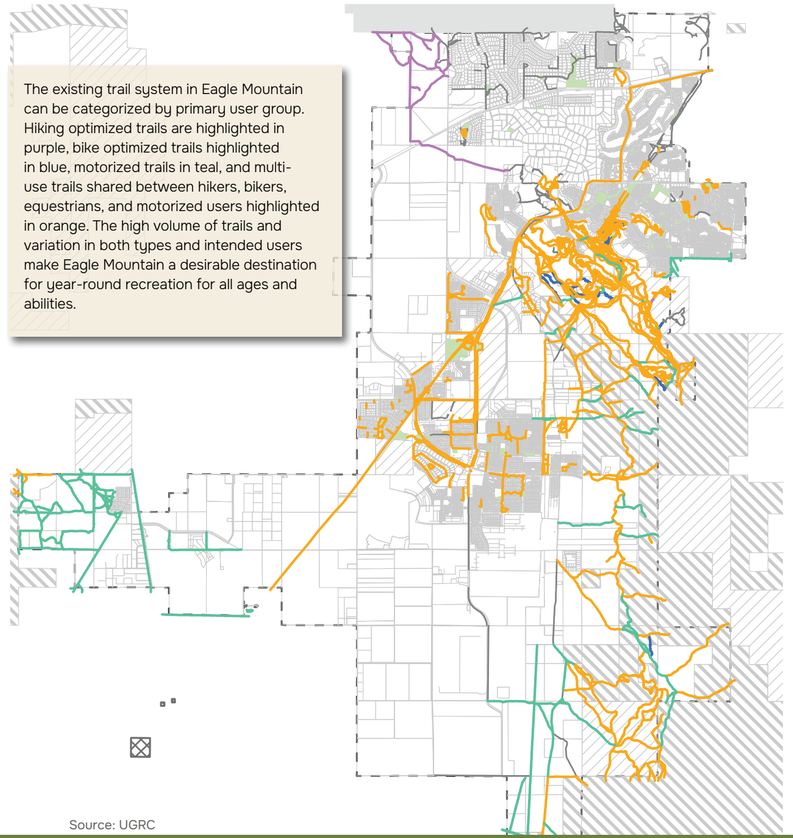
Specific strategies about trail access points, trailheads, and signage will be further explored in the 2026 Eagle Mountain City Off-Street Trails Master Plan.



Source: Alta Planning + Design

Example of Trail Access Points

The existing trail system in Eagle Mountain can be categorized by primary user group. Hiking optimized trails are highlighted in purple, bike optimized trails highlighted in blue, motorized trails in teal, and multi-use trails shared between hikers, bikers, equestrians, and motorized users highlighted in orange. The high volume of trails and variation in both types and intended users make Eagle Mountain a desirable destination for year-round recreation for all ages and abilities.



City Boundary

Hiking

Biking

Multiuse (*biking/ohv; hiking/biking; hiking/biking/equestrian; hiking/biking/equestrian/ohv; hiking/biking/ohv*)

OHV

Parks

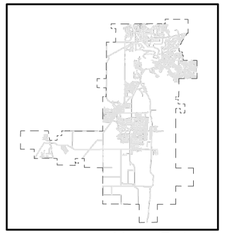
BLM

DOD

Private

SITLA

USP



Map Extent

0 ½ 1 2 Miles

N

Source: UGRC

MAP #01- EAGLE MOUNTAIN EXISTING TRAIL SYSTEM

BENTONVILLE, AR

TRAIL CASE STUDY

Bentonville, Arkansas is one of the United States' premiere trail towns, weaving its paved and natural surface trails directly into the city's identity. The Razorback Regional Greenway—Northwest Arkansas' iconic paved trail—provides the backbone of the paved trail network through Bentonville and neighboring cities. The greenway links dozens of community destinations: downtowns, cultural anchors, neighborhoods, schools, parks, and the nearly 70-mile network throughout the city.

The regional network has been leveraged into a clear brand—Visit Bentonville promotes itself as the "Mountain Biking Capital of the World." Over 400-miles of trails wind through the bluffs and hollers of Northwest Arkansas. This is enhanced through coordinated marketing and signature events, such as Square 2 Square Bike Ride (a family-friendly programmed ride on the Razorback Greenway with live music and local vendors) and Bentonville Bike Fest (a four-day event featuring races, demos, and workshops for all skill levels). Additionally, Bike Bentonville, a nonprofit working to create a bicycle-friendly community, is further enhancing the brand and culture. They focus on trail development, youth initiatives, education, advocacy, and events to benefit both residents and visitors.

Implementation in Bentonville has depended on a mix of public investment, philanthropic support, and nonprofit partnerships to expand and maintain trails while managing safety and user experience. Whether its heart-pounding downhill, huge gaps and drops, or family-friendly trails–Bentonville has it all.

Key Takeaways:

- Demonstrates how trails can become a defining element of a community's character.
- Shows the value of a continuous, regionally linked paved and natural surface trail system that connects neighborhoods, schools, parks, and commercial areas for all ages and abilities.
- Strong, unified brand and creative events around trails can boost tourism, community pride, and local business activity.
- Collaboration among public agencies, nonprofits, and philanthropy can accelerate trail development and stewardship.

Source: Razorback Greenway

Razorback Greenway.

PAVED TRAIL RECOMMENDATIONS

PLAN AND DESIGN EAGLE MOUNTAIN'S PAVED TRAIL NETWORK FOR ALL AGES, ABILITIES, AND USER TYPES.

Eagle Mountain's walking and biking network, including paved trails and on-street bicycle facilities, should form seamless links between neighborhoods, schools, commercial centers, parks, open spaces, and trailheads. When asked what amenities survey respondents would like to see most, walking and biking trails was ranked highest at over 70 percent. Furthermore, 54 percent of respondents thought Eagle Mountain should prioritize building new trails, the second highest choice.

Strategy #1. Design Eagle Mountain's paved trail network for all ages, abilities, and user types.

- **Policy 1.1.** Ensure shared use paths and on-street bicycle facilities are designed to Utah Trail Network standards for safety and comfort, including lighting at key nodes and intersections, maintaining sightlines, etc.
- **Policy 1.2.** Develop and add into the City's development code a set of comprehensive design standards for paved trails (e.g., the use of saw-cut joints, facility widths, minimum buffers, etc.) that meet or exceed industry standards—as identified in American Association of State Highway and Transportation Officials' (AASHTO's) Guide for the Development of Bicycle Facilities, Utah Department of Transportation's (UDOT's) Utah Trail Network Design Standards, Federal Highway Administration's (FHWA's) Small Town and Rural Multimodal Networks, and other standards.

FIGURE 4.1 - CROSSING RECOMMENDATIONS BY ROADWAY SPEED & VOLUME

Roadway Type	*ADT <9k			*ADT 9k -15k			*ADT <15k		
	≤30mph	35mph	≥40mph	≤30mph	35mph	≥40mph	≤30mph	35mph	≥40mph
2 lanes	A 1, 2, 4, 5	A 4, 5	B 4, 5, 7	A 2, 4, 6	B 4, 6	C 4, 6, 7	B 2, 4, 6	B 4, 6	C 4, 6, 7
3 lanes w/ raised median	A 1, 2, 3, 5	A 3, 5	B 3, 5, 7	B 2, 3, 6	B 3, 6	B 3, 6, 7	B 2, 3, 6	B 3, 6	C 3, 6, 7
3 lanes w/o raised median	A 1, 2, 3, 4, 5	B 3, 4, 5	C 3, 4, 5, 7	B 2, 3, 4, 6	B 3, 4, 6	C 3, 4, 6, 7	C 2, 3, 4, 6	C 3, 4, 6	C 3, 4, 6, 7
4+ lanes w/ raised median	A 3, 5, 6	B 3, 5, 6	C 3, 5, 6, 7	B 3, 5, 6	B 3, 5, 6	C 3, 5, 6, 7	C 3, 5, 6	C 3, 5, 6	C 3, 5, 6, 7
4+ lanes w/o raised median	A 3, 4, 5, 6	B 3, 4, 5, 6	C 3, 4, 5, 6, 7	B 3, 4, 5, 6	B 3, 4, 5, 6	C 3, 4, 5, 6, 7	C 3, 4, 5, 6, 7	C 3, 4, 5, 6, 7	C 3, 4, 5, 6, 7

*Average Daily Traffic (ADT)

Crossing Treatments:

- A — Marked crosswalk and signage
- B — Rectangular Rapid-Flashing Beacon (RRFB) + "A" treatments
- C — Pedestrian Hybrid Beacons (PHB) or signal + "A" treatments

Additional Enhancements:

1. Raised Crosswalk
2. In-street pedestrian sign
3. Advanced "yield here to" markings and signage
4. Pedestrian refuge island
5. Curb extensions/bulb-outs
6. Road diet
7. Grade separation

- **Policy 1.3.** Develop a city policy for electric bicycles and other electric micro-mobility devices (scooters, one-wheels, skateboards, etc.) to mitigate high speeds and other user conflicts.
- **Policy 1.4.** Create bicycle parking standards, based on adjacent land use, to provide users with adequate, functional bike racks (including rack design, placement, amount, etc.)
- **Program 1.1.** Where appropriate, improve roadway crossings with enhanced safety measures, such as pedestrian-activated signals, high-visibility markings, curb extensions, signage, and refuge islands, and consider grade-separated crossings at major arterial roadways and other barriers.
- **Program 1.2.** Develop new paved trails and on-street bicycle facilities identified in recommendations (shown on on page 04.16).
- **Program 1.3.** Consider additional amenities within parks, along shared use paths, and at trailheads to provide users important services, such as restrooms, drinking water fountains, shade structures, bicycle parking, and bicycle fix-it stations.

Strategy #2. Consider a variety of funding sources and partnerships to implement Eagle Mountain's paved trail network.

- **Policy 2.1** Create requirements and/or incentives for private developers to incorporate trails, connections, and access points from adjacent properties, as well as ensure developer-built facilities meet City design standards.
- **Program 2.1.** Actively pursue state and federal grants, identified in the grants section below, to fund the trail network and reduce the financial burden on residents.
- **Program 2.2.** Prioritize key gaps and high-use trails in the active transportation network for Eagle Mountain City capital funding to ensure significance projects are implemented in a reasonable timeline and maximize impact of local funding.
- **Program 2.3.** Work with adjacent land managers and stakeholders, including Utah Department of Transportation, Bureau of Land Management, Utah County, Utah State Parks, Mountainland Association of Governments, Utah Trust Lands Administration, and others, to collaboratively plan for future trail development, connect with regional destinations, and align with regional transportation corridors.

Source: Eagle Mountain

Pony Express Parkway Trail

CONNECTIVITY TOOLS

ENSURE EAGLE MOUNTAIN'S PAVED TRAIL NETWORK CONNECTS IMPORTANT COMMUNITY DESTINATIONS.

Strong trail connectivity is the simplest aspect of a positive user experience. A connected network of paved trails makes non-vehicular trips more viable and convenient. This results in public health benefits, reductions in vehicle miles traveled, improved air quality, and improved access to destinations.

Strategy #3. Connect key destinations through cohesive planning and design of Eagle Mountain's paved trail network. (Reference map #4.2 on pg. #4.16)

- **Policy 3.1.** Require or incentivize developers implement periodic trail cut-throughs in subdivisions, as well as pedestrian access points at the end of the cul-de-sacs, if appropriate, to provide convenient access to adjacent parks, trails, and broader active transportation network .
- **Program 3.1.** Provide frequent, regular access points to paved trails within neighborhoods to ensure residents can easily access the broader network and walk, bike, or roll to nearby parks and open space.
- **Program 3.2.** Inventory the city's sidewalk network to prioritize the filling of critical gaps to popular destinations, parks, trails, and open spaces.
- **Program 3.3.** Plan and design trailheads and access points strategically to promote ease of access and limit traffic, parking, and other impacts on neighborhoods (e.g., major access points on arterial or collector roads).
- **Program 3.4.** Co-locate trailheads, where feasible, with other facilities, such as parks, schools, or community centers, to share resources (e.g., parking, restrooms, drinking water fountains, access points, etc.)
- **Program 3.5.** Identify utility easements, stream corridors, and undeveloped open space for trail corridors to neighborhoods, parks, trailheads, and other community destinations, especially for the North Benches neighborhood.

Source: Vincent Olcott, MHTN

Firefly Paved Trail

MAINTENANCE STRATEGIES

MAINTAIN AND INVEST IN EAGLE MOUNTAIN'S PAVED TRAIL NETWORK TO MAXIMIZE RESOURCES AND PROTECT INVESTMENTS.

Regular maintenance is a critical component of a high-quality trail system. Without proper and timely maintenance, trails are at risk of erosion, overgrowth, and degradation, posing a risk to user safety and degrading user experience. People are more likely to walk, bike, or roll for transportation and recreation when they have access to well-maintained trails.

According to survey results, over three-quarters of respondents selected maintain and improve existing parks and trails when asked what investments the city should prioritize. Trail maintenance also minimizes impact on our ecosystems, preserving wildlife habitat value and the beauty of the landscape. Lastly, maintenance protects the investments made in building trails, ensuring trails continue to be assets to the community long into the future.

Strategy #4. Coordinate between departments to ensure clear and consistent maintenance goals.

- **Policy 4.1.** Coordinate with City Departments (including Parks & Recreation, Roads, and Public Utilities), Utah County, Utah Department of Transportation, and other relevant partners to develop a prioritization schedule that extends paved and natural surface trail longevity, including resurfacing, sweeping, vegetation control, and snow removal.
- **Program 4.1.** Inventory existing trails and trailheads through use data, surveying, and site assessments to prioritize areas of high use for maintenance and improvements to enhance functionality.
- **Program 4.2.** Inventory Eagle Mountain City operations and staffing and adjust as needed to maximize resources to ensure trails meet desired levels of service.
- **Program 4.3.** Align with Eagle Mountain's network with Utah Trail Network recommendations, including the Pony Express Parkway Trail, to partner with the Utah Department of Transportation on improvements and maintenance. More information on the Utah Trail Network: https://utahtrailnetwork.udot.utah.gov/.

Strategy #5. Diversify the maintenance and care of Eagle Mountain trails.

- **Program 5.1.** Create a volunteer stewardship program, such as adopt-a-trail, that leverages volunteers, schools, nonprofits, and other community-based groups to aid in the maintenance and improvement of the paved and natural surface trail system (including clean-ups, noxious weed removal, natural surface trail building days, and other volunteer-based stewardship activities.)

Strategy #6. Invest in and maintain quality amenities and landscapes along trails.

- **Program 6.1.** Add amenities, including trash and recycling cans and dog waste stations, to popular shared use paths and trailheads that help users maintain the trail network.
- **Program 6.2.** Enhance the landscaping, particularly adjacent to paved trails, with native vegetation, wildflowers, shade trees, and drought-tolerant species to minimize water-use and maintenance.

WAYFINDING & PROMOTION

IMPROVE WAYFINDING, PROGRAMMING, AND TRIP PLANNING TOOLS TO INCREASE SAFETY AND USE OF TRAILS IN EAGLE MOUNTAIN.

Wayfinding signage, an essential component for any trail network, creates more intuitive, user-friendly trails. Clear and consistent signage helps users navigate the network, identify connections to destinations or other trails, and understand distances and travel times. This can help reduce barriers and uncertainty for some users, encouraging more people to walk, bike, and roll. Additionally, signage can include information on trail etiquette, allowed trail users, and speed limits. When asked about conflicts, survey respondents ranked lack of trail etiquette (45 percent) first, followed by lack of signage (24 percent) and speed disparities (20 percent).

Promotion and trip planning, including digital wayfinding tools, plays a vital role in enhancing how people experience and connect with trail systems, complimentary to the on-site wayfinding system. When people can easily find trails that fit their interests and abilities, their experience is safer, more enjoyable, and more memorable. Promoting trails supports local economies by connecting recreation to neighborhoods, businesses, and other destinations to strengthen these community assets.

Strategy #7. Develop a wayfinding strategy that reflects community character and improves safety and comfort for all users.

- **Program 7.1.** Install wayfinding signage with cohesive branding on all major, high-use paved trails that identifies destinations, connections to other trails, and distances, as well as complements the park and open space system.
- **Program 7.2.** Install additional signage identifying appropriate trail etiquette for each user type, allowed user types on the trail, and speed limits.
- **Program 7.3.** Incorporate interpretive signage and cultural storytelling elements along major paved trails, including historic references, natural features, and community narratives.

Strategy #8. Create promotional and trip planning tools to compliment Eagle Mountain's trail network.

- **Policy 8.1.** Collect data on trail use and community perspectives through trail counters and intercept surveying to develop an annual "State of the Trails" report to track progress, highlight improvements, and share public input.
- **Policy 8.2.** Publish "Safe Routes to School" online with suggested safe and comfortable routes to Eagle Mountain schools, accompanied with ample and secure on-campus bicycle parking and consideration of infrastructure improvements, such as short-term or quick-build safety enhancements, near campuses.
- **Program 8.1.** Create safety and education programming, such as bike buses and classes on bike safety, etiquette, skills, and bicycle maintenance, to get more youth and families using active transportation.
- **Program 8.2.** Support periodic giveaways, including helmets, lights, and reflectors, to provide residents with the tools and equipment they need to ride safely.
- **Program 8.3.** Create online trip planning tools, such as a website with a digital trail map showing routes, conditions, and points of interest, trail etiquette information, rules dictating trail use, and an active living event calendar.

MOAB, UT

TRAIL CASE STUDY

Moab is one of Utah's iconic recreation-based towns, leveraging its extensive network of paved and natural-surface trails to serve residents and visitors alike. The City of Moab and Grand County have strategically expanded paved shared use paths, like the Mill Creek Parkway and Moab Canyon Pathway, to connect the downtown core, accommodations, and community destinations, as well as to the broader natural surface trail network and regional recreation destinations. The city has adopted a "Park Once" strategy, getting visitors and residents out of cars and exploring by bike or on foot. In-town trails, like the popular Portal Trail, and paved trail connections to nearby trailheads, such as Bar M (Moab Brands), create seamless links for users.

Part of Moab's success lies in its coordinated branding, events, and implementation. Grand County's Active Transportation and Trails (GCATT) department and Trail Mix Committee—a group of outdoor recreation enthusiasts consisting of local governments, land managers, user groups, and community representatives—have been and continue to be instrumental in expanding and maintaining the extensive trail network. Signature events, such as Outerbike (a mountain bike demo festival) and the Moab Trail Marathon, attract national attention and support a year-round recreation economy. The long-term maintenance strategy emphasizes stewardship with clear trail signage, user education campaigns, and volunteer-driven maintenance programs to protect sensitive desert landscapes while reinforcing Moab's image as a trail-forward destination that balances access and conservation.

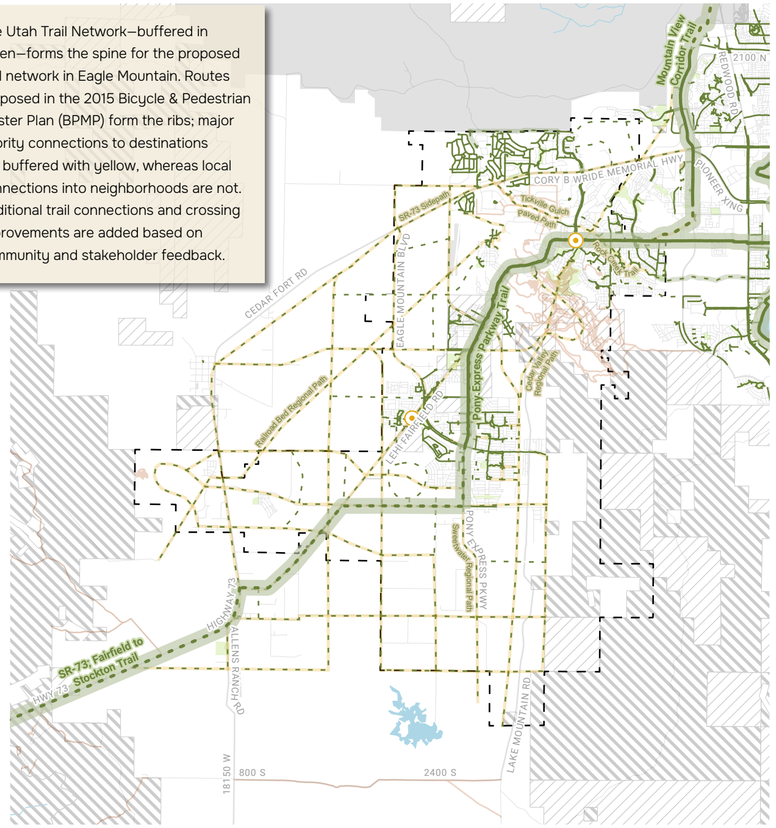
Key Takeaways:

- Seamless connections between paved and natural surface trails allow users to easily move between neighborhoods, downtown, and recreational destinations.
- A collaborative trail governance model shows how engagement across agencies, departments, and the public strengthens trail planning, funding, and stewardship.
- Signature events can generate regional recognition, boost the local economy, and reinforce a high-quality trail reputation.
- Educational signage, volunteer maintenance, and public outreach can help protect sensitive environments while maintaining user experience and trail investments.

Source: Whit Richardson

Whole Enchilada route.

The Utah Trail Network—buffered in green—forms the spine for the proposed trail network in Eagle Mountain. Routes proposed in the 2015 Bicycle & Pedestrian Master Plan (BPMP) form the ribs; major priority connections to destinations are buffered with yellow, whereas local connections into neighborhoods are not. Additional trail connections and crossing improvements are added based on community and stakeholder feedback.



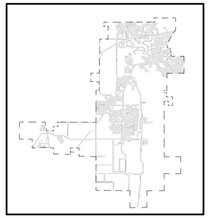
Utah Trail Network
- Existing
- Planned

Eagle Mountain ATP - Paved Trails
- Priority Connection
- Local Connection

New Trail Connections
- Proposed
- Crossing Improvements

Natural Surface Trails
- Existing

Land Ownership
- BLM
- SITLA
- DOD



Map Extent

0 ½ 1 2 Miles

N

MAP #4.2: EAGLE MOUNTAIN PROPOSED REGIONAL PAVED TRAIL SYSTEM

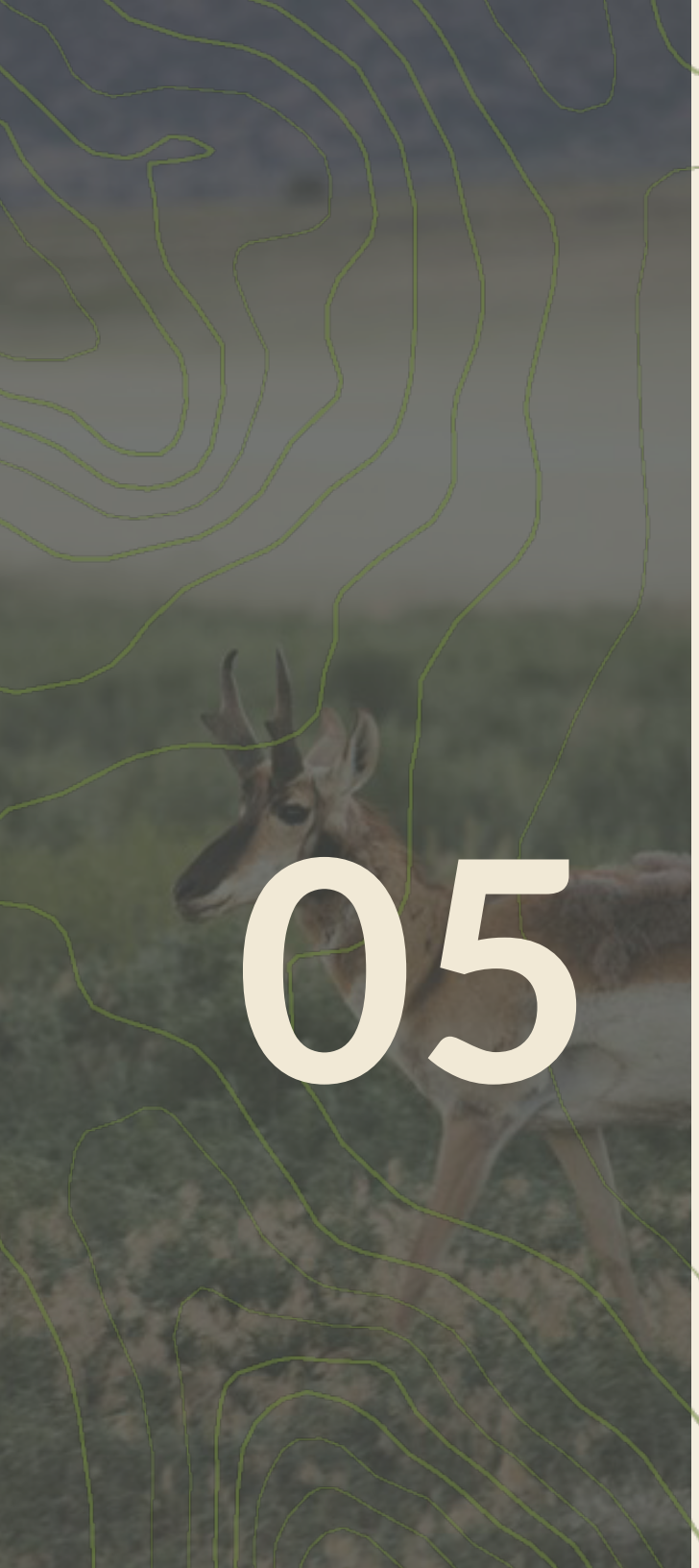
PRIORITY FUNDING SOURCES

NAME	DESCRIPTION	FUNDING	NOTES
FEDERAL			
Land and Water Conservation Fund State-side Grant Program (LWCF)	Funds the acquisition and development of public outdoor recreation areas. Facilities must be protected in perpetuity, typically with a conservation easement.	$3 million max grant request.	50% local match. Administered through Utah Division of Outdoor Recreation.
Recreational Trails Program (RTP)	Funds the construction, restoration, and maintenance of recreational trails and trail-related education programs.	~$2 million available in Utah.	20% state or local match. Administered through Utah Division of Outdoor Recreation.
Transportation Alternatives (TA)	Funds a variety of smaller-scale transportation projects, including pedestrian and bicycle facilities, trails, safe routes to school projects, and vulnerable road user safety assessments.	~$11 million available in Utah.	20% state or local match but includes exceptions.
STATE			
Community Parks & Recreation Grant	Funds for the rehabilitation and construction of community parks in areas where recreation access may be limited.	$200,000 max.	40% local match. Administered through Utah Division of Outdoor Recreation.
Recreation Restoration Infrastructure Grant	Funds to restore high-use and high-priority trails or repair and replace developed recreation infrastructure on public lands.	$250,000 max.	Must be located on public land. Administered through Utah Division of Outdoor Recreation.
Safe Routes to School Program (SRTS)	Assist and encourage students living within 1.5-2 miles to safely walk or bike to school through non-infrastructure (education/encouragement programs) and infrastructure (sidewalks, signage, and bike parking).	Between $100,000 and $300,000.	Administered through Utah Department of Transportation.

NAME	DESCRIPTION	FUNDING	NOTES
STATE			
Safe Sidewalk Program	Funds for new sidewalks adjacent to state routes where sidewalks do not currently exist and where major construction or reconstruction is not planned for ten or more years.	$500,000 available.	25% local match. Must be adjacent to state highway, within urban context, with significant pedestrian traffic. Administered through Utah Department of Transportation.
Transportation Investment Fund (TIF)	Active category funds regionally significant paved nonmotorized transportation projects to mitigate congestion (must be in UDOT's Active Transportation Plan).	~$1.3 billion available.	40% federal, local, or in-kind match. Projects nominated by local governments. Administered through Utah Department of Transportation.
Utah Trail Network (UTN)	Funds to build and maintain state-owned paved trails.	$100 million available.	Funds used by Utah Department of Transportation.
Utah Outdoor Recreation Grant (UORG)	Funds trails and other outdoor recreation infrastructure to build tourism around the state.	Tier 1 grants range from $15,000 to $200,000. Regional tier grants fund up to $750,000.	50% local match. Local governments eligible. Administered through Utah Division of Outdoor Recreation.

Source: Eagle Mountain

Hiker on Natural Surface Trail in Eagle Mountain.



05 OPEN SPACE

In This Chapter

Introduction and Classification . . . . . .Pg #5.02 - 5.09

Open Space Maps . . . . . Pg #.5.10 - 5.15

Wildlife Corridor . . . . . Pg #5.16 - 5.22

Strategies and Recommendations . . . . . Pg #5.23 - 5.29

Source: Eagle Mountain

(location)

> "The human spirit needs places where nature has not been rearranged by the hand of man."

Eagle Mountain is a City with unparalleled access to open spaces, whether they be conservation lands, parks, or undeveloped areas owned by the state and federal government. Open space is a defining feature of Eagle Mountain's community identity (reference Eagle Mountain Branding and Marketing Playbook on connection to nature and parks).

This chapter discusses the various types of open space found in Eagle Mountain. It defines and classifies the open space and shows them on provided maps. This chapter builds upon and has many references to Eagle Mountain's 2025 Natural Open Space and & Wildlife Management Plan.

This section ends with recommendations and supporting strategies and policies for open space in Eagle Mountain.

OPEN SPACE IN EAGLE MOUNTAIN

Eagle Mountain's open spaces require proactive management to reduce the risk of wildfire to protect the ecology and long-term development of Eagle Mountain and surrounding areas. Fire risk abatement focuses on maintaining healthy native vegetation, limiting hazardous fuel loads, and ensuring safe access for emergency response. Collaboration between the city, property owners, land managers, and local fire authorities is crucial in implementing effective practices.

It is important to note that parks are not included within the open space classification system used in this chapter. All information and strategies for parks are addressed independently in the preceding Parks chapter.

Eagle Mountain maintains extensive networks of both parks and open space, each with its own departments and management plans. This intentional breakdown allows for tailored strategies- from habitat conservation to active recreation- that meet the specific needs of each system.

Source: Micki Oliver

Open Space in Eagle Mountain

EAGLE MOUNTAIN OPEN SPACE CLASSIFICATIONS

Types of city-owned open space

Developed open space is open space that has been altered for pedestrian use. It may include some amenities, infrastructure, and manicured landscapes to support public access, connectivity, or utility functions.

These spaces usually serve as pedestrian corridors, and typically feature turf, planting beds, paved paths, or other designed elements.

Maintenance Expectations:
Frequent irrigation, mowing, pruning, weeding, amenity upkeep, and trail maintenance.

Examples include:
- Pedestrian corridors
- Utility corridors and rights-of-way
- City Utility Sites and public access or landscape elements

DEVELOPED
OPEN SPACE

Undeveloped open space is open space that is generally underutilized yet provides flexibility and opportunity for future use.

This categorizes undeveloped open space areas that are either designated for future development or identified as having potential for reclassification into other open space types or parks.

Maintenance Expectations:
Minimal upkeep- weed removal for fire prevention, litter cleanup as needed.

Examples include:
- Vacant or remnant parcels within subdivisions
- Unmanicured buffers or parking strips
- Graded areas awaiting future improvement or restoration

UNDEVELOPED
OPEN SPACE

Naturalized open space is characterized by native, near-native, xeriscape, and related landscape areas. They have been altered in some way to be a manicured, yet natural landscape that have low maintenance and water needs, especially once established.

These areas usually serve as buffers and can also be found in yards, side yards, right of ways, edges of development, or adjacent to roadways.

Maintenance Expectations:
Infrequent weeding, litter clean up, invasive plant removal, irrigation, and grass mowing.

Examples include:
- Xeriscape and native groundcover areas
- Naturalized buffers
- Landscaped areas intended for fire abatement

NATURALIZED
OPEN SPACE

Conservation open space classifies areas that are determined to be of value to the community and intended to be protected for the following purposes:

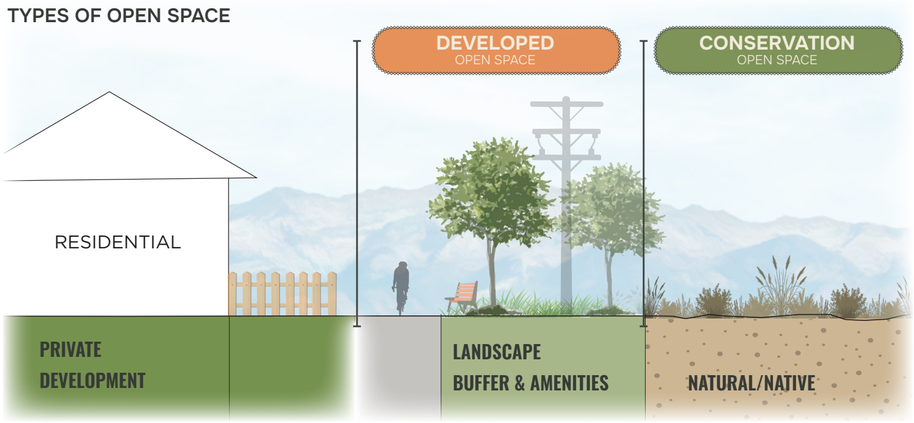
Natural Resource Protection
- Public Health and Safety Areas
- Resource Management Areas
- Historical/Archaeological Areas

Maintenance Expectations:
Minimal upkeep- Invasive plant removal and trail maintenance as required.

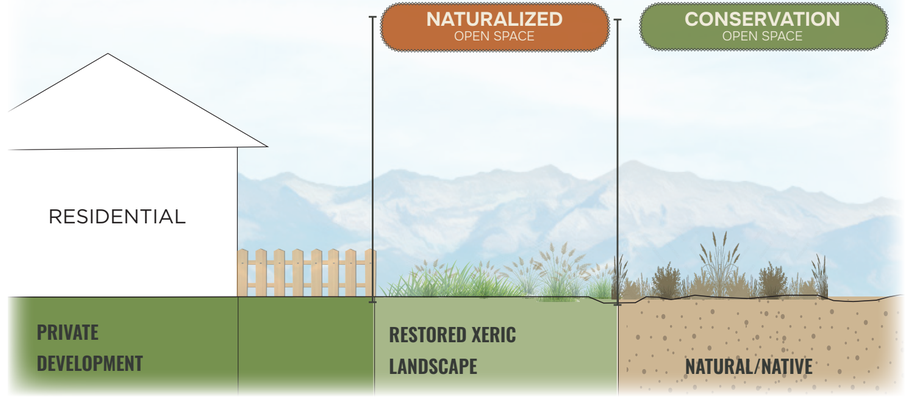
Examples Include:
- Wildlife Corridor Overlay Zone
- Natural Washes i.e. Tick-ville Gulch
- Detention and Retention Ponds

CONSERVATION
OPEN SPACE

TYPES OF OPEN SPACE



Developed open space adjacent to sidewalk and trails and native vegetation



Naturalized open space adjacent to residential property and native vegetation

STANDARDS AND DEFINITIONS

DEVELOPED OPEN SPACE

Developed open spaces are actively improved landscapes designed to connect people to places, across public lands. They typically include bicycle, pedestrian, and occasionally vehicular paths with associated landscaping and site furnishings. Regular maintenance is required to preserve their function and appearance.

These open spaces are divided into the following designations:

Developed Corridors

- These areas consist of paved trails passing through manicured and maintained landscape areas.
- This open space could contain amenities such as benches, small pavilions, exercise equipment, information kiosks and restrooms
- Often are adjacent to parks and development

Developed Buffers

- Manicured and maintained landscape areas
- May include basic amenities
- Often adjacent to parks and development

MAINTENANCE EXPECTATIONS

1. These areas are intended to receive periodic to regular maintenance to the trail surfaces, landscapes, and amenities to maintain public safety.
2. Lawns, flower beds, and shrub areas will receive regular maintenance.
3. Regularly take inventory of under-utilized turf areas and convert them to naturalized open space.

Eagle Mountain Blvd , EMC

UNDEVELOPED OPEN SPACE

Undeveloped open space is open space that is generally underutilized, less manicured, yet provide flexibility for future use. These spaces often serve as a buffer or transition between developed open space, parks, and other open spaces. It is often characterized by areas constructed at some point but remains largely untouched.

This section outlines undeveloped open space areas that are either designated for future development or identified as having potential for reclassification into other open space types or parks.

Undeveloped Buffers

- Unmanicured open space serving as a buffer between land uses

Areas of Future Development

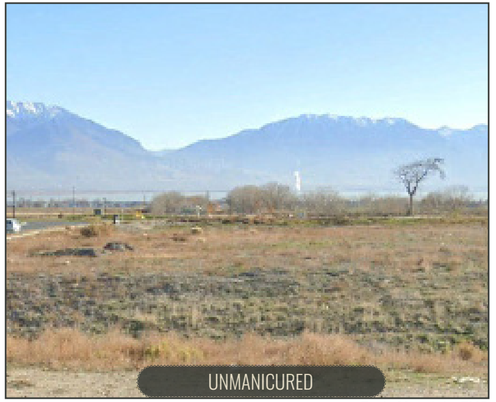
- City Center
- Expansion to Mountain Ranches Bike Park
- Cory B Wride Memorial Park Expansion
- Hidden Valley Development

Opportunities for Reclassification

- Areas that aren't fit for development to become naturalized buffers with ecological benefits, fire abatement characteristics, and improved aesthetics.
- Develop open space to fill gaps in pedestrian corridors
- Expansion of parks into undeveloped open space where there is demand, and opportunity to fill park service gaps.

MANAGEMENT STANDARDS

1. Identify undeveloped open space areas fit for improvements to become developed or naturalized open space or parks.
2. Undeveloped open space adjacent to existing parks should be considered for park expansion area to help fill gap areas identified in the parks chapter.
3. Protect and enhance areas of natural landscape within undeveloped open space when development occurs.



Eagle Mountain, EMC

NATURALIZED OPEN SPACE

Naturalized open space serves as a transition between urban and development and conservation/ natural open spaces. These areas may include buffer strips, front, back, and side yards, greenways, and open space dedications related to specific developments.

These areas of open space are intentionally planted or maintained with native, drought-tolerant, or low-maintenance vegetation to create a natural appearance while also providing sound buffers, manage stormwater, and support some passive recreation.

These open spaces are divided into the following designations:

Xeric Buffers

- A mixture of manicured and non-manicured buffers that require minimal maintenance consisting of rock and extremely low water and low maintenance plants.

Native and Near-Native Landscaping

- A mixture of manicured and non-manicured buffers that require minimal maintenance consisting of rock and extremely low water and low maintenance plants.

MAINTENANCE EXPECTATIONS

1. These areas are intended to provide a transition between urban development and natural landscapes.
2. Convert unused turf areas to naturalized open space to decrease maintenance, costs, and water requirements.
3. Naturalized open space shall be managed to minimize wildlife hazards through proactive vegetation management, and fuel reduction.

Eagle Mountain Blvd , EMC

CONSERVATION OPEN SPACE

Conservation open space is land determined to be of value to the community and is to be protected for the following purposes:

Natural Resource Protection

- Areas intended to protect natural occurrences of native vegetation and important wildlife habitat that have community wide significance.
- This may include unique or fragile wildlife habitat and significant wildlife corridors (e.g., Wildlife Corridor Overlay Zone)

Public Health and Safety Areas

- Areas that are protected or limited in use or development due to public health and safety concerns.
- These may include flood plains, stream channels or canals, wetlands, unstable areas (e.g., landslides, slumps, fault zones), areas with limitations for development due to steep slopes or shallow depths to bedrock, and/or aquifer recharge areas.
- Natural washes including Tickville Gulch
- Detention and Retention Ponds

Resource Management Areas

- Areas reserved and used for agriculture, forestry and livestock production which may include farmland, forests and fisheries
- These areas are intended to be used and maintained for active natural resource production.

Historical/ Archeological Areas

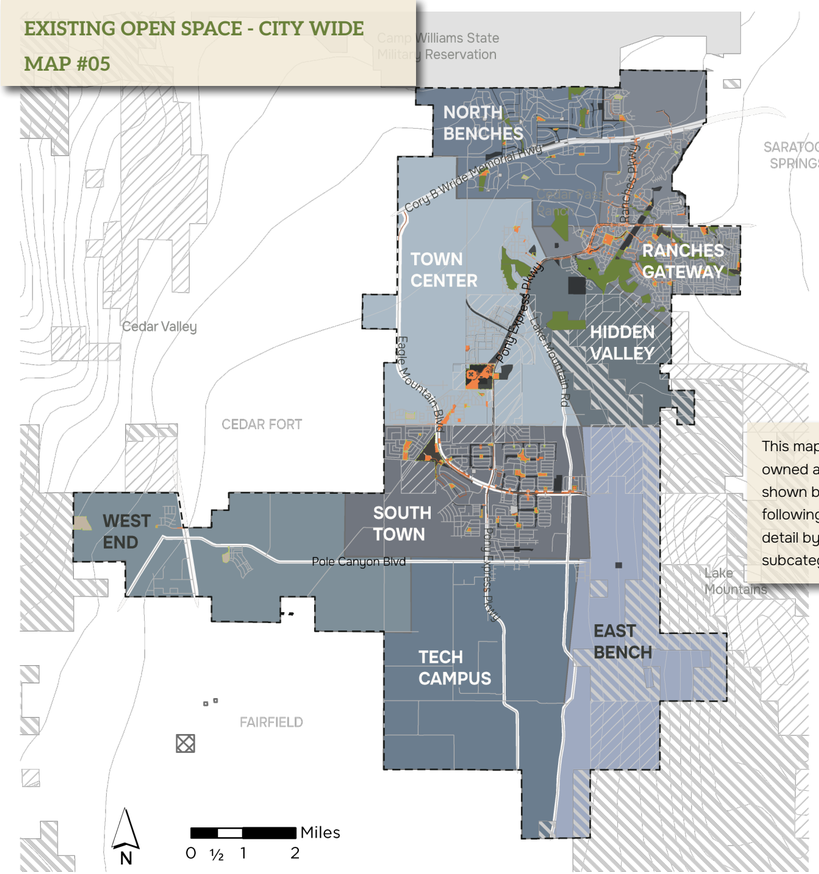
- Areas with important natural, cultural, historical and other community values which may include historical sites and archeological sites.
- Given the resource protection emphasis in these areas, public access may not be provided or may be limited.

MANAGEMENT STANDARDS

1. These areas are primarily native habitats and don't require maintenance beyond invasive plant mitigation and occasional trail and amenity upkeep.
2. These areas are to be protected for the public's health and safety- development should be limited/ non-existent.
3. These areas may be used for some forms of passive recreation such as hiking and biking trails where deemed appropriate.

Eagle Mountain Blvd , EMC

EXISTING OPEN SPACE - CITY WIDE
MAP #05

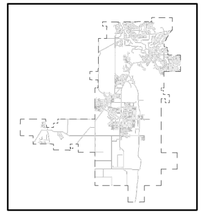


Legend
- City Boundary
- Roads
- Park Boundaries

Land Ownership
- BLM
- DOD
- Private
- SITLA

OPEN SPACE
- Developed
- Undeveloped
- Naturalized
- Conservation

This map shows Eagle Mountain's city-owned and managed open space. It is shown by overall classification type. The following pages show open space in more detail by neighborhood with additional subcategories.



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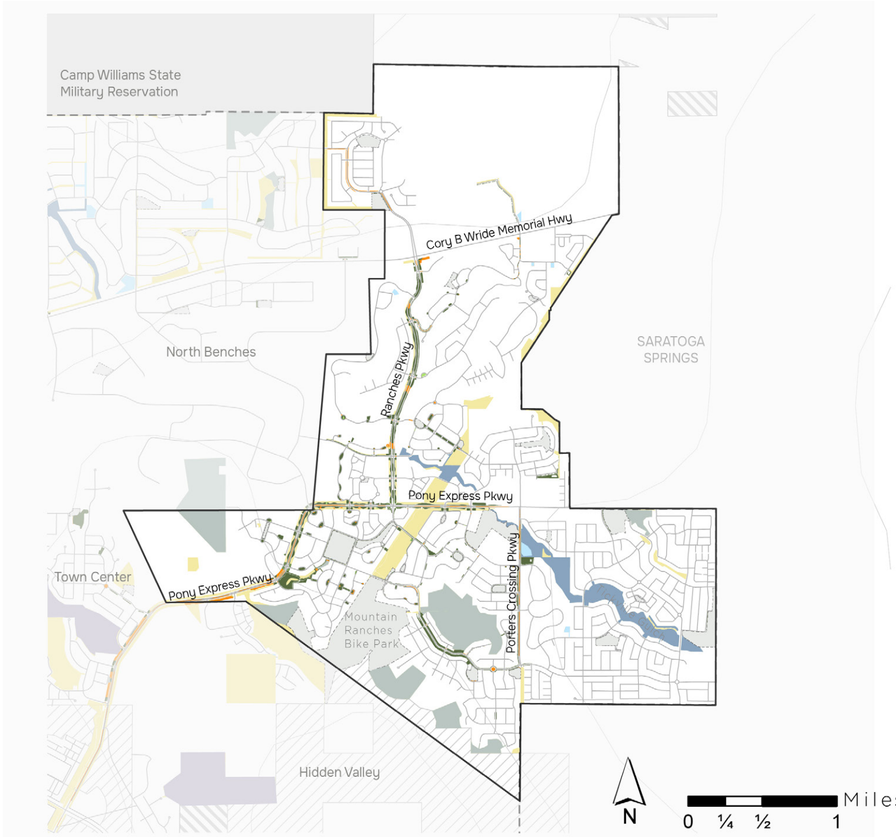


Legend
- City Boundary
- Roads
- Park Boundaries

Land Ownership
- BLM
- DOD
- Private
- SITLA

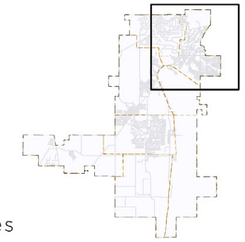
OPEN SPACE

Developed
- Turf
- Landscape

Undeveloped
- Open Space

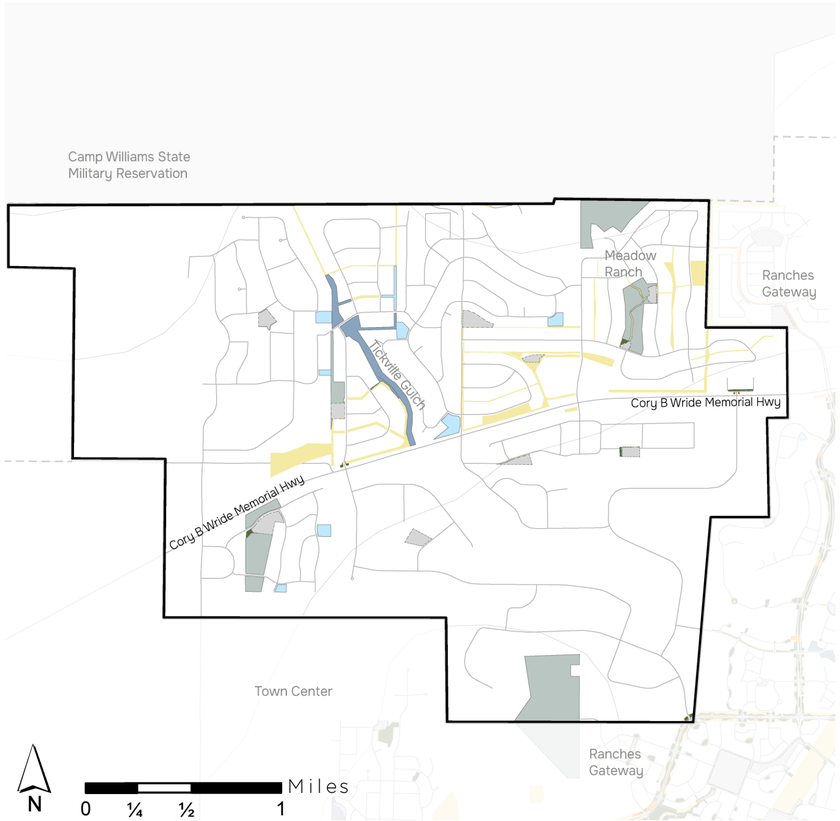
Naturalized
- Xeriscape
- Native

Conservation
- Natural Parks
- Tickville Gulch
- Water Retention
- Wildlife Corridor



Map Extent

MAP #06: OPEN SPACE - RANCHES GATEWAY



Legend

- City Boundary
- Roads
- Park Boundaries

Land Ownership

- BLM
- DOD
- Private
- SITLA

OPEN SPACE

Developed

- Turf
- Landscape

Undeveloped

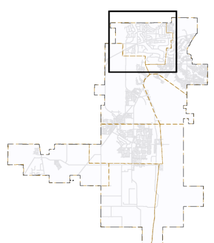
- Open Space

Naturalized

- Xeriscape
- Native

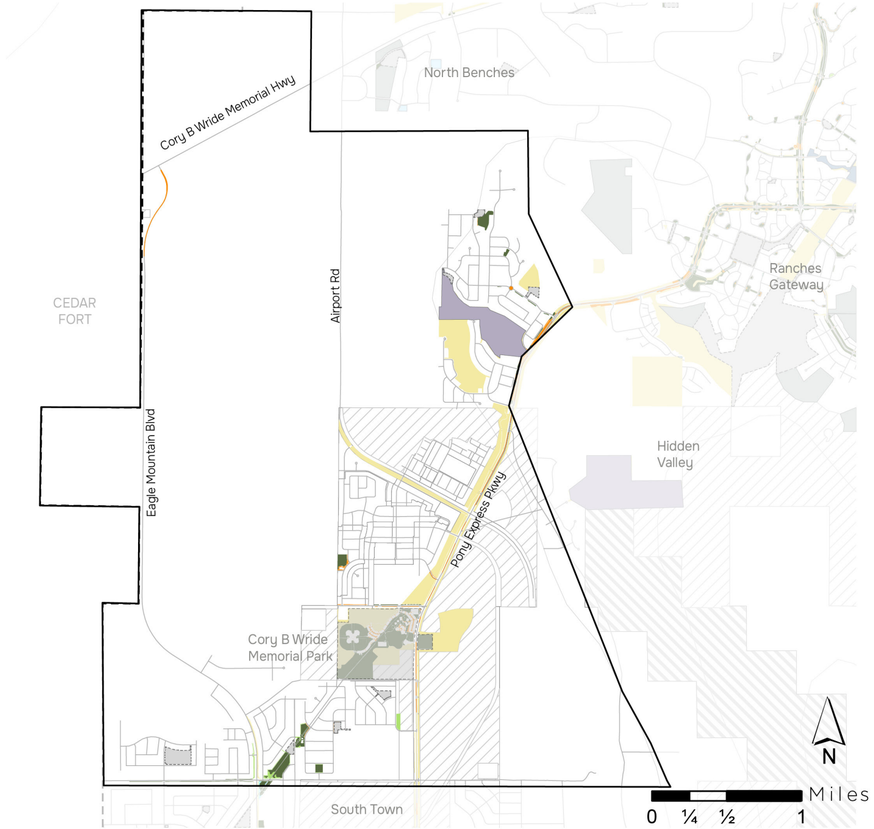
Conservation

- Natural Parks
- Tickville Gulch
- Water Retention
- Wildlife Corridor



Map Extent

MAP #07: OPEN SPACE - NORTH BENCHES



Legend

- City Boundary
- Roads
- Park Boundaries

Land Ownership

- BLM
- DOD
- Private
- SITLA

OPEN SPACE

Developed

- Turf
- Landscape

Undeveloped

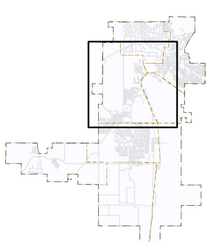
- Open Space

Naturalized

- Xeriscape
- Native

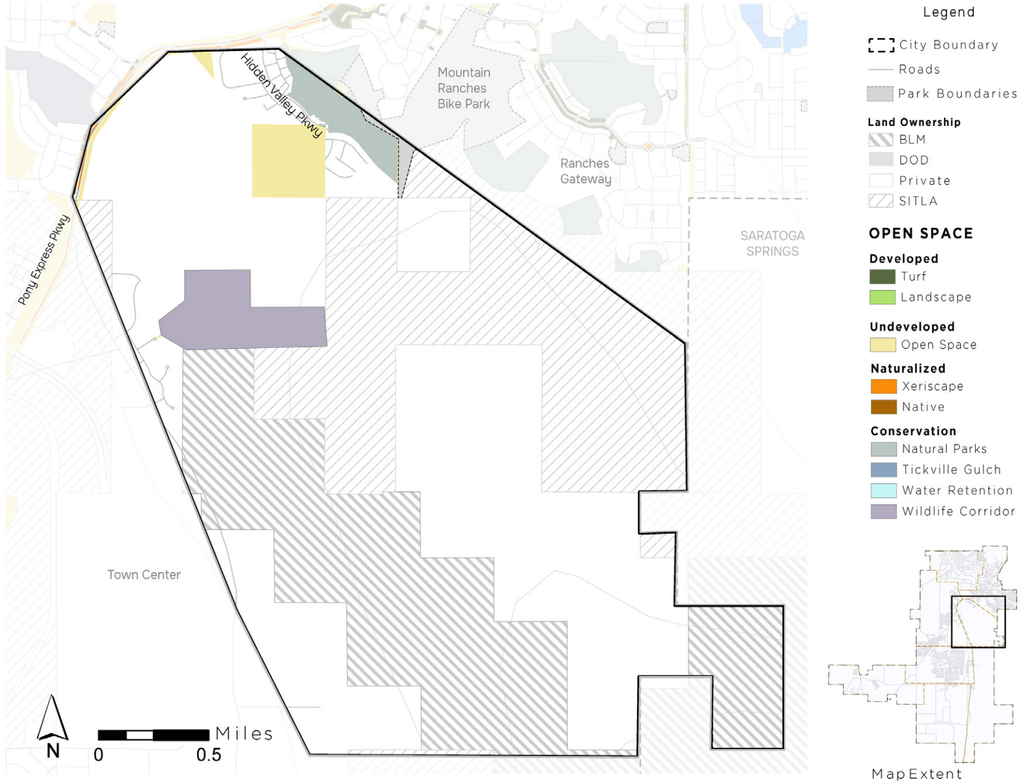
Conservation

- Natural Parks
- Tickville Gulch
- Water Retention
- Wildlife Corridor



Map Extent

MAP #08: OPEN SPACE - TOWN CENTER



Legend

- City Boundary
- Roads
- Park Boundaries

Land Ownership

- BLM
- DOD
- Private
- SITLA

OPEN SPACE

Developed

- Turf
- Landscape

Undeveloped

- Open Space

Naturalized

- Xeriscape
- Native

Conservation

- Natural Parks
- Tickville Gulch
- Water Retention
- Wildlife Corridor

Map Extent

MAP #09: OPEN SPACE - HIDDEN VALLEY

Legend

- City Boundary
- Roads
- Park Boundaries

Land Ownership

- BLM
- DOD
- Private
- SITLA

OPEN SPACE

Developed

- Turf
- Landscape

Undeveloped

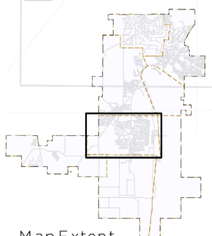
- Open Space

Naturalized

- Xeriscape
- Native

Conservation

- Natural Parks
- Tickville Gulch
- Water Retention
- Wildlife Corridor



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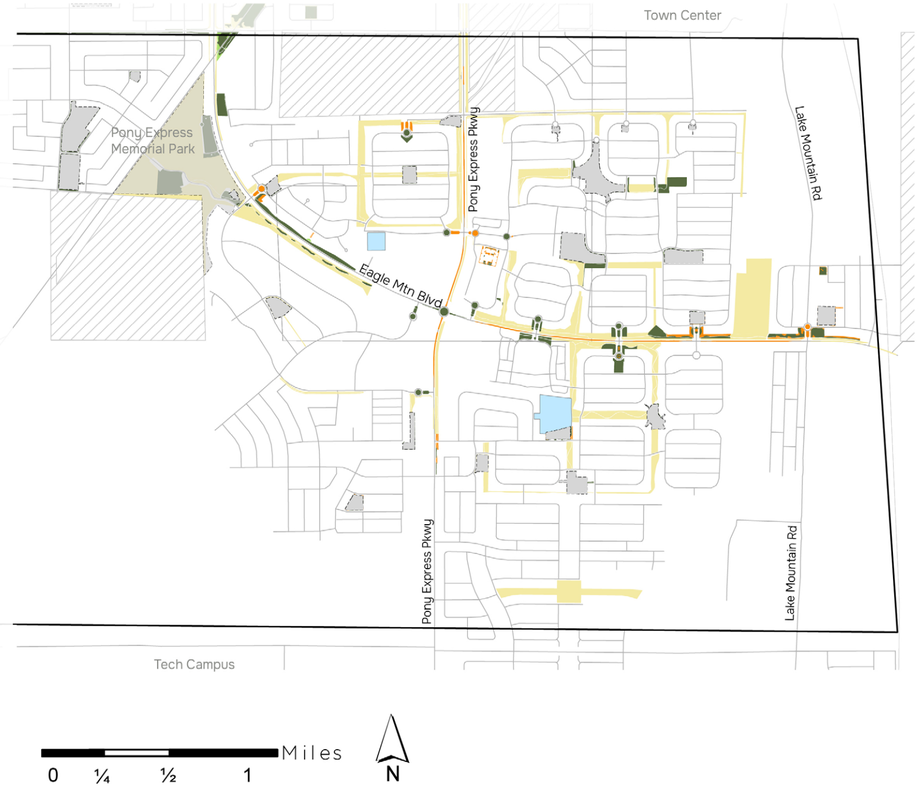


MAP #10: OPEN SPACE - SOUTH TOWN

WILDLIFE CORRIDOR

BACKGROUND

From the Eagle Mountain General Plan, Key Initiative #1: Meaningful Open Space and Amenities, Guideline #1 recommends "Preserve Eagle Mountain's scenic beauty, vistas, and wildlife habitat." A relevant strategy for implementation of this guideline includes "Preserve wildlife migration routes and habitat, where possible."

A wildlife corridor is an area of habitat connecting wildlife populations that are separated by human activities or structures (e.g., roads, urban and suburban development, agriculture, resource extraction sites). Wildlife corridors help to mitigate the impacts from habitat fragmentation which can lead to inbreeding, reduced genetic diversity, and loss of biodiversity for wildlife species.

Mule deer is the most important game animal in Utah and is a high interest watchable wildlife species in Eagle Mountain. The Division of Wildlife Resources (DWR) put GPS collars on mule deer and began a study in 2018. A potential wildlife corridor for mule deer moving between crucial habitat in the Lake Mountains and the Oquirrh Mountains across the Cedar Valley and through Eagle Mountain has been identified by DWR.

Crucial value habitat is habitat on which the local population of a wildlife species depends for survival because there are no alternative ranges or habitats available. Crucial value habitat is essential to the life history requirements (e.g., forage, cover, water, calving or fawning) of a wildlife species. Degradation or unavailability of crucial habitat will lead to significant declines in carrying capacity and/or numbers of wildlife species of concern.

S.R. 73 crosses the DWR-identified mule deer wildlife migration corridor between the Oquirrh and Lake Mountains. Pronghorn antelope are also present within the Cedar Valley and S.R. 73 bisects crucial pronghorn antelope habitat as well.

Nationwide, almost one half of wildlife-vehicle collisions occur on roads with average daily traffic volumes less than 5,000 annual average daily traffic volume (AADT) (Huijser et al., 2008). As traffic volumes increase over time, roads become an increasing barrier to wildlife migration. At very low traffic volumes (under 2,500 AADT), the proportion of traffic-related wildlife mortalities is generally low, as is the number of animals that are repelled (deterred from crossing). As traffic volume increases to moderate levels (2,500 to 10,000 AADT), the number of animals repelled would be expected to increase while the number of animals killed would start to increase dramatically. At high volumes (10,000 AADT and greater), only a small proportion of attempted road crossings are expected to be successful and a large proportion of animals are likely repelled (Clevenger and Huijser, 2011).

Since the previous plan, traffic volumes have more than doubled. S.R. 73 has highly variable traffic volumes west to east currently, ranging from 4,000 AADT west of Eagle Mountain and increasing to over 49,500 AADT to the east of Eagle Mountain. Pony Express Parkway, which cuts through the corridor, has an AADT of 32,500 in this area.

In Utah, mule deer are commonly involved in vehicle collisions and there is concern that road mortality is impacting populations (Olson). The DWR has a statewide Wildlife Migration Initiative.

Source: DNR, Wildlife Migration Initiative

Deer Walking

BACKGROUND (CONT.)

The UDOT implemented radar-detection wildlife warning signs east of Eagle Mountain in 2019. Continued monitoring/reporting of wildlife-vehicle collisions will help to assess the effectiveness of the signs.

Enhanced wildlife warning signs can help reduce wildlife mortality if drivers can be encouraged to pay attention and reduce speed appropriately when warning signs are activated. However, signs do not reduce the barrier effect of traffic volume on wildlife movement.

The only effective means of improving the permeability of highways for wildlife movement are wildlife underpass crossings or overpass crossings. Both types of wildlife crossings rely on wildlife fencing to direct wildlife toward the crossings.

- Design considerations of crossings and fencing include: cost, maintenance, providing vehicle and pedestrian access through fences, length of crossing for underpass/culvert, and intended species to benefit.
- Other options can be at-grade wildlife crosswalks with wildlife fence, which may or may not include animal-detection activated warning signs, or an animal-detection warning system without wildlife fencing.
- Future development could decrease the use/desirability of wildlife corridors. From the SR-73 State Environmental Study, Appendix G: UDWR wildlife recommendations, DWR concern: "Build-out will be so extensive in the next several decades that it's difficult to recommend expensive wildlife structures that will only deposit animals from one suburban/urban area to another."
- Also from UDWR SES recommendations: "Tickville Wash, a deep gully between MP 31 and MP 32, is deep enough to make an underpass a feasible structure, but should be analyzed further given the width of the corridor. Generally a corridor of 450', as proposed, would be far too long for a crossing structure to function. However, preliminary plans indicate that the proposed freeway would include a bridge spanning the gulch, resulting in a possible crossing that would include short culverts under each frontage road and a large open space between them that could be fenced in. Tickville Wash has some potential to remain a wildlife corridor even when the surrounding area is filled in with suburban infrastructure, as it is a wide vegetated gully."
- Recommended an at-grade crossing/fence break MP 29 and MP 31.
- In terms of wildlife movement across landscapes, property fencing can present a barrier and mortality hazard for both deer and pronghorn. Fences can be redesigned or adapted to improve safe crossing by wildlife

Source: Micki Oliver

Mule Deer Crossing in Eagle Mountain

DEFINITIONS TO CONSIDER

Substantial Habitat - Habitat that is important to the life history requirements of the species.

Crucial Habitat

- Habitat that is essential to the life history requirements of the species (e.g., forage, cover, water, calving or fawning).
- Continued degradation of Crucial and Substantial Habitats leads to lower carrying capacity of the habitat and lower animal numbers.

Wildlife Corridor - An area of habitat connecting wildlife populations that are separated by human activities or structures (e.g., roads, urban and suburban development, agriculture, resource extraction). Wildlife corridors help to mitigate the impacts from habitat fragmentation which can lead to inbreeding, reduced genetic diversity, and loss of biodiversity for wildlife species.

Wildlife Corridor Overlay Zone

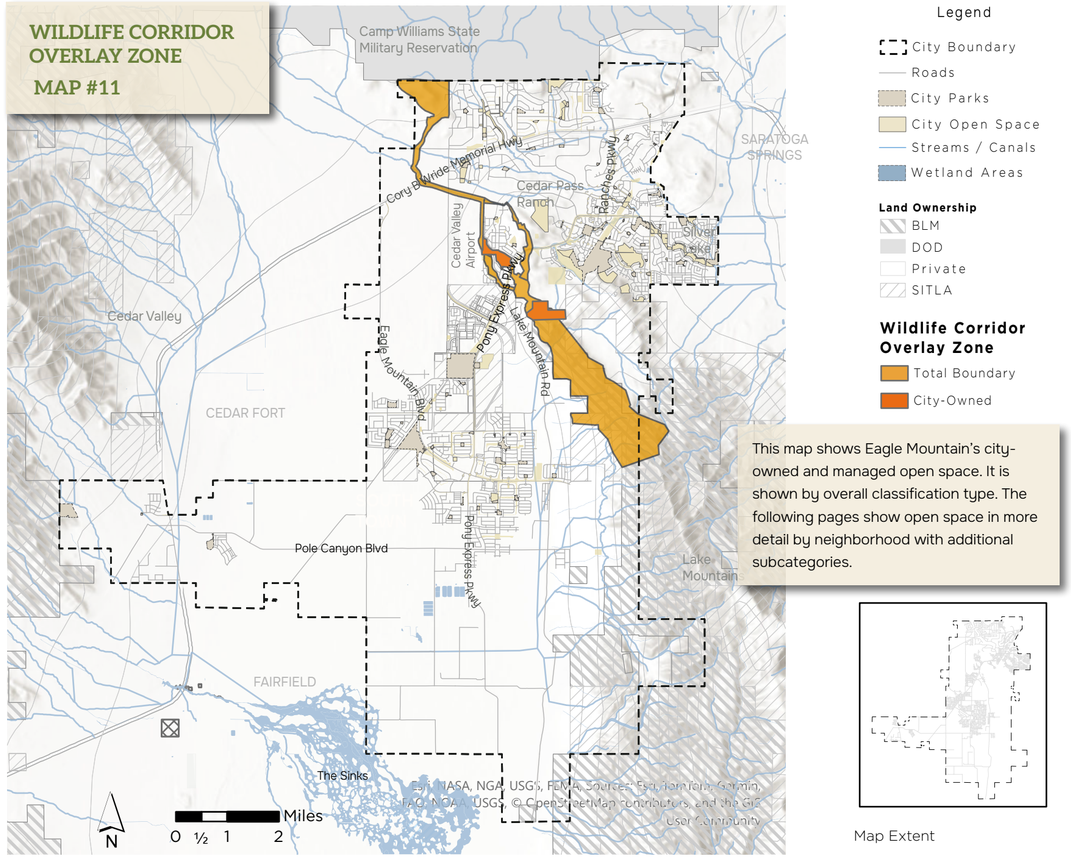
Zones that ensure adequate movement space for migrating wildlife, the corridor will maintain a minimum width of 330 ft where it crosses private land. Guidance for additional uses and management are mentioned in the 2025 Eagle Mountain City Natural Open Space & Wildlife Habitat Management Plan.

The following pages have wildlife habitat maps in and around Eagle Mountain for Elk, Pronghorn Sheep, and Mule Deer. The last map shows a wildlife corridor through Eagle Mountain that is used by mule deer who migrate through the City twice a year from habitat in the Lake Mountains to the Oquirrh Mountains.

Source: Adam Clark

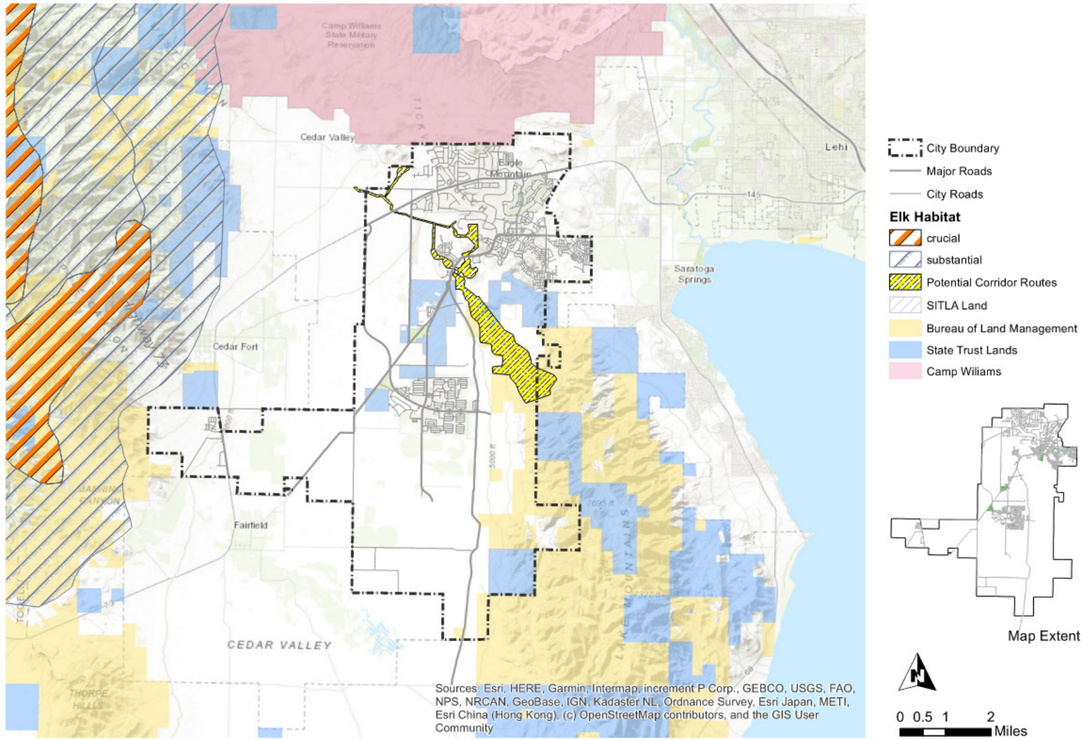
Scenic Vistas in Eagle Mountain City

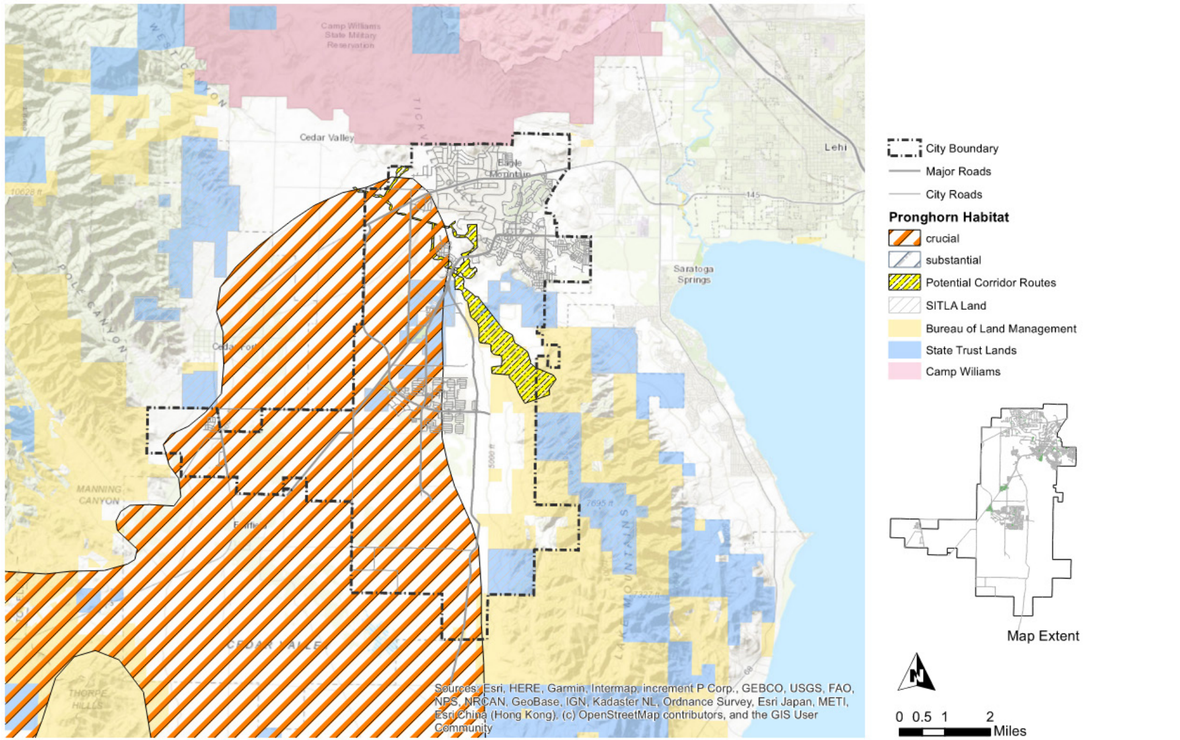
Proghorn



This map shows Eagle Mountain's city-owned and managed open space. It is shown by overall classification type. The following pages show open space in more detail by neighborhood with additional subcategories.

Map Extent


Camp Williams
State Military
Reservation
Cedar Valley
Eagle
Mountain
Lehi
Saratoga
Springs
Cedar Fort
Fairfield
CEDAR VALLEY
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
City Boundary
Major Roads
City Roads
Elk Habitat
crucial
substantial
Potential Corridor Routes
SITLA Land
Bureau of Land Management
State Trust Lands
Camp Williams
Map Extent
0 0.5 1 2
Miles


Camp Williams
State Military
Reservation
Cedar Valley
Eagle
Mountain
Lehi
Saratoga
Springs
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
City Boundary
Major Roads
City Roads
Pronghorn Habitat
crucial
substantial
Potential Corridor Routes
SITLA Land
Bureau of Land Management
State Trust Lands
Camp Williams
Map Extent
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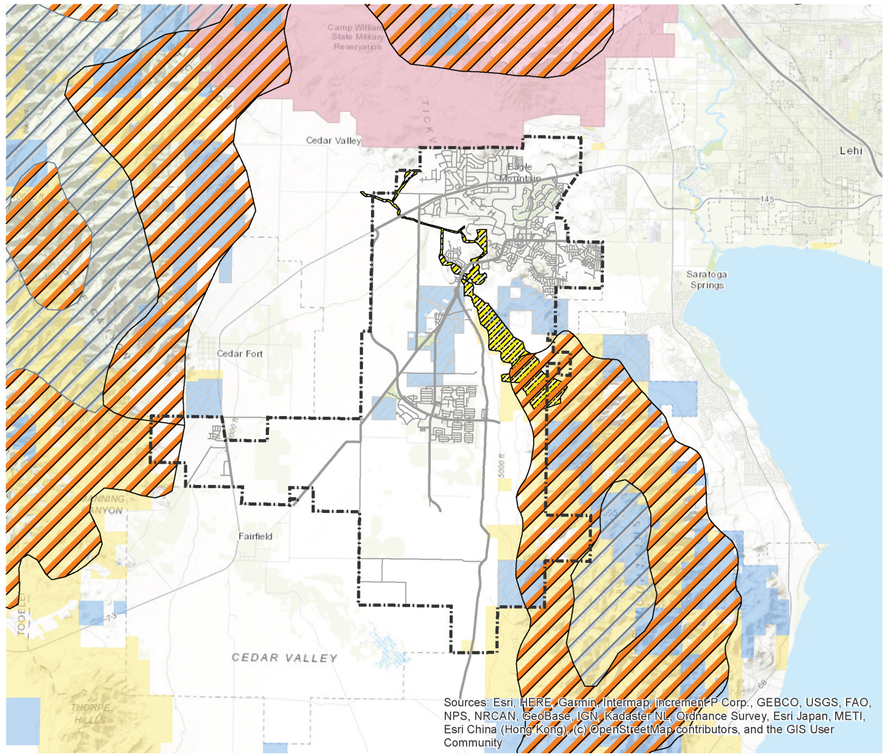


MAP #14- MULE DEER HABITAT

OPEN SPACE RECOMMENDATIONS

WILDLIFE HABITAT CONSERVATION

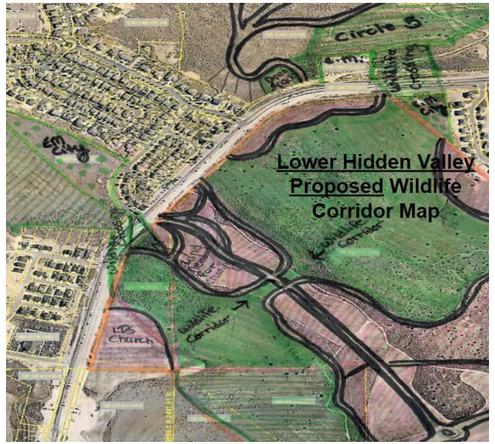
AS EAGLE MOUNTAIN CONTINUES TO DEVELOP, MONITOR AND PROTECT IMPORTANT WILDLIFE HABITAT AND MIGRATION CORRIDORS.

Strategy #1: Support the continued collection and use of high-quality information regarding wildlife habitat, wildlife movement corridors, and population trends.

- Policy 1.1. Work with the State Department of Wildlife Resources (DWR) on identifying wildlife corridor needs and documenting wildlife population trends.
- Policy 1.2. Formalize recognition of the wildlife migration corridor(s) shown in this plan by adopting the plan and creating an overlay zone that encompasses a broad swath of properties that require consideration for implementation of the minimum corridor width within those properties as they develop.
- Policy 1.3. Recognize and support the role of local citizens groups to reliably and consistently document wildlife species and habitat use in Eagle Mountain, utilizing tools such as online forums and reporting tools.
- Policy 1.4. Develop and adopt appropriate ordinances and zoning overlays for preservation of important wildlife habitat and wildlife migration corridors.

Strategy #2: Ensure sufficient and quality undeveloped land is available for wildlife movement.

- Policy 2.1. Work with DWR to identify impediments to wildlife migration.
- Policy 2.2. Adopt a minimum 330-foot wide migration corridor where feasible with 50-footwide development setbacks on each side of perennial or ephemeral washes that is free of impediments and fencing.
- Policy 2.3. Identify and implement strategies to improve or enhance wildlife habitat within migration corridors through appropriate restoration techniques and/or treatments.



Source: Micki Oliver

Mule Deer Crossing

WILDLIFE HABITAT CONSERVATION (CONT.)

WHEREVER WILDLIFE MIGRATION CORRIDOR(S) ARE INTERCEPTED BY ROADS, WORK WITH STAKEHOLDERS TO IMPLEMENT APPROPRIATE WILDLIFE CROSSINGS

Strategy #3: Work with DWR and UDOT to promote wildlife-vehicle collision reduction, implement wildlife crossings, and install wildlife-friendly fencing.

- Policy 3.1. Assist DWR and UDOT in documenting wildlife population trends with tools such as wildlife-vehicle collision reporter. Consider improving documentation and tracking of other animal species along the migration corridors.
- Policy 3.2. Pursue funding mechanisms and partnerships to fund wildlife crossings and wildlife-vehicle collision reduction.
- Policy 3.3. Coordinate with DWR and UDOT to assess the availability and feasibility of evolving technologies for reducing wildlife-vehicle collisions and enhancing wildlife movement.

Antelope-friendlt Fencing (bottom-wired not barbed)

Strategy #4: Require the construction of appropriate wildlife crossings where necessary.

- Policy 4.1. Incorporate and adopt wildlife crossings in all existing and future transportation plans.
- Policy 4.2. Determine the feasibility of wildlife crossing structures with associated fencing where roads bisect wildlife migration routes that connect crucial wildlife habitat.
- Policy 4.3. Partner with stakeholders to identify potential funding sources for implementation of wildlife crossings where necessary.

Strategy #5: Enable and encourage private landowners to protect wildlife movement and habitat while preserving vested rights and economic viability.

- Policy 5.1. Develop and provide information regarding conservation easement mechanisms and potential funding sources to protect valued wildlife movement corridors and habitat on private lands.
- Policy 5.2. Work with DWR to provide sources of information to modify and/or design fences on private property that minimize wildlife mortality and allow safe wildlife movement where appropriate.
- Policy 5.3. Work with DWR to assist landowners in identifying potential funding assistance for fence design modifications to facilitate safe wildlife passage.

ACCESSIBILITY

EMBRACE AND ENHANCE UNPARALLELED ACCESS TO CONSERVED OPEN SPACE, INTACT WILDLIFE CORRIDORS, AND SPECTACULAR VISTAS TO CREATE A UNIQUE LEGACY, POSITIVE ECONOMIC IMPACT, AND ELEVATED QUALITY OF LIFE.

Strategy #6: Promote the communities' open space assets through a cohesive brand and messaging.

- Program 6.1. Align the City's branding, website, wayfinding and other signage and other communication vehicles to enhance open space as a community-defining resource.
- Policy 6.1. Ensure City documents, plans, maps, and ordinances reflect this emphasis on open space preservation and access.
- Program 6.2. Provide a central location online for residents to search recreational, volunteer opportunities, educational workshops in the City.
- Program 6.3: Enhance stewardship and educational programs offered by the city and in partnership with community groups to foster outdoor community classrooms, guided educational tours, coordinated volunteer clean-up, and learning opportunities to better understand the natural landscape and wildlife within Eagle Mountain.

Strategy #7: Increase public awareness and use of open space offerings.

- Program 7.1. Create added value for open space areas by highlighting their natural beauty and recreational opportunities by hosting events and gatherings such as tournaments and competitions that bring visitors to the City and accommodate a variety of skill levels.
- Policy 7.1. Ensure various modes of transportation have easy access to public open space areas. Regulation and guidance for motorcycles, electric motorbikes, and other high-speed motorized mobility devices may be implemented to manage user conflicts on trails.
- Policy 7.2. Develop an interconnected trail/sidewalk/bike lane system that connects all open space offerings.
- Program 7.2. Encourage walking and biking and support travel to parks and open space by providing adequate bicycling infrastructure, paths, and parking throughout the parks.
- Program 7.3. The interconnected route would feature branding, wayfinding, information on trail etiquette, and maps to communicate connections to nearby open space offerings along the multi-use route. The City should consider the development of a Signage and Wayfinding Plan that coordinates with signage recommendations proposed in the 2025 Off-Street Trails Study.

Source: Park City, UT

'Treasure the Trail Stewardship' Messaging Example

DEVELOPING OPEN SPACE

PROTECT AND ENHANCE THE CITY'S UNIQUE NATURAL OPEN SPACE FEATURES AND ASSETS.

Strategy #8: Protect ground water within existing or potential public drinking water supply aquifers.

- Policy 8.1. Plans should be prepared for all major drainage systems and distinguish between urban and non-urban systems. These plans should emphasize preservation approaches.

Strategy #9: Protect lands of cultural importance including archaeological and historical sites

- Policy 9.1. Locate, identify, and catalog locations of cultural aritfacts.
- Policy 9.2. Develop and implement policies to best protect and display identified artifacts.

Strategy #10: Preserve farmlands.

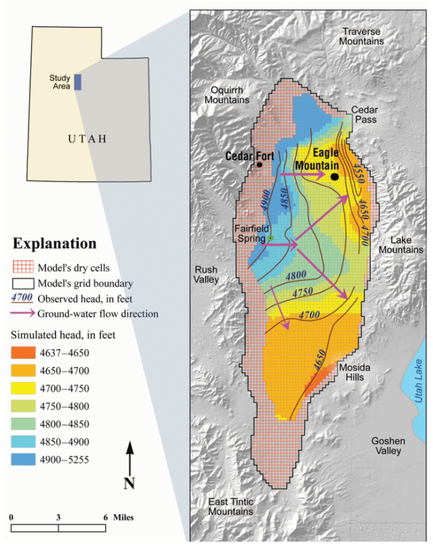
- Policy 10.1. Identify permanent agricultural zones that can be applied in areas where ground water quality and soil conditions are conductive to the production of food and agricultural products and economically serve the local and surrounding communities.

Strategy #11: Aim to ensure a network of connected open spaces to ensure they are not disjointed and lose environmental and recreational value.

- Policy 11.1. Add to existing committed open space by filling in property gaps between existing municipal, state or land trust holdings.
- Policy 11.2. Assemble open corridors and greenbelts, which may be linkages to existing open space or connecting nodes of development, trails, wildlife corridors or riparian buffers.
- Policy 11.3. Create and implement zoning overlays that provide protection to identified habitat corridors.
- Policy 11.4. Consider conversion from turf to low-maintenance/ water-conscious plantings, native plantings at selected open space or underutilized pocket parks

Strategy #12: Protect steep slopes to control soil erosion and water runoff as well as maintaining scenic views of and from areas such as bluffs, ridges, and mountains.

- Policy 12.1. Update hillside development guidelines identifying maximum slope percentage gradients for development to protect public health and safety.



Source: Utah DNR

Ground Water Flow in Cedar Valley

DEVELOPING OPEN SPACE (CONT.)

BALANCE THE CITY'S GOALS FOR OPEN SPACE CONSERVATION AND PRESERVATION WITH ITS PLANS FOR FUTURE POPULATION GROWTH.

Strategy #13: Land use policies and responsible growth tools should encourage new development in areas capable of supporting it while at the same time preserving areas unsuitable for development.

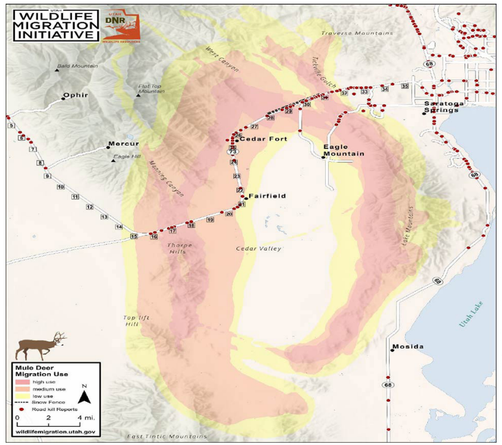
- Policy 13.1. New development should respect a site's natural features, utilize natural drainage patterns, keep site disturbance to a minimum, and minimize consumption of natural resources.
- Policy 13.2. High-density development should be built adjacent to highways and future transit lines to provide access to jobs, utilities, transportation, and services
- Policy 13.3. Lower-density development should be placed on sites that can support on-site utilities and respond to environmentally sensitive areas where preservation of natural resources and view corridors are desired.
- Policy 13.4. Integrate maintenance goals in developer agreements/contracts to help support and define maintenance roles

Strategy #14: Combine regulatory and land acquisition measures to achieve open space objectives.

- Policy 14.1. Explore the use of conservation easements and transfer of development rights programs to support open space preservation.
- Policy 14.2. Provide incentives including clustering, creative design, and preferential property taxes (which keeps taxes lower on agricultural and open space lands) to preserve meaningful open space within private development.

Strategy #15: Build on the conservation work of the Utah Department of Natural Resources

- Policy 15.1. Explore implementing the recommendations made by the Eagle Mountain Nature & Wildlife Alliance and the State DNR in their document "EM Wildlife Corridor General Information" and "A Vision For the Designation and Use of A Proposed Wildlife Corridor in Eagle Mountain, Utah."
- Policy 15.2. Involve local community groups like local businesses, recreational clubs and organizations, scouts, and religious groups to participate in service projects to enhance and maintain these public spaces.



Source: Wildlife Migration Initiative

Eagle Mountain Deer Migration Corridor Map

DEVELOPING OPEN SPACE (CONT.)

FOR UNDEVELOPED OPEN SPACE, IDENTIFY AND PLAN HOW THE SPACE CAN BEST SUPPORT THE CITY'S PARKS, TRAILS, ECOLOGICAL HEATH, AND COMMUNITY CONNECTIVITY.

Strategy #16: Set clear expectations for development on or adjacent to undeveloped open space.

- Policy 16.1. Development proposals should demonstrate how the project supports this adopted plan.
- Policy 16.2. Prioritize design development that integrates open space in ways that enhance future connectivity and goals and avoids fragmented open space.

Strategy #17: Promote development that improves ecological health and visual appeal.

- Policy 16.1. Development should have designated naturalized buffers between land uses that serve as fire abatement and contribute to natural aesthetic of Eagle Mountain.
- Policy 16.2. If the undeveloped space has healthy natural vegetation, consider how it can be revitalized and incorporated into plans as buffers.
- Policy 16.2. New plantings should be water-wise, native, near-native, and/or climate-adapted.

Strategy #18: Utilize undeveloped open space as opportunity to close gaps in parks service and trails network.

- Policy 16.3. If undeveloped open space is within or adjacent to a parks service gap area, then these are great opportunities to help close gap service areas. This could be done through new public park space and/or expansion/improvement of existing adjacent parks or developed open space.

UNDEVELOPED OPEN SPACE EVALUATION CRITERIA

Open space is some of the community's most important assets and should be managed according to its classification. Undeveloped open space as defined in this document represents areas of potential opportunity for improvements. Setting criteria can help evaluate options for undeveloped open space by grounding discussion in long-term goals.

Using clear criteria helps the City:

- Make decisions that are consistent and fair
- Balance community needs, ecological value, and costs
- Explain why certain choices are made and their trade-offs
- Protect options for future generations

To view the **Undeveloped Open Space Evaluation Worksheet**, please visit the **Appendix.** The worksheet is a tool intended to guide discussion, not replace policy judgment, public input, or decision-making processes. It aims to help determine the most appropriate and effective plan for improvements to either be reclassified (i.e. conservation, naturalized, or developed open space), developed into a park, or sold and transitioned into other land uses in the long-term. These criteria are written to be flexible enough for a variety of sites but structured enough to guide consistent decisions over time. The criteria are related to the following topics:

- Vision & Community Value
- Connectivity & Access
- Programming Suitability
- Ecological Value & Preservation
- Stewardship & Maintenance
- Adaptability & Future Flexibility

IMPROVEMENTS & CARE

IMPROVE AND MAINTAIN THE APPEARANCE, SAFETY, AND FUNCTION OF BOTH INTERIM UNDEVELOPED & DEVELOPED SPACES THROUGH LOW-COST STEWARDSHIP PRACTICES.

Strategy #13: Identify interim undeveloped open space areas that are highly visible, adjacent to neighborhoods, or serve as buffers between land uses and prioritize them for basic improvements.

- Policy 13.1. Identify undeveloped open space that present safety concerns or major connection gaps may require targeted landscape and site construction improvements to address issues.
- Policy 13.4. Most interim undeveloped open space areas should be improved using low-cost, low-maintenance actions such as invasive species management, debris removal, erosion control, and native seeding.

Strategy #14: Support ongoing maintenance, improvement, and periodic reassessment of developed open space to ensure these areas continue to meet community needs.

- Policy 14.1. Annual evaluation of open space to determine areas of priority for incremental improvements.
- Policy 14.2. Clearly define and coordinate maintenance responsibilities for developed open space adjacent to or shared with private development.
- Policy 15.2. Document maintenance practices, costs, and improvement outcomes to inform future planning, budgeting, and improvement decisions.

Strategy #15: Support volunteer and community stewardship programs for open space.

- Program 18.1. Plan and advertise volunteer and community stewardship efforts to assist with basic open space improvements (see policy 13.4) in coordination with City staff. Volunteer opportunities in open spaces may include: litter pickup, noxious weed pulling, trail building/maintenance, barbed wire fence removal, vegetation clearing along trails and paths, and re-vegetation of disturbed areas.
- Program 18.1. Include open spaces in an established community stewardship program. This could be in partnership with local organizations and schools, and coordinated with adjacent property owners.

Source: Tri-Cities, WA

Open Space Volunteer Opportunities Example- Tapteal Greenway

Hikers in Eagle Mountain Open Space

Source: Eagle Mountain

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06

PRIORITIES & IMPLEMENTATION

In This Chapter

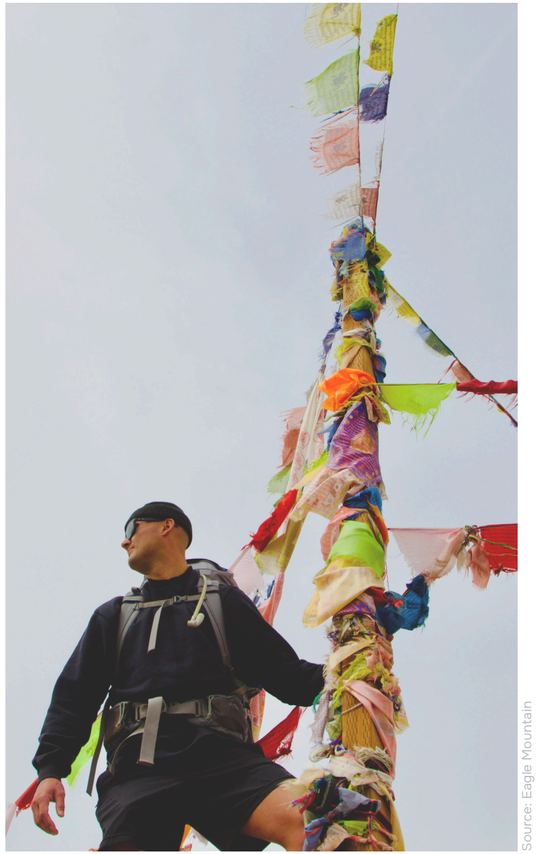
Overview ..... *Pg #6.02*

What We Heard ..... *Pg #6.03*

Key Analysis Findings ..... *Pg #6.04*

Prioritization of Recommendations ..... *Pg #6.05*

Primary Funding Sources ..... *Pg #6.06 - 6.20*



Source: Eagle Mountain

Hiker in Eagle Mountain

OVERVIEW

Prioritizing City improvements is always challenging, and that is especially true when it concerns amenities and services that residents care deeply about such as parks, trails, and open space. It can be especially difficult when a community expresses multiple interests and has limited resources for investment. Given those considerations, this section aims to provide a framework for the City to prioritize the recommendations made in Chapters 3-5.

Important questions to ask in the project prioritization project are:

- How well does the project align with the guiding principles of the master plan? Does the project help achieve the City's vision for parks, trails, and open space?
- What is the demand for this project? Does it fill a critical need or service gap today? In the future?
- Where will funding come from? Are there resources currently set aside?
- What is the project's impact as it relates to costs? Which projects are urgent even though they may be costly?

This section is organized by presenting a synthesis of findings related to funding investments, a prioritized list of projects and policies the City can set into motion based upon the questions above and insights gleaned through the planning process, and a list of potential funding sources the City can use for these investments.

COMMUNITY ENGAGEMENT SNAPSHOT - WHAT WE HEARD

KEY TRENDS

PARKS

- Maintain and improve larger parks versus smaller ones
- Improve safety and maintenance efforts at existing parks
- Provide a variety of recreation options, amenities, and events

OPEN SPACE

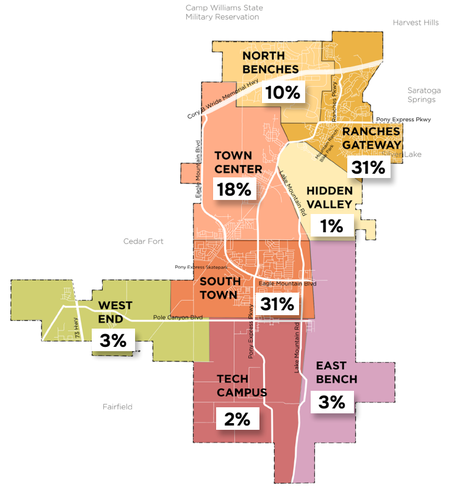
- Maintain and preserve what is existing and acquire more as opportunities are available
- Create connected and contiguous open space
- Address inappropriate uses or hazards on undesignated open space
- Protect wildlife habitat and migration

TRAILS

- Improve trail connectivity to key destinations and neighborhoods
- Consider multiple users, skill levels, and speed conflicts
- Better leverage Eagle Mountain's unique trails and recreation systems

OTHER COMMENTS

- Recognize that the city's outdoor spaces and recreation system are major attractions for residents and visitors
- Enhance outreach and communication about environmental stewardship



Percentage of Survey Responses by Area

249 ONLINE SURVEY RESPONSES

196+ PARTICIPANTS AT THE CITY BOOTH AT SHOPFEST UTAH

36+ ATTENDEES AT THE OPEN HOUSE

8 STAKEHOLDER / FOCUS GROUP INTERVIEWS

Please rank how Eagle Mountain should prioritize their conservation and recreational efforts over the next 10 years:

1. Maintain existing parks & trails
2. Improve existing parks & trails
3. Protect & Maintain existing conservation Land
4. Acquire/build new parks & trails
5. Acquire new lands of conservation interest

ANALYSIS - KEY FINDINGS AT A GLANCE

CITY PROFILE

TOTAL CITY ACREAGE
32,275
Previous plan (2020 Pop.) = 42,088

ACRES OF CITY-OWNED PARKS
455.9
Previously 369 acres (2020 Plan)

MILES OF CITY-OWNED TRAILS
178.7
Previously 144.2 miles (2020 Plan)

ACRES OF CITY-OWNED OPEN SPACE
1063.5
Developed = 232.5 Acres
Naturalized = 50 Acres
Undeveloped = 357 Acres
Conservation = 424 Acres

PARKS LEVEL OF SERVICE ANALYSIS

0.46 Local Park **acres per 1,000 people**

0.99 Neighborhood Park **acres per 1,000 people**

0.79 Community Park **acres per 1,000 people**

3.51 Regional Park **acres per 1,000 people**

5.74 city-wide **acres per 1,000 people**
Previous plan (2020) = 8.78 acres

DEMOGRAPHICS

2025 POPULATION:
79,314
Previous plan (2020 Pop.) = 42,088

TOTAL HOUSEHOLDS:
11,851
Previous plan (2020) = 7,020

ANNUAL GROWTH RATE:
7.4%
1.2% North Area
16.2% South and West Areas

MEDIAN HOUSEHOLD AGE:
22.1
58% Ages 0-19
43% Ages 20-50

Source: 2023 US Census Data & Eagle Mountain City

PRIORITIZATION OF RECOMMENDATIONS

The subsequent tables provide a high level framework which prioritizes the parks, trails, and open space recommendations into **immediate, short-term,** and **long-term** general time periods. These are meant to indicate priority of implementation.

Implementation is intended to happen in a phased approach dependent on appropriate resources and funds available. This idea recognizes the fact that all of the strategies cannot be done at one time or within the next year, but will require additional planning and allocation of resources. Furthermore, some recommendations may be dependent on one another and will only be successful if implemented in logical stages, with additional planning required to execute and unify all efforts.

IMMEDIATE PG. 6.6-6.8

Focuses on high-priority, high-impact, and readily achievable improvements such as safety upgrades, maintenance needs, small-scale enhancements, and community programming. They usually require less resources and minimal permitting, and lay the groundwork for broader-term initiatives.

SHORT-TERM PG. 6.9-6.10

Targets more complex projects that may require multi-phase construction, land acquisition, or coordination with other agencies. These efforts often depend on mid-range funding cycles, community partnerships, or planning processes and aim to build momentum from early wins.

LONG-TERM PG. 6.11-6.14

Encompasses visionary goals that may require significant investment, cross-department collaboration, or changes in policy or infrastructure. These recommendations address larger system-wide needs such as regional connectivity and are guided by evolving community priorities and funding opportunities.

Source: Eagle Mountain

Biker in Eagle Mountain

IMMEDIATE				
	RECOMMENDATION	STRATEGY	POLICY/PROGRAM	PG #
PARKS	Improve awareness of parks and amenities for everyone in the community.	Strategy #10: Increase awareness about the breadth and depth of park offerings in the City.	• **Program 10.1.** Implement a signage and wayfinding system for the City so residents have visual information cues to navigate and be informed of available facilities and amenities. • **Policy 10.2.** Add additional information about City parks and their amenities to the City website and keep the Eagle Mountain Parks Amenity finder regularly updated. • **Policy 10.3.** Host various events throughout the larger parks in the community. • **Policy 10.4.** Consider a Signage and Wayfinding study to identify key locations and cohesive signage design for the City.	3.27
	Diversify responsibility and support for maintaining Eagle Mountain parks.	Strategy #11: Encourage the creation of resident or nonprofit stewardship groups to foster support, advocacy, funding, and maintenance of City parks.	• **Program 11.1.** Explore the creation of a non-profit organization that is dedicated to the City's parks, such as "Friends of Eagle Mountain Parks" group that can receive grants and donations. • **Program 11.2.** Explore the creation a service learning project initiative for students, sports organizations, and local organizations in the community to volunteer and donate time toward parks upkeep.	3.28
TRAILS	Improve wayfinding, programming, and trip planning tools to increase safety and use of trails in Eagle Mountain.	Strategy #7. Develop a wayfinding strategy that reflects community character and improves safety and comfort for all users.	• **Program 7.1.** Install wayfinding signage with cohesive branding on all major, high-use paved trails that identifies destinations, connections to other trails, distances, as well as complements the parks and open space system. • **Program 7.2.** Install additional signage identifying appropriate trail etiquette for each user type, allowed user types on the trail, and speed limits. • **Program 7.3.** Incorporate interpretive signage and cultural storytelling elements along major paved trails, including historic references, natural features, and community narratives.	4.14
		Strategy #8: Create promotional and trip planning tools to compliments Eagle Mountain's trail network.	• **Policy 8.1.** Collect data on trail use and community perspectives through trail encounters and intercept surveying to develop an annual 'State of the Trails' report to track progress, highlight improvements, and share public input. • **Policy 8.2.** Publish "Safe Routes to School" online with suggested safe and comfortable routes to Eagle Mountain schools, accompanied with ample and secure on-campus bicycle parking and consideration of infrastructure improvements, such as short-term or quick-build safety enhancements, near campuses. • **Program 8.1.** Create safety and education programming, such as bike buses and classes on bike safety, etiquette, skills, and bicycle maintenance, to get more youth and families using active transportation. • **Program 8.2.** Support periodic giveaways, including helmets, lights, and reflectors, to provide residents with the tools and equipment they need to ride safely. • **Program 8.3.** Create online trip planning tools, such as a website with a digital trail map showing routes, conditions, and points of interest, trail etiquette information, rules dictating trail use, and an active living event calendar.	
TRAILS	Maintain and invest in Eagle Mountain's paved trail network system to maximize resources and protect investments.	Strategy #4. Coordinate between departments to ensure clear and consistent maintenance goals.	• **Policy 4.1.** Coordinate with City Departments (including Parks & Recreation, Roads, and Public Utilities), Utah County, Utah Department of Transportation, and other relevant partners to develop a prioritization schedule that extends paved and natural surface trail longevity, including resurfacing, sweeping, vegetation control, and snow removal. • **Program 4.1.** Inventory existing trails and trailheads through use data, surveying, and site assessments to prioritize areas of high use for maintenance and improvements to enhance functionality. • **Program 4.2.** Inventory Eagle Mountain City operations and staffing and adjust as needed to maximize resources to ensure trails meet desired levels of service. • **Program 4.3.** Align with Eagle Mountain's network with Utah Trail Network recommendations, including the Pony Express Parkway Trail, to partner with the Utah Department of Transportation on improvements and maintenance. More information on the Utah Trail Network: https://utahtrailnetwork.udot.utah.gov/.	4.13
		Strategy #5. Diversify the maintenance and care of Eagle Mountain Trails.	• **Program 5.1.** Create a volunteer stewardship program, such as adopt-a-trail, that leverages volunteers, schools, nonprofits, and other community-based groups to aid in the maintenance and improvement of the paved and natural surface trail system (including clean-ups, noxious weed removal, natural surface trail building days, and other volunteer-based stewardship activities.)	
		Strategy #6. Invest in and maintain quality amenities and landscapes along trails.	• **Program 6.1.** Add amenities, including trash and recycling cans and dog waste stations, to popular shared use paths and trailheads that help users maintain the trail network. • **Program 6.2.** Enhance the landscaping, particularly adjacent to paved trails, with native vegetation, wildflowers, shade trees, and drought-tolerant species to minimize water-use and maintenance.	
OPEN SPACE	Embrace and enhance unparalleled access to conserved open space, intact wildlife corridors, and vistas to create a unique legacy, positive economic impact, and elevated quality of life.	Strategy #6. Promote the community's open space assets through cohesive brand and messaging.	• **Program 6.1.** Align the City's branding, website, wayfinding, signage, and other channels to enhance open space as a community-defining resource. • **Policy 6.1.** Ensure city documents, plans, maps, and ordinances reflect this emphasis on open space preservation and access. • **Program 6.2.** Provide a central location online for residents to search recreational, volunteer opportunities, and educational workshops in the city. • **Program 6.3.** Enhance stewardship and educational programs offered by the city and partnerships with community groups to foster outdoor community classrooms, guided educational tours, coordinated volunteer clean-up, and learning opportunities to better understand the natural landscape and wildlife within Eagle Mountain.	5.25

OPEN SPACE		Strategy #7. Increase public awareness and use of open space offerings.	• **Program 7.1.** Foster appreciation for open space areas by highlighting their natural beauty and recreational opportunities by hosting events and gatherings such as tournaments and competitions that bring visitors to the City and accommodate a variety of skill levels. • **Policy 7.1.** Ensure various modes of transportation have easy access to public open space areas. Regulation and guidance for motorcycles, electric motorbikes, and other high-speed motorized mobility devices may be implemented to manage user conflicts on trails. • **Policy 7.2.** Develop an interconnected trail/sidewalk/bike lane system that connects all open space offerings. • **Program 7.2.** Encourage walking and biking and support travel to parks and open space by providing adequate bicycling infrastructure, paths, and parking throughout the parks.	
			• **Program 7.3.** The interconnected route would feature branding, wayfinding, information on trail etiquette, and maps to communicate connections to nearby open space offerings along the multi-use route. The City should consider the development of a Signage and Wayfinding Plan that coordinates with signage recommendations proposed in the 2025 Off-Street Trails Study.	
	Improve and maintain the appearance, safety, and function of both interim undeveloped & developed open spaces through low-cost stewardship practices.	Strategy #13: Identify interim undeveloped open space areas that are highly visible, adjacent to neighborhoods, or serve as buffers between land uses and prioritize them for basic improvements.	• **Policy 13.1** Identify undeveloped open space that present safety concerns or major connection gaps may require targeted landscape and site construction improvements to address issues. • **Policy 13.2** Most interim undeveloped open space areas should be improved using low-cost, low-maintenance actions such as invasive species management, debris removal, erosion control, and native seeding.	5.29
		Strategy #14: Support ongoing maintenance, improvement, and periodic reassessment of developed open space to ensure these areas continue to meet community needs	• **Policy 14.1** Annual evaluation of open space to determine areas of priority for incremental improvements. • **Policy 14.2** Clearly define and coordinate maintenance responsibilities for developed open space adjacent to or shared with private development. • **Policy 14.3** Document maintenance practices, costs, and improvement outcomes to inform future planning, budgeting, and improvement decisions.	
		Strategy #15: Support volunteer and community stewardship programs for open space.	• **Program 15.1** Plan and advertise volunteer and community stewardship efforts to assist with basic open space improvements (see policy 13.4) in coordination with City staff. Volunteer opportunities in open spaces may include: litter pickup, noxious weed pulling, trail building/maintenance, barbed wire fence removal, vegetation clearing along trails and paths, and re-vegetation of disturbed areas • **Policy 15.1.2** Include open spaces in an established community stewardship program. This could be in partnership with local organizations and schools, and coordinated with adjacent property owners.	

SHORT TERM				
	RECOMMENDATION	STRATEGY	POLICY/PROGRAM	PG #
PARKS	Focus city resources on constructing more community and regional size parks and amenities as the city population increases.	Strategy #1: Pursue the development of community and regional parks in the future to meet the needs of the community, thus minimizing the maintenance demands associated with smaller parks.	• **Policy 1.1.** Identify potential parcels larger than 10 acres or parcel assemblage for development of a community or regional park. • **Policy 1.2.** Establish a long-term strategy for acquisition and management including maintenance, of all parks. • **Program 1.3.** Pursue opportunity for developing a regional park in Northwest corner of Eagle Mountain including new rodeo grounds in collaboration with Camp Williams and their fundings through their LTA (Lands Trust Alliance).	3.25
		Strategy #2: Explore transitioning smaller, underutilized, maintenance intensive local parks.	• **Policy 2.1.** Conduct cost-benefit analysis of transforming turf in small parks into xeric landscaping that has lower water-use and lower maintenance. • **Policy 2.2.** Explore opportunities for acquiring adjacent parcels to increase size of local parks.	
		Strategy #3: Create alternatives for developer participation in the provision and construction of large parks.	• **Policy 3.1.** Expand upon the current in-lieu fee parks program rather than accepting local parks with each development. • **Policy 3.2.** Provide a program that allows the City to make concessions with developers for community or regional parkland contributions and maintenance efforts.	
	Add high quality amenities to parks that are lacking based on park standards deficiency assessment.	Strategy #9: Upgrade existing neighborhood, community, and regional parks to meet minimum standards and amenity levels of service requirements and develop new parks with at least the minimum required amenities.	• **Policy 9.1.** Set a schedule for improving existing parks and align City budget to the schedule. • **Policy 9.2.** Ensure the budgeting for new parks include enough to provide at least the minimum required amenities, or have a schedule for continued improvements to meet the standards.	3.27
TRAILS	Ensure Eagle Mountain's paved trail network connects important community destinations.	Strategy #3. Connect key destination though cohesive planning and design of Eagle Mountain's paved trail network. (See map #4.2 on pg. #4.16)	• **Policy 3.1.** Require or incentivize developers to implement periodic trail cut-throughs in subdivisions, as well as pedestrian access points at the end of the cul-de-sacs, if appropriate, to provide convenient access to adjacent parks, trails, and broader active transportation network . • **Program 3.1.** Provide frequent, regular access points to paved trails within neighborhoods to ensure residents can easily access the broader network and walk, bike, or roll to nearby parks and open space. • **Program 3.2.** Inventory the city's sidewalk network to prioritize the filling of critical gaps to popular destinations, parks, trails, and open spaces. • **Program 3.3.** Plan and design trailheads and access points strategically to promote ease of access and limit traffic, parking, and other impacts on neighborhoods (e.g., major access points on arterial or collector roads).	4.12

			• **Program 3.4.** Co-locate trailheads, where feasible, with other facilities, such as parks, schools, or community centers, to share resources (e.g., parking, restrooms, drinking water fountains, access points, etc.) • **Program 3.5.** Identify utility easements, stream corridors, and undeveloped open space for trail corridors to neighborhoods, parks, trailheads, and other community destinations, especially for the North Benches neighborhood.	
OPEN SPACE	For undeveloped open space, identify and plan how potential projects can best support the city's parks, trails, ecological health, and community connectivity.	Strategy #16: Set clear expectations for development on or adjacent to undeveloped open space.	• Policy 16.1. Require development proposals to demonstrate how the project supports this adopted plan. • Policy 16.2. Prioritize design development that integrates open space in ways that enhance future connectivity and goals and avoids fragmented open space.	5.28
		Strategy #17: Promote development that improves ecological health and visual appeal.	• Policy 16.1. Require development to provide appropriate naturalized buffers between land uses that serve as fire abatement and contribute to natural aesthetic of Eagle Mountain. • Policy 16.2. Encourage developments to incorporate healthy natural vegetation in development plans as buffers. • Policy 16.2. New plantings should be water-wise, native, near-native, and/or climate-adapted.	
		Strategy #18: Utilize undeveloped open space as opportunity to close gaps in parks service and trails network.	• Policy 16.3. Utilize undeveloped open space within or adjacent to parks service gap areas to assist in closing the gap service areas. This could be done through new public park space and/or expansion/improvement of existing adjacent parks or developed open space.	
	Wherever wildlife migration corridor(s) are intercepted by roads, the city will work with stakeholders to implements appropriate wildlife crossings.	Strategy #3: Work with DWR and UDOT to promote wildlife-vehicle collision reduction, implement wildlife crossings, and install wildlife-friendly fencing.	• Policy 3.1. Assist DWR and UDOT in documenting wildlife population trends with tools such as wildlife-vehicle collision reporter. Consider improving documentation and tracking of other animal species along the migration corridors. • Policy 3.2. Pursue funding mechanisms and partnerships to fund wildlife crossings and wildlife-vehicle collision reduction. • Policy 3.3. Coordinate with DWR and UDOT to assess the availability and feasibility of evolving technologies for reducing wildlife-vehicle collisions and enhancing wildlife movement.	5.24

OPEN SPACE		Strategy #4: Require the construction of appropriate wildlife crossings where necessary.	• **Policy 4.1.** Incorporate and adopt wildlife crossings in all existing and future transportation plans. • **Policy 4.2.** Determine the feasibility of wildlife crossing structures with associated fencing where roads bisect wildlife migration routes that connect crucial wildlife habitat. • **Policy 4.3.** Partner with stakeholders to identify potential funding sources for implementation of wildlife crossings where necessary.	
		Strategy #5: Enable and encourage private landowners to protect wildlife movement and habitat while preserving vested rights and economic viability.	• **Policy 5.1.** Develop and provide information regarding conservation easement mechanisms and potential funding sources to protect valued wildlife movement corridors and habitat on private lands. • **Policy 5.2.** Work with DWR to provide sources of information to modify and/or design fences on private property that minimize wildlife mortality and allow safe wildlife movement where appropriate. • **Policy 5.3.** Work with DWR to assist landowners in identifying potential funding assistance for fence design modifications to facilitate safe wildlife passage.	

LONG TERM				
	RECOMMENDATION	STRATEGY	POLICY/PROGRAM	PG #
PARKS	Ensure that new and existing parks provide high-quality & varied opportunities for the community.	Strategy #7: Construct diverse park amenities and creative improvements across the parks system so that each park has variety and is unique.	• **Policy 7.1.** Expand incentives for developers who install creative playground equipment (beyond a basic small playground and as defined by the City). • **Policy 7.2.** Focus some park equipment and amenities on educational experiences such as informational and/or interpretive signage or park accents. • **Policy 7.3.** Build a dog park in a select location in the community. • **Policy 7.4.** Develop outdoor-themed parks with places for hammocks, seating, and other amenities that allow people to enjoy the City's natural vistas.	3.26
		Strategy #8: Strive for a balance of spaces for active and passive recreation in parks. Create greatest amount of flexibility and open the door for future tournaments.	• **Policy 8.1.** Increase the space in parks dedicated to large fields for sports like soccer, lacrosse, and rugby. • **Policy 8.2.** Increase the number of courts for pickleball, tennis, and volleyball. • **Policy 8.3.** Promote some parks as places for leisure with well landscaped walking paths and sitting or resting areas.	
	Strive for a city-wide LOS (Level of Service) of at least 6.25 acres per 1,000 residents as recommended by NRPA. **	Strategy #5: Continue to meet the proposed minimum Level of Service (LOS) for regional parks of 5 acres per 1,000 population in the future.	• **Policy 5.1.** Ensure continued development of future phases of Cory B. Wride and Pony Express Parks. • **Policy 5.2.** By 2030, acquire and develop additional 135 acres of land to build additional regional park(s) and fulfill LOS demand based on future population projections. **Impact fees shall not be used to increase LOS.	3.26
		Strategy #6: Continue to meet the established Level of Service (LOS) for community parks of 2 acres per 1,000 population in the future.	• **Policy 6.1.** Ensure continued development of future phases of Sweetwater Park, SilverLake Woodhaven Park, Smith Ranch Park, Firefly Bike Park, and Corey B. Wride.	
	Enhance the city's reputation as a community known for its commitment to thoughtful park design practices.	Strategy #12: Design parks to be efficient as it relates to resource use and maintenance costs.	• **Policy 12.1.** Use data to measure water use, energy consumption, and maintenance costs to enhance performance and decision-making. • **Policy 12.2.** Solicit new park designs that focus on water and energy conservation. • **Policy 12.3.** Design parks in adherence to the Dark Skies Initiative • **Policy 12.4.** Analyze said data in order to identify underutilized parks and turf areas to be converted to fire barriers or naturalized areas.	3.28
TRAILS	Plan and design Eagle Mountain's paved trail network for all ages, abilities, and user types.	Strategy #1. Design Eagle Mountain's paved trail network for all ages, abilities, and user types.	• **Policy 1.1.** Ensure shared use paths and on-street bicycle facilities are designed to Utah Trail Network standards for safety and comfort, including lighting at key nodes and intersections, maintaining sightlines, etc. • **Policy 1.2.** Develop and add into the City's development code a set of comprehensive design standards for paved trails (e.g., the use of saw-cut joints, facility widths, minimum buffers, etc.) that meet or exceed industry standards—as identified in American Association of State Highway and Transportation Officials' (AASHTO's) Guide for the Development of Bicycle Facilities, Utah Department of Transportation's (UDOT's) Utah Trail Network Design Standards, Federal Highway Administration's (FHWA's) Small Town and Rural Multimodal Networks, and other standards. • **Policy 1.3.** Develop a city policy for electric bicycles and other electric micro-mobility devices (scooters, one-wheels, skateboards, etc.) to mitigate high speeds and other user conflicts. • **Policy 1.4.** Create bicycle parking standards, based on adjacent land use, to provide users with adequate, functional bike racks (including rack design, placement, amount, etc.) • **Program 1.1.** Where appropriate, improve roadway crossings with enhanced safety measures, such as pedestrian-activated signals, high-visibility markings, curb extensions, signage, and refuge islands, and consider grade-separated crossings at major arterial roadways and other barriers. • **Program 1.2.** Develop new paved trails and on-street bicycle facilities identified in recommendations. • **Program 1.3.** Consider additional amenities within parks, along shared use paths, and at trailheads to provide users important services, such as restrooms, drinking water fountains, shade structures, bicycle parking, and bicycle fix-it stations.	4.10
		Strategy #2. Consider a variety of funding sources and partnerships to implement Eagle Mountain's paved trail network.	• **Policy 2.1** Create requirements and/or incentives for private developers to incorporate trails, connections, and access points from adjacent properties, as well as ensure developer-built facilities meet City design standards. • **Program 2.1.** Actively pursue state and federal grants, identified in the grants section below, to fund the trail network and reduce the financial burden on residents. • **Program 2.2.** Prioritize key gaps and high-use trails in the active transportation network for Eagle Mountain City capital funding to ensure significance projects are implemented in a reasonable timeline and maximize impact of local funding. • **Program 2.3.** Work with adjacent land managers and stakeholders, including Utah Department of Transportation, Bureau of Land Management, Utah County, Utah State Parks, Mountainland Association of Governments, Utah Trust Lands Administration, and others, to collaboratively plan for future trail development, connect with regional destinations, and align with regional transportation corridors.	4.11

OPEN SPACE	As the city continues to develop, monitor and protect important wildlife habitat and migration corridors.	Strategy #1: Support the continued collection and use of high-quality information regarding wildlife habitat, wildlife movement corridors, and population trends.	• **Policy 1.1.** Work with the State Department of Wildlife Resources (DWR) on identifying wildlife corridor needs and documenting wildlife population trends. • **Policy 1.2.** Recognize and support the role of local citizens groups to reliably and consistently document wildlife species and habitat use in Eagle Mountain, utilizing tools such as online forums and reporting tools. • **Policy 1.3.** Ensure developments withing/adjacent to the official Wildlife Corridor Overlay Zone (Ch. 17.49 in Eagle Mountain's City Code) are following requirements and recommendations outlined in the city code.	5.23
		Strategy #2: Ensure sufficient and quality undeveloped land is available for wildlife movement.	• **Policy 2.1.** Work with DWR to identify impediments to wildlife migration. • **Policy 2.2.** Adopt a minimum 330-foot wide migration corridor where feasible with 50-footwide development setbacks on each side of perennial or ephemeral washes that is free of impediments and fencing. • **Policy 2.3.** Identify and implement strategies to improve or enhance wildlife habitat within migration corridors through appropriate restoration techniques and/or treatments.	
	Protect and enhance the city's unique natural open space features and assets.	Strategy #8: Protect ground water within existing or potential public drinking water supply aquifers.	• **Policy 8.1.** Plans should be prepared for all major drainage systems and distinguish between urban and non-urban systems. These plans should emphasize preservation approaches.	
		Strategy #9: Protect lands of cultural importance including archaeological and historical sites	• **Policy 9.1.** Locate, identify, and catalog locations of cultural artifacts. • **Policy 9.2.** Develop and implement policies to best protect and display identified artifacts.	
		Strategy #10: Preserve farmlands.	• **Policy 10.1.** Identify permanent agricultural zones that can be applied in areas where ground water quality and soil conditions are conductive to the production of food and agricultural products and economically serve the local and surrounding communities.	
		Strategy #11: Aim to ensure a network of connected open spaces to ensure they are not disjointed and lose environmental and recreational value.	• **Policy 11.1.** Add to existing committed open space by filling in property gaps between existing municipal, state or land trust holdings. • **Policy 11.2.** Assemble open corridors and greenbelts, which may be linkages to existing open space or connecting nodes of development, trails, wildlife corridors or riparian buffers.	5.27

OPEN SPACE			• **Policy 11.3.** Utilize Wildlife Corridor Overlay Zone (detailed in chapter 17.49 of the city code) and create and implement additional zoning overlays that provide protection to identified habitat corridors where necessary. • **Policy 11.4.** Consider conversion from turf to low-maintenance/ water-conscious plantings, native plantings at selected open space or underutilized pocket parks	5.26
		Strategy #12: Protect steep slopes to control soil erosion and water runoff as well as maintaining scenic views of and from areas such as bluffs, ridges, and mountains.	• **Policy 12.1.** Update hillside development guidelines identifying maximum slope percentage gradients for development to protect public health and safety.	5.27
	Balance the city's goals for open space conservation and preservation with its plans for future population growth.	Strategy #13: Land use policies and responsible growth tools should encourage new development in areas capable of supporting it while at the same time preserving areas unsuitable for development	• **Policy 13.1.** New development should respect a site's natural features, utilize natural drainage patterns, keep site disturbance to a minimum, and minimize consumption of natural resources. • **Policy 13.2.** High-density development should be built adjacent to highways and future transit lines to provide access to jobs, utilities, transportation, and services • **Policy 13.3.** Lower-density development should be placed on sites that can support on-site utilities and respond to environmentally sensitive areas where preservation of natural resources and view corridors are desired. • **Policy 13.4.** Integrate maintenance goals in developer agreements/contracts to help support and define maintenance roles	
		Strategy #14: Combine regulatory and land acquisition measures to achieve open space objectives.	• **Policy 14.1.** Explore the use of conservation easements and transfer of development rights programs to support open space preservation. • **Policy 14.2.** Provide incentives including clustering, creative design, and preferential property taxes (which keeps taxes lower on agricultural and open space lands) to preserve meaningful open space within private development.	
		Strategy #15: Build on the conservation work of the Utah Department of Natural Resources	• **Policy 15.1.** Explore implementing the recommendations made by the Eagle Mountain Nature & Wildlife Alliance and the State DNR in their document "EM Wildlife Corridor General Information" and "A Vision For the Designation and Use of A Proposed Wildlife Corridor in Eagle Mountain, Utah." • **Policy 15.2.** Involve local community groups like local businesses, recreational clubs and organizations, scouts, and religious groups to participate in service projects to enhance and maintain these public spaces.	

PRIMARY FUNDING SOURCES

Potential Revenue Sources

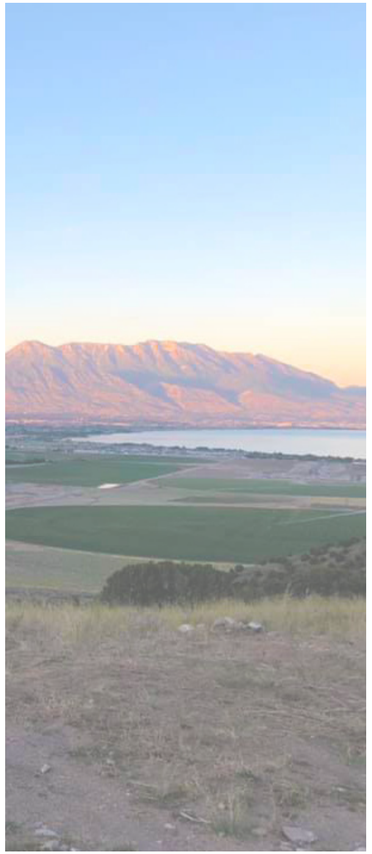
- Recreation, Arts and Parks Tax (RAP)
- Property Tax Increase
- General Obligation Bonds
- User Fees
- Foundations and Donations
- Joint Funding Partnerships
- Grants and Other Funding Sources
- Community Reinvestment Areas
- Special Assessment Areas
- Recreation District

Existing Revenue Sources

- Sales Tax
- Lease Revenue Bonds
- General Fund
- Impact Fees

Multiple funding sources are available for funding parks, trails and recreation facilities. The primary options include grants, impact fees, taxes, park fees and the issuance of debt (bonds). The following sections discuss some of the advantages and disadvantages of each revenue source, along with the appropriateness of each source to various capital or operating needs.

Potential funding sources are discussed in more detail in this report and are organized based on whether each one is a new revenue source (i.e., new revenue streams would flow to the City) or whether it simply represents a diversion of an existing revenue stream.



NEW REVENUE STREAMS

Impact Fees

Impact fees are one-time fees charged by communities to offset the capital costs associated with new development. These fees are especially useful in areas of rapid population growth, such as Eagle Mountain. They help the community to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays for its proportionate share of capital costs. Impact fees can only be used for system, and not project facilities and must be capital facilities with a useful life of ten years or longer.

System improvements are generally interpreted to mean facilities that serve more than one development area. Therefore, facilities such as local parks are not included in the calculation of impact fees. For trails, small spurs from the main trail system to neighborhoods would generally not be included. Capital facilities include a wide range of park improvements including land, park improvements (playgrounds, sport courts, irrigation systems, parking areas), trails, recreation centers, equestrian centers, splash pads, etc. Impact fees cannot be used for operating costs.

Based on Utah Code requirements, §11-36a, a community must prepare an Impact Fee Facilities Plan and impact document before enacting impact fees.

For additional information, see the 2026 Eagle Mountain Parks & Trails Impact Fee Facilities Plan.

Parks, Arts, Recreation and Culture Tax*

Many communities have initiated Zoo, Arts, and Parks (ZAP) or Recreation, Arts, and Parks (RAP) taxes which have been very effective in raising funds to complete parks, recreation, trails and open space projects. This tax must be put on the election ballot for voter approval and amounts to 1/10th of 1 percent of the point of sale revenue. Eagle Mountain has not enacted this tax and this could therefore provide significant new revenues to the City but it would require voter approval.

* Sometimes referred to as the botanical, cultural and zoo tax.

Property Tax Increase

Any property tax increases must go through a truth-in-taxation process which requires a public hearing. Therefore, cities are often reluctant to increase property tax rates.

However, when a City does not regularly increase property tax rates, it sees declining revenues, in terms of buying power, due to inflationary impacts on expenses. If a property tax increase were to be enacted, the increased revenues would flow to the General Fund.

However, there is no guarantee that the increased funds would be devoted to the parks department.

NEW REVENUE STREAMS (CONT.)

General Obligation Bonds

General obligation bonds are a common resource for funding major capital facilities, such as a recreation center or sports park, that benefits all of the community. Often, several communities will join together to join their resources (i.e., tax base) to build a joint facility that serves several communities.

General obligation bonds, commonly referred to as "G.O. bonds," are the least costly form of financing for capital facilities. They attract the lowest interest rates in the market because they are secured by the "full faith and credit" - the unlimited pledge of the taxing ability of the community and therefore have the least credit risk to investors. Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose.

It is our experience that if the recreation improvements being considered for funding through the G.O. bond have broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, due to the fact that some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

General Obligation bonds ("GO") are subject to simple majority voter approval by the constituents of the issuing entity. General obligation elections can be held once each year, in November, following certain notification procedures that must be adhered to in accordance with State Statutes in order to call the election (pursuant to Utah State Code 11-14-2 through 12). Following a successful election, it is not necessary to issue bonds immediately, but all bonds authorized must be issued within ten years. Once given the approval to proceed with the issuance of the bonds, it would take approximately 90 days to complete the bond issuance.

General obligation bonds can be issued for any governmental purpose as detailed in Utah Code §11-14-1. The proceeds from bonds issued on or after May 14, 2013 may not be used for operation and maintenance expenses for more than one year after the date any of the proceeds are first used for those expenses. Therefore, GO bonds would not be a viable source of operating and maintenance expenses for Eagle Mountain. If capital improvements are desired to be made, GO bonds could be used for this purpose.

NEW REVENUE STREAMS (CONT.)

General Obligation Bonds (Cont.)

The amount of general obligation debt is subject to the following statutory limitations:

- Counties are limited to two percent (2%) of the total taxable value of the County;
- School Districts are limited to four percent (4%) of the total taxable value in the District;
- Cities of the 1st and 2nd class are limited to a total of eight percent (8%) of the total taxable value, four (4%) for general purposes and four (4%) for water, sewer and lights; and
- Cities of other classes (such as Eagle Mountain) or towns are limited to a total of twelve percent (12%) of total taxable value, four percent (4%) for general purposes and eight percent (8%) for water, sewer and lights.

Notwithstanding the limits noted above, most local governments in Utah have significantly less debt than their statutory limitations.

Pursuant to state law, general obligation bonds must mature in not more than forty years from their date of issuance. Typically, however, most GO bonds mature in 15- 20 years.

Advantages of G.O. Bonds:
- Lowest cost form of borrowing
- 'New' source of revenues identified

Disadvantages of G.O. Bonds:
- Timing issues; limited date to hold required G.O. election
- Risk of a "no" vote while still incurring costs of holding a bond election
- Possibility of election failure due to lack of perceived benefit to majority of voters
- Must levy property tax on all property even if some properties receive limited or no benefit from the proposed improvements
- Can only bond for physical facilities, not ongoing or additional operation and maintenance expense

NEW REVENUE STREAMS (CONT.)

User Fees

User fees are generally charged for recreation facilities or, in some cases, for access to specific trails and facilities. Reasons for not including fees for trails include the difficulty and cost of collecting fees, especially with multiple access points. Another user fee option for trails is to issue permits to park in an area with trail access. Even if permits were required, rather than establishing a pay station, enforcement of permits (i.e., bike tags, parking permits, etc.) would be costly and enforcement would be sporadic at best. Some communities have found that an unintended negative consequence is that parking spills over into adjacent neighborhoods.

Property Tax Increase

Joint funding opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region are able to cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible in order to maximize recreation opportunities and minimize costs. In order to make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests and others.

Advantages:
- Spreads the costs, thereby resulting in a lower burden on Eagle Mountain
- Additional revenues may provide opportunities to provide additional facilities or services using the open space

Disadvantages:
- Does not provide a steady and reliable source of revenue
- Cannot bond against these revenues

Local Sales Tax

Based on Utah Code §59-12-203, any city, county or town may levy a local option sales tax and issue sales tax revenue bonds.

The advantages and disadvantages of using sales tax revenue bonds are as follows:

Advantages:
- Fairly steady revenue stream (although more volatile than property tax revenues based on economic cycles)
- Available history of sales tax revenues on which to base projections
- Sales tax bonds can be issued and do not require voter approval

Disadvantages:
- Cannot raise sales tax percentage of revenues above limit allowed by Utah Legislature
- Does not provide a new revenue stream unless tax rate is increased or sales increase
- Used for capital costs and not operating expenses

NEW REVENUE STREAMS (CONT.)

Foundations and Donations

Creating a foundation could provide an additional method of generating new revenues for the City – especially for preservation and development of wilderness corridors. One example is the Mountain Trails Foundation (MTF).

MTF has five membership options, ranging from $10 to $300+. The most popular options are the $50 and $100 a year donations. Membership results in various coupons, discounts, and gifts (depending upon the $ level - maps, socks, vests, jackets, etc.). Memberships represent 60 percent of the Foundation's annual revenues, while races, grants, and corporate sponsorships provide the rest of the revenue.

During one year MTF spent $130,000 for summer trail maintenance and an additional $30,000 for winter trail grooming. Since its inception in 1994, MTF has been able to increase trail miles from 40 to over 400. Annual membership averages close to 4,000 members. Major corporate sponsors from the sporting goods industry often provide their "gear" at significantly lower prices to foundations. Therefore, many people join MTF because they are rewarded with athletic gear to offset the cost of their annual donation. Car window stickers for MTF are also viewed as something of a status symbol by some Summit County residents.
Revenue generated through memberships (representing roughly 60 percent of total revenues) is supplemented by corporate sponsorships and races. Increased races sponsored by a Foundation would be another means of increasing revenue streams for preservation of open space.

Advantages:
- Those most involved and interested contribute to the associated costs
- Creates a sense of pride and ownership in recreation-related facilities
- Partners with the private sector to increase business contributions

Disadvantages:
- Not a steady or consistent revenue source
- Cannot bond against these revenues
- May take time to build up significant membership and revenues
- Administrative costs of running the Foundation unless done by volunteers

NEW REVENUE STREAMS (CONT.)

Grants & Other Funding Sources

The following sources may serve as a supplement to, though not a replacement for, the previous funding sources. The availability of these funds may change annually depending on budget allocations. The Land and Water Conservation Fund is the most widely used grant source and is described in some detail, followed by a list of other potential grant sources.

Land and Water Conservation Fund

The LWCF state assistance program provides matching grants to help states and local communities protect parks and recreation resources. Running the gamut from wilderness to trails and neighborhood playgrounds, LWCF funding has benefited nearly every county in America, supporting over 41,000 projects. This 50:50 matching program is the primary federal investment tool to ensure that families have easy access to parks and open space, hiking and riding trails, and neighborhood recreation facilities. Allocation amounts have decreased over time and LCWF reports a backlog of needs for these funds. This program is administered locally by Utah State Parks and Recreation.

Other grant sources include:

- **Utah Open Lands Trust**
https://www.utahopenlands.org/

- **Utah Mule Deer Foundation, Propose a Project**
https://muledeer.org/propose-a-project-guidelines

- **Utah Outdoor Recreation Grant**
https://business.utah.gov/outdoor/uorg/

- **Land and Water Conservation Grants**
https://stateparks.utah.gov/resources/grants/land-and-water-conservation-fund/

- **Sportsmen for Fish and Wildlife**
https://sfw.net/

- **Rocky Mountain Elk Foundation**
https://www.rmef.org/elk-network/rmefgrantsbenefitutahwildlifehabitatresearchprojects/

- **The Wildlife Society**
https://wildlife.org/utah/annual-meeting/grants-in-aid/

- **Outdoors Tomorrow Foundation**
https://www.gootf.com/faqs/apply-for-a-wildlife-conservation-grant/

- **Chan Zuckerberg Initiative**
https://chanzuckerberg.com/grants-ventures/

NEW REVENUE STREAMS (CONT.)

Grants & Other Funding Sources (cont.)

US Government Corridor Grants
U.S. Secretary of the Interior David Bernhardt announced the award of $2.1 million in grants to state and local partners in Colorado, Montana, Nevada, Utah, Washington, and Wyoming for habitat conservation activities in migration corridors and winter range for elk, mule deer, and pronghorn. The targeted big game species will benefit from the conservation actions funded by these grants as will a wide array of plant and other wildlife species.
https://www.doi.gov/pressreleases/secretary-bernhardt-announces-107-million-public-private-support-big-game-migration
https://www.doi.gov/ocl/wildlife-legislation

Wildlife Legislation/Grant Opportunities
H.R. 2795, the "Wildlife Corridors Conservation Act"
H.R. 2795 would create a National Wildlife Corridor System on federal lands and waters that would be managed by the relevant Secretaries of jurisdiction, as well as a tribal wildlife corridor designation program that is voluntary for tribal participation. Under this bill, a grant program would be established to provide funding for wildlife corridor management on non-federal lands and waters to support movement of wildlife and habitat connectivity.

H.R. 3742, the "Recovering America's Wildlife Act"
H.R. 3742 proposes to redirect$1.3 billion annually from existing revenue in the general treasury fund to States and Territories for fish and wildlife conservation, and $97.5 million for Tribal fish and wildlife conservation. The funding would provide States and Territories with critical resources necessary to implement their wildlife action plans—which all 50 States and six territories have developed—to support species of greatest conservation need identified in these plans.

Destination Development Grant
https://travel.utah.gov/news/destination-development-grant-program

NEW REVENUE STREAMS (CONT.)

Grants & Other Funding Sources (cont.)

The Conservation Alliance seeks to protect threatened wild places throughout North America for their habitat and recreational values. As a group of outdoor companies, it recognizes the responsibility to help protect the wild lands and waterways. To achieve that goal, it makes grants to nonprofit organizations working to protect the special wild lands and waters in their backyards.

Private and Public Partnerships
The Parks and Recreation Department or a group of communities acting cooperatively, and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner.

Private Fundraising
While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations often in concert with a foundation (see Foundations and Donations above). Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports complex, and generally require aggressive promotion and management on behalf of the park and recreation department or city administration.

Dedications and Development Agreements
The dedication of land for parks, and park development agreements has long been an accepted development requirement and is another valuable tool for implementing park development. The City can require dedication of park land through review of projects such as Planned Units Developments (PUDs). Many cities have received park dedications and trail easements.

Service Organization Partners
Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs, and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

Another potential partnership with service organizations is through an Adopt-A-Trail program where various organizations assist with maintenance of City open space and thereby reduce operating costs.

NEW REVENUE STREAMS (CONT.)

Lease Revenue Bonds

One financing mechanism which, until the advent of sales tax revenue bonds, was frequently used to finance recreation facilities is a Lease Revenue Bond issued by the Local Building Authority of the City. This type of bond would be secured by the recreation center property and facility itself, not unlike real property serving as the security for a home mortgage. Lease revenue bonds are repaid by an annual appropriation of the lease payment by the City Council. Generally, this financing method works best when used for an essential public facility such as city halls, police stations and fire stations. Interest rates on a lease revenue bond would likely be 15 to 30 basis points higher than on sales tax revenue bonds depending on the market's assessment of the "essentially" of the facility.

Advantages of Lease-Revenue Bonds:
- No general vote required
- No specific revenue pledge required

Disadvantages of Lease Revenue Bonds:
- Higher financing costs than some other alternatives
- No "new" revenue source identified

As this type of bond financing does not generate any new revenue source, the City Council will still need to identify revenue sources sufficient to make the lease payments to cover the debt service.

Conservation Easements

With a conservation easement, a property owner could receive substantial tax benefits while still retaining the use of his property for farming, but while disallowing the building of any structures on the site. In order to determine the value of a conservation easement, an appraisal is conducted of the current, base value of the property, along with an analysis of the highest and best use of the property.

The difference becomes the basis for the tax credits against capital gains for 20 years. Conservation easements have a very limited investment field but have proven very popular in places like Jackson Hole, WY. The question for Eagle Mountain would be whether or not a property owner could get enough value out of the highest and best use of his property, and whether the tax credits would be advantageous to him.

Transfer of Development Rights (TDRs)

A TDR program would only be successful in Eagle Mountain if the City could identify appropriate sending and receiving areas. Sending areas are those areas where open space preservation is desired. Receiving areas are those areas where added density would be allowed – in other words a transfer of the development rights from the sending area to the receiving area.

The City would need to show that there is a market for more density in the receiving area than what is currently allowed, and that it would be financially advantageous to a developer to take advantage of a TDR program.

Recreation District

Utah law allows for the creation of special districts based on Utah Code §17B. The generic term for all entities that fall under Title 17B of the Utah Code is "local district." The only type of district in Utah that is not a "local district" is a "special service district." Title 17D Chapter 1 of the Utah Code deals with the creation and administration of special service districts and is known as the "Special Service District Act."

Local districts may be created for a variety of purposes including park operations, recreational facilities and services. A special service district created under Title 17D is a hybrid entity in that it is an independent governmental entity, except when it comes to the levy of taxes or assessments, the issuance of debt, or the holding of an election. These actions must be approved by the governmental entity that created the special service district. In reality, special service districts are still ultimately under the control of their creating entities. A special service district may be created by a city or county to provide a variety of services, including recreation.

Local districts and special service districts can only be created by cities or counties. The process is initiated either by the cities or counties themselves by resolution, or by petition from a group of citizens. In order to be created, local districts require a petition signed by 33 percent of the private property owners within the proposed district whose property values total at least 25 percent of the value of all private real property within the proposed district or 33 percent of the voters within the proposed district who voted in the last general election for Governor. Special service districts require a citizen petition to be signed by property owners within the proposed district whose property values total at least 10 percent of the taxable value of all taxable property within the proposed special service district or at least ten percent of the registered voters within the proposed special service district.

Governance options between the two types of districts differ somewhat. While both are under the jurisdiction of a local governing board, which must have at least three members, special service districts are governed by the cities or counties that create them. A local district determines, at its creation, whether board members will be appointed, elected, or a hybrid with some members appointed and others elected.

The major difference between the two types of districts is in their ability to tax. Local districts may levy property taxes but special service districts can only do so if the governing body that created the district votes to do so and the tax is approved by a majority of voters. All Limits are also placed on local districts and special districts for bonded indebtedness. Utah Code §11-14-310(3)(b) limits general obligation bonds to a percentage of the fair market value of all taxable property within the district. The limit for a local district is .05 and 0.12 for a special service district (unless specified in the Code for a specific type of special service district).

Liability insurance is required for all districts with budgets in excess of $50,000. All districts must comply with most of the Utah Procurement Code as found in Section 63G-6-104 and must adopt and implement formal purchasing policies and procedures.

If some sort of recreation district were to be created, the total taxable value of the district would be used to determine the tax rate necessary to raise the desired amount of annual operating revenues necessary to support open space.

Advantages:
- Spread costs over a larger population
- Taxing ability that does not show up on the books of the City

Disadvantages:
- Loss of direct governance and control of recreation facilities

Special Assessment Areas

Special Assessment Areas ("SAAs"), formerly known as Special Improvement Districts or "SID"s, are a financing mechanism that allows governmental entities to designate a specific area for the purpose of financing the costs of improvements, operation and maintenance, or economic promotion activities that benefit property within the area. Entities can then levy a special assessment, on parity with a tax lien, to pay for those improvements or ongoing maintenance. The special assessment can be pledged to retire bonds, known as Special Assessment Bonds, if issued to finance construction of a project. Utah Code §11-42 deals with the requirements of special assessment areas.

The underlying rationale of an SAA is that only those property owners who benefit from the public improvements and ongoing maintenance of the properties will be assessed for the associated costs as opposed to other financing structures in which all City residents pay either through property taxes or increased service fees. If the boundaries of the SAA were the same as with that of the City, the SAA would provide no advantage in terms of funding to the City. **Therefore, this method is not recommended as a potential source of funding.** If the City were to join with neighboring cities to create a special recreation district, property tax revenues would be a better source of financing than special assessments.

While not subject to a bond election as is required for the issuance of General Obligation bonds, SAAs may not be created if 40 percent or more of those liable for the assessment payment protest its creation. Despite this legal threshold, most local government bodies tend to find it difficult to create an SAA if 10-20 percent of property owners oppose the SAA.
Once created, an SAA's ability to levy an assessment has similar collection priority / legal standing as a property tax assessment. However, since it is not a property tax, any financing secured by that levy would likely be done at higher interest rates than general obligation, sales tax revenue or utility revenue bonds. Interest rates will depend on a number of factors including the ratio of the market value to the assessment bond amount, the diversity of property ownership and the perceived willingness and ability of property owners to make the assessment payments as they come due.

Even with the best of special assessment credit structure, if bonds are issued they are likely to be non-rated and therefore would be issued at rates quite a bit higher than similar General Obligation Bonds that would likely be rated. All improvements financed via an SAA must be owned by the City and the repayment period cannot exceed twenty (20) years.

Whenever SAAs are created, entities have to select a method of assessment (i.e. per lot, per unit (ERU), per acre, by front-footage, etc.) which is reasonable, fair and equitable to all property owners within the SAA. State law does not allow property owned by local government entities such as cities or school districts to be assessed.

Advantages of Special Assessment Areas:
- Bonds are tax-exempt although the interest cost is not as low as a GO or revenue bond
- No requirement to hold a bond election but the City must hold a meeting for property owners to be assessed before the SAA can be created
- Only benefited property owners pay for the improvements or ongoing maintenance
- Limited risk to the City as there is no general tax or revenue pledge
- Flexibility since property owners may pre-pay their assessment prior to bond issuance or annually thereafter as the bond documents dictate – if bonds are issued

Disadvantages of Special Assessment Areas:
- Forty percent of the assessed liability, be it one property owner or many could defeat the effort to create the SAA if they do not want to pay the assessment
- Some increased administrative burden for the City although State law permits an additional amount to be included in each assessment to either pay the City's increased administrative costs or permit the City to hire an outside SAA administrator
- The City cannot assess certain government-owned property within the SAA
- No real funding benefit to the City since the boundary would be the same as the City.

SUMMARY OF POTENTIAL FUNDING SOURCES

FUNDING SOURCE	AVAILABILITY	STRENGTHS	WEAKNESSES	COMMENTS	PG #
Impact Fees	Can only be charged to new development; must have a current IFFP and IFA to meet legal requirements	Ensures that new development pays its proportionate share of the cost of new capital facilities	Developers may contest these fees; cost of having an updated IFFP and IFA prepared	Ideal for Eagle Mountain because of rapid growth in the City	
Recreation Zoo Arts and Parks (ZAP) Tax	Would need to be approved by voters	No new fees or taxes required	Election required		
Property Tax Increase	Requires truth-in-taxation public hearing	Stable revenue source	No guarantees funds would be spent on parks	Not likely to be approved by City Council for a dedicated parks and recreation funding source	
General Obligation (GO) Bond	Would need voter approval	Lowest interest rate on debt	Requires voter approval. Can be placed on ballot by City Council (referendum) or through citizen-initiated ballot measure.	Revenues need to be used for capital costs	
User Fees	"Pay to Play" User Recreation Fee (daily or annual fee).	Simple and direct; Could generate revenue from regional users;	Requires an updated fee study to show the reasonableness of the fees charged compared to the services provided; be sure collection of the fees is not more costly than fees collected	1. City would need to establish cost recovery levels for various programs 2. Could have tiered resident/ non-resident fees.	
Foundations and Donations	Very competitive and annual allocations change; would likely need to set up a 501(c)3 to receive funds	New revenue stream	Competitiveness in obtaining this resource		
Joint Funding Partnerships	An available option, could take several forms such as Intergovernmental Agreement or Local District.	Additional resources available	May lose some control of facilities or governance		
Grants and Other Funding Sources	Very competitive and annual allocations change	New revenue stream	Competitiveness in obtaining this resource		
Special Assessment Area (SAA)	Can create for any size area	Assessments on property; can foreclose	Extremely difficult to obtain approval from all affected properties	High protests likely from high number of property owners; no advantage to creating district if it is the same as with City boundaries	
Local Recreation District	City could create a special service district for parks and recreation	Can spread costs over a larger geographic area and population	Could reduce local control because the District would be shared with other cities.	Could be advantageous if combined with other communities because costs would be spread over a larger area	
Local Sales Tax	Provides annual revenue stream, or if used for a bond the debt is repaid through sales tax revenues. City cannot raise existing sales tax beyond the level state legislature allows.	Flexible; no voter approval required	Not a new funding source; rather diverts existing funds. Legislature would need to approve hike in local option sales tax rate in order to increase rate	If a sales tax bond is issued, revenues should be used for capital costs; revenues can be used for any City purpose without a bond.	
Lease Revenue Bond	City must appropriate funds annually	Flexible; no voter approval required	Not a new funding source; City must make annual appropriations	Generally used for "essential" facilities	
Conservation Easements	Must have willing property owners	Conservation remains in perpetuity; can be farmed	Limited investment field who benefit from tax credits		
Transfer of Development Rights (TDRs)	Depends on availability and attractiveness of receiving areas	Preserves open space while respecting development rights	Difficult to find sufficient receiving areas		

AP APPENDICES

In This Chapter

Parks Inventory

Open Space Evaluation Worksheet

Survey Results

EAGLE MOUNTAIN CITY

PARKS, TRAILS, & OPEN SPACE MASTER PLAN

2026 UPDATE

Ascend Together

CITY COUNCIL MEETING

07 APRIL 2026

MHTN ARCHITECTS alta ZPFI

AGENDA

PROJECT OVERVIEW

PROCESS & EXISTING CONDITIONS

WHAT WE HEARD

RECOMMENDATIONS

PROJECT OVERVIEW

ANTICIPATED TIMELINE

JUL - AUG
- Project Kickoff
- Vision & Existing Conditions

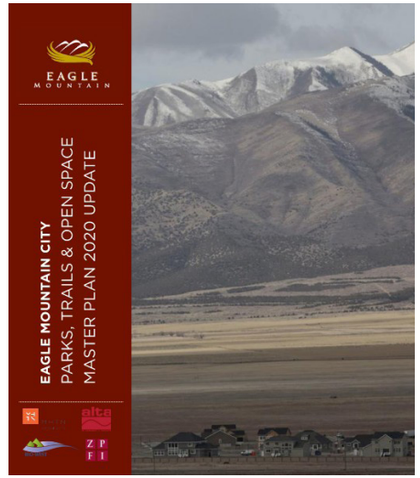
SEPT - OCT
- Public & Stakeholder Engagement
- Develop Implementation Strategies

NOV-DEC
- Public Open House
- Refine Implementation Strategies

JAN-MAR
- Impact Fee Facilities Plan (IFFP) Planning Process
- Project Completion

BUILDING ON EXISTING GUIDING DOCUMENTS, STUDIES, AND PLANS

- 2025 EM Natural Open Spaces & Wildlife Habitat Management Plan
- 2024 EM Brand & Marketing Playbook Cover
- 2022 EM Transportation Master Plan
- 2020 EM Parks, Trails, and Open Space Plan
- 2018 EM General Plan
- 2015 EM Bicycle and Pedestrian Master Plan
- MAG Transportation Plan 50



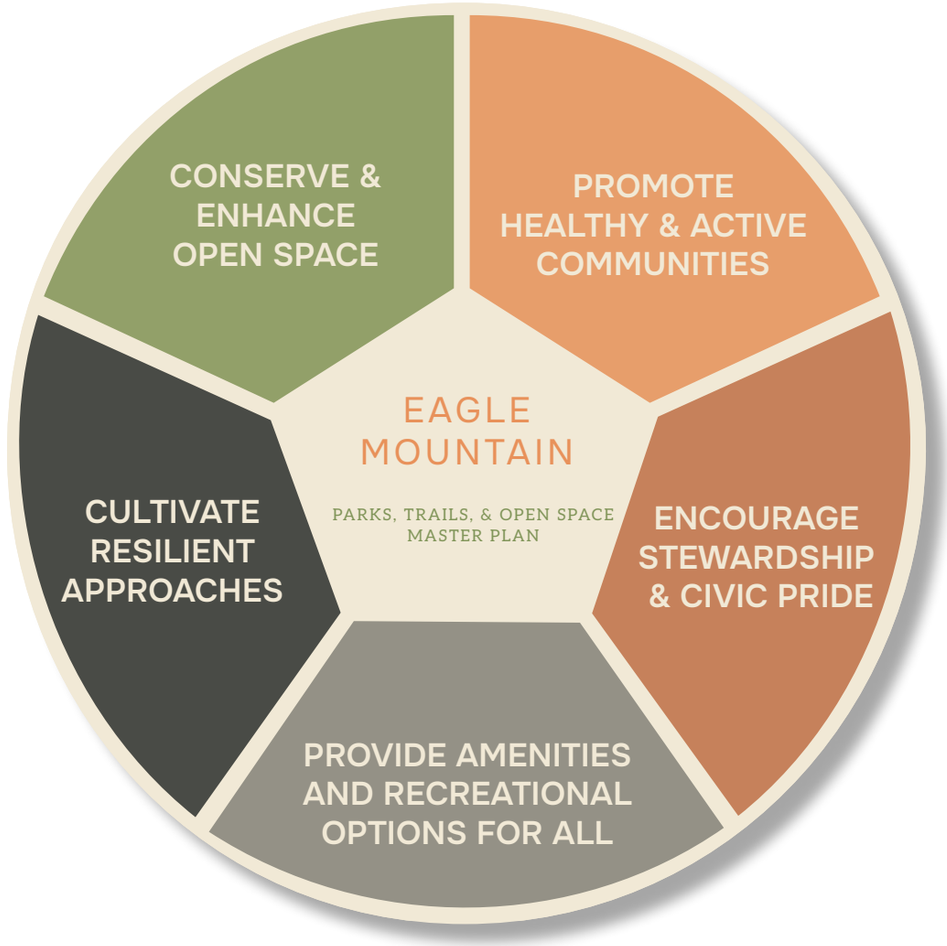
VISION

Eagle Mountain's parks, trails and open space are unique community assets and exceptional civic infrastructure. They contribute to the recreational, social, ecological, and aesthetic well-being and health of our city.

PLAN GUIDING PRINCIPLES

The City's undeveloped ridgelines, hillsides, and wildlife corridors should be conserved and enhanced. They should continue providing access and views to open space areas and natural landscapes throughout the community for the enjoyment of its residents.

A holistic approach to maintaining resilient systems within the City is prioritized. This includes dark skies policies, wildlife corridors preservation, water-wise initiatives, and fiscal responsibility.



Promote access to the City's parks and connected recreation opportunities spanning bike trails, wildlife corridors, and parks of all sizes supports a healthy, active community and elevates quality of life. City goals are achieved through collaboration with private and public entities.

Support Eagle Mountain's identity and recognize it's success within the community through an array of activities, conservation and enhancement of cultural and historical artifacts, and maintenance of public spaces.

The system provides a variety of unique and meaningful parks, trails and recreational opportunities. Amenities vary in scale and type and are part of a unified system. Each have their own identity and collectively contribute to Eagle Mountain's character. Access exists at the community scale but for niche elements, more common, popular elements are accessible at a regional-scale.

WHAT WE HEARD

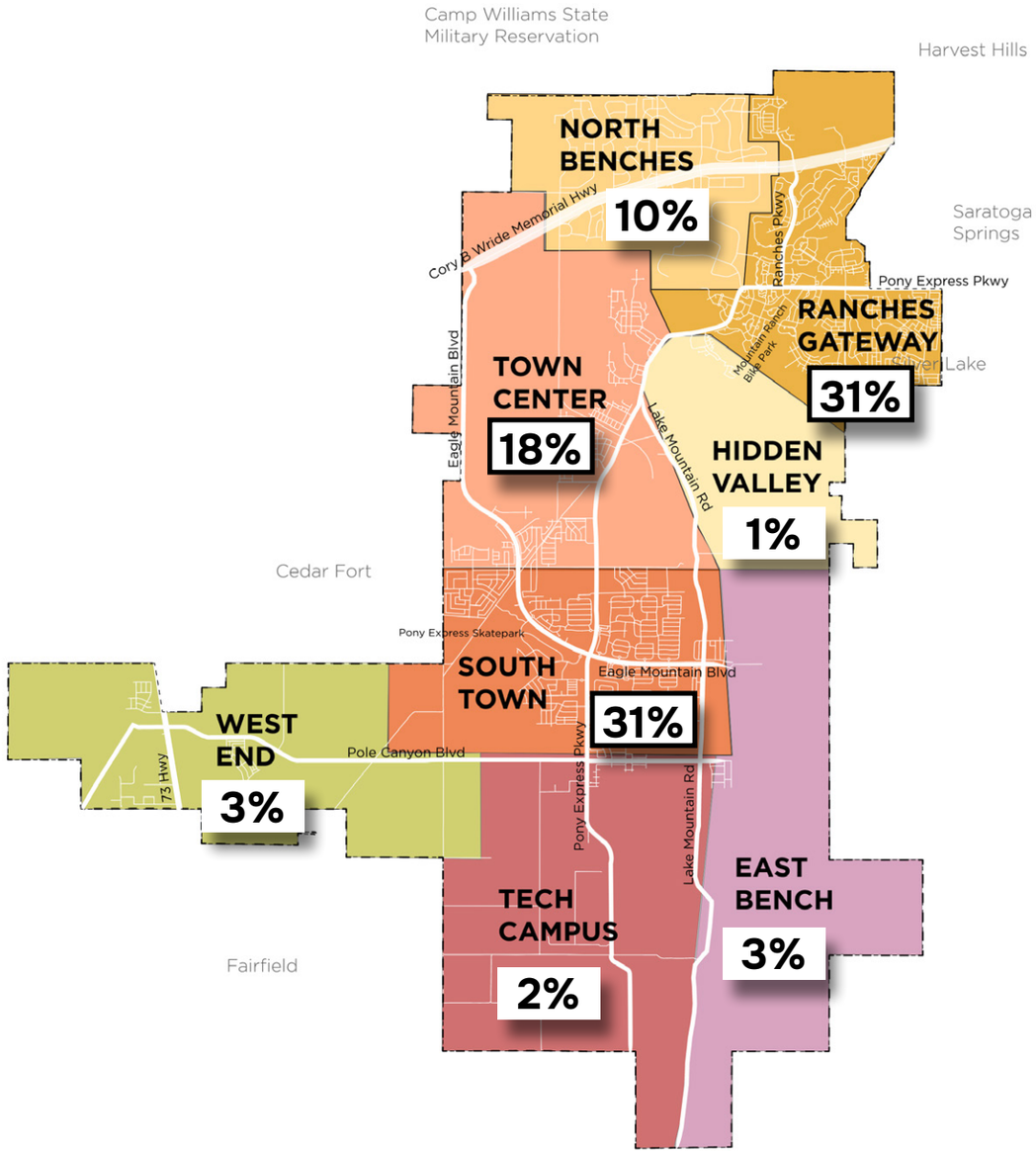
COMMUNITY FEEDBACK - ONLINE SURVEY RESULTS

249 SURVEY RESPONSES

68% RESPONDENTS BETWEEN THE AGES OF 34-54

Please rank how Eagle Mountain should prioritize their conservation and recreational efforts over the next ten years?

1. MAINTAIN EXISTING PARKS & TRAILS
2. IMPROVE EXISTING PARKS & TRAILS
3. PROTECT & MAINTAIN EXISTING CONSERVATION LAND
4. ACQUIRE/BUILD NEW PARKS & TRAILS
5. ACQUIRE NEW LANDS OF CONSERVATION INTEREST



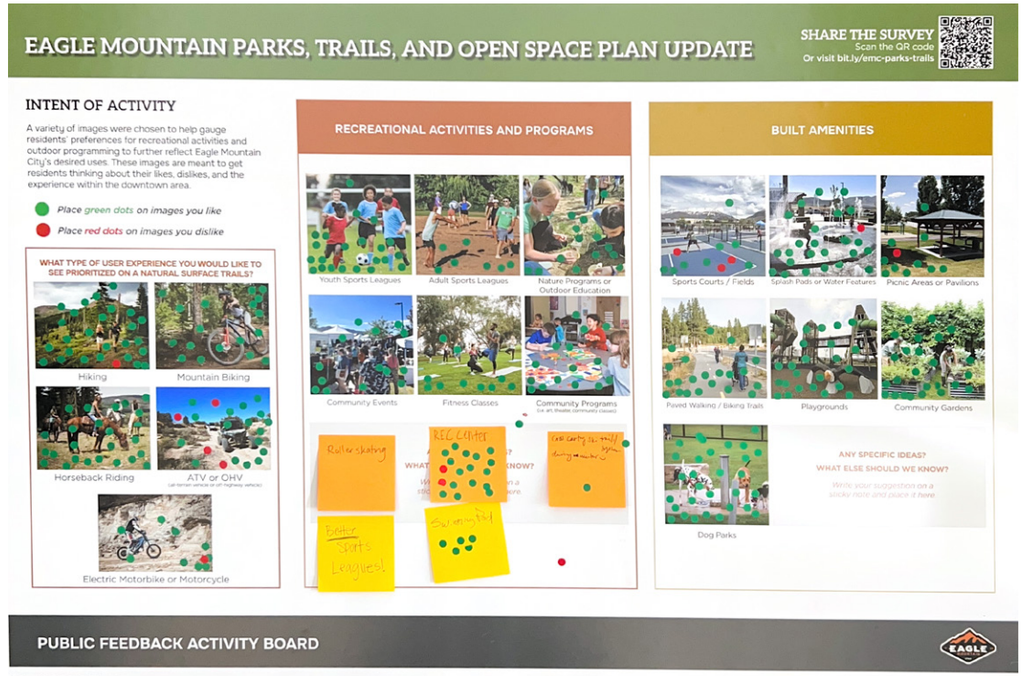
COMMUNITY FEEDBACK - SHOPFEST UTAH

196 PARTICIPANTS

What type of user experience would you like to see prioritized on natural surface trails?

1. **HIKING:**
   26 GREEN DOTS, 1 RED DOT
2. **HORSEBACK RIDING:**
   26 GREEN DOTS, 0 RED DOTS
3. **MOUNTAIN BIKING:**
   18 GREEN DOTS, 0 RED DOTS
4. **ATV OR OHV:**
   17 GREEN DOTS, 4 RED DOTS
5. **ELECTRIC MOTORBIKE OR MOTORCYCLE:**
   9 GREEN DOTS, 1 RED DOT

COMMENTS:
ISSUES WITH SPEED AND MODE CONFLICTS ON THE TRAILS



COMMUNITY FEEDBACK - SHOPFEST UTAH

How would you prioritize investment in the city's parks and trails? Vote for your top three.

1. **NEW TRAILS - 73 Votes**
   Off-road (2), Paved (1), generally liked both trails

2. **NEW PARKS - 65 Votes**
   Not specified some preferred community/regional

3. **EXPAND RECREATIONAL PROGRAMS - 57 Votes**
   Generally more recreational programs or better facilities

4. **MAINTAIN & IMPROVE EXISTING FACILITIES - 55 Votes**
   Support environmental and habitat improvements (2)

5. **COMMUNITY EVENTS - 44 Votes**
   Drone shows, dinosaur event, farmer's market, more ShopFest, music events, youth events, etc.

6. **ADD MORE AMENITIES - 24 Votes**
   Additional lighting at parks (2)

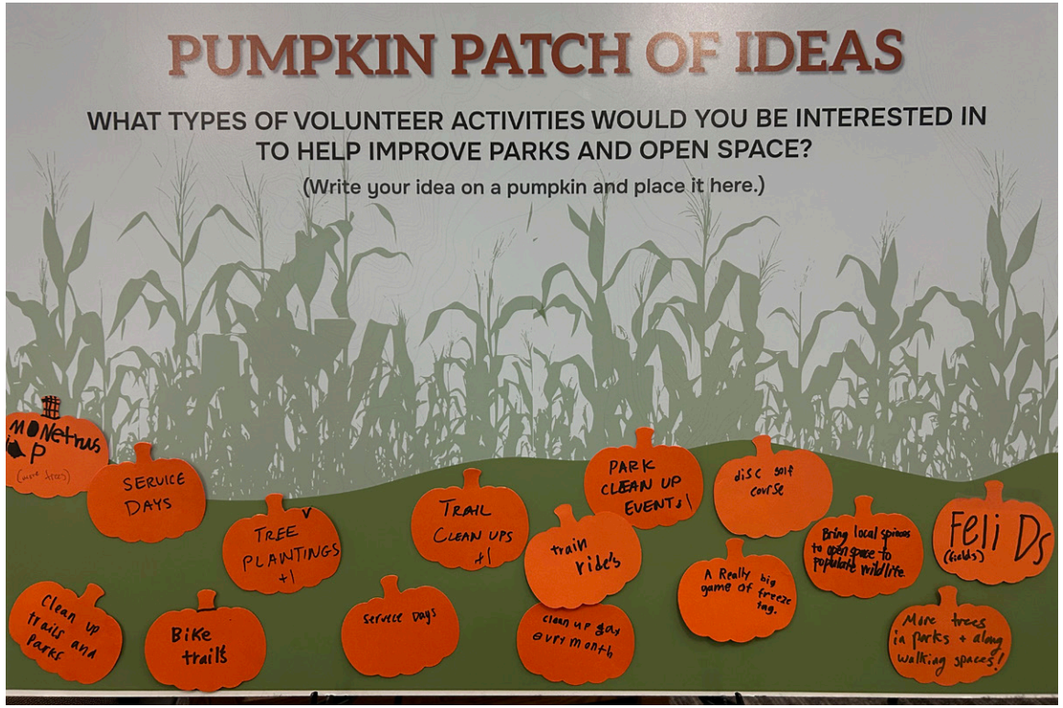
OTHER - 13 Votes, 17 Comments
Recreation Center/Swimming Pool (8), More Trees or Better Tree Placement (3), Event Center, Better Snow Removal, Better Parking During Events, Preserve West Lake Mountains

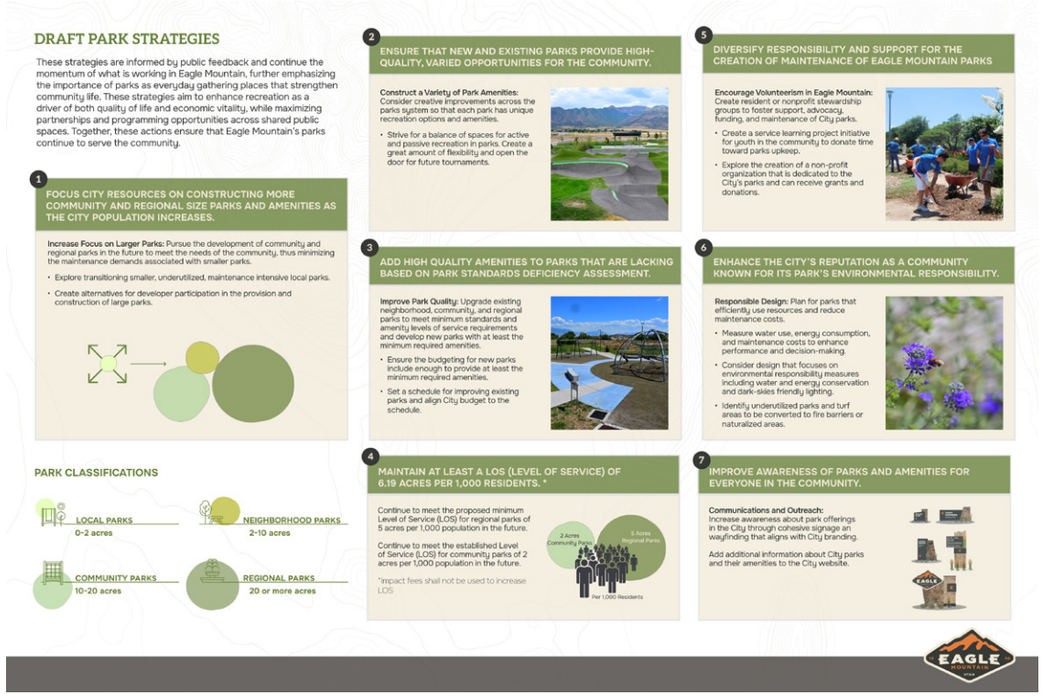
PUBLIC OPEN HOUSE - PARKS, PATHS, & PUMPKINS NIGHT

36+ ATTENDEES

(17 ADULTS, 19+ KIDS)

24+ ACTIVITY PARTICIPANTS





PUBLIC OPEN HOUSE - PARKS, PATHS, & PUMPKINS NIGHT

PARKS: COMMON THEMES MENTIONED

VARIATION IN AMENITIES
Balance of active and restful activities

MAINTAIN EXISTING PARKS
Update parks and encourage community responsibility

FOCUS ON LARGER PARKS WITH MORE AMENITIES
Consider distributing specialty amenities

PROVIDE OPPORTUNITIES AND SPACES FOR YOUTH AND TEENS
Encourage community responsibility among youth and create safe places to play

PROVIDE MORE AMENITIES
More signage to increase awareness of parks, dog waste stations, arboretum, playgrounds, climbing walls, disc golf course, more trails, pickball courts, libraries, splash pads, rec center

INCREASE UTILIZATION OF SMALLER PARKS / SOME PARKS ARE TOO CROWDED

BALANCE PARK SPACE AND OPEN SPACE

TOP RANKED PROPOSED STRATEGIES

1. **ENSURE THAT NEW AND EXISTING PARKS PROVIDE HIGH-QUALITY, VARIED OPPORTUNITIES FOR THE COMMUNITY.**
2. **ADD HIGH QUALITY AMENITIES TO PARKS THAT ARE LACKING BASED ON PARK STANDARDS DEFICIENCY ASSESSMENT.**
3. **FOCUS CITY RESOURCES ON CONSTRUCTING MORE COMMUNITY AND REGIONAL SIZE PARKS AND AMENITIES AS THE CITY POPULATION INCREASES.**

STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

KEY TRENDS

PARKS

- Maintain and improve larger parks versus smaller ones
- Improve safety and maintenance efforts at existing parks

OPEN SPACE

- Maintain and preserve what is existing and acquire more as opportunities are available
- Create connected and contiguous open space
- Address inappropriate uses or hazards on undesignated open space

TRAILS

- Improve trail connectivity to key destinations and neighborhoods
- Consider multiple users, skill levels, and speed conflicts
- Better leverage Eagle Mountain's unique trails and recreation systems

OTHER COMMENTS

- Recognize that the city's outdoor spaces and recreation system are major attractions for residents and visitors
- Enhance outreach and communication about environmental stewardship

" If we want to preserve the open, rural, wildlife feeling that Eagle Mountain has, the absolute first thing we need to do is decide where to keep those open space, parks, and trail systems. "

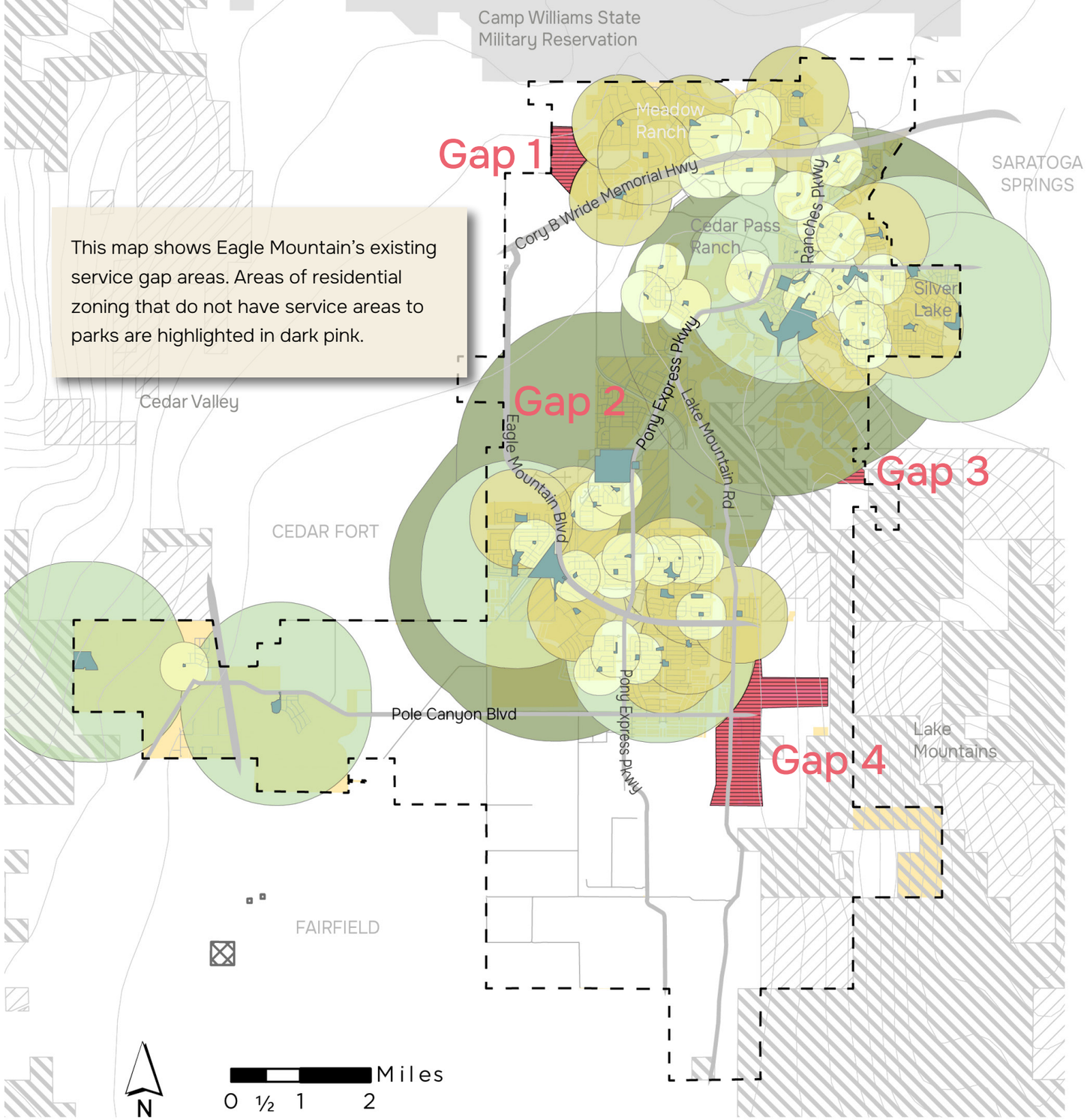
" The [volunteer] spirit is here in the community. You just have to tap into it and focus that effort.

"It would save the city a lot of money and create a wonderful atmosphere that people can feel proud of their service and contribute to this."

PROCESS & RECOMMENDATIONS

Existing Service Areas and Gaps (All City-Owned Parks)

This map shows Eagle Mountain's existing service gap areas. Areas of residential zoning that do not have service areas to parks are highlighted in dark pink.



City Boundary

Roads

Major Roads

Park Boundaries

Zoning - Residential

Land Ownership

BLM

DOD

Private

SITLA

Geographic Service Areas

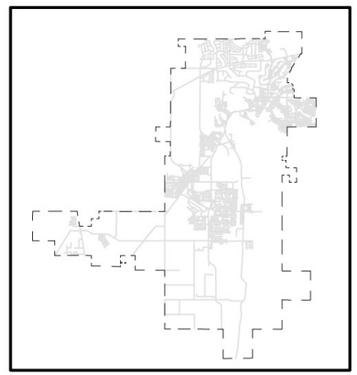
Local Parks - 0.25 mi

Neighborhood Parks - 0.50

Community Parks - 1.0 m

Regional Parks - 2.0 mi

No Service Areas

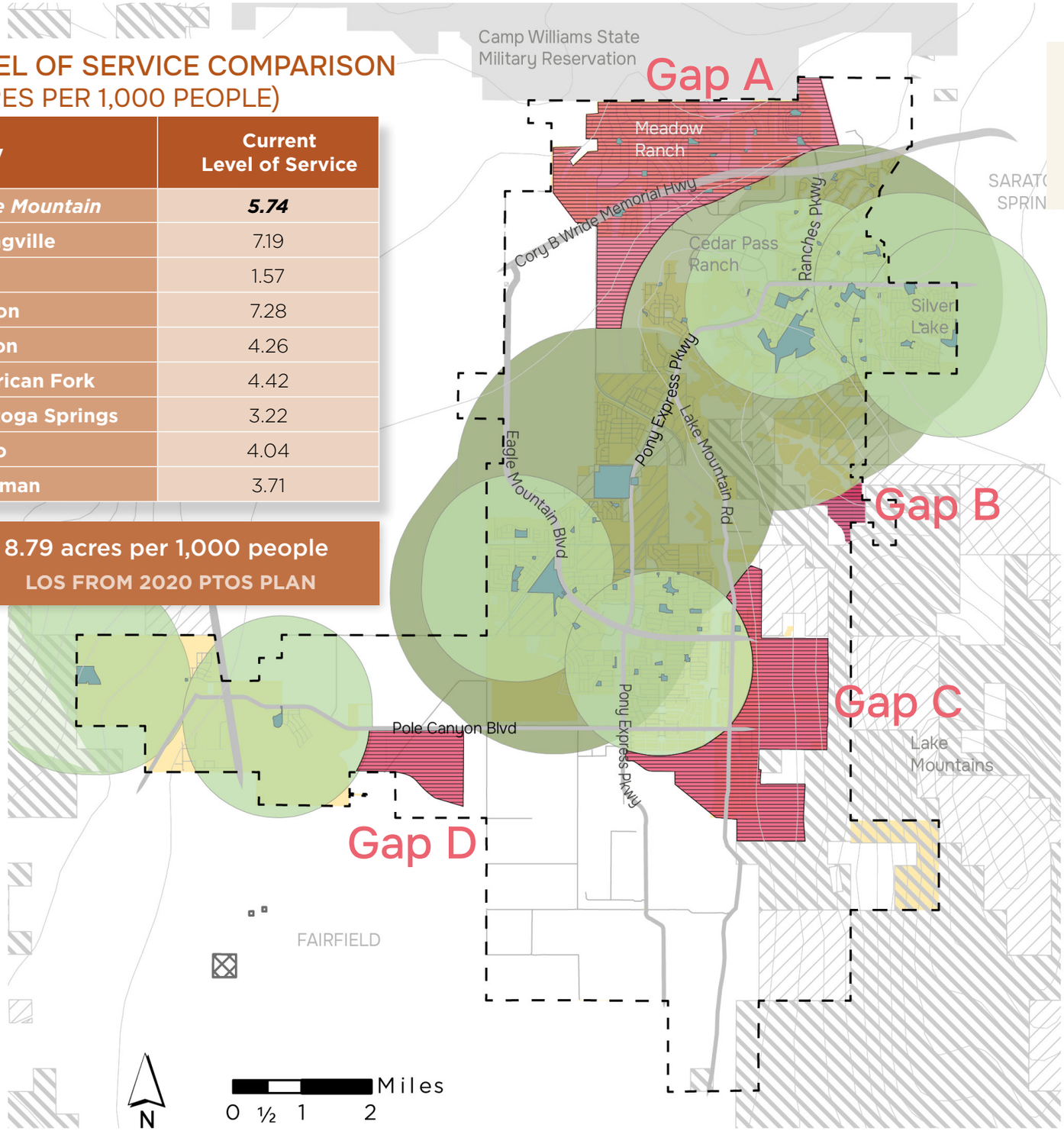


Map Extent

LEVEL OF SERVICE COMPARISON
(ACRES PER 1,000 PEOPLE)

City	Current Level of Service
Eagle Mountain	***5.74***
Springville	7.19
Lehi	1.57
Payson	7.28
Lindon	4.26
American Fork	4.42
Saratoga Springs	3.22
Provo	4.04
Herriman	3.71

8.79 acres per 1,000 people
LOS FROM 2020 PTOS PLAN

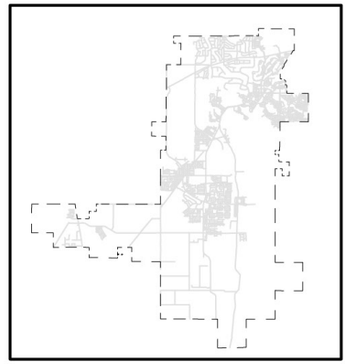


Existing and Projected Gaps (Regional and Community Parks)

City Boundary
Roads
Major Roads
Park Boundaries
Zoning - Residential

Land Ownership
BLM
DOD
Private
SITLA

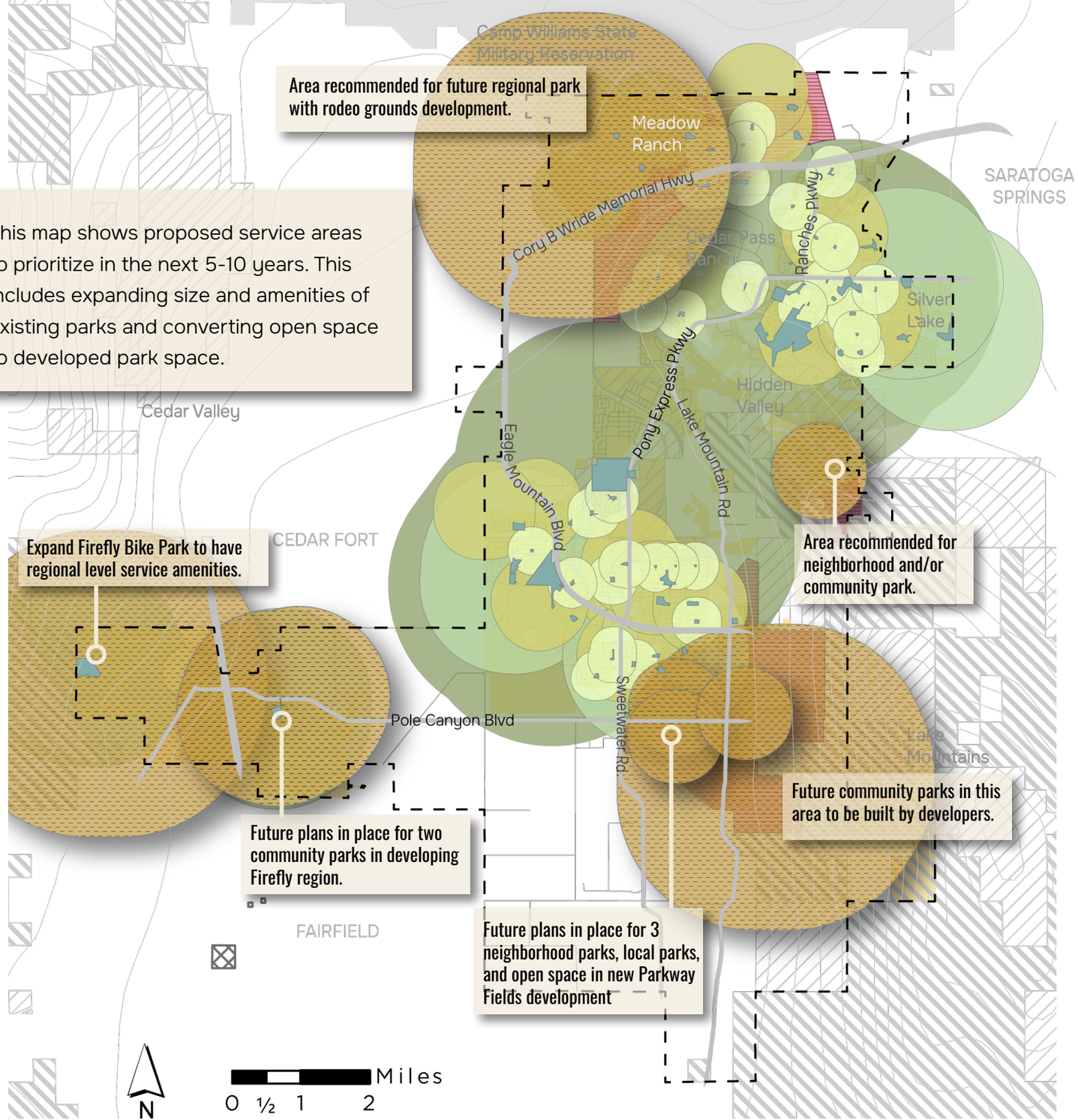
Geographic Service Areas
Local Parks - 0.25 mi
Neighborhood Parks - 0.50
Community Parks - 1.0 m
Regional Parks - 2.0 mi
No Service Areas



Map Extent

Existing and Proposed Parks Service Areas

This map shows proposed service areas to prioritize in the next 5-10 years. This includes expanding size and amenities of existing parks and converting open space to developed park space.



City Boundary

Roads

Major Roads

Park Boundaries

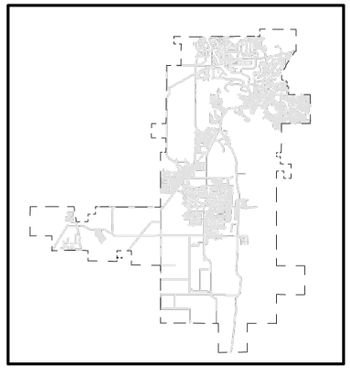
Zoning - Residential

Geographic Service Areas

- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas
- Proposed Service Areas

Land Ownership

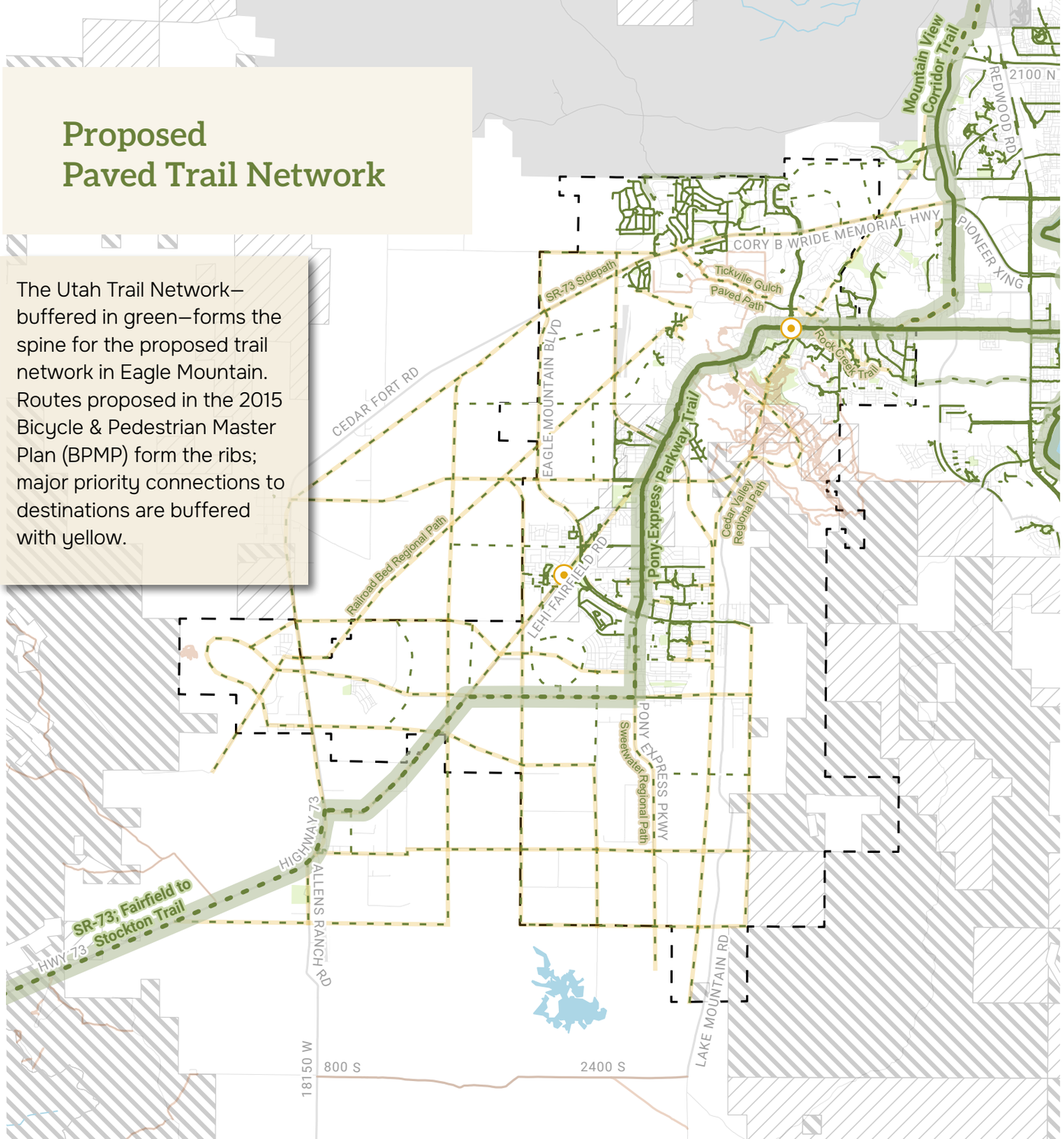
- BLM
- DOD
- Private
- SITLA



Map Extent

Proposed Paved Trail Network

The Utah Trail Network—buffered in green—forms the spine for the proposed trail network in Eagle Mountain. Routes proposed in the 2015 Bicycle & Pedestrian Master Plan (BPMP) form the ribs; major priority connections to destinations are buffered with yellow.



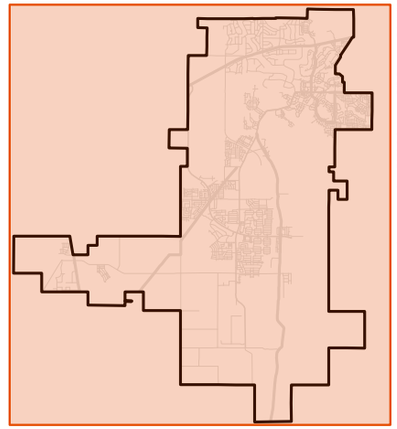
Utah Trail Network
- Existing
- Planned

Eagle Mountain ATP - Paved Trails
- Priority Connection
- Local Connection

New Trail Connections
- Proposed
- Crossing Improvements

Natural Surface Trails
- Existing

Land Ownership
- BLM
- SITLA
- DOD



Map Extent

0 ½ 1 2 Miles

N

OPEN SPACE CLASSIFICATION UPDATES

Developed open space is open space that has been altered for pedestrian use. It may include some amenities, infrastructure, and manicured landscapes to support public access, connectivity, or utility functions.

These spaces usually serve as pedestrian corridors, and typically feature **turf, planting beds, paved paths, or other designed elements.**

Maintenance Expectations:
Frequent irrigation, mowing, pruning, weeding, amenity upkeep, and trail maintenance.

Examples include:
- Pedestrian corridors
- Utility corridors and rights-of-way
- City Utility Sites and public access or landscape elements

DEVELOPED
OPEN SPACE

Undeveloped open space is open space that is generally underutilized yet provides flexibility and opportunity for future use.

This categorizes undeveloped open space areas that are either designated for future development or identified as **having potential for reclassification into other open space types or parks.**

Maintenance Expectations:
Minimal upkeep- weed removal for fire prevention, litter cleanup as needed.

Examples include:
- Vacant or remnant parcels within subdivisions
- Unmanicured buffers or parking strips
- Graded areas awaiting future improvement or restoration

UNDEVELOPED
OPEN SPACE

Naturalized open space is characterized by native, near-native, xeriscape, and related landscape areas. They have been **altered in some way** to be a manicured, yet natural landscape that have low maintenance and water needs, especially once established.

These areas usually serve as buffers and can also be found in yards, side yards, right of ways, edges of development, or adjacent to roadways.

Maintenance Expectations:
Infrequent weeding, litter clean up, invasive plant removal, irrigation, and grass mowing.

Examples include:
- Xeriscape and native groundcover areas
- Naturalized buffers
- Landscaped areas intended for fire abatement

NATURALIZED
OPEN SPACE

Conservation open space classifies areas that are determined to be of value to the community and intended to be protected for the following purposes:

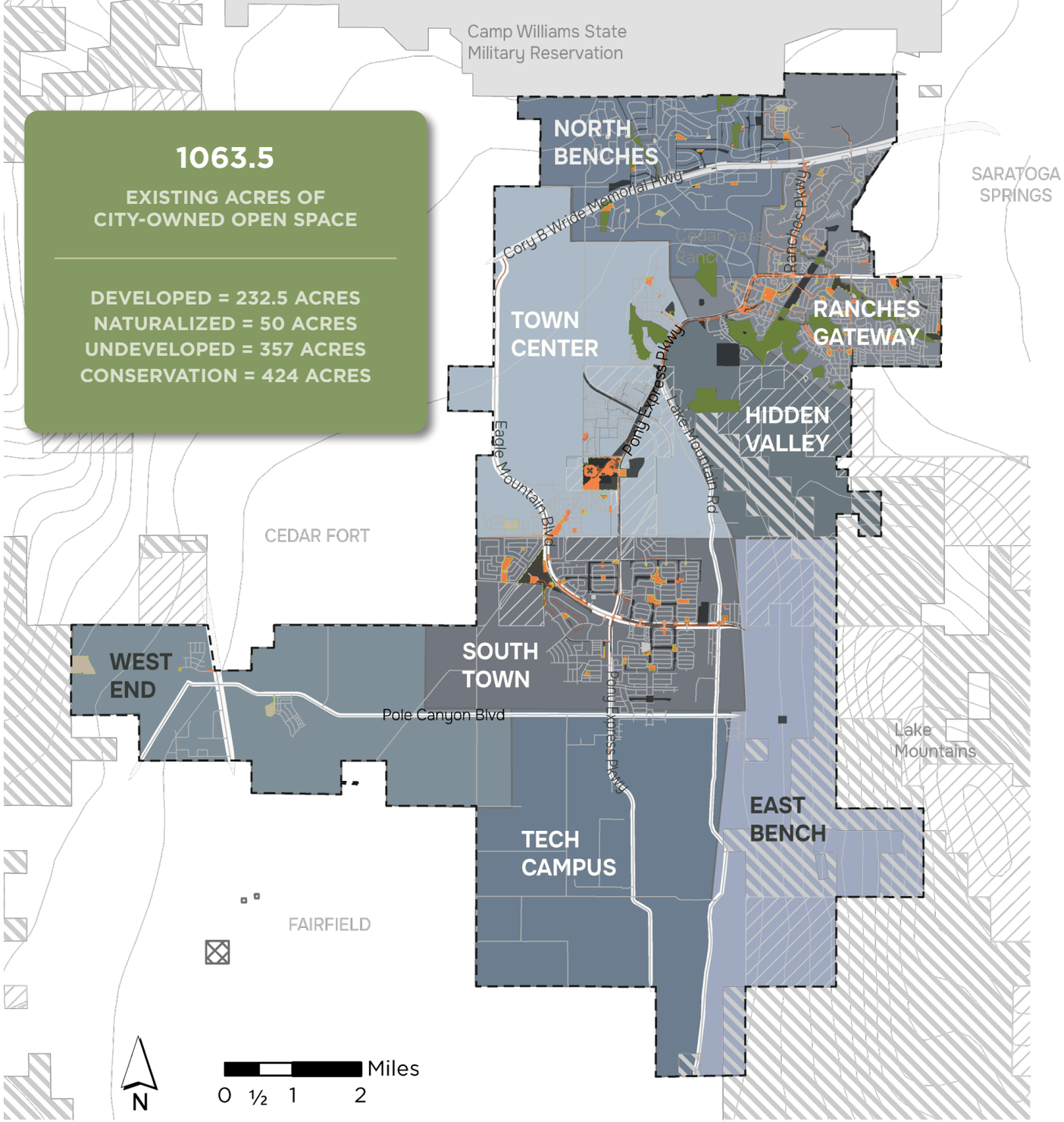
- Natural Resource Protection
- Public Health and Safety Areas
- Resource Management Areas
- Historical/Archaeological Areas

Maintenance Expectations:
Minimal upkeep- Invasive plant removal and trail maintenance as required.

Examples Include:
- Wildlife Corridor Overlay Zone
- Natural Washes i.e. Tick-ville Gulch
- Detention and Retention Ponds

CONSERVATION
OPEN SPACE

Existing Open Space (City-Owned & Managed)



Legend

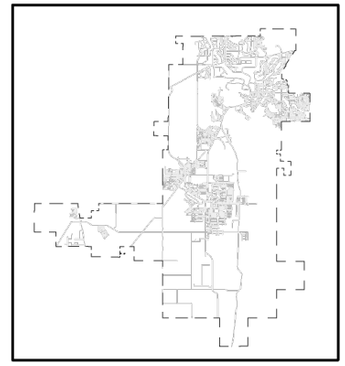
- City Boundary
- Roads
- Park Boundaries

Land Ownership

- BLM
- DOD
- Private
- SITLA

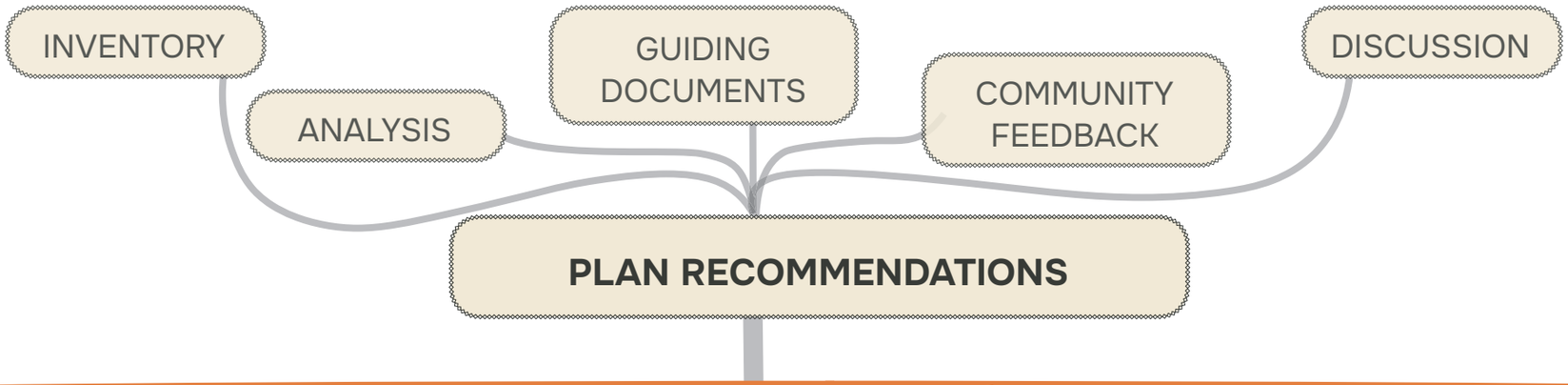
OPEN SPACE

- Developed
- Undeveloped
- Naturalized
- Conservation



Map Extent

RECOMMENDATIONS OVERVIEW



CITY-WIDE

- Develop official **volunteer program** for parks, trails, and open space.
- Plan official **signage & wayfinding plan**.
- Increase **awareness** & **accessibility of information** on eagle mountain's parks, trails, & open space.

PARKS

- Prioritize improvements & maintenance of **existing parks.**
- Focus on decreasing existing and projected gaps in **regional & community parks** service areas.

TRAILS

- Improve user **awareness & safety**, of existing trails through improved signage,
- Address conflicts with speed / mode through increased signage , trail eduction, etc.

OPEN SPACE

- Protect **wildlife & natural open space.**
- Encourage management that reflects strategies tailored to **new classifications** for open space.

IMPACT FEE FACILITIES PLAN

PARKS IMPACT FEE PROCESS

- **Utah Code requires municipalities of over 5,000 residents to prepare an Impact Fee Facilities Plan (IFFP) and Impact Fee analysis (IFA)** before charging an impact fee on new development activity.
- Process of identifying the investment that has been made into the **current system improvements**
- Identify **what costs will be to maintain the desired level of service (LOS)** for parks and trails.
- Parks & Trails Impact Fees can only be **charged to new residential development.**

Impact-Fee Eligible Levels of Service

	*2026 Service Levels	2036 Service Levels
Parks	5.29 acres/1000 ppl	5.29 acres/1000 ppl
Asphalt Trails	2.22 LF/capita	2.22 LF/capita
Dirt Trails	0.666 LF/capita	0.666 LF/capita

SOURCE: ZPFI

*Existing service levels are based on the 2025 levels of service in the City for parks and trails.

IMPACT FEE FACILITIES PLAN (IFFP)

- **Inventory of all system-wide parks and trails** across the City
- Identify all **amenities and cost** to construct
- Calculate **current Level of Service** (LOS) and **Investment per capita**
- Identify and **calculate impact of growth** on LOS and Investment per capita
- **Identify amenities planned** to be constructed
- **Identify revenue sources** that may be used to **fund improvements**

As the City continues to grow, **if there is no additional investment provided by 2035, the service level will drop** as the City must serve a larger population with the same level of amenities.

NEXT STEPS

UPDATE PER CITY COUNCIL FEEDBACK

IMPACT FEE FACILITIES PLAN

PROVIDE FINAL DOCUMENT TO THE CITY

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 8.15 regarding Noise to Modify Maximum Decibel Levels During Hours of Restriction.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	Staff

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

PUBLIC HEARING
Yes

PREPARED BY
Elizabeth Fewkes, Planner

PRESENTED BY
Elizabeth Fewkes

RECOMMENDATION:
Staff recommends City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 8.15 regarding Noise to clarify standards and to increase the maximum sound levels in Industrial (I) and Light Manufacturing/Distribution (LMD) zones to 75 dBA during hours of restriction.

BACKGROUND:
The current restricted-hours maximum of 65 dBA in industrial areas may be prohibitive for businesses considering locating within the City, which can impact the City's competitiveness for certain industrial uses.

ITEMS FOR CONSIDERATION:
Currently, Eagle Mountain City applies uniform maximum sound levels across all zones, with a maximum daytime level of 85 dBA and a restricted-hour level of 65 dBA. Research indicates that several Utah municipalities permit higher sound levels in industrial zones during hours of restriction, with many allowing up to 75 dBA.

Maximum Permissible Sound Levels (dBA)

	Eagle Mountain	Lehi	Ogden	Saratoga Springs	Pleasant Grove	Provo	Bluffdale	Salt Lake City	West Valley	Sandy	Tooele
Single Value Given	65			65							
Residential Day		65	55		65	65	60	55	55	55	55
Residential Night		55	50		55	55		50	50	50	50

Commercial Day		70	65		70	70	65	60	60	60	60
Commercial Night		65	60		65	65		55	55	55	55
Industrial Day		75	80		75	75	70	80	80	80	80
Industrial Night		75	75		75	75		75	75	75	75

Cities reviewed that do not establish specific hours of restriction standards: American Fork, Orem, Lindon, Provo, Draper, Washington, Nephi, West Jordan, Riverton, and Grantsville.

Many municipalities establish decibel maximums based on zoning classification. Of the cities reviewed, Eagle Mountain currently permits comparatively lower restricted-hour sound levels in industrial zones and comparatively higher levels in residential zones.

Although decibel limits vary by municipality, the time periods during which restrictions apply are generally similar.

Day Time Hours	Eagle Mountain	Lehi	Ogden	Saratoga Springs	American Fork	Pleasant Grove	Lindon
Mon - Sun		6 am - 10 pm	7 am - 10 pm		7 am - 10:30 pm	7 am - 10 pm	7 am - 10 pr
Mon - Fri	7 am - 9 pm						
Sat - Sun	9 am - 9 pm						
Mon - Sat				7 am - 10 pm			
Sunday				9 am - 10 pm			

Day Time Hours	Provo	Bluffdale	Salt Lake City	West Valley	Sandy	Tooele	Grantsvill
Mon - Sun	7 am - 10 pm	7 am - 10 pm	7 am - 9 pm	7 am - 10 pm	7 am - 9 pm	7 am - 9 pm	7 am - 10 pr
Mon - Fri							
Sat - Sun							
Mon - Sat							
Sunday							

Cities researched without noise level hours: Orem, Draper, Washington, Nephi, West Jordan, and Riverton.

Eagle Mountain's daytime and hours of restriction timeframes are comparable to those established in other Utah municipalities.

Neighborhood Improvement receives relatively few residential noise complaints. When violations are reported, they generally involve activities during restricted hours.

City zone transition standards in EMMC 17.60.160 mitigate potential conflicts between incompatible adjacent uses. Consistent with this approach, the proposed code amendments establish maximum permissible sound levels based on zoning classification. These changes are intended to support economic development within Eagle Mountain while maintaining the quality of life for residents. Under the proposed standards, higher decibel levels during restricted hours are permitted within industrial zones. However, businesses remain responsible for ensuring that sound generated on their property is reduced to levels appropriate for adjoining uses at the property boundary.

The City Attorney reviewed the proposed code amendments and made verbiage adjustments to facilitate the decibel standard changes and to clarify portions of the existing regulations.

During the agenda review of the noise code amendments, questions arose regarding standard exemptions. In response, additional redline changes have been incorporated into EMMC 8.15.090 to clarify and strengthen existing provisions related to backup generator testing and exceptions for private and City-sponsored events. These revisions were not presented at the Planning Commission meeting.

PLANNING COMMISSION ACTION/RECOMMENDATION:
At the March 10 meeting, the Planning Commission recommended approval (5-0) of the proposed amendments to EMMC 8.15, including the addition of Section 8.15.070(B)(5) as proposed by staff: Future Zoning Changes. Compliance with the maximum permissible sound levels established in Table 8.15.070(1) shall be determined based on the zoning classifications of adjacent properties in effect at the time of approval of the development that creates the sound source. A development that complies with the standards in effect at the time of approval shall not be required to modify or mitigate sound due solely to a subsequent zoning change on an adjacent property. If an adjacent property is subsequently rezoned to a zoning classification with a more restrictive maximum permissible sound level, the property subject to the rezoning shall be responsible for implementing any necessary mitigation to meet the applicable standards.

Staff noted that Eagle Mountain's residential restricted-hour standard (65 dBA) is higher than the 55 dBA used in many cities and provided optional language to reduce the standard, if desired. The Planning Commission recommended retaining the 65 dBA standard, as it has not been problematic in the City.

Optional Condition Considered by the Planning Commission:
Table 8.15.070(1), Hours of Restriction – Maximum Permissible Sound Levels (dBA), shall be amended to reduce the maximum sound levels in residential zones (RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, and MF2) from 65 decibels to 55 decibels during restricted hours.

ATTACHMENTS:
1. Ordinance
2. Redlines
3. Clean
4. Presentation

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 8.15 REGARDING NOISE TO MODIFY MAXIMUM DECIBEL LEVELS DURING HOURS OF RESTRICTION

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 8.15 regarding Noise to Modify Maximum Decibel Levels During Hours of Restriction, as set forth in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 8.15 regarding Noise to Modify Maximum Decibel Levels During Hours of Restriction, as set forth in Exhibit A.

2. The amendment to Eagle Mountain Municipal Code Section 8.15 regarding Noise to Modify Maximum Decibel Levels During Hours of Restriction, as 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 7th day of April, 2026.

EAGLE MOUNTAIN CITY, UTAH

_____
Jared Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of April, 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 A. Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 8.15
NOISE

Sections:

8.15.010 Definition of terms.
8.15.020 Purpose.
8.15.030 Jurisdiction.
8.15.040 Scope.
8.15.050 Emergency orders.
8.15.060 Prohibition of unlawful noise.
8.15.070 Noise levels.
8.15.080 Specific noise prohibitions.
8.15.090 Exemptions.
8.15.100 Penalty.

8.15.010 Definition of terms.

For the purposes of these regulations, unless otherwise defined in other sections of these regulations, the following terms, phrases and words shall have the meaning herein given:

"Continuous sound" means any sound that exists essentially without interruption for a period of 10 minutes or more.

"Cyclically varying noise" means any sound that varies in sound level so that the same level is obtained repetitively at successive, relatively uniform levels over time.

"Device" means a mechanism that is intended to produce, or that actually produces, noise when operated or handled.

"Dynamic braking device" means a device used primarily on trucks for the conversion of the engine from an internal combustion engine to an air compressor for the purposes of braking without the use of wheel brakes, commonly referred to as "Jacob's Brake" or "Jake Brake."

"Emergency" means a situation or occurrence which, in the opinion of the mayor or agent of the mayor, may present an imminent threat to the health, safety or welfare of any person, place or property.

"Emergency vehicle" means a motor vehicle used in response to a public calamity or to protect persons or property from an imminent exposure to danger.

"Emergency work" means work required to restore property to a safe condition following a public calamity or to protect persons or property from an imminent exposure to danger.

"Hours of restriction" or "restricted hours" means the times identified in EMMC 8.15.070(C) during which maximum decibel levels are governed by Table 8.15.070(1), Hours of Restriction – Maximum Permissible Sound Levels (dBA).

"Impulsive noise" means a noise generating excursion of usually less than one second.

"Motor vehicle" means any vehicle that is self-propelled by mechanical power, including, but not limited to, passenger cars, trucks, truck trailers, semi-trailers, campers, motorcycles, minibikes, go-carts, snowmobiles and racing vehicles.

"Muffler" means an apparatus consisting of a series of chambers or baffle plates designed to transmit gases while reducing sound.

"Noise" means any sound that is unwanted and causes or tends to cause an adverse psychological or physiological effect on human beings.

"Noise disturbance" means any sound that annoys or disturbs a reasonable person(s) with normal sensitivities or that injures or endangers the comfort, repose, health, hearing, peace or safety of another person(s).

"Plainly audible noise" means any noise for which the information content of that noise is unambiguously transferred to the listener, including, but not limited to, the understanding of spoken speech, comprehension of whether a voice is raised or normal, or comprehension of musical rhythms.

"Property boundary" means an imaginary line extending perpendicular to the ground surface, and its above-ground vertical extension, that identifies the line between the real property owned by one person or entity and that adjoining property owned by another.

"Sound" means an audible temporal and spatial oscillation in pressure, or other physical quantity with interval forces that cause compression or rarefaction of the medium, and that propagates at finite speed to distant points.

"Stationary noise source" means any device, fixed or moveable, that is located or used on property other than a public right-of-way. [Ord. O-15-2006 § 1; Ord. O-08-2001 § 1].

8.15.020 Purpose.

This chapter establishes minimum standards to:

A. Reduce the making and creation of excessive, unnecessary, or unusually loud noises within the limits of the city; and

B. Prevent excessive, unnecessary, or unusually loud noises that are prolonged, unusual, or unreasonable in their time, place, or use, and that affect and are a detriment to public health, comfort, convenience, safety, or welfare of the residents of the city; and

C. Secure and promote the public health, comfort, convenience, safety, welfare and the peace and quiet of the residents of the city. [Ord. O-15-2006 § 2; Ord. O-08-2001 § 2].

8.15.030 Jurisdiction.

All noise control enforcement under this chapter shall be conducted by the mayor, or the person designated by the mayor as an agent of the city to investigate and enforce this chapter. [Ord. O-15-2006 § 3; Ord. O-08-2001 § 3].

8.15.040 Scope.

It is a Class B misdemeanor punishable by a fine of up to $1,000 or incarceration for a term not to exceed six months, or both, for any person to violate this chapter. [Ord. O-15-2006 § 4; Ord. O-08-2001 § 4].

8.15.050 Emergency orders.

Whenever the mayor or the agent of the city designated by the mayor finds that an emergency exists, one or all of the following actions may be required to be taken:

A. Order of Emergency Suspension. In time of a public calamity or disaster, emergency suspension of this chapter may be suspended for the period of time designated by the mayor.

B. Approval of Application for Exemption for Emergency Reasons. An individual may apply for emergency exemption to this chapter based on good and reasonable cause due to emergency circumstances, as defined in this chapter. [Ord. O-15-2006 § 5; Ord. O-08-2001 § 5].

8.15.060 Prohibition of unlawful noise.

It is unlawful for any person to produce, continue, or cause to be produced or continued any noise disturbance (as defined in this chapter) within the limits of the city. [Ord. O-15-2006 § 6; Ord. O-08-2001 § 6].

8.15.070 Noise levels.

~~The making and/or creating of a noise disturbance within the city as identified in subsection A of this section, or identified and measured in the manner prescribed in subsection B of this section, or in violation of restricted hours as outlined in subsection C of this section is unlawful.~~

A. ~~Location of Measurement of Sound~~ General Noise Disturbances. The making and/or creating of a noise disturbance within the city is unlawful. To qualify as a noise disturbance, a sound must meet the definition outlined in EMMC 8.15.010 as measured from the locations outlined in this Subsection. If the source of the sound is on the public right-of-way or upon public property, ~~from the source or device as to be plainly audible~~ the measurement shall occur at a distance of 50 feet from the source of the sound. ~~or~~ If the

source of the sound is on private property, ~~as to be plainly audible~~ the measurement shall occur at the property line.

B. ~~Measurement of Sound~~ Per se Noise Disturbances. Notwithstanding anything to the contrary in this Chapter, it shall be unlawful and constitute a per se noise disturbance to make and/or create a sound that exceeds the maximum allowable decibel level as outlined in this Subsection.

1. Measurement of Sound. Sound of a suspected per se noise disturbance shall be measured at a distance of at least 25 feet from the source of the device upon public property or within the public right-of-way, or 25 feet from the property line if upon private property, and shall be measured on a decibel or sound level meter of standard design and quality on the "A" weighing scale. ~~A measurement of 65 decibels or above shall be considered to be a noise disturbance during the hours of restriction.~~

2. Maximum Permissible Sound Level. A per se noise disturbance during restricted hours occurs when the sound level exceeds the maximum permissible sound level listed for the zoning classification, as established in Table 8.15.070(1). A measurement of 85 decibels or above shall be considered to be a noise disturbance at any time.

Table 8.15.070(1) Hours of Restriction – Maximum Permissible Sound Levels (dBA)

Zone[1]	Abbr	dBA	Zone	Abbr	dBA
Rural Agricultural 1	RA1	65	Commercial Neighborhood	CN	65
Rural Agricultural 2	RA2	65	Commercial Community	CC	65
Rural Density 1	RD1	65	Commercial Regional	CR	65
Rural Density 2	RD2	65	Medical/Educational Campus	MEC	65
Foothill Residential	FR	65	Office Professional	OP	65
Residential 1	R1	65	Commercial Storage	CS	65
Residential 2	R2	65	Improved Open Space	OS-I	65
Residential 3	R3	65	Natural Open Space	OS-N	65
Residential Cottage	RC	65	Agriculture	AG	65
Multi-Family 1	MF1	65	Industrial	I	75
Multi-Family 2	MF2	65	Light Manufacturing/Distribution	LMD	75
Public Facilities	PF	65			

[1]The Planning Director or designee shall have the authority to determine a maximum possible sound level equivalency for historical zones not included on the table. Any other zone not listed shall have a maximum permissible sound level of 65 dBA during the hours of restriction.

3. Neighboring Zones. If the sound is plainly audible from private property located in a zone different from the zone from which the sound originates, the sound may not exceed the maximum allowable decibel level of the neighboring zone during the hours of restriction. For purposes of applying this Subsection, the sound shall be measured at the closest location to the source of the sound within the neighboring zone.

4. Exceptions. The City Council may grant exceptions to noise restriction standards.

5. Future Zoning Changes. Compliance with the maximum permissible sound levels established in Table 8.15.070(1) shall be determined based on the zoning classifications of adjacent properties in effect at the time of approval of the development that creates the sound source. A development that complies with the standards in effect at the time of approval shall not be required to modify or mitigate sound due solely to a subsequent zoning change on an adjacent property. If an adjacent property is subsequently rezoned to a zoning classification with a more restrictive maximum permissible sound level, the property subject to the rezoning shall be responsible for implementing any necessary mitigation to meet the applicable standards.

C. Hours of Restriction. Except as modified by subsection D of this section, the hours of noise restriction are as follows:

9:00 p.m. to 7:00 a.m.	Monday through Friday
Not before 9:00 a.m. or after 9:00 p.m.	Saturday and Sunday

D. Hours of Restriction – Parks. The hours of noise restriction within any park as defined in EMMC 7.05.030 are as follows:

10:00 p.m. to 6:00 a.m.

[Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 7; Ord. O-08-2001 § 7].

8.15.080 Specific noise prohibitions.

The following acts are unlawful:

A. Horns and Signaling Devices. The sounding of any horn or signaling device on any truck, automobile, motorcycle, emergency vehicle, or other motor vehicle within the city, except as a danger warning signal as provided by the Vehicle Code of the state of Utah;

B. Radios, Television Sets, Tape Players, Musical Instruments and Similar Devices. Using, operating, or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph, drum or other device for the production or reproduction of sound:

1. In violation of EMMC 8.15.070 or in a way that is plainly audible beyond the property boundary of the source; or

2. On public property, public rights-of-way, or private property at any time so as to be plainly audible 15 feet from the device;

C. Public Loudspeakers. The use or operation of a loudspeaker or sound-amplifying equipment in a fixed or moveable position or mounted upon any sound vehicle in or upon any street, alley, sidewalk, park, place or public or private property for the purposes of commercial advertising, giving instructions, directions, talks, addresses, lectures, or transmission of music to any persons or assemblages of persons in violation of EMMC 8.15.070;

D. Hawkers and Peddlers. Selling any item or service by outcry, whether artificially amplified or not, within any area of the city in such a manner as to violate EMMC 8.15.070;

E. Animals. Owning, keeping, possessing, or harboring any animal or animals that, by making frequent or habitual sound, create a noise disturbance as defined in EMMC 8.15.070. The provision of this subsection shall apply to all private and public facilities, including any animal facilities that hold or treat animals;

F. Loading Operation. Loading, unloading, opening, or otherwise handling boxes, crates, containers, garbage containers, or other objects in such a manner as to violate EMMC 8.15.070;

G. Construction Work. It is unlawful for any person to perform or cause to be performed any construction work on any construction site under his control during the restricted hours, except as otherwise authorized by this chapter. The city council may authorize extended hours for construction operations or procedures which, by their nature, require continuous operation, or modify or waive the hours of work for or on projects in generally isolated areas where the extended hours do not impact upon adjoining property occupants;

H. Domestic Power Equipment. Operating or permitting the operation of any power equipment rated five horsepower or less in residential or commercial zones, including, but not limited to, power saws, lawn mowers, garden equipment, or snow removal equipment for home or building repair or ground maintenance outdoors in such a manner as to violate EMMC 8.15.070;

I. Fireworks or Explosives. The use of explosives, fireworks, discharge of guns or other explosive devices that are audible across a property boundary, public space, or right-of-way. The provision shall not be construed to permit activities prohibited by other statutes, ordinances, or regulations governing such activity;

J. Commercial Licensed Premises.

1. Failure to Control Noise. Permitting or providing either live or recorded amplified music without first having closed all exterior doors and windows of the licensed premises to control noise. Doors may be opened to provide ingress and egress, but shall not be blocked in the open position to provide ventilation. Doors shall be equipped with automatic closing devices to keep them in the closed position except to permit ingress and egress of patrons;

2. Outdoor Speakers. Permitting or causing to exist any loudspeaker or sound amplification equipment on any outdoor deck, patio, or garden associated with the licensed premises other than speaker systems or sound amplification in conjunction with approved outdoor dining;

3. Racing Events. Permitting any motor racing event at any place in violation of EMMC 8.15.070;

K. Powered Model Mechanical Devices. Flying a model aircraft powered by internal combustion engines, whether tethered or remote controlled, or the firing or the operation of model rocket vehicles or other similar noise producing devices in such a way as to violate EMMC 8.15.070;

L. Dynamic Braking Device. Operating any motor vehicle with a dynamic braking device engaged, except for the avoidance of imminent danger;

M. Defect in Vehicle. Operating or permitting the operation or use of any truck, automobile, motorcycle, or other motor vehicle that because of disrepair or mode of operation violates EMMC 8.15.070;

N. Garbage Collection. Collecting garbage, waste, refuse or recyclable materials on regularly scheduled collection in such a manner as to violate EMMC 8.15.070;

O. Standing Motor Vehicles. Operating, causing, or permitting the operation of any motor vehicle or any auxiliary equipment attached thereto either in violation of EMMC 8.15.070, or in such a way as to cause a disturbance in a residential zone for a consecutive period of 15 minutes or longer;

P. Bells and Alarms. Sounding, operating, or permitting the sounding or operation of an electronically amplified signal from any burglar alarm, bell, chime, or clock, including, but not limited to, bells, chimes, or clocks in schools, houses of religious worship or governmental buildings that fail to meet the standards in EMMC 8.15.070 for longer than five minutes in any hour;

Q. Fixed Siren, Whistles and Horns. Sounding or causing the sounding of any whistle, horn or siren as a signal for commencing or suspending work or for any other purpose in violation of EMMC 8.15.070, except as a sound of imminent danger;

R. Recreation Vehicles and Snowmobiles. Operating a recreational vehicle or snowmobile in any way that violates EMMC 8.15.070;

S. Motor Vehicle Noise. Operating or causing to be operated any motor vehicle unless the exhaust system is free from defects that affect sound reduction; equipped with a muffler or other noise dissipative device; and not equipped with any cutout, bypass or similar device. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 8; Ord. O-08-2001 § 8].

8.15.090 Exemptions.

The following uses and activities shall be exempt from noise level regulations:

A. Sound created by safety signals, warning devices and emergency pressure relief valves;

B. Sound resulting from any authorized emergency vehicle when responding to an emergency call or in time of an emergency;

C. Sound resulting from emergency work;

D. Sound resulting from lawful fireworks and noisemakers used for celebration of an official holiday;

E. Any sound resulting from activities of a temporary nature during regular or restricted hours ~~periods permitted by law~~ which has been approved by the city;

F. Sound created by a backup generator during routine maintenance and testing or a power outage. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 9; Ord. O-08-2001 § 9].

8.15.100 Penalty.

Any person who is found guilty of violating this chapter is guilty of a Class B misdemeanor. Each day such violation is committed or permitted to continue shall constitute a separate violation.

The city attorney may initiate legal action, civil or criminal, requested by the mayor to abate any condition that exists in violation of this chapter. In addition to other penalties imposed by a court of competent jurisdiction, any person(s) found guilty of violating this chapter shall be liable for all expenses incurred by the city in removing or abating any nuisance or other noise disturbance. [Ord. O-15-2006 § 10; Ord. O-08-2001 § 10].

Chapter 8.15
NOISE

Sections:

8.15.010 Definition of terms.
8.15.020 Purpose.
8.15.030 Jurisdiction.
8.15.040 Scope.
8.15.050 Emergency orders.
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8.15.070 Noise levels.
8.15.080 Specific noise prohibitions.
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8.15.010 Definition of terms.

For the purposes of these regulations, unless otherwise defined in other sections of these regulations, the following terms, phrases and words shall have the meaning herein given:

"Continuous sound" means any sound that exists essentially without interruption for a period of 10 minutes or more.

"Cyclically varying noise" means any sound that varies in sound level so that the same level is obtained repetitively at successive, relatively uniform levels over time.

"Device" means a mechanism that is intended to produce, or that actually produces, noise when operated or handled.

"Dynamic braking device" means a device used primarily on trucks for the conversion of the engine from an internal combustion engine to an air compressor for the purposes of braking without the use of wheel brakes, commonly referred to as "Jacob's Brake" or "Jake Brake."

"Emergency" means a situation or occurrence which, in the opinion of the mayor or agent of the mayor, may present an imminent threat to the health, safety or welfare of any person, place or property.

"Emergency vehicle" means a motor vehicle used in response to a public calamity or to protect persons or property from an imminent exposure to danger.

"Emergency work" means work required to restore property to a safe condition following a public calamity or to protect persons or property from an imminent exposure to danger.

“Hours of restriction” or “restricted hours” means the times identified in EMMC 8.15.070(C) during which maximum decibel levels are governed by Table 8.15.070(1), Hours of Restriction – Maximum Permissible Sound Levels (dBA).

“Impulsive noise” means a noise generating excursion of usually less than one second.

“Motor vehicle” means any vehicle that is self-propelled by mechanical power, including, but not limited to, passenger cars, trucks, truck trailers, semi-trailers, campers, motorcycles, minibikes, go-carts, snowmobiles and racing vehicles.

“Muffler” means an apparatus consisting of a series of chambers or baffle plates designed to transmit gases while reducing sound.

“Noise” means any sound that is unwanted and causes or tends to cause an adverse psychological or physiological effect on human beings.

“Noise disturbance” means any sound that annoys or disturbs a reasonable person(s) with normal sensitivities or that injures or endangers the comfort, repose, health, hearing, peace or safety of another person(s).

“Plainly audible noise” means any noise for which the information content of that noise is unambiguously transferred to the listener, including, but not limited to, the understanding of spoken speech, comprehension of whether a voice is raised or normal, or comprehension of musical rhythms.

“Property boundary” means an imaginary line extending perpendicular to the ground surface, and its above-ground vertical extension, that identifies the line between the real property owned by one person or entity and that adjoining property owned by another.

“Sound” means an audible temporal and spatial oscillation in pressure, or other physical quantity with interval forces that cause compression or rarefaction of the medium, and that propagates at finite speed to distant points.

“Stationary noise source” means any device, fixed or moveable, that is located or used on property other than a public right-of-way. [Ord. O-15-2006 § 1; Ord. O-08-2001 § 1].

8.15.020 Purpose.

This chapter establishes minimum standards to:

A. Reduce the making and creation of excessive, unnecessary, or unusually loud noises within the limits of the city; and

B. Prevent excessive, unnecessary, or unusually loud noises that are prolonged, unusual, or unreasonable in their time, place, or use, and that affect and are a detriment to public health, comfort, convenience, safety, or welfare of the residents of the city; and

C. Secure and promote the public health, comfort, convenience, safety, welfare and the peace and quiet of the residents of the city. [Ord. O-15-2006 § 2; Ord. O-08-2001 § 2].

8.15.030 Jurisdiction.

All noise control enforcement under this chapter shall be conducted by the mayor, or the person designated by the mayor as an agent of the city to investigate and enforce this chapter. [Ord. O-15-2006 § 3; Ord. O-08-2001 § 3].

8.15.040 Scope.

It is a Class B misdemeanor punishable by a fine of up to $1,000 or incarceration for a term not to exceed six months, or both, for any person to violate this chapter. [Ord. O-15-2006 § 4; Ord. O-08-2001 § 4].

8.15.050 Emergency orders.

Whenever the mayor or the agent of the city designated by the mayor finds that an emergency exists, one or all of the following actions may be required to be taken:

A. Order of Emergency Suspension. In time of a public calamity or disaster, emergency suspension of this chapter may be suspended for the period of time designated by the mayor.

B. Approval of Application for Exemption for Emergency Reasons. An individual may apply for emergency exemption to this chapter based on good and reasonable cause due to emergency circumstances, as defined in this chapter. [Ord. O-15-2006 § 5; Ord. O-08-2001 § 5].

8.15.060 Prohibition of unlawful noise.

It is unlawful for any person to produce, continue, or cause to be produced or continued any noise disturbance (as defined in this chapter) within the limits of the city. [Ord. O-15-2006 § 6; Ord. O-08-2001 § 6].

8.15.070 Noise levels.

A. General Noise Disturbances. The making and/or creating of a noise disturbance within the city is unlawful. To qualify as a noise disturbance, a sound must meet the definition outlined in EMMC 8.15.010 as measured from the locations outlined in this Subsection. If the source of the sound is on the public right-of-way or upon public property, the measurement shall occur at a distance of 50 feet from the source of the sound. If the source of the sound is on private property, the measurement shall occur at the property line.

B. Per se Noise Disturbances. Notwithstanding anything to the contrary in this Chapter, it shall be unlawful and constitute a per se noise disturbance to make and/or create a sound that exceeds the maximum allowable decibel level as outlined in this Subsection.

1. Measurement of Sound. Sound of a suspected per se noise disturbance shall be measured at a distance of at least 25 feet from the source of the device upon public property or within the public right-of-way, or 25 feet from the property line if upon private property, and shall be measured on a decibel or sound level meter of standard design and quality on the "A" weighing scale.

2. Maximum Permissible Sound Level. A per se noise disturbance during restricted hours occurs when the sound level exceeds the maximum permissible sound level listed for the zoning classification, as established in Table 8.15.070(1). A measurement of 85 decibels or above shall be considered to be a noise disturbance at any time.

Table 8.15.070(1) Hours of Restriction – Maximum Permissible Sound Levels (dBA)

Zone[1]	Abbr	dBA	Zone	Abbr	dBA
Rural Agricultural 1	RA1	65	Commercial Neighborhood	CN	65
Rural Agricultural 2	RA2	65	Commercial Community	CC	65
Rural Density 1	RD1	65	Commercial Regional	CR	65
Rural Density 2	RD2	65	Medical/Educational Campus	MEC	65
Foothill Residential	FR	65	Office Professional	OP	65
Residential 1	R1	65	Commercial Storage	CS	65
Residential 2	R2	65	Improved Open Space	OS-I	65
Residential 3	R3	65	Natural Open Space	OS-N	65
Residential Cottage	RC	65	Agriculture	AG	65
Multi-Family 1	MF1	65	Industrial	I	75
Multi-Family 2	MF2	65	Light Manufacturing/Distribution	LMD	75
Public Facilities	PF	65			

[1]The Planning Director or designee shall have the authority to determine a maximum possible sound level equivalency for historical zones not included on the table. Any other zone not listed shall have a maximum permissible sound level of 65 dBA during the hours of restriction.

3. Neighboring Zones. If the sound is plainly audible from private property located in a zone different from the zone from which the sound originates, the sound may not exceed the maximum allowable decibel level of the neighboring zone during the hours of restriction. For purposes of applying this Subsection, the sound shall be measured at the closest location to the source of the sound within the neighboring zone.

4. Exceptions. The City Council may grant exceptions to noise restriction standards.

5. Future Zoning Changes. Compliance with the maximum permissible sound levels established in Table 8.15.070(1) shall be determined based on the zoning classifications of

adjacent properties in effect at the time of approval of the development that creates the sound source. A development that complies with the standards in effect at the time of approval shall not be required to modify or mitigate sound due solely to a subsequent zoning change on an adjacent property. If an adjacent property is subsequently rezoned to a zoning classification with a more restrictive maximum permissible sound level, the property subject to the rezoning shall be responsible for implementing any necessary mitigation to meet the applicable standards.

C. Hours of Restriction. Except as modified by subsection D of this section, the hours of noise restriction are as follows:

9:00 p.m. to 7:00 a.m.	Monday through Friday
Not before 9:00 a.m. or after 9:00 p.m.	Saturday and Sunday

D. Hours of Restriction – Parks. The hours of noise restriction within any park as defined in EMMC 7.05.030 are as follows:

10:00 p.m. to 6:00 a.m.

[Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 7; Ord. O-08-2001 § 7].

8.15.080 Specific noise prohibitions.

The following acts are unlawful:

A. Horns and Signaling Devices. The sounding of any horn or signaling device on any truck, automobile, motorcycle, emergency vehicle, or other motor vehicle within the city, except as a danger warning signal as provided by the Vehicle Code of the state of Utah;

B. Radios, Television Sets, Tape Players, Musical Instruments and Similar Devices. Using, operating, or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph, drum or other device for the production or reproduction of sound:

1. In violation of EMMC 8.15.070 or in a way that is plainly audible beyond the property boundary of the source; or

2. On public property, public rights-of-way, or private property at any time so as to be plainly audible 15 feet from the device;

C. Public Loudspeakers. The use or operation of a loudspeaker or sound-amplifying equipment in a fixed or moveable position or mounted upon any sound vehicle in or upon any street, alley, sidewalk, park, place or public or private property for the purposes of commercial advertising, giving instructions, directions, talks, addresses, lectures, or transmission of music to any persons or assemblages of persons in violation of EMMC 8.15.070;

D. Hawkers and Peddlers. Selling any item or service by outcry, whether artificially amplified or not, within any area of the city in such a manner as to violate EMMC 8.15.070;

E. Animals. Owning, keeping, possessing, or harboring any animal or animals that, by making frequent or habitual sound, create a noise disturbance as defined in EMMC 8.15.070. The provision of this subsection shall apply to all private and public facilities, including any animal facilities that hold or treat animals;

F. Loading Operation. Loading, unloading, opening, or otherwise handling boxes, crates, containers, garbage containers, or other objects in such a manner as to violate EMMC 8.15.070;

G. Construction Work. It is unlawful for any person to perform or cause to be performed any construction work on any construction site under his control during the restricted hours, except as otherwise authorized by this chapter. The city council may authorize extended hours for construction operations or procedures which, by their nature, require continuous operation, or modify or waive the hours of work for or on projects in generally isolated areas where the extended hours do not impact upon adjoining property occupants;

H. Domestic Power Equipment. Operating or permitting the operation of any power equipment rated five horsepower or less in residential or commercial zones, including, but not limited to, power saws, lawn mowers, garden equipment, or snow removal equipment for home or building repair or ground maintenance outdoors in such a manner as to violate EMMC 8.15.070;

I. Fireworks or Explosives. The use of explosives, fireworks, discharge of guns or other explosive devices that are audible across a property boundary, public space, or right-of-way. The provision shall not be construed to permit activities prohibited by other statutes, ordinances, or regulations governing such activity;

J. Commercial Licensed Premises.

1. Failure to Control Noise. Permitting or providing either live or recorded amplified music without first having closed all exterior doors and windows of the licensed premises to control noise. Doors may be opened to provide ingress and egress, but shall not be blocked in the open position to provide ventilation. Doors shall be equipped with automatic closing devices to keep them in the closed position except to permit ingress and egress of patrons;

2. Outdoor Speakers. Permitting or causing to exist any loudspeaker or sound amplification equipment on any outdoor deck, patio, or garden associated with the licensed premises other than speaker systems or sound amplification in conjunction with approved outdoor dining;

3. Racing Events. Permitting any motor racing event at any place in violation of EMMC 8.15.070;

K. Powered Model Mechanical Devices. Flying a model aircraft powered by internal combustion engines, whether tethered or remote controlled, or the firing or the operation of model rocket vehicles or other similar noise producing devices in such a way as to violate EMMC 8.15.070;

L. Dynamic Braking Device. Operating any motor vehicle with a dynamic braking device engaged, except for the avoidance of imminent danger;

M. Defect in Vehicle. Operating or permitting the operation or use of any truck, automobile, motorcycle, or other motor vehicle that because of disrepair or mode of operation violates EMMC 8.15.070;

N. Garbage Collection. Collecting garbage, waste, refuse or recyclable materials on regularly scheduled collection in such a manner as to violate EMMC 8.15.070;

O. Standing Motor Vehicles. Operating, causing, or permitting the operation of any motor vehicle or any auxiliary equipment attached thereto either in violation of EMMC 8.15.070, or in such a way as to cause a disturbance in a residential zone for a consecutive period of 15 minutes or longer;

P. Bells and Alarms. Sounding, operating, or permitting the sounding or operation of an electronically amplified signal from any burglar alarm, bell, chime, or clock, including, but not limited to, bells, chimes, or clocks in schools, houses of religious worship or governmental buildings that fail to meet the standards in EMMC 8.15.070 for longer than five minutes in any hour;

Q. Fixed Siren, Whistles and Horns. Sounding or causing the sounding of any whistle, horn or siren as a signal for commencing or suspending work or for any other purpose in violation of EMMC 8.15.070, except as a sound of imminent danger;

R. Recreation Vehicles and Snowmobiles. Operating a recreational vehicle or snowmobile in any way that violates EMMC 8.15.070;

S. Motor Vehicle Noise. Operating or causing to be operated any motor vehicle unless the exhaust system is free from defects that affect sound reduction; equipped with a muffler or other noise dissipative device; and not equipped with any cutout, bypass or similar device. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 8; Ord. O-08-2001 § 8].

8.15.090 Exemptions.

The following uses and activities shall be exempt from noise level regulations:

A. Sound created by safety signals, warning devices and emergency pressure relief valves;

B. Sound resulting from any authorized emergency vehicle when responding to an emergency call or in time of an emergency;

C. Sound resulting from emergency work;

D. Sound resulting from lawful fireworks and noisemakers used for celebration of an official holiday;

E. Any sound resulting from activities of a temporary nature during regular or restricted hours which has been approved by the city;

F. Sound created by a backup generator during routine maintenance and testing or a power outage. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 9; Ord. O-08-2001 § 9].

8.15.100 Penalty.

Any person who is found guilty of violating this chapter is guilty of a Class B misdemeanor. Each day such violation is committed or permitted to continue shall constitute a separate violation.

The city attorney may initiate legal action, civil or criminal, requested by the mayor to abate any condition that exists in violation of this chapter. In addition to other penalties imposed by a court of competent jurisdiction, any person(s) found guilty of violating this chapter shall be liable for all expenses incurred by the city in removing or abating any nuisance or other noise disturbance. [Ord. O-15-2006 § 10; Ord. O-08-2001 § 10].

EMMC 8.15 Noise

Code Amendment

Background:

Staff has been informed that the current hours of restriction maximum of 65 dBA is prohibitive for certain industrial uses, considering locating within the City, which may affect the City's competitiveness for certain industrial uses. To be comparable to other cities, amendments to EMMC to permit a maximum level of 75 dBA in industrial zones during hours of restriction is recommended.

EMMC 8.15.070 Noise levels

The making and/or creating of a noise disturbance within the city as identified in subsection A of this section, or identified and measured in the manner prescribed in subsection B of this section, or in violation of restricted hours as outlined in subsection C of this section is unlawful.

A. Location of Measurement of Sound. On the public right-of-way or upon public property, from the source or device as to be plainly audible at a distance of 50 feet, or on private property, as to be plainly audible at the property line.

B. Measurement of Sound. Sound of a suspected noise disturbance shall be measured at a distance of at least 25 feet from the source of the device upon public property or within the public right-of-way, or 25 feet from the property line if upon private property, and shall be measured on a decibel or sound level meter of standard design and quality on the “A” weighing scale. A measurement of **65 decibels or above** shall be considered to be a noise disturbance **during the hours of restriction**. A measurement of **85 decibels or above** shall be considered to be a noise disturbance **at any time**.

EMMC 8.15.070 Noise levels

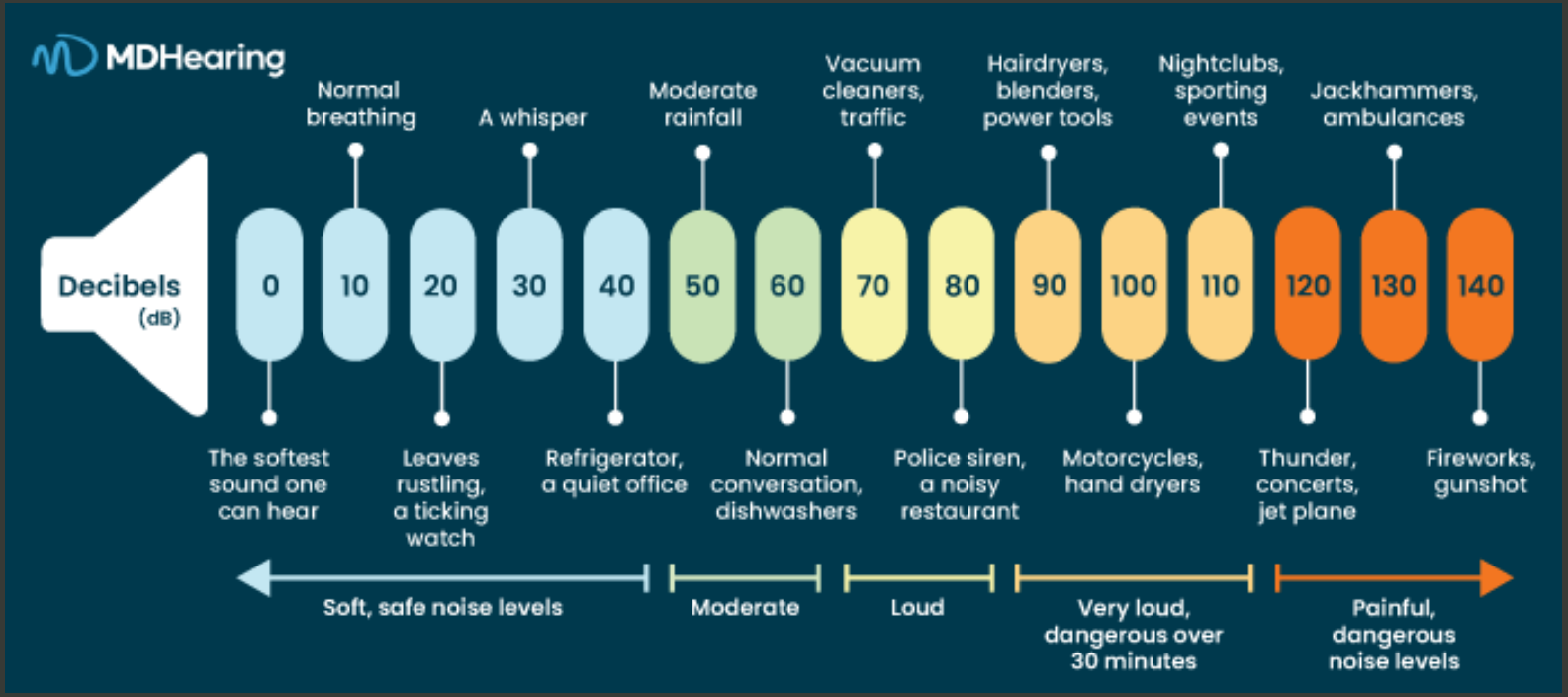
C. Hours of Restriction. Except as modified by subsection D of this section, the hours of noise restriction are as follows:

9:00 p.m. to 7:00 a.m.	Monday through Friday
Not before 9:00 a.m. or after 9:00 p.m.	Saturday and Sunday

D. Hours of Restriction – Parks. The hours of noise restriction within any park as defined in EMMC 7.05.030 are as follows:

10:00 p.m. to 6:00 a.m.

Decibel Chart



Source: https://www.mdhearingaid.com/

Maximum Decibel Levels

	Eagle Mountain	Lehi	Ogden	Saratoga Springs	Pleasant Grove	Provo	Bluffdale	Salt Lake City	West Valley	Sandy	Tooele
Single Value Given	65			65							
Residential Day		65	55		65	65	60	55	55	55	55
Residential Night		55	50		55	55		50	50	50	50
Commercial Day		70	65		70	70	65	60	60	60	60
Commercial Night		65	60		65	65		55	55	55	55
Industrial Day		75	80		75	75	70	80	80	80	80
Industrial Night		75	75		75	75		75	75	75	75

Cities reviewed without fixed decibel standards: American Fork, Orem, Lindon, Provo, Draper, Washington, Nephi, West Jordan, Riverton, and Grantsville.

Daytime Hours

Day Time Hours	Eagle Mountain	Lehi	Ogden	Saratoga Springs	American Fork	Pleasant Grove	Lindon
Monday - Sunday		6 am - 10 pm	7 am - 10 pm		7 am - 10:30 pm	7 am - 10 pm	7 am - 10 pm
Monday - Friday	7 am - 9 pm						
Saturday - Sunday	9 am - 9 pm						
Monday - Saturday				7 am - 10 pm			
Sunday				9 am - 10 pm			

Day Time Hours	Provo	Bluffdale	Salt Lake City	West Valley	Sandy	Tooele	Grantsville
Monday - Sunday	7 am - 10 pm	7 am - 10 pm	7 am - 9 pm	7 am - 10 pm	7 am - 9 pm	7 am - 9 pm	7 am - 10 pm
Monday - Friday							
Saturday - Sunday							
Monday - Saturday							
Sunday							

Cities reviewed that do not establish specific hours of restriction standards: Orem, Draper, Washington, Nephi, West Jordan, and Riverton.

Proposed Amendments

8.15.010 Definition of terms:

“Hours of restriction” or “restricted hours” means the times identified in EMMC 8.15.070(C) during which maximum decibel levels are governed by Table 8.15.070(1), Hours of Restriction – Maximum Permissible Sound Levels (dBA).

Proposed Amendments

8.15.070 Noise levels.

A. General Noise Disturbances. The making and/or creating of a noise disturbance within the city is unlawful. To qualify as a noise disturbance, a sound must meet the definition outlined in EMMC 8.15.010 as measured from the locations outlined in this Subsection. If the source of the sound is on the public right-of-way or upon public property, the measurement shall occur at a distance of 50 feet from the source of the sound. If the source of the sound is on private property, the measurement shall occur at the property line.

B. Per se Noise Disturbances. Notwithstanding anything to the contrary in this Chapter, it shall be unlawful and constitute a per se noise disturbance to make and/or create a sound that exceeds the maximum allowable decibel level as outlined in this Subsection.

Proposed Amendments

8.15.070(B) Per se Noise Disturbances.

1. Measurement of Sound. Sound of a suspected per se noise disturbance shall be measured at a distance of at least 25 feet from the source of the device upon public property or within the public right-of-way, or 25 feet from the property line if upon private property, and shall be measured on a decibel or sound level meter of standard design and quality on the “A” weighing scale.

2. Maximum Permissible Sound Level. A per se noise disturbance during restricted hours occurs when the sound level exceeds the maximum permissible sound level listed for the zoning classification, as established in Table 8.15.070(1). A measurement of 85 decibels or above shall be considered to be a noise disturbance at any time.

Table 8.15.070(1): Hours of Restriction – Maximum Permissible Sound Levels (dBA)

Zone	Abbr	dBA	Zone	Abbr	dBA
Rural Agricultural 1	RA1	65	Commercial Neighborhood	CN	65
Rural Agricultural 2	RA2	65	Commercial Community	CC	65
Rural Density 1	RD1	65	Commercial Regional	CR	65
Rural Density 2	RD2	65	Medical/Educational Campus	MEC	65
Foothill Residential	FR	65	Office Professional	OP	65
Residential 1	R1	65	Commercial Storage	CS	65
Residential 2	R2	65	Improved Open Space	OS-I	65
Residential 3	R3	65	Natural Open Space	OS-N	65
Residential Cottage	RC	65	Agriculture	AG	65
Multi-Family 1	MF1	65	Industrial	I	75
Multi-Family 2	MF2	65	Light Manufacturing/Distribution	LMD	75
Public Facilities	PF	65			

Proposed Amendments

8.15.070(B) Per se Noise Disturbances.

Table 8.15.070(1) Footnote 1: “The Planning Director or designee shall have the authority to determine a maximum possible sound level equivalency for historical zones not included on the table. Any other zone not listed shall have a maximum permissible sound level of 65 dBA during the hours of restriction.”

Proposed Amendments

8.15.070(B) Per se Noise Disturbances.

3. Neighboring Zones. If the sound is plainly audible from private property located in a zone different from the zone from which the sound originates, the sound may not exceed the maximum allowable decibel level of the neighboring zone during the hours of restriction. For purposes of applying this Subsection, the sound shall be measured at the closest location to the source of the sound within the neighboring zone.

4. Exceptions. The City Council may grant exceptions to noise restriction standards.

PC Recommendation:

At the March 10 meeting, the Planning Commission recommended approval (5-0) of the proposed amendments to EMMC 8.15, including the addition to **8.15.070(B) Per se Noise Disturbances** proposed by staff.

5. Future Zoning Changes. Compliance with the maximum permissible sound levels established in Table 8.15.070(1) shall be determined based on the zoning classifications of adjacent properties in effect at the time of approval of the development that creates the sound source. A development that complies with the standards in effect at the time of approval shall not be required to modify or mitigate sound due solely to a subsequent zoning change on an adjacent property. If an adjacent property is subsequently rezoned to a zoning classification with a more restrictive maximum permissible sound level, the property subject to the rezoning shall be responsible for implementing any necessary mitigation to meet the applicable standards.

PC Recommendation:

Staff noted that Eagle Mountain's residential restricted-hour standard (65 dBA) is higher than the 55 dBA used in many cities and provided optional language to reduce the standard, if desired. The Planning Commission recommended retaining the 65 dBA standard, as it has not been problematic in the City.

Optional Condition Considered by the Planning Commission: Table 8.15.070(1), Hours of Restriction – Maximum Permissible Sound Levels (dBA), shall be amended to reduce the maximum sound levels in residential zones (RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, and MF2) from 65 decibels to 55 decibels during restricted hours.

8.15.090 Exemptions

The following uses and activities shall be exempt from noise level regulations:

A. Sound created by safety signals, warning devices and emergency pressure relief valves;

B. Sound resulting from any authorized emergency vehicle when responding to an emergency call or in time of an emergency;

C. Sound resulting from emergency work;

D. Sound resulting from lawful fireworks and noisemakers used for celebration of an official holiday;

E. Any sound resulting from activities of a temporary nature during regular or restricted hours ~~periods permitted by law~~ which has been approved by the city;

F. Sound created by a backup generator during routine maintenance and testing or a power outage. [Ord. O-52-2024 § 2 (Exh. A); Ord. O-15-2006 § 9; Ord. O-08-2001 § 9].

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	ORDINANCE /PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending Eagle Mountain Municipal Code 2.35 (Public Library) and Eagle Mountain Municipal Code 17.15 (Roles and Duties) to Modify the Timing of Appointments from January 1-December 31 to April 1-March 31.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	Staff-initiated

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

PUBLIC HEARING
Yes

PREPARED BY
Natalie Winterton, Assistant to the City Manager

PRESENTED BY
Natalie Winterton

RECOMMENDATION:
Staff recommends that the City Council adopt an Ordinance of Eagle Mountain, Utah, Amending Eagle Mountain Municipal Code 2.35 (Public Library) and Eagle Mountain Municipal Code 17.15 (Roles and Duties) to Modify the Timing of Appointments from January 1-December 31 to April 1-March 31.

BACKGROUND:
Traditionally, all appointments to the various city boards have occurred in January, with terms ending in December. However, January is traditionally a very busy time for the city and for elected officials. For example, January is when new city elected officials take office. It is also when the state legislature begins its session. This, and many other new-year tasks, place an extra burden on staff time. As such, it is recommended that the terms for city boards run from April 1–March 31. This eases staff burden and allows for increased stability as changes in resident appointments will be spread out from changes in elected offices.

ITEMS FOR CONSIDERATION:
<u>The timing of other city's appointments:</u>
Lehi City: Appointment cycles begin July 1.
Saratoga Springs: Appointment cycles begin July 1.
Provo: Appointment cycles begin July 1.
Salt Lake City: Appointment cycles begin April/May.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Ordinance
2. 2.35 (Public Library) - Redlines
3. 17.15 (Roles and Duties) - Redlines

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING EAGLE MOUNTAIN MUNICIPAL CODE 2.35 (PUBLIC LIBRARY) AND EAGLE MOUNTAIN MUNICIPAL CODE 17.15 (ROLES AND DUTIES) TO MODIFY THE TIMING OF APPOINTMENTS FROM JANUARY 1-DECEMBER 31 TO APRIL 1-MARCH 31.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code 2.35 (Public Library) and Eagle Mountain Municipal Code 17.15 (Roles and Duties) to Modify the Timing of Appointments from January 1-December 31 to April 1-March 31, 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 2.35 (Public Library) and Eagle Mountain Municipal Code 17.15 (Roles and Duties) to Modify the Timing of Appointments from January 1-December 31 to April 1-March 31, 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 7th day of April, 2026.

EAGLE MOUNTAIN CITY, UTAH

_____
Jared Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of April, 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 A. Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 2.35
PUBLIC LIBRARY

2.35.010 Public library established.

A. The Eagle Mountain City public library is hereby established as a department of the municipal government of Eagle Mountain City under the supervision of the city manager.

B. The books and materials collection accumulated under the auspices of the city by volunteers acting to establish the Eagle Mountain City public library are hereby designated as under the jurisdiction of the Eagle Mountain City public library. [Ord. O-21-2024 § 2 (Exh. A); Ord. 99-23 §§ 1, 1.1].

2.35.020 Advisory board created – Powers and duties – Librarian.

A. There is hereby created an advisory board which shall be known as the Eagle Mountain City library advisory board (referred to herein as the board or the library board). The board shall be comprised of seven individual residents of Eagle Mountain City appointed in accordance with Chapter 2.27 EMMC.

B. Members of the library board shall hold office for a period of three years or until a successor for a member whose term has expired is appointed by the city council. Initial terms for members of the library board shall be staggered to provide that all terms of office do not expire at the same date. To establish staggered terms of office for the initial board, one member shall be appointed for a term of one year, two members of the board shall be appointed for terms of two years and two members shall be appointed for terms of three years. Terms shall expire on March 31, and new terms shall begin on April 1 of each applicable year.

C. The Eagle Mountain City library advisory board shall conduct its meetings in accordance with the Utah Open and Public Meetings Act and the written documents prepared by the advisory board in its official capacity shall be public documents in their final form.

D. The advisory board shall meet as often as necessary and shall serve without compensation. The advisory board shall review the operations of the city library including the collection of library materials, space for the materials collection, accessibility to the public, staffing and related matters and shall periodically report to the city manager as often as necessary or when specifically requested to do so by the city manager on activities of the board, the library and its needs, and financial information concerning the Eagle Mountain City public library and other matters which the city manager may from time to time define and identify for consideration by the board.

E. All recommendations and proposals from the advisory board shall be forwarded, in writing, to the attention of the city manager for consideration by the city council. The city council may invite the members of the advisory board to meet with the city council at regularly scheduled meetings or special meetings from time to time in compliance with the provisions of the Utah Open and Public Meetings Act.

F. The advisory board shall annually elect one of its members as chair of the library board and the chair of the board shall be the contact agent for the board.

G. The board shall appoint a competent and qualified person to serve as librarian and such other personnel as necessary for the operation of the library. The appointment of a librarian shall be approved by the city council. Competency to serve as a librarian shall be, among other criteria established by the board, state certification as a librarian or not less than five years of direct library experience. Interim appointments, not to exceed two years, may be made for the purpose of finishing certification.

H. Any board member or the librarian may be removed by the city council for misconduct or neglect of duty.

I. Vacancies in the board shall be filled for the unexpired term of office in the same manner as original appointments to the board.

J. The library board shall make rules, not inconsistent with general law, for the governing of the library.

K. The librarian shall provide for the keeping of records required by the State Library Board in its request for an annual report from the public libraries of the state and submit that annual report to the State Library Board. The report to the State Library Board shall be approved by the board before it is released. [Ord. O-21-2024 § 2 (Exh. A); Ord. O-05-2021 § 2 (Exh. A); Ord. O-13-2018 § 1; Ord. 99-23 §§ 2 – 2.9].

2.35.030 Funds.

A. All funds received for the use of the library shall be funds of Eagle Mountain City and are dedicated for the benefit of the library. Each year prior to March 15th the board shall prepare and deliver to the city manager a proposed budget in the form required by the city manager defining the requested appropriation, anticipated grants, fees and donations, and anticipated expenditures for library operations.

B. Library funds shall be held as required by Utah law and disbursed in accordance with the approved budget under direction of the city manager. [Ord. O-21-2024 § 2 (Exh. A); Ord. 99-23 §§ 3, 4].

2.35.040 Purchase of library materials.

Library materials such as books and other reference or circulating materials shall be purchased under the direction of the librarian with oversight and review by the library board. [Ord. 99-23 § 5].

Chapter 17.15
ROLES AND DUTIES

17.15.030 Planning commission – Organization.

A. The planning commission shall be established, as authorized by Section 10-9a-301 et seq., Utah Code Annotated 1953.

B. Six Members. The planning commission shall consist of five regular members and one alternate member. The five regular members of the planning commission shall be entitled to attend all meetings and vote on all issues. The alternate member is encouraged to attend all meetings and can fully participate in all meeting discussions, but the alternate member shall only vote if a regular member is not in attendance or if a regular member recuses themselves from an agenda item.

C. Terms. The regular members of the planning commission shall serve terms of three years, except the city council may adjust the term, to provide for the annual appointment or reappointment of at least one member. The alternate member shall serve a term of three years unless appointed as a regular member of the planning commission during that time or removed in accordance with subsection G of this section. The original term of the alternate member shall expire on December 31, 2024. Regular terms shall expire on March 31, and new terms shall begin on April 1 of each applicable year.

D. Vacancies. The mayor shall, with the advice and consent of the city council, fill any vacancy within 30 days of the death, resignation, or removal of a member, or the expiration of a member's term. The term of such appointment shall be for the remainder of the unexpired term.

E. Appointment Process. The appointment or reappointment process for planning commission members shall follow the same process as for board positions set forth in EMMC 2.27.030 and 2.27.040.

F. Bylaws. The planning commission shall elect officers and adopt policies, bylaws and procedures for the conduct of its internal business, in accordance with state law and this title.

G. Removals. Any planning commission member may be removed with or without cause by the mayor with the advice and consent of the city council. Planning commission members may also be removed for cause by the city council, after a hearing before the city council, if such a hearing is requested by the member, at which the city council shall vote on removal of the planning commission member. [Ord. O-31-2022 § 2 (Exh. A); Ord. O-24-2022 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 3.3)].

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	Strategic Plan Vision and Mission Updates
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING
No

PREPARED BY
Evan Berrett, Economic Development Director

PRESENTED BY
Evan Berrett

RECOMMENDATION:
N/A

BACKGROUND:
City Council has desired changes to the City's Strategic Plan. The Strategic Plan is built around a Vision and Mission which is established by the Mayor & City Council. To prepare for change to the Strategic Plan, this discussion is to provide foundational education and direction to the Council.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
None

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 7, 2026**
TITLE:	DISCUSSION - Alternative Energy Overlay Zone - Director of Legislative Affairs, Evan Berrett
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING
No

PREPARED BY
Evan Berrett, Economic Development Director

PRESENTED BY
Evan Berrett

RECOMMENDATION:
Staff requests Council feedback on the draft changes to the proposed Alternative Energy Overlay Zone.

BACKGROUND:
The alternative energy overlay zone (AEOZ) is intended to provide for the development and operation of energy projects that will help meet the growing energy demands in the city, increase the tax base, and/or provide jobs for the city's residents. Further, the AEOZ seeks to enhance energy diversification and reliability, promote emergency resilience, and mitigate local and cumulative impacts through reasonable safety and hazard reduction standards.

Staff previously presented an older version of the AEOZ to the Planning Commission and City Council. The proposed AEOZ was tabled with intent to make additional modifications prior to approval. Staff has implemented many requested changes to the AEOZ while also identifying other improvements that could be made to close gaps, add clarity, improve protections, and so forth.

Staff seeks the City Council's feedback on this new version of the proposed AEOZ.

ITEMS FOR CONSIDERATION:
The changes include but are not limited to:

- Expanded purpose to include energy resilience, diversification, and hazard mitigation.
- Added multiple new technical definitions (microreactor, SMR unit/facility, ancillary buildings, water-use assessments, geotechnical/seismic terms).
- Strengthened rezoning application requirements (more submittals, water-rights disclosures, compatibility analysis).
- Established local caps for types of energy projects. 3 GW total in nuclear projects within AEOZ, 2 GW for natural gas.

- Created a Special Approval Process for ≥25 MW projects and all nuclear facilities; aligned review with NRC milestones.
- Added detailed, technology-specific development standards for:
    - **BESS** (NFPA 855 compliance, hazardous materials plan, emergency plan, decommissioning bond).
    - **Geothermal** (water-rights requirements, seismic injection controls, DOGM approvals, monitoring).
    - **Natural Gas Plants** (low-water cooling requirement, hazardous materials/fire safety plans).
    - **Small Modular Reactors** (microreactor classification rules, prohibition on water-cooled reactor types).
    - **Solar Projects** (setbacks, glare hazard analysis, fencing, height limits, decommissioning)

- Added decommissioning plan + bond requirements for all major facility types (updated every 5 years). Added abandonment procedures beyond solar.
- Updated development standards; clarified architectural exemptions for energy-infrastructure buildings.
- Created exemptions for architectural standards.
- Added language about long-term storage of nuclear waste.
- Other small technical changes.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Proposed EMMC 17.64 - Alternative Energy Overlay Zone

Chapter 17.64

ALTERNATIVE ENERGY OVERLAY ZONE

Sections:

17.64.010 Purpose.
17.64.020 Definitions.
17.64.030 Application for rezoning.
17.64.040 Special approval process.
17.64.050 Land use table.
17.64.060 Temporary uses.
17.64.070 Battery Energy Storage Systems.
17.64.080 Geothermal Power Plants.
17.64.090 Natural Gas Power Plants.
17.64.100 Small Modular Reactor Facilities
17.64.110 Solar Energy Projects.
17.64.120 Development standards.
17.64.130 Building facade architectural standards.

17.64.010 Purpose.

The alternative energy overlay zone (AEOZ) is intended to provide for the development and operation of energy projects that will help meet the growing energy demands in the city, increase the tax base, and/or provide jobs for the city's residents. Further, the AEOZ seeks to enhance energy diversification and reliability, promote emergency resilience, and mitigate local and cumulative impacts through reasonable safety and hazard reduction standards. The AEOZ may be used in conjunction with the regional technology and industry (RTI) overlay zone. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by the RTI as described in EMCC Chapter 17.48 or as modified or replaced by this chapter. In the event of a conflict between this chapter, the RTI, and/or the underlying zone, the order of precedence shall be the following: 1) AEOZ, 2) RTI, and 3) underlying zone.

17.64.020 Definitions.

As used in this chapter:

"Abandonment" means the cessation of active operations, maintenance, or energy generation of an Alternative Energy Project, or any component thereof, such that the facility or improvement remains non-functional or inoperative for a continuous period of one (1) year. A facility shall not be considered abandoned if the period of nonuse is the result of an emergency or force majeure event, scheduled maintenance or repairs, repowering, curtailment by an end user or transmission provider, or any other planned or documented temporary suspension of operations by the owner or operator.

"Alternative Energy Project" means one of the following:

a. Battery Energy Storage System

b. Geothermal Power Plant

c. Natural Gas Power Plant

d. Small Modular Reactor Facility

e. Solar Energy Project

“Ancillary Building” means a subordinate structure associated with and supporting an Alternative Energy Project, which is not itself a principal generating, storage, or reactor unit. Ancillary Buildings include, but are not limited to, control rooms, switchgear buildings, inverter or power conversion buildings, maintenance shops, monitoring facilities, security structures, administrative offices, and enclosures that house related mechanical or electrical equipment necessary for the operation of the project.

“Battery Energy Storage System(s) (BESS)” means one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle, together with all Battery Energy Storage System Facilities. A battery energy storage system may be comprised of more than one storage battery technology in a room or enclosed area and may include Power Lines and backup diesel generators.

“Battery Energy Storage System (BESS) Facilities” means all related equipment, devices, associated appurtenances and facilities, such as transformers, substations, electric power transmission and distribution lines of any capacity, and any related site improvements and other ancillary buildings and equipment used in connection with or to facilitate, the storage, transmission, delivery or furnishing of the electric energy stored in a Battery Energy Storage System.

“Electrical Substation” means a facility containing electric supply equipment for the purpose of switching, regulating, transforming, or otherwise modifying the characteristics of electricity, including electrical equipment, such as transformers, circuit breakers, voltage regulating equipment, buses, switches, and other ancillary buildings and equipment.

“Geotechnical Report” means a detailed engineering study evaluating subsurface soil, rock, and groundwater conditions to inform design and construction.

“Geothermal Energy” means energy generated by Geothermal Resources that are contained in the earth.

“Geothermal Power Plant” means a facility that uses Geothermal Resources to produce electricity including through the use of a Generating Unit. A Geothermal Power Plant may include Electrical Substations Power Lines, and other ancillary equipment.

“Geothermal Resource” means the following: (1) the natural heat of the earth at temperatures greater than 120 degrees centigrade; and/or (2) the energy, in whatever form, including pressure, present in, resulting from, created by, or which may be extracted from that natural heat, directly or through a material medium.

"Generating Unit" means equipment used to convert heat provided by Geothermal Resources into electricity consisting of an evaporator, condenser, turbine, induction generator, cycle-pump, system controls, control valves, piping and other ancillary buildings and equipment used to convert Geothermal Resources into electricity, including but not limited to components of a dry steam, binary cycle, or flash steam system.

“Hazardous Materials” means any substance designated as a hazardous material under 49 C.F.R. 172.101.

“Microreactor” means a single, standalone advanced nuclear reactor with a nameplate electrical generating capacity of 50 megawatts or less that is designed for independent operation without reliance on shared reactor systems, shared balance of plant infrastructure, or shared site licensing with any other reactor unit.

“Microreactor Installation” means any site, parcel, or group of contiguous or adjacent parcels under common ownership or common operational control that contains one or more microreactor units. A Microreactor Installation containing more than one reactor unit shall be treated as a Small Modular Reactor Facility for all regulatory and capacity-calculation purposes, regardless of the individual nameplate capacities of the units.

“Natural Gas Power Plant” means a facility designed and used for converting natural gas into electricity, together with all ancillary buildings and equipment systems and infrastructure for cooling, emissions controls, and the delivery, including, without limitation, transmission and distribution pipelines, and storage of natural gas. A Natural Gas Power Plant does not include facilities for the extraction or refinement of natural gas but may include Electrical Substations and Power Lines.

“Power Lines” means transmission and/or distribution lines (of any capacity), wires, conductors, structures, towers, and cables, together with ancillary systems (such as, without limitation, switchgear, transformers, and control systems), and all related equipment and fixtures used in the transmission of electric power. Power Lines do not include Electrical Substations.

“RTI” means the Regional Technology and Industry overlay zone as described in Eagle Mountain City Code Chapter 17.48.

“Seismic Hazard Assessment” means an analysis of the likelihood and potential impacts of earthquakes and related ground failures at the proposed site.

“Small Modular Reactor Unit” means an individual nuclear fission reactor designed to generate up to 300 megawatts of electricity per module, consistent with definitions used by the U.S. Nuclear Regulatory Commission and the International Atomic Energy Agency. A small modular reactor unit is factory-fabricated and intended to be deployed as a modular component that may operate independently or as one of multiple units within a larger nuclear generating installation.

Does not include reactor designs that rely primarily upon water for cooling such as Pressurized Water Reactors (PWRs), Boiling Water Reactors (BWRs), Light Water Reactors (LWRs), Pressurized Heavy Water Reactors (PHWRs).

"Small Modular Reactor Facility" means a nuclear power installation containing one or more small modular reactor units located on the same site within a shared security perimeter, under common operational control, or interconnected through a common balance-of-plant system. Multiple small modular reactor units deployed together shall be treated as a single Small Modular Reactor facility for regulatory and capacity-limit purposes, regardless of the number of reactor units or their individual capacities. Small Modular Reactor Facilities includes all ancillary systems and infrastructure for the balance of the plant facility, including cooling, fuel storage, Electrical Substations, Power Lines and other ancillary buildings and equipment.

"Solar Energy Project" means a project that generates electric energy by converting sunlight, whether by solar devices or other conversion technology, for the sale, delivery, transmission, or consumption of the generated energy by one or more end-user or by an end-user other than the owner or operator of the property on which the solar energy system is constructed and operated. A Solar Energy Project may include one or more Battery Energy Storage Systems, Electrical Substations, Power Lines and other ancillary buildings and equipment.

"Water Use Assessment" means detailed estimates of water withdrawal, consumption, and return flows for all phases of the project, including drilling, operation, and cooling. This should specify sources (e.g., groundwater, surface water, municipal supply) and quantify expected volumes.

17.64.030 Application for rezoning.

A. Eligibility. Only property owners or their duly authorized agent shall make application for a rezoning of property on forms prepared by the Planning Director. No rezoning of property shall be processed without the submission of the application, all the supporting materials required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstance.

B. Development Agreement. Prior to or concurrent with any rezone approval, the applicant must enter into a development agreement or amend an existing development agreement with Eagle Mountain City governing which types of Alternative Energy Projects will be allowed, site use designations for each parcel, buffering and setback requirements, and any other restrictions being placed on the development to insure that the development furthers the purposes of this chapter. All approvals from the City Council applying the AEOZ to a property shall be contingent upon the execution or amendment of the development agreement. No right to develop under the AEOZ shall vest within the meaning of Utah common law or Utah Code Annotate Section 10-9a-509, as amended, shall occur until the development agreement is executed or amended.

C. Supporting Materials. The rezoning of property application shall be submitted with the materials listed in this section. The Planning Director and Planning Commission may determine and require that additional items not listed herein be submitted in order to evaluate the proposed rezoning application. If the applicant believes that some of the required supporting materials are not applicable, then they may submit a written statement to identify and clarify why they believe these materials are not needed for review of the project. Upon review of this statement, the

Planning Director may approve the waiving of certain materials that are not found to be applicable to the project. The following materials must be submitted with a complete application, unless otherwise waived as allowed herein. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the Planning Director.

1. Legal Description. A legal description of the property.

2. Vicinity Map. A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the city.

3. Existing Conditions. A map showing the existing physical characteristics of the site including waterways, geological information, fault lines, general soil data, and contour data at two-foot intervals.

4. Narrative. A project description, including the type(s) of energy facility(ies) being proposed.

5. General Plan Compliance. A compatibility statement in an acceptable format that demonstrates that the proposed rezone complies with the general plan.

6. Preliminary site, utility, and transportation plan.

7. Anticipated permitting timeline.

8. A Water Use Assessment, unless waived.

9. A list of any and all water rights which may be appurtenant to or used upon and in connection with the Alternative Energy Project.

10. Any other materials requested by the Planning Director or required under the AEOZ site plan process.

D. Criteria for Approval. The rezone application shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of facts. In addition to any other criteria that may be relevant, the City Council in determining whether to rezone a property to apply the AEOZ shall consider the following:

1. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map and comply with the policies and provisions of the city general plan.

2. Compatibility Determination. The proposed uses will be reasonably compatible with adjacent land uses. The project has been designed, sited, and conditioned to minimize adverse visual, noise, environmental, or traffic impacts on adjacent properties, especially residential uses.

3. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.

4. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.

5. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

6. Contributes to Local or Regional Energy Generation. The project shall be designed to generate, store, or transmit electrical energy that will serve Eagle Mountain City facilities, residents, development in the RTI Overlay or businesses directly and/or contribute to the regional power grid in a way that advances the City's energy independence, sustainability goals, or emergency resilience.

17.64.040 Special approval process.

A. Applicability.

1. Standard Alternative Energy Projects. Except as provided in subsections 2 and 3, any Alternative Energy Project that is designed to generate at least twenty-five (25) megawatts of electricity within a single phase of development shall follow the AEOZ special approval process established in this section. All other projects shall follow the approval process outlined in Chapter 17.100 EMMC and other applicable chapters.

2. Small Modular Reactor Facilities. Due to the scope, federal licensing requirements, emergency planning needs, and potential cumulative impacts associated with nuclear generating facilities, all Small Modular Reactor Facilities, regardless of generating capacity, shall follow the AEOZ special approval process. In addition, the City may require submission, timing, and sequencing of materials to be coordinated with applicable State and U.S. Nuclear Regulatory Commission licensing and permitting milestones.

3. Microreactor Installations. A microreactor operated as a single, stand-alone Microreactor Installation shall follow the AEOZ standard site plan approval unless its generating capacity equals or exceeds twenty-five (25) megawatts, in which case it shall follow the AEOZ special approval process. Any Microreactor Installation that contains more than one reactor unit shall be treated as a Small Modular Reactor Facility for purposes of this Section.

B. Process Requirements

1. AEOZ Site Plan Application. Following approval of a development agreement, project applicants shall submit a complete AEOZ site plan application (required) and a final plat application (if subdividing property as part of the project).

2. Development Review Committee ("DRC") Review. Upon receipt of a complete application, the DRC shall review all aspects of the application and provide the applicant with initial required changes within ten business days. The DRC shall provide feedback or a final decision within ten business days of each submittal or resubmittal and may approve the application with conditions to be completed during construction or require resubmittal with changes prior to approval.

a. The DRC is chaired by the Planning Director, or his/her designee, and includes, at a minimum, the city attorney, the department heads or an assigned representative from public utilities, engineering, community development, and a representative of Unified Fire Authority. The city council member that is

appointed as the board liaison to the DRC will serve as DRC liaison for projects within the AEOZ. The Planning Director shall have authority to issue decisions or approvals on behalf of the DRC after consulting with the DRC members.

3. Grading and Excavation. A permit for grading and excavation may be issued, at the applicant's risk, prior to site plan approval by the DRC.

4.Approval Authority. AEOZ site plans and final plats are administrative applications, and the DRC has final approval authority for AEOZ applications. No public hearings are required. The DRC's decision shall not be considered a final land use decision until all administrative appeal rights under subsection B(6) have expired or been exhausted.

5. Nuclear Licensing Sequencing. For Small Modular Reactor Facilities and Microreactor Installations subject to the AEOZ special approval process, the timing and sequencing of DRC review and City approvals shall be coordinated with applicable federal and state licensing milestones as follows:

a. An AEOZ site plan application for a Small Modular Reactor Facility or Microreactor Installation subject to the special approval process may not be deemed complete until the applicant has submitted evidence of formal acceptance for review by the U.S. Nuclear Regulatory Commission ("NRC") of a license or permit application, or other authorization request, under an applicable NRC licensing framework, including but not limited to:

1. An application submitted pursuant to 10 C.F.R. Part 50 (Domestic Licensing of Production and Utilization Facilities), including a Construction Permit application or other Part 50 authorization applicable to the proposed facility;

2. An application submitted pursuant to 10 C.F.R. Part 52, including an Early Site Permit, Combined License, or similar authorization; or

3. An application submitted pursuant to 10 C.F.R. Part 53 (Licensing and Regulation of Advanced Nuclear Reactors), or any successor or equivalent advanced reactor licensing pathway.

Evidence of acceptance shall consist of written confirmation from the NRC that the application has been docketed, accepted for review, or otherwise formally acknowledged as meeting the NRC's administrative completeness requirements under the selected licensing pathway. These requirements only apply to the AEOZ site plan process and do not restrict ability to apply and receive approval for the AEOZ to be applied to a property.

b. No approval of an AEOZ site plan shall be issued until the NRC has completed its environmental scoping determination of the project, or the applicant has demonstrated to the DRC's reasonable satisfaction that they met any equivalent milestone under the applicable licensing pathway.

c. No building permit shall be issued for any nuclear-related structure until the City has received satisfactory evidence that the NRC has issued either:

1. A construction permit, or

2. A combined license authorizing construction.

d. The City may require additional submittals, updates, or revisions to ensure that local approvals remain consistent with federal and state regulatory conditions imposed during the NRC licensing process. However, upon the issuance of the items listed in 5(c) the City shall not unreasonably withhold building permit issuance.

e. Nothing in this chapter shall be interpreted to limit or prescribe the specific federal nuclear licensing pathway selected by an applicant, provided that all applicable NRC requirements are satisfied.

6. Administrative Appeal. Any final decision of the DRC made under this chapter may be appealed to the Eagle Mountain City appeal authority in accordance with Title 17 of the Eagle Mountain municipal code and Utah Code §10-20-11 et seq. An appeal must be filed in writing within fourteen (14) days of the date of the DRC's written decision. The appeal authority shall review the DRC decision under the standards applicable to administrative land use decisions and may affirm, reverse, or remand the decision with instructions.

17.64.050 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the AEOZ. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

Blank or not listed = Prohibited

Table 17.64.050 – Use Table

Land Use	AEOZ
Battery Energy Storage System, including all Battery Energy Storage System Facilities	P
Electrical Substations	P
Geothermal Power Plant	P
Natural Gas Power Plant	P
Power Lines	P

Land Use	AEOZ
Small Modular Reactor Facility	P
Solar Energy Project	P

17.64.060 Temporary uses.
Temporary concrete batch plants, materials processing equipment, trailers and temporary structures, and other similar temporary uses may be approved by the DRC as part of the AEOZ site plan approval if the batch plant or materials processing is located at least one-half mile (2,640 feet) from any existing residence or residential lot within an approved residential subdivision. The temporary uses will only be allowed during active construction of the site and construction of buildings with an active building permit, and only to provide materials for use on the property or for off-site public or private improvements related to the construction on the property. The DRC may impose conditions or restrictions on the batch plant or materials processing to protect the health, safety, and welfare of the public. Temporary uses that are no longer necessary for the construction of the project or associated infrastructure will be required to be removed within a reasonable time frame following notification, considering the scale and complexity of the temporary use.

17.64.070 Battery Energy Storage Systems.
Development and operation of a BESS Facility must be found to conform to the following requirements:

A. A building permit and an electrical permit shall be required for installation of all Battery Energy Storage Systems.

B. Battery Energy Storage Systems shall comply with the setback requirements of the underlying zoning district for principal structures.

C. There is no minimum open space requirement for a BESS Facility.

D. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the underlying zoning district or RTI overlay zone, whichever is higher.

F. Battery Energy Storage Systems shall be appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.

G. Lighting of BESS Facilities shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Battery Energy Storage Systems shall be secured from unauthorized access by a fence, wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Battery Energy Storage System.

I. Battery Energy Storage Systems and equipment shall be listed by a Nationally Recognized Testing Laboratory.

J. The building area of the site shall provide adequate space for the distribution or transmission system-level interconnects.

K. Battery Energy Storage Systems shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Battery Energy Storage Systems shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal;

2. Access to the Battery Energy Storage Systems shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department; and

3. Battery Energy Storage Systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure.

L. BESS Facility components and equipment shall comply with all applicable City noise and nuisance codes.

M. All Battery Energy Storage Systems shall comply with all applicable federal, state, and local laws, regulations, and safety codes, including but not limited to NFPA 855, the International Fire Code as adopted by the State of Utah, UL 9540 and UL 9540A testing standards, and any additional requirements imposed by the Fire Marshal. In the event of a conflict between these codes or standards, the most stringent requirement shall apply.

N. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a BESS Facility:

1. A site plan prepared in accordance with the AEOZ site plan requirements.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.070 (M)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the BESS Facility shall review and update the hazardous materials plan every 5 years.

6. An emergency operations plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. In the event of any inconsistency between landscaping or buffer requirements under the code and the emergency operation plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. The emergency operations plan shall include the following information:

a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions;

b. Procedures for inspection and testing of associated alarms, interlocks, and controls;

c. Procedures to be followed in response to notifications from the Battery Energy Storage System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed-upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure;

d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous

conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire;

e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required;

f. Procedures for dealing with Battery Energy Storage System equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged Battery Energy Storage System equipment from the facility; and

g. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

7. Proof of compliance with all state and federal laws, rules, and regulations governing the installation, maintenance, and operation of Battery Energy Storage Systems.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the BESS Facility. The operator of the BESS Facility shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Battery Energy Storage Systems components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Battery Energy Storage Systems;

d. The estimated decommissioning costs and how said estimate was determined;

e. The method of ensuring that funds will be available for decommissioning and restoration;

f. The method by which the decommissioning cost will be kept current;

g. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Battery Energy Storage System, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

9. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.

10. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to individual or entity that posted the bond or BESS Facility owner/operator accordingly. Following full decommissioning of the site, any funds not utilized by the City shall be returned the BESS Facility owner/operator.

17.64.080 Geothermal Power Plants.

Development and operation of a Geothermal Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Geothermal Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Geothermal Power Plant project. The DRC may approve any building or structure height that is reasonable based on the engineering or design requirements for a Geothermal Power Plant.

B. There is no minimum open space requirement for a Geothermal Power Plant.

C. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

D. Geothermal Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Geothermal Power Plant.

E. Geothermal Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Geothermal Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Geothermal Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

F. Geothermal Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Geothermal Power Plants shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Geothermal Power Plant prior to the issuance of a certificate of occupancy.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Geothermal Power Plant:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that the applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.080 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Geothermal Power Plant shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

7. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Geothermal Power Plant, together with a proposal for coordinating such approvals with the City.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Geothermal Power Plant. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Geothermal Power Plants. The operator of a Geothermal Power Plant shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Geothermal Power Plant components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Geothermal Power Plant;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Geothermal Power Plant, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

J. . Water Supply and Water Rights Requirements.

1. The City shall not be obligated to provide culinary, secondary, or industrial water for the construction or operation of any Geothermal Power Plant. All water required for drilling, stimulation, cooling, injection, dust control, or any other phase of development

or operation shall be supplied entirely from water rights owned, acquired, or leased by the applicant.

2. As part of the AEOZ site plan application, the applicant shall provide:

a. Evidence of valid, vested, and adequately quantified water rights sufficient to meet all projected water demands of the project, including documentation from the Utah Division of Water Rights.

b. A Water Use Assessment demonstrating annual and peak water demands for drilling, construction, and operation, and identifying the specific water rights proposed to meet each demand.

3. No site plan approval, grading permit, or building permit shall be issued until the City verifies that the applicant has secured legally recognized water rights adequate for all phases of the project and that the project will not rely on the City's potable or irrigation water systems.

4. Temporary or permanent connection to the City's culinary, secondary, or industrial water systems for any purpose related to the Geothermal Power Plant is prohibited, unless expressly authorized by a separate agreement approved by the City Council.

5. Any modification or change application required by the Utah Division of Water Rights to convert or change the use of a water right for geothermal purposes must be approved by the State before the City may grant final approval.

K. Seismic Injection Controls.

1. Injection wells, reinjection wells, stimulation wells, and any other subsurface fluid-injection activities associated with a Geothermal Power Plant shall be designed, constructed, operated, monitored, and adjusted in compliance with all application requirements of the Utah Division of Oil, Gas and Mining (DOGM), the Utah Division of Water Rights, and all applicable federal regulations governing geothermal injection practices.

2. As part of the AEOZ site plan application, the applicant shall submit a Seismic Monitoring and Mitigation Plan tha tincludes:

a. A baseline microseismic survey of the project area;

b. identifiaction of faults, fracture networks, and geologic structures that could be affected by injection activities;

c. proposed injection pressures, volumes, flow rates, and operational thresholds;

d. monitoring equipment locations and data-collection protocols; and

e. automatic operational response actions, including pressure reductions or suspention of injection, if seismic activity exceeds established thresholds.

3. No drilling permit, site plan approval, or building permit shall be issued until the City confirms that the proposed injection activities have been reviewed and approved by all applicable state agencies, including DOGM and the Utah Division of Water Rights.

4. The operator shall continuously monitor induced seismicity and injection-related goround movement using equipment and methodologies acceptable to the Fire Marshal, City Engineer, and state regulators. Monitoring data shall be made available to the City upon request.

5. If seismic events exceedign the operator's approved thresholds occur, or if injection activities are determined to pose a risk to public safety, infrastructure, or utilities, the City may require immediate reduction or suspension of injection operations until the condition is mitigated and the relevant state regulatory agencies confirm that operations may safely resume.

6. Nothing in this subsection shall be construed to permit injection activities that are otherwise prohibited or restricted under state or federal law.

17.64.090 Natural Gas Power Plants.

Development and operation of a Natural Gas Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Natural Gas Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Natural Gas Power Plant project. The DRC may approve any building or structure height that is reasonable based on the engineering or design requirements for a Natural Gas Power Plant.

B. There is no minimum open space requirement for a Natural Gas Power Plant.

C. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

D. Natural Gas Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Natural Gas Power Plant.

E. Natural Gas Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Natural Gas Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Natural Gas Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

F. Natural Gas Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Natural Gas Power Plants shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Natural Gas Power Plant prior to the issuance of a certificate of occupancy.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Natural Gas Power Plant:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that the applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.090 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Natural Gas Power Plant shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

7. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Natural Gas Power Plant, together with a proposal for coordinating such approvals with the City.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Natural Gas Power Plant. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Natural Gas Power Plants. The operator of a Natural Gas Power Plant shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Natural Gas Power Plant components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Natural Gas Power Plant;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Natural Gas Power Plant, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

J. The total combined nameplate generating capacity of all Natural Gas Power Plants within the Alternative Energy Overlay Zone shall not exceed two gigawatts. No application shall be approved if the construction of the proposed facility would cause the total cumulative capacity of all approved or existing Natural Gas Power Plants within the Alternative Energy Overlay Zone to exceed this limit.

K. Water Use Limitations

1. Natural Gas Power Plants shall be limited to low-water-use technologies, including air-cooled simple cycle facilities, air-cooled combined cycle facilities, and fuel cell generating systems. All Natural Gas Power Plants shall utilize either:

a. air-cooled heat rejection systems, or

b. closed-loop cooling systems with minimal makeup water requirements.

2. The use of once-through cooling, evaporative cooling, open-loop cooling systems, cooling ponds, or any cooling technology that requires significant ongoing withdrawals of culinary, seconary, or industrial water is prohibited.

3. The City shall not be obligated to provide culinary, secondary, or industrial water for the construction or operation of any Natural Gas Power Plan. Any water required during construction or operation shall be supplied solely from water rights owned, acquired, or leased by the applicant.

4. As part of the AEOZ site plan application, the applicant shall submit a Water Use Assessment identifying:

a. all water required for construction, commissioning, and operations;

b. the speicif water rights proposed to meet such demands; and

c. calculations demonstrating that the project will not require ongoing municipal water supply beyond incidental fire suppression reserves.

5. No site plan approval, grading permit, or building permit shall be issued until the City verifies that the proposed Natural Gas Power Plant complies with this section and that adquate water rights have been secured for all project demands.

6. Priority shall be given to projects that do not require any cooling water during normal operations.

17.64.100 Small Modular Reactor Facilities.

Development and operation of a Small Modular Reactor Facility must be found to conform to the following requirements. In the event of conflict, NRC requirements supersede other regulations cited in this section:

A. A Small Modular Reactor Facility shall comply with the residential setback, site planning and emergency planning zone recommendations and requirements of the U.S. Nuclear Regulatory Commission (NRC) and the Environmental Protection Agency (EPA) for Small Modular Reactor Facilities.

B. There is no minimum open space requirement for a Small Modular Reactor Facility.

C. A Small Modular Reactor Facility shall be secured from unauthorized access by a fence or wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Small Modular Reactor Facility.

D. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. A Small Modular Reactor Facility shall be maintained in safe working order and in accordance with industry standards and all NRC regulations.

F. Applicant shall comply with all applicable federal and state laws, rules, and regulations, including, without limitation, all applicable requirements of the NRC and EPA, and shall provide evidence of all federal and state permits and approvals required to construct a Small Modular Reactor Facility prior to the issuance of a building permit.

G. Lighting of Small Modular Reactor Facilities shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Small Modular Reactor Facility:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

5. A list and copies of all other federal, state and local permits and approvals that have been or will be required for the proposed Small Modular Reactor Facility, together with a proposal for coordinating such approvals with the City.

6. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Small Modular Reactor Facility. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Small Modular Reactor Facilities. The operator of a Small Modular Reactor Facility shall review and update the decommissioning plan every 5 years The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Small Modular Reactor Facility components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Small Modular Reactor Facility;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Small Modular Reactor Facility, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

I. The total combined nameplate generating capacity of all Small Modular Reactor Facilities within the Alternative Energy Overlay Zone shall not exceed three gigawatts. No application shall be approved if the construction of the proposed facility would cause the total cumulative capacity of all approved or existing Small Modular Reactor Facilities within the Alternative Energy Overlay Zone to exceed this limit.

1. Microreactors with a nameplate capacity of 50 megawatts or less shall be excempt from the aggregate generating capacity limitation for purposes of calculating total nuclear generating capacity, provided they comply with all applicable state and federal safety standards.

a. A microreactor shall be exempt from the aggregate nuclear generating capacity limitation only when operated as a single, standalone Microreactor Installation. The exemption shall not apply to any installation containing more than one reactor unit, or to any installation in which a microreactor is colocated, aggregated, interconnected, or operated in coordination with another reactor unit through shared security perimeters, shared balanceofplant systems, shared staffing, shared cooling or electrical systems, or common or linked NRC licensing. Any such installation shall be treated as a Small Modular Reactor Facility for regulatory and capacitylimit purposes.

b. For purposes of applying the microreactor exemption and calculating total nuclear generating capacity, the City shall evaluate the functional and operational characteristics of the installation rather than the form of ownership. Separate corporate entities, lease structures, or parcel boundaries shall not be used to circumvent the classification of a project as a Small Modular Reactor Facility.

J. Prohibited Reactor Technologies. Small Modular Reactor Facilities shall not include any reactor design that relies primarily on water as a coolant or moderator. Prohibited technologies include, but are not limited to, Pressurized Water Reactors (PWRs), Boiling Water Reactors (BWRs), Light Water Reactors (LWRs), and Pressurized Heavy Water Reactors (PHWRs). Only non-water-cooled advanced reactor technologies consistent with the definition of a Small Modular Reactor Unit in this chapter are eligible for consideration within the AEOZ.

17.64.110 Solar Energy Projects.

Development and operation of a Solar Energy Project must be found to conform to the following requirements:

A. Structures constructed at, or as part of, a Solar Energy Project shall be comply with the following setbacks: (1) at least 50 feet from all exterior project boundary lines that abut a residentially zoned district; and (2) from public road rights-of-way, at least the distance required by the base zone in which the Solar Energy Project is established, or, twenty-five feet, or one and one-half times the height of the nearest structure to a right-of-way, whichever is greater. Access roads and driveways may be located within any required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Solar Energy Project.

B. There is no minimum open space requirement for a Solar Energy Project.

C. A Solar Energy Project shall be fully fenced and secured with locked gates. Fences shall be no less than 6 feet and no more than 8 feet in height and constructed of chain link or other durable material. Knox key lock boxes and keys shall be provided at locked entrances to allow emergency personnel access. For any portions of the site located adjacent to a public right of way, such fencing shall include additional screening elements (such as slatted chain link or other solid fencing material). Exterior fencing shall not be required along any portion of a Solar Energy Project that is contiguous to and part of a similar project located outside the boundaries of the City. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Solar Energy Project.

D. Subject to the provisions of the fire safety and protection plan described below, a Solar Energy Project shall incorporate the applicable landscaping requirements of the underlying zoning district for the portion(s) of the project site located adjacent to public rights of way. However, if the project site is not currently served by culinary or irrigation water lines or systems, a Solar Energy Project shall not be required to comply with applicable landscaping requirements of the underlying zoning district. Additionally, no landscaping shall be required within the fenced area of the project site. Applicant shall comply with all applicable weed control requirements set forth in the Eagle Mountain Municipal Code.

E. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

F. Solar Energy Project components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Solar Energy Projects shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. All photovoltaic panels of a Solar Energy Project shall be restricted to a maximum height of twenty (20) feet when orientated at a maximum tilt, as measured from the existing grade. All other buildings or structures comprising a Solar Energy Project shall comply with the height requirements of the underlying zoning district.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Solar Energy Project:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A Glare Hazard Analysis evaluating the potential for glare impacts on nearby roadways, residential uses, public facilities, and aviation operations. The analysis shall:

a. Identify all sensitive receptors within at least a one-mile radius of the project boundary, including roadways, occupied structures, and any airports or heliports registered with the FAA;

b. model predicted glare throughout the year under typical operating conditions;

c. identify any instances of "green," "yellow," or "red" glare as defined by FAA and industry glare metrics; and

d. include proposed mitigation measures, if needed, to eliminate hazardous or nuisance glare.

e. For any glare visible from an FAA-regulated facility, the applicant shall demonstrate compliance with FAA guidance on solar installations near airports, including Advisory Circular AC 150/5370-2G or its successor.

No site plan approval shall be granted until the City verifies that the project will not create hazardous glare conditions for nearby receptors.

6. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.110 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Solar Energy Project shall review and update the hazardous materials plan every 5 years.

7. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail.

8. Decommissioning plan that addresses the anticipated life of the project; the estimated cost to remove, dismantle, and dispose of project improvements, less the salvage value of such improvements, as determined by a licensed professional engineer; the manner in which the project will be decommissioned and site reclamation obligations.

9. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.

10. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to individual or entity that posted the bond or Solar Energy Project owner/operator accordingly. Following full

decommissioning of the site, any funds not utilized by the City shall be returned the Solar Energy Project owner/operator.

J. In the event that the City deems any portion of the Solar Energy Project abandoned as provided herein, that portion of the site shall be removed in accordance with the decommissioning plan. If the City Council finds that some or all of the Solar Energy Project has been abandoned, the City Council shall provide written notice of such finding of partial or total abandonment to Company and the Solar Energy Project owner/operator. Within (60) days after receipt of such notice, the Solar Energy Project owner/operator may provide the City a written response disputing such finding of abandonment and/or requesting an extension of additional time to repair and restore operations of the Solar Energy Project or to commence decommissioning of such portion of the Solar Energy Project. The City Council shall consider any such written response by the Solar Energy Project owner/operator at a public hearing. The final decision of the City Council issued following such public hearing may be appealed to the District Court within thirty (30) days.

If, following a final decision of the City Council that some or all of the Solar Energy Project is abandoned and the Solar Energy Project owner/operator fails to repair or decommission such abandoned portion of the Solar Energy Project within the time frame set forth in the decommissioning plan (or as otherwise approved by the City Council as provided herein) or fails to file a timely appeal to the District Court on the City's finding that some or all of Solar Energy Project is abandoned, this failure will be deemed as sufficient cause for the City to utilize the decommissioning bond provided to the City and to remove the Solar Energy Project and implement the decommissioning plan prepared by the Solar Energy Project owner/operator.

A Solar Energy Project is considered "abandoned" when some or all of its improvements remain non-functional or inoperative, meaning it is not being used to generate energy or is not maintained in compliance with the terms of an approved building permit, for a continuous period of one (1) year. A Solar Energy Project that is, in whole or in part, nonfunctional or inoperative for any period of time as a result of an emergency or force majeure event, any maintenance, repair, or repowering of the Solar Energy Project by the Solar Energy Project owner/operator, and/or curtailment by an end user or power purchaser, or any other periods of nonuse that are planned or scheduled by the Solar Energy Project owner/operator or otherwise required by the power purchaser or transmission provider shall not be deemed abandoned.

17.64.120 Development standards.

The base zoning or underlying zoning, including the RTI overlay zone, shall be applicable, unless modified or replaced as follows:

A. Accessory buildings must comply with the architectural standards found in EMMC 17.64.130.

B. Public roads that are on the city's master transportation plan must be improved to the level of standard designated on that plan (major arterial, minor arterial, major collector, minor collector, etc.).

C. Public roads within projects must comply, at a minimum, with the city's industrial street standard.

D. Front parking lots and driveway entrances shall be asphalt or concrete in accordance with city standards. Equipment and rear parking areas may be graveled. Parking shall be provided in accordance with Chapter 17.55 EMMC, as modified by this chapter.

E. Outdoor storage areas do not need to comply with city landscaping requirements.

17.64.130 Building facade architectural standards.
The following standards are intended to provide details regarding the facade appearance of accessory buildings located within the AEOZ.

A. Buildings shall maintain a contemporary appearance.

1. Architecture of industrial buildings where size predominates over artistic detailing shall feature clean lines and elements, vertical and horizontal articulation or modulation (stepping portions of the facade), and use of textures and materials to reduce the apparent scale of large building walls.

2. Professional office buildings shall meet the commercial design standards found in Chapter 17.72 EMMC.

3. Where more than one structure is built in a complex or unit, structures shall have a similar style or theme, including colors, materials, and design elements.

4. Pedestrian-scaled architectural details are not required except for facades directly facing residential zones and/or main entryways to the project.

5. The main pedestrian or customer entrance shall be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

6. Buildings shall include facade articulation/modulation (stepping portions of the facade) and horizontal and vertical divisions (textures or materials) to avoid large, featureless and/or panelized surfaces on buildings. Large uninterrupted expanses of a building wall without facade modulation or divisions are prohibited.

B. Architectural features should be simple with careful attention given to concentrate details and fenestration along main street elevations and at building entries.

C. It is recognized that the function and use of particularly large buildings will dictate the style and general appearance of the structure. In these cases, strict adherence to the provisions of this chapter may not be advisable or possible. In such cases where the exterior style, color, or materials are critical to the function and use of the building, the DRC may approve building elevations that generally comply with these architectural standards but contain some modifications that accommodate the business-critical function and use.

D. Exemption for Energy Infrastructure Buildings. The architectural standards of this section shall not apply to principal or ancillary structures within an Alternative Energy Project where such standards conflict with industry-specific engineering, safety, security, or operational requirements. In such cases, buildings may use prefabricated, modular, or industrial construction consistent with the functional needs of the facility, subject to approval by the DRC.

Upcoming Staff Agenda Items for City Council Information (Tentative)

Development Projects

- Spring Run Plaza Preliminary Plat
- PH Sunset Mountain Property Rezone

Code Amendments

- PH Enacting Section on Addressing and Street Naming (WS DISC 1/20)
- PH EMMC 17.72 regarding Parking, Drive Throughs and Setback Exceptions
- PH EMMC 17.55 & 17.60 regarding Plant Standards & Land Use Authority

Other Items

- PH Future Land Use Map – General Plan Amendment
- Scenic Mountain HOA - Lift Station Resolution
- 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

- 4/14/26 – 3-5pm (before Planning Commission)
- 4/28/26 – 3-5pm (before Planning Commission)

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

Updated 4/2/2025 - LM