EAGLE MOUNTAIN
CITY COUNCIL MEETING

MAY 5, 2026, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. DISCUSSION AND INFORMATION ITEMS

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

   1.A. PRESENTATION - Eagle Mountain Standards of Cover - Unified Fire Authority
   (anticipated time 30 minutes)

   1.B. DISCUSSION - Senior Housing Overlay Zone - Long Range Planner, Elizabeth Fewkes, and Affordable Housing Coordinator, Kiara Polee
   (anticipated time 20 minutes)

   1.C. DISCUSSION - Future Land Use Map - Planning Director Brandon Larsen
   (anticipated time 40 minutes)

2. AGENDA REVIEW

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

3. CITY MANAGER INFORMATION ITEMS

   This is an opportunity for the City Manager to provide information to the City Council.

4. ADJOURN TO A CLOSED SESSION

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

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

   7.A. INFORMATION/STATEMENT - The Mayor intends to state that the tentative budget includes a proposed property tax increase in connection with item 17.A.

8. INTRODUCTION/RECOGNITION

8.A. RECOGNITION - Utah County Sheriff's Office for Exceptional Service, Chief Deputy Erik Knutzen.

9. PUBLIC COMMENTS

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

10. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

11. BOND RELEASES

11.A. Overland Village 2 Phase A, Plat 10 - Into Warranty

11.B. Antelope Meadows Phase B, Plat 5 - Out of Warranty

11.C. Browns Meadow Plat 1 - Out of Warranty

12. CHANGE ORDERS

12.A. CHANGE ORDER - Belle Street Booster Power Conduit Replacement and SCADA - Change Order #2

12.B. CHANGE ORDER - Mid Valley West Extension Change Order #5

13. MINUTES

13.A. April 21, 2026 Minutes - Regular City Council Meeting

13.B. April 22, 2026 Minutes - City Council Strategic and Budget Planning Retreat

13.C. April 28, 2026 Minutes - Budget Work Session

14. PRELIMINARY PLATS & SITE PLANS

15. RESOLUTIONS

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions.

15.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Reduced Plan Review Fee for Buildings 4 and 5 at the QTS Data Center Campus.

15.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Stokes Strategies for Lobbying Services.

15.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for BHI Construction as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

15.E. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for Peckham Asphalt Paving Inc. as Allowed in Eagle Mountain

Municipal Code Section 8.15.080(G).

15.F. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for Williams Companies Power Plant as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

16. ORDINANCES

16.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.72.040 HVAC Screening for Multi-Family Buildings.

SCHEDULED ITEMS

17. BUDGET FY 2026-2027 AND TRUTH-IN-TAXATION

17.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Accepting the Eagle Mountain City Tentative Budget for Fiscal Year 2026-2027 and Setting a Public Hearing for the Interim Budget on for June 16, 2026 and Setting a Public Hearing for Budget Adoption on August 18, 2026.

BACKGROUND: *(Presented by Mayor Jared Gray)* In accordance with State Code, the tentative budget is prepared by the budget officer and presented to the City Council, marking the transition of the budget process to the legislative body for review, discussion, and potential revision prior to final adoption.

17.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Acknowledging the Budget Officer's Statement of a Proposed Property Tax Increase and Property Tax Impact Schedule (Truth-in-Taxation Compliance).

BACKGROUND: *(Presented by Mayor Jared Gray)* Pursuant to Utah Truth-in-Taxation requirements, the budget officer is required to publicly state if the tentative budget includes a proposed property tax increase and to present a property tax impact schedule. This resolution formally acknowledges that the statement has been made and that the property tax impact schedule has been presented in accordance with State law.

17.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Declaring Intent to Increase Property Tax Revenue, Providing Notice, and Setting a Public Hearing Date in Accordance with the Truth-in-Taxation Requirements.

BACKGROUND: *(Presented by Mayor Jared Gray)* As part of the Truth-in-Taxation process, the City Council must adopt a resolution indicating its intent to increase property tax revenue above the certified tax rate. This action initiates the required noticing process and sets a public hearing, to be held on a date coordinated with the County Auditor, at which members of the public will have an opportunity to comment on the proposed tax increase. The resolution also directs staff to provide the required notice to the County Auditor and Utah State Tax Commission in accordance with State law.

18. ORDINANCES/PUBLIC HEARINGS

18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan and Impact Fee Facilities Plan (IFFP).

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. An updated and associated Impact Fee Facilities Plan (IFFP) is also proposed.

18.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Current Zoning Designations to the Brandon Park Area.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) The Eagle Mountain City Council will conduct a public hearing for proposed Future Land Use Map and Zoning Map amendments. These properties are located within the Brandon Park development. Approximately 216 acres of land are included in this proposal.

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

BACKGROUND: (*Presented by Senior Planner, David Stroud*) A proposed code amendment to Eagle Mountain Municipal Code Chapter 17.72 to permit drive-throughs adjacent to a street in the CC and CR zones, and removing structured parking from the CN zone.

18.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55 Off-Street Parking and Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning.

BACKGROUND: (*Presented by Senior Planner, David Stroud*) A proposed code amendment to Eagle Mountain Municipal Code Chapter 17.55 and Chapter 17.60 regarding plant standards when used as a headlight screen, weed barrier standards, and changing language regarding the land use authority.

19. SPRING RUN PLAZA

19.A. PRELIMINARY PLAT - Spring Run Plaza

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The applicant proposes a Preliminary Plat for Spring Run Plaza on a 27.35-acre parcel at the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. Phase 1 (8.15 area) includes six lots, with Lots 7 and 8 remaining undeveloped with the understanding that when they are ready for development, the master development documents would be amended. Road A will be a minor arterial (122" right-of-way), with partial construction in Phase 1 and future widening anticipated.

19.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Spring Run Plaza Master Development Agreement.

BACKGROUND: (*Presented by City Attorney, Marcus Draper*) The City has negotiated a

Master Development Agreement with Spring Run Parkway Partners II, LP and RCA65, LLC regarding a commercial development located on Spring Run Parkway across the street from Walmart. The Master Development Agreement implements the Master Development Plan approved on December 2, 2025. The property is being developed in accordance with the Commercial Community Zone. The Agreement provides for some exceptions to the zoning requirements and governs infrastructure improvements that are necessary to support the development.

20. LEGISLATIVE ITEMS

20.A. UPDATE - Legislative Priorities List

21. 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.

22. COMMUNICATION ITEMS

22.A. Financial Report

22.B. Upcoming Agenda Items

23. 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 30 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

Senior Housing Overlay

Kiara Polee, Affordable Housing Coordinator

Elizabeth Fewkes, Long Range Planner

Eagle Mountain is entering a new phase of housing demand…

- Growing Population of residents seeking downsizing options
- Limited senior-specific housing within the City
- Residents often leave the community to find suitable housing

Senior Housing Overlay Goal = Expand senior housing options within Eagle Mountain

- Support residents transitioning into smaller, more manageable housing
- Attract new residents seeking age-focused communities
- Introduce housing types not currently available at scale

An optional development path

The overlay is applied on top of existing zoning and provides an alternative development path.

Underlying Zoning → OR → Senior Housing Overlay

Provides flexibility without requiring changes to existing zone patterns.

TYPES OF SENIOR HOUSING

Right Options. Right Support. Right Community.

COTTAGE-STYLE / SMALL-LOT HOMES

Detached, single-level homes on smaller lots designed for low-maintenance living and aging in place.

TOWNHOMES AND CONDOMINIUMS

Attached or multi-level homes that offer convenience, community, and low-maintenance living.

SENIOR APARTMENTS

(TARGETED LOCATIONS ONLY)

Age-restricted apartment communities designed for active older adults in appropriate, well-located areas.

ASSISTED LIVING AND SUPPORTIVE HOUSING

Communities that provide personal care, support services, and peace of mind for daily living needs.

MIXED-USE SENIOR HOUSING

Integrates housing with shops, services, and amenities to promote connection and walkability.

Targeted placement approach

“Right Housing. Right Place.”

Lower-intensity housing may integrate into existing neighborhoods where compatible

- Detached cottage housing: broadly allowed where compatible
- Townhomes/Duplexes: limited to transition areas
- Condos/apartments/mixed-use: targeted to:
  - Town Center
  - Commercial corridors (e.g., SR-73)
  - Areas near services or medical uses

Ensures growth happens where it makes the most sense.

Strategic density, not blanket application

- Base density remains consistent with underlying zoning
- Increased intensity is strategically placed, not broadly applied
- Maintains neighborhood compatibility while allowing flexibility

Encouraging high-quality, livable communities

Incentive-based approach encourages value without imposing requirements

- Supports active, connected lifestyles through thoughtful community design
- Amenities and housing diversity enhance long-term livability
- Optional incentives provide flexibility for projects that incorporate these elements

Why include affordability as an option…

- Aligns with State Housing Plan priorities
- Supports a broader range of residents over time
- Avoids future code amendments as needs evolve

…Strengthens eligibility for future funding opportunities

- Infrastructure funding tied to housing
- CDBG and similar federal funding resources
- Olene Walker Housing Loan Fund
- Transportation and walkability grants

What This Is/What This Is Not

IS	NOT
• A tool to attract senior housing • A flexible, optional overlay • A way to guide where different housing types go	• A mandate for affordability • A citywide increase in density • A "one size fits all" zoning change

Council Direction & Alignment

Draft reflects prior council input:

- Market rate senior housing remains the primary focus
- Higher intensity housing is limited to target areas
- Detached housing options remain flexible where compatible
- No required affordability components

Looking for confirmation on:

- Comfort level with targeted density approach
- Alignment with location strategy and housing types
- Approach to optional affordability incentives
- Overall structure of overlay

Thoughts?....

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	DISCUSSION - Future Land Use Map - Planning Director Brandon Larsen
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING
No

PREPARED BY
Brandon Larsen, Planning Director

PRESENTED BY
Brandon Larsen

RECOMMENDATION:
N/A

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

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

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

The Vision Map is a companion map to the Future Land Use Map. The designations shown on this map are visionary only, and focus on the desired, mid- to long-term, character of an area. The districts on the Vision Map have soft, indefinite boundaries to communicate flexibility in setting more defined boundaries through a future land use map amendment.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. 26-05-07 City Council Meeting_wmaps

DRAFT Future Land Use Map and Vision Map

GSBS CONSULTING

FLUM v VISION MAP

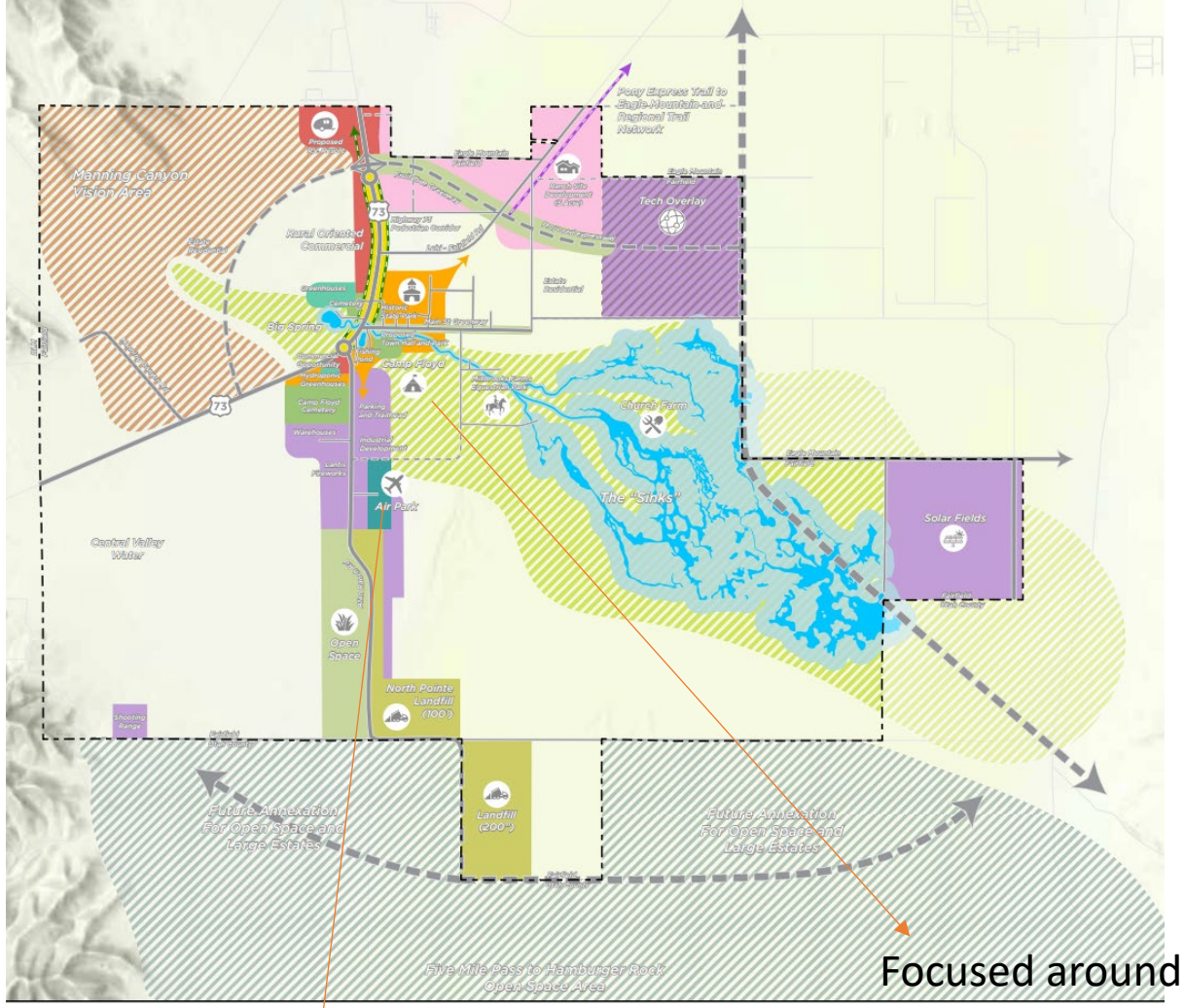
WHAT IS THE DIFFERENCE?

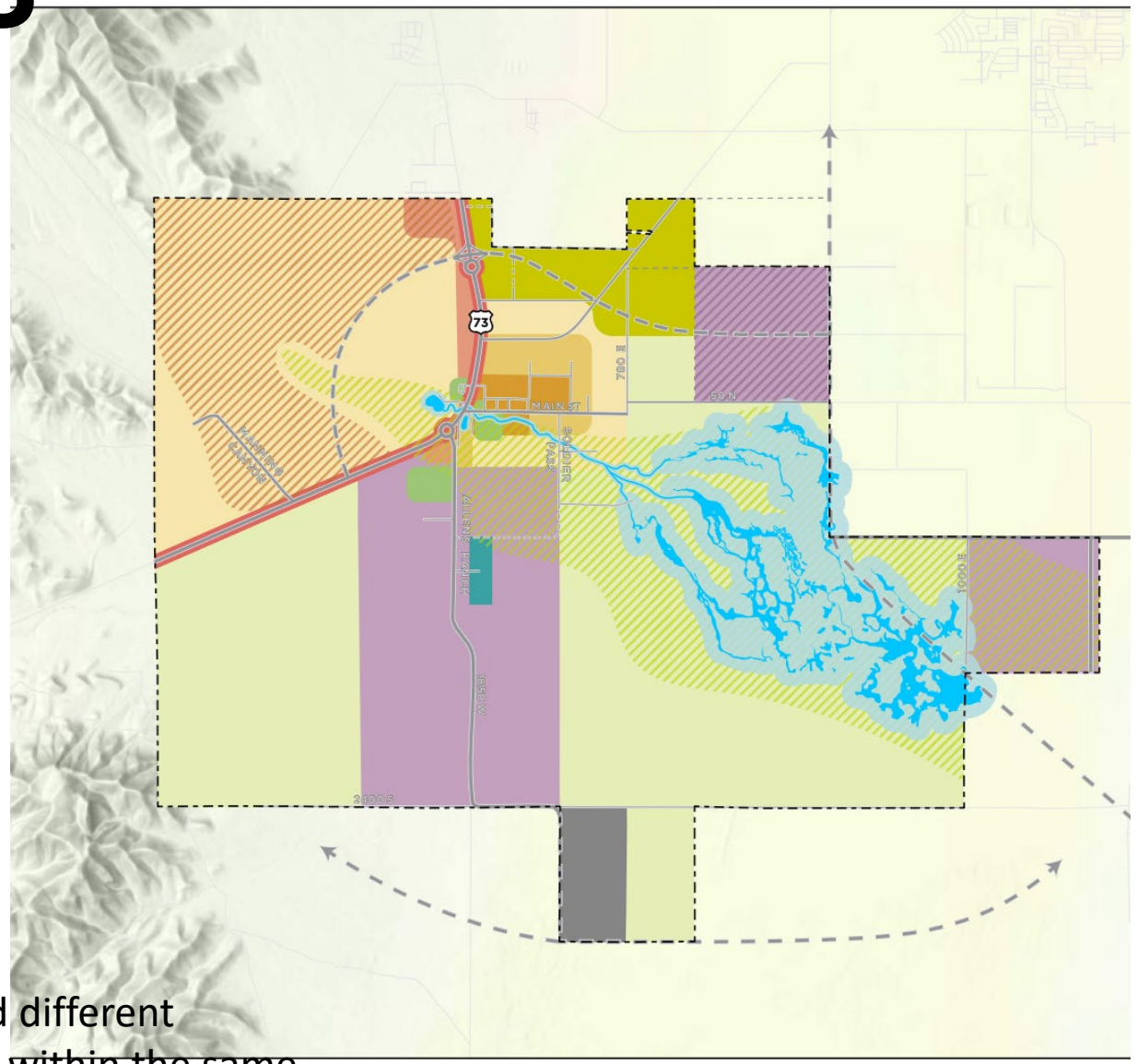
A **vision map** shows the community's **big-picture goals** for how a place should evolve. This map is **NOT** required or mentioned in any LUDMA or Utah Statute.

A **future land use map** shows the **intended land use pattern** that helps implement that vision. This is a required general plan element.

A **vision map** can include various land uses but focuses on the desired character of an area.

FLUM v VISION MAP





Specific uses called out

Focused around different character areas within the same land use

Annexation Area

Annexation Area

Annexation Area

Annexation Area

Annexation Area

Legend

- Municipal Boundary
- Future Annexation Areas
- Wildlife Corridor Overlay
- MDA Boundaries

Commercial

- Town Center
- Regional Commercial
- Community Commercial

Residential

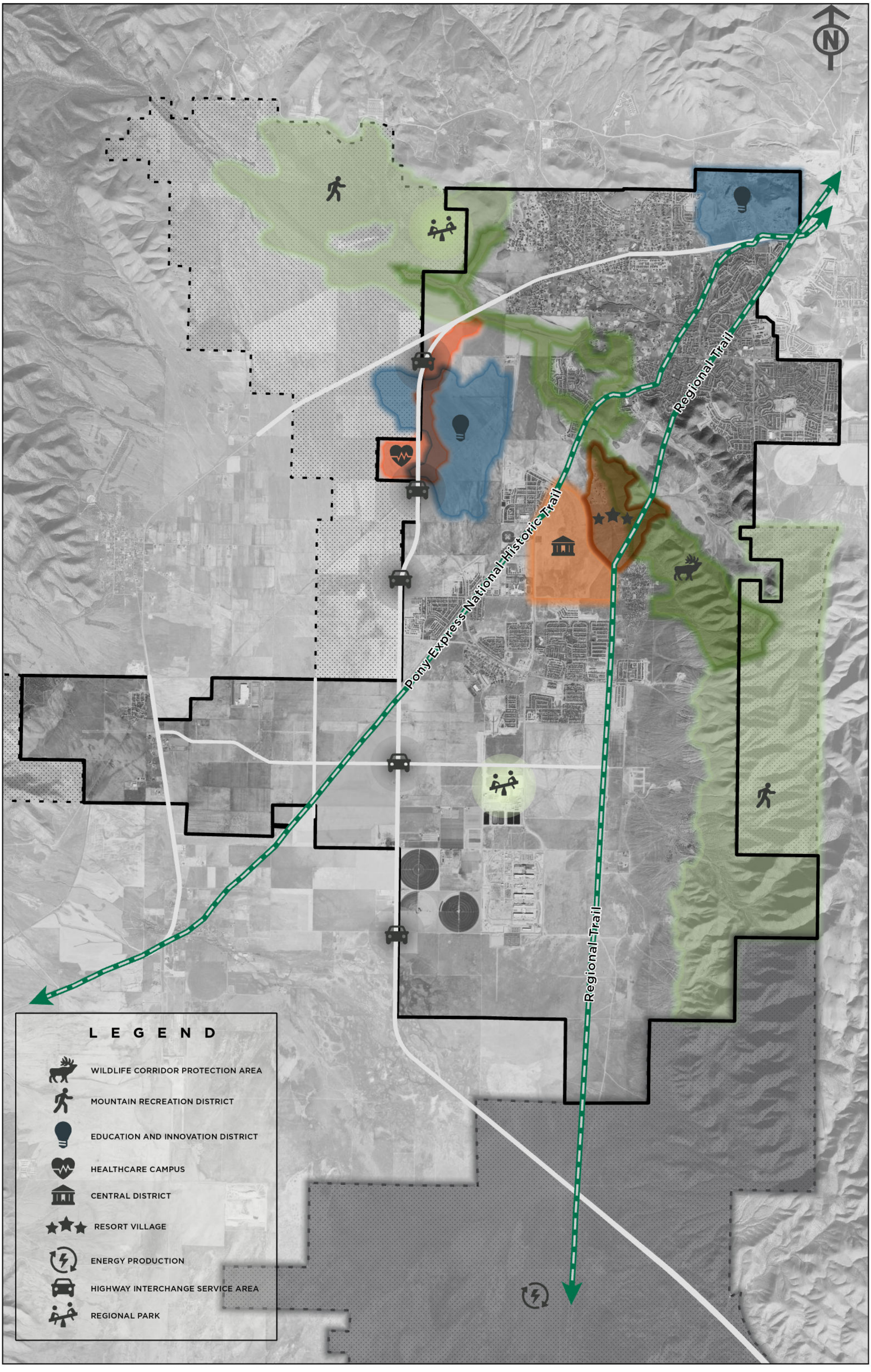
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three
- Rural Density One
- Rural Density Two
- Foothill Residential

Other

- Institutional
- Business Park
- Light Industrial

Recreational

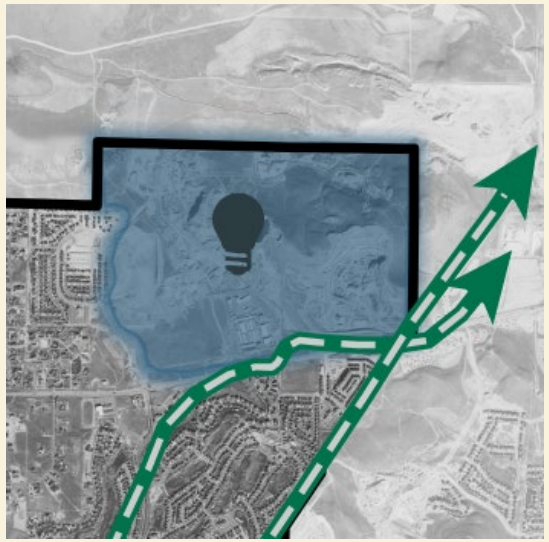
- Parks and Open Space
- Agricultural


Pony Express National Historic Trail
Regional Trail
Regional Trail
LEGEND
WILDLIFE CORRIDOR PROTECTION AREA
MOUNTAIN RECREATION DISTRICT
EDUCATION AND INNOVATION DISTRICT
HEALTHCARE CAMPUS
CENTRAL DISTRICT
RESORT VILLAGE
ENERGY PRODUCTION
HIGHWAY INTERCHANGE SERVICE AREA
REGIONAL PARK

ENVISIONED CHARACTER AREAS

INNOVATION DISTRICT

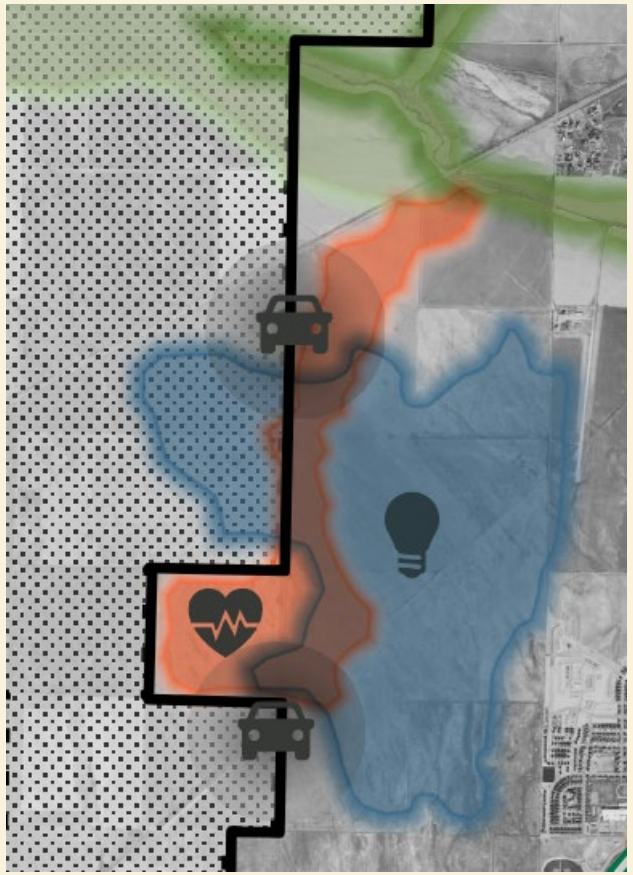
A high-employment, high-attainment character area anchored by higher education, research, and knowledge-based industry. This area supports life sciences, offices, research, business parks, corporate/HQ campuses, incubators, and complementary services that help attract employers and expand local educational opportunity. Development should emphasize campus form, strong internal circulation, quality landscape/public realm, and connections throughout the city.



ENVISIONED CHARACTER AREAS

HEALTHCARE DISTRICT

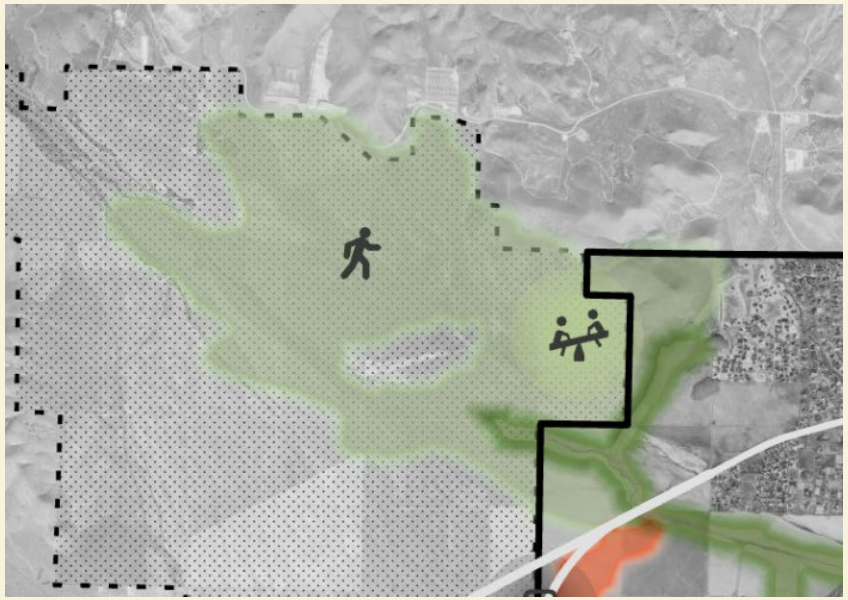
A medical services destination that brings healthcare closer to Eagle Mountain residents and supports a full continuum of care. This character area accommodates clinics, outpatient services, specialty care, wellness, and medical support uses, with opportunities for related training, office, and limited supportive retail/amenities. New development should be easy to reach, easy to navigate, comfortable for patients and families, and able to grow over time.

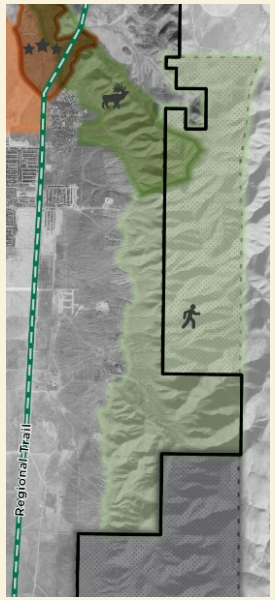


ENVISIONED CHARACTER AREAS

MOUNTIAN RECREATION DISTRICT

A publicly accessible recreation landscape that serves as a base to outdoor recreation while protecting the mountain setting. It can include trails, trailheads, rodeo grounds, campgrounds, parking, restrooms, small concessions, gear rental, and gathering or information areas where appropriate. Improvements should focus on protecting the land, providing safe access, and creating clear trail connections with durable materials.





ENVISIONED CHARACTER AREAS

ENERGY PRODUCTION DISTRICT

A light-industrial area dedicated to energy production and related support functions. It can include energy production, storage, maintenance, service yards, and other job-producing uses that work well in an industrial setting. Development should include buffering from nearby sensitive areas, safe access for trucks and service vehicles, and infrastructure that supports long-term reliability.

ENVISIONED CHARACTER AREAS

RESORT DISTRICT

A destination-oriented village environment is planned as a destination with lodging, recreation, shopping, dining, and public gathering spaces. It may also include housing that supports the overall resort environment. Development should create a walkable village feel, attractive public spaces, strong connections for pedestrians, and activities that support year-round use.

ENVISIONED CHARACTER AREAS

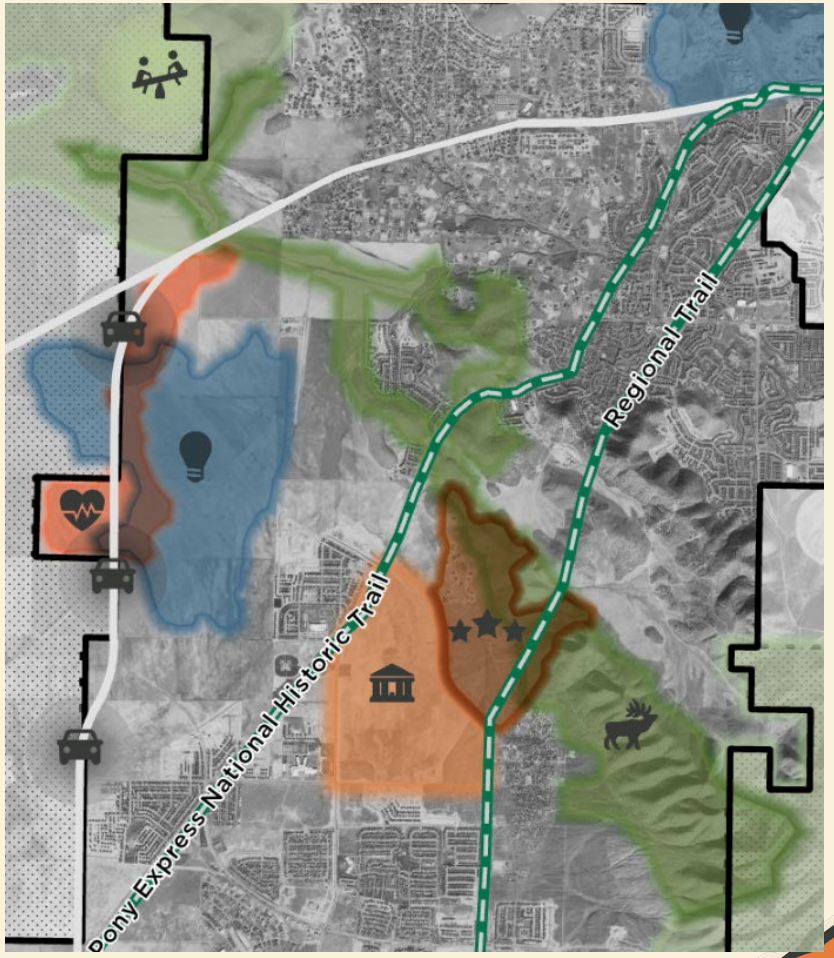
CENTRAL DISTRICT

This is the civic and community heart of the city. Centered around Town Center, it should reflect Eagle Mountain's identity and bring together civic uses, shops, services, offices, housing, and community gathering places. New development should include attractive buildings, high-quality public spaces, active streets, and places that highlight the city's recreation-oriented character.

ENVISIONED CHARACTER AREAS

WILDLIFE CORRIDOR PROTECTION DISTRICT

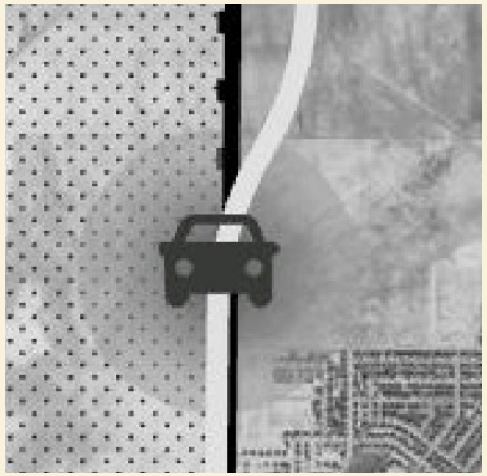
A protection-focused character area that protects wildlife movement and habitat. The goal is to keep important migration routes open by reducing barriers, protecting washes, and limiting more intense development. Appropriate uses may include conservation, low-impact trails or crossings, and habitat restoration. Design should reduce light pollution, avoid fencing that blocks movement, and support long-term stewardship.



ENVISIONED CHARACTER AREAS

INTERCHANGE SERVICE DISTRICT

This area is located around possible highway interchanges and is meant to take advantage of visibility and access. It can include travel-related services, visitor-serving businesses, and employment uses that benefit from being near the highway. Development should provide safe and clear access, strong landscaping and signage, and a positive first impression for people entering the community.



ENVISIONED CHARACTER AREAS

REGIONAL PARK

A recreation-focused character area intended for larger parks and open spaces that serve both Eagle Mountain residents and visitors from the surrounding region. These areas should generally be over 5 acres and provide a regional draw through signature recreation amenities, trail connections, sports fields, gathering spaces, natural areas, or special event facilities.

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

ENGINEERING

Thursday, April 23, 2026

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

SUBJECT: **Overland Village 2 phase 'A' plat 10 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
Overland Village 2 phase 'A' plat 10
Reduced

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

1st Bond Release		
Original Bond Amount:	$	19,526.42
Previous Release Amount:	$	-
Amount to Release this Period:	$	5,771.74
Amount Remaining in Bond :	$	13,754.68

Bond Releases Summary		
#1	$	5,771.74
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	5,771.74

4/23/2026

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	EARTHWORK/MISC.										
a	Compaction testing	1	0.5	LS	$5,173.75	$2,586.88	0	1	100%	$2,586.88	$2,586.88
b	Demo concrete	300	0	SF	$6.39	$0.00	0	300	100%	$0.00	$0.00
c	Inlet protection	3	0	EA	$491.00	$0.00	0	3	100%	$0.00	$0.00
d	Construction entrance	1875	0	SF	$2.96	$0.00	0	1875	100%	$0.00	$0.00
e	Silt fence	1200	0	LF	$4.00	$0.00	0	1200	100%	$0.00	$0.00
f	Clear & grub	17390	0	SF	$0.06	$0.00	0	17390	100%	$0.00	$0.00
g	Import fill	1210	0	TON	$17.30	$0.00	0	1210	100%	$0.00	$0.00
h	Street signs	2	2	EA	$700.00	$1,400.00	0	2	100%	$1,400.00	$1,400.00
2	SEWER										
a	Connect to existing	2	0	EA	$913.00	$0.00	0	2	100%	$0.00	$0.00
b	8" sewer main	266	26.6	LF	$67.10	$1,784.86	0	266	100%	$1,784.86	$1,784.86
c	60" manholes	2	0	EA	$7,520.00	$0.00	0	2	100%	$0.00	$0.00
d	4" lateral	18	0	EA	$1,735.00	$0.00	0	18	100%	$0.00	$0.00
e	Import fill	2290	0	TON	$12.80	$0.00	0	2290	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					$5,771.74					
	Original 10% Bond Coverage					$13,754.68					
								Released this Period		$5,771.74	
	TOTAL BOND AMOUNT:					$19,526.42					

Vince Hodge, P.E.
Engineering Director

4-23-2026
Date

Robert Balliff
Engineering Tech. II

4/23/26
Date

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

ENGINEERING

DATE: Thursday, April 23, 2026
TO: Vince Hogge
FROM: Robert Ballif-Engineering Tech. II
SUBJECT: Overland Village 2 phase "A" plat 10 walk through-Updated

A walk-thru was performed. The following were present.

Robert Ballif – EM Engineering Tech. II

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

General Notes:

~~1. Auto CAD as-build.~~

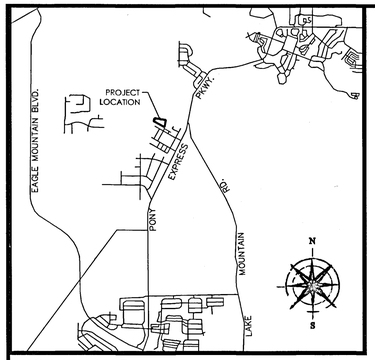
1725 EAST:

~~1. Lot #1008 sewer manhole to have a vented sewer lid not a storm drain lid.~~

1690 EAST:

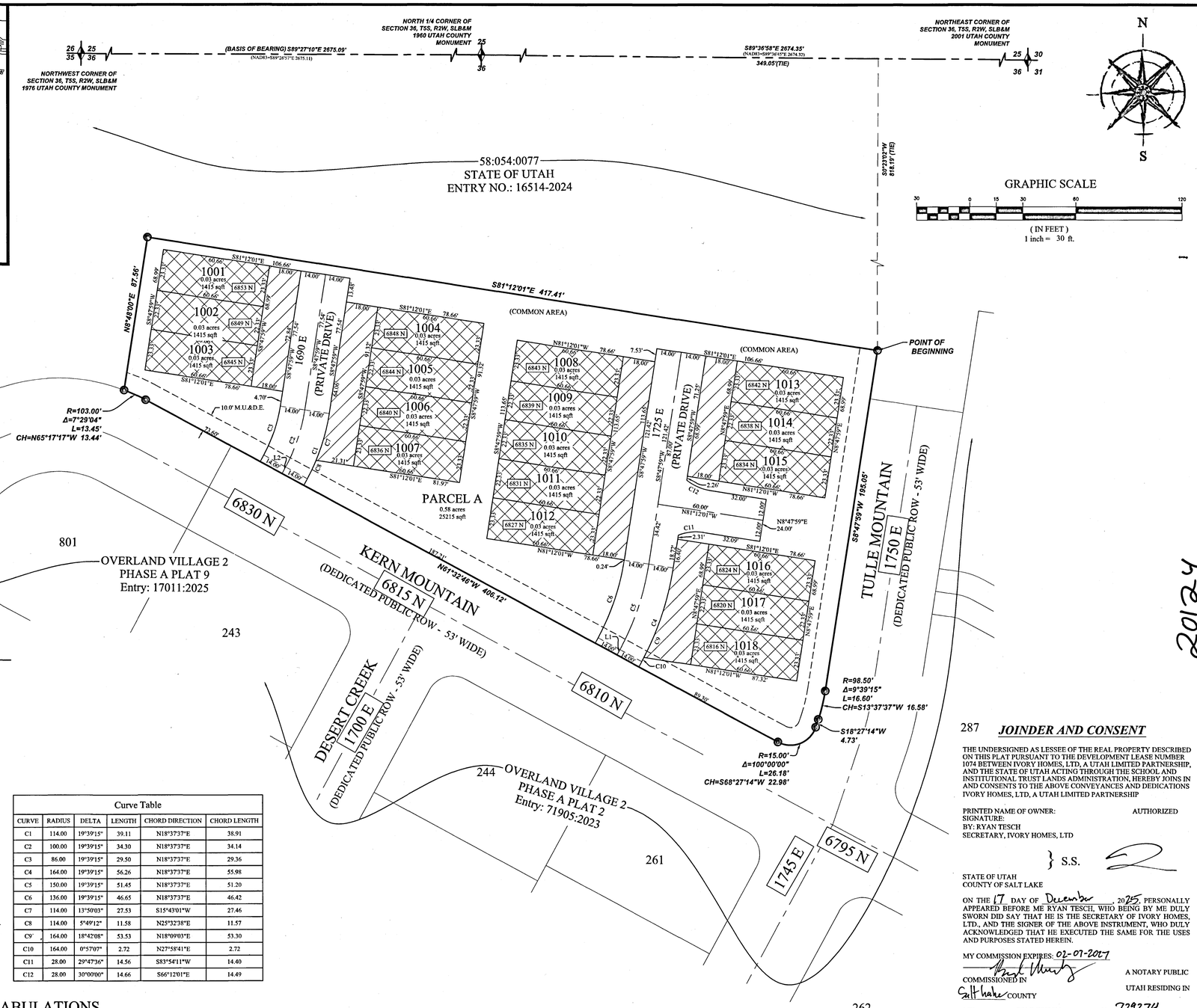
~~1. Missing sewer stamps on the curb, place brass pin in the curb with a 'S' stamped on the pin.~~
~~2. At the entrance sections of sidewalk are damaged because of construction to be replaced.~~

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



VICINITY MAP
N.T.S

Line Table		
LINE	DIRECTION	LENGTH
L1	S28°27'14"W	3.39
L2	S28°27'14"W	4.18



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	114.00	19°39'15"	39.11	N18°37'37"E	38.91
C2	100.00	19°39'15"	34.30	N18°37'37"E	34.14
C3	86.00	19°39'15"	29.50	N18°37'37"E	29.36
C4	164.00	19°39'15"	56.26	N18°37'37"E	55.98
C5	150.00	19°39'15"	51.45	N18°37'37"E	51.20
C6	136.00	19°39'15"	46.65	N18°37'37"E	46.42
C7	114.00	13°50'03"	27.53	S15°43'01"W	27.46
C8	114.00	5°49'12"	11.58	N25°32'38"E	11.57
C9	164.00	18°42'08"	53.53	N18°09'03"E	53.30
C10	164.00	0°57'07"	2.72	N27°58'41"E	2.72
C11	28.00	29°47'36"	14.56	S83°54'11"W	14.40
C12	28.00	30°00'00"	14.66	S66°12'01"E	14.49

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- EXISTING PROPERTY LINE
- BOUNDARY MARKERS
- SECTION MONUMENT (FOUND)
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
3) ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED
4) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA
5) PARCEL A TO BE OWNED AND MAINTAINED BY THE HOA.
6) MU&DE = MUNICIPAL UTILITY AND DRAINAGE EASEMENT, AND WILL ALSO SERVE AS A PUBLIC UTILITY EASEMENT.
7) ALL PRIVATE DRIVES TO BE OWNED AND MAINTAINED BY THE HOA.

PLAT TABULATIONS

TOTAL ACREAGE:	1.54 ACRES
TOTAL ACREAGE IN LOTS:	0.48 ACRES
TOTAL ACREAGE IN ROW:	0.21 ACRES
TOTAL ACREAGE IN COMMON AREA:	0.57 ACRES
AVERAGE LOT SIZE:	1415 SQFT.
LARGEST LOT SIZE:	1415 SQFT.
SMALLEST LOT SIZE:	1415 SQFT.
OVERALL DENSITY:	11.69 LOTS/ACRE
TOTAL NUMBER OF LOTS:	18 LOTS
TOTAL NUMBER OF PARCELS:	1 PARCELS

PREPARED FOR

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT 84043
(801) 407-6841
CONTACT: BRAD MACKAY

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

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 Gifford 12/19/2025
DIRECT COMMUNICATIONS DATE

PAGE 1 OF 1 | 6/9/2025

ENBRIDGE GAS UTAH

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this 19 DAY OF DECEMBER A.D. 2025
By: Jody Ott
Title: Pre-Construction

ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED THIS 19th DAY OF December A.D. 20 25
ROCKY MOUNTAIN POWER
BY: Jamie Pehrson
TITLE: Distribution Estimator

COMCAST

Comcast, approves this plat solely for the purpose of confirming that the plat contains public utility easements. Elissa Valdez 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 acknowledgment 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
TITLE NPM

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, parcels, private drives, and easements, to be hereafter known as OVERLAND VILLAGE 2 PHASE A PLAT 10, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

11/05/25
DATE

BOUNDARY DESCRIPTION

A part of the North Half of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located S89°36'58"E 349.05 feet along the Section line and S0°23'02"W 818.19 feet from the North Quarter Corner of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence S08°47'59"W 195.05 feet to and along the Westerly Right of Way of Tulle Mountain, established by the OVERLAND VILLAGE 2 PHASE "A" PLAT 2 SUBDIVISION, on file and Recorded in the Utah County Recorder's Office as Entry No. 71905:2023, thence continue along said Right of Way along the arc of a curve to the right with a radius of 98.50 feet a distance of 16.60 feet through a central angle of 09°39'15" Chord: S13°37'37"W 16.58 feet; thence S18°27'14"W 4.73 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 26.18 feet through a central angle of 100°00'00" Chord: S68°27'14"W 22.98 feet to the Northerly Right of Way of Kern Mountain established by previously said Plat; thence along said Right of Way N61°32'46"W 406.12 feet; thence along the arc of a curve to the left with a radius of 103.00 feet a distance of 13.45 feet through a central angle of 07°29'04" Chord: N65°17'17"W 13.44 feet; thence N08°48'00"E 87.56 feet; thence S81°12'01"E 417.41 feet to the point of beginning.

Containing 67,120 square feet or 1.54 acres +/-
18 Lots
1 Parcels

OWNERS DEDICATION

THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, COMMON AREA, LIMITED COMMON AREA, AND PRIVATE DRIVES.

THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF UTAH CODE 10-9A-604(1)(D) TO THE OVERLAND MASTER ASSOCIATION, 11274 SOUTH KESTREL RISE ROAD, SUITE F, SOUTH JORDAN, UTAH, 84009, THE AREAS DEPICTED ON THIS PLAT AS PRIVATE DRIVES, LIMITED COMMON AREA AND PARCEL A, FOR THE BENEFIT OF ITS MEMBERS.

EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, GAS, AND OTHER HYDROCARBONS, AND ALL MINERAL DEPOSITS, ALL GEOTHERMAL RESOURCES OF ANY KIND, ALL SUB-SURFACE RESOURCES OF ANY KIND, AND ALL SUBSURFACE VOID AND PORE SPACES, IN ALL LANDS CONVEYED AND DEDICATED BY SITLA.

SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, MUNICIPAL UTILITY & DRAINAGE EASEMENTS ("M.U. & D. E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

ALL LOTS, COMMON AREAS, LIMITED COMMON AREAS, AND PRIVATE DRIVES ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466:2017

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17 DAY OF December, 2025.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

DIRECTOR Michelle E McConkie
APPROVED AS TO FORM: DEREK BROWN, UTAH ATTORNEY GENERAL

SPECIAL ASSISTANT ATTORNEY GENERAL

#20124
E# 543241:2026 PGS 2 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Apr 24 10:53 AM FEE 85.00 BY KC
RECORDED FOR EAGLE MOUNTAIN CITY

20124

JOINDER AND CONSENT

287

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP

PRINTED NAME OF OWNER: AUTHORIZED
SIGNATURE:
BY: RYAN TESCH
SECRETARY, IVORY HOMES, LTD

} S.S.

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE 17 DAY OF December, 2025, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 02-07-2027
A NOTARY PUBLIC
COMMISSIONED IN
Salt Lake COUNTY
UTAH RESIDING IN
MY Brad Mackay COMMISSION No. 729274
PRINTED
FULL NAME OF NOTARY

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 10TH DAY OF December, 2025, PERSONALLY APPEARED BEFORE ME Michelle E McConkie WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 07/02/29
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 743931
Alan Russell Roe
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 28 DAY OF January, 2026

APPROVED BY MAYOR
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)
APPROVED BY CITY ATTORNEY
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE "A" PLAT 10
OVERLAND VILLAGE 2
SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 12554439 JUSTIN LUNDBERG STATE OF UTAH 11/05/25	BRAD MACKAY Notary Public, State of Utah My Commission Expires on: January 01, 2027 Comm. Number: 729274	PROFESSIONAL ENGINEER No. 5148730-2202 VINCE R. HOGGE 1-7-2026 STATE OF UTAH	EAGLE MOUNTAIN CORPORATE SEAL 19 96

Z:_2024\24-0157 Overland Village 2 Phase A Plat 10\design 24-0157\dwg\sheets\OZ-FINAL PLAT 10.dwg
Sec 36, T5S, R2W SLB&M TU08 JW

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

ENGINEERING

Monday, April 20, 2026

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

SUBJECT: **Antelope Meadows phase 'B' plat 5 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Lacie Messerly, City Recorder

BOND RELEASE REQUEST LETTER
Antelope Meadows ph "B" plat 5 Bond
Reduced

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

1st Bond Release		
Original Bond Amount:	$	50,632.80
Previous Release Amount:	$	-
Amount to Release this Period:	$	2,500.00
Amount Remaining in Bond :	$	48,132.80

Bond Releases Summary		
#1	$	2,500.00
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	2,500.00

2/19/2025

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	SWPPP	1	0.5	LS	$5,000.00	$2,500.00	0	1	100%	$2,500.00	$2,500.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	36157	0	SF	$1.75	$0.00	0	0	100%	$0.00	$0.00
b	6-inch Road base (also behind curb)	47105	0	SF	$0.55	$0.00	0	0	100%	$0.00	$0.00
c	9-inch sub-base(e-fill)behind curb)	47105	0	SF	$0.90	$0.00	0	0	100%	$0.00	$0.00
d	30" curb & gutter	3128	0	LF	$17.50	$0.00	0	0	100%	$0.00	$0.00
e	Sidewalk	3140	0	LF	$22.50	$0.00	0	0	100%	$0.00	$0.00
f	Street/stop signs	4	0	EA	$750.00	$0.00	0	0	100%	$0.00	$0.00
g	ADA access ramps for trail	4	0	EA	$800.00	$0.00	0	0	100%	$0.00	$0.00
h	Streetlights	3	0	EA	$6,000.00	$0.00	0	0	100%	$0.00	$0.00
3	CULINARY WATER										
a	8" culinary water c-900	1276	0	LF	$30.00	$0.00	0	0	100%	$0.00	$0.00
b	8" gate valve	6	0	EA	$1,500.00	$0.00	0	0	100%	$0.00	$0.00
c	8" tee	2	0	EA	$800.00	$0.00	0	0	100%	$0.00	$0.00
d	Fire Hydrant	1	0	EA	$3,800.00	$0.00	0	0	100%	$0.00	$0.00
e	3/4" water service	23	0	EA	$1,200.00	$0.00	0	0	100%	$0.00	$0.00
f	Connect to existing	3	0	EA	$2,500.00	$0.00	0	0	100%	$0.00	$0.00
g	Air vac	1	0	EA	$1,500.00	$0.00	0	0	100%	$0.00	$0.00
h	Cap & plug	1	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
4	STORM DRAIN										
a	15" storm drainpipe	864	0	LF	$36.00	$0.00	0	0	100%	$0.00	$0.00
b	SD catch basin	2	0	EA	$2,400.00	$0.00	0	0	100%	$0.00	$0.00
c	3x6 combo box	3	0	EA	$3,000.00	$0.00	0	0	100%	$0.00	$0.00
d	Connect to existing	2	0	EA	$2,500.00	$0.00	0	0	100%	$0.00	$0.00
e	60" manhole	1	0	EA	$4,200.00	$0.00	0	0	100%	$0.00	$0.00
5	SEWER										
a	8" Sewer pipe	606	0	LF	$29.50	$0.00	0	0	100%	$0.00	$0.00
b	4" sewer laterals	17	0	EA	$1,200.00	$0.00	0	0	100%	$0.00	$0.00
c	48" sewer manholes	2	0	EA	$4,000.00	$0.00	0	0	100%	$0.00	$0.00
d	Connect to existing	2	0	EA	$2,500.00	$0.00	0	0	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					$2,500.00					
	Original 10% Bond Coverage					$48,132.80					
									Released this Period	$2,500.00	
	TOTAL BOND AMOUNT:					$50,632.80					

Vince Hogge, P.E.
Engineering Director

2-20-2025
Date

Robert Ballif
Engineering Tech. II

2/19/25
Date

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

ENGINEERING

DATE: Monday, April 20, 2026
FROM: Robert Ballif Engineering Assistant
SUBJECT: Antelope Meadows phase "B" plat 5 walk through

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

Robert Ballif – Engineering Tech.

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

General Notes:

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

Fallow Way:

1. ~~Crack seal phase line~~
2. ~~Marked sidewalk with red 'X' be removed and replaced.~~

Fisher Lane:

1. ~~Lot #505, 518 & 519 sidewalk covered with dirt/land bridge, remove and fix any broken sidewalk.~~
2. ~~Crack seal phase line.~~

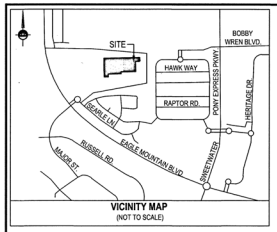
Blackfeet Dr.:

1. ~~Marked sidewalk with a red 'X' to be removed and replaced.~~

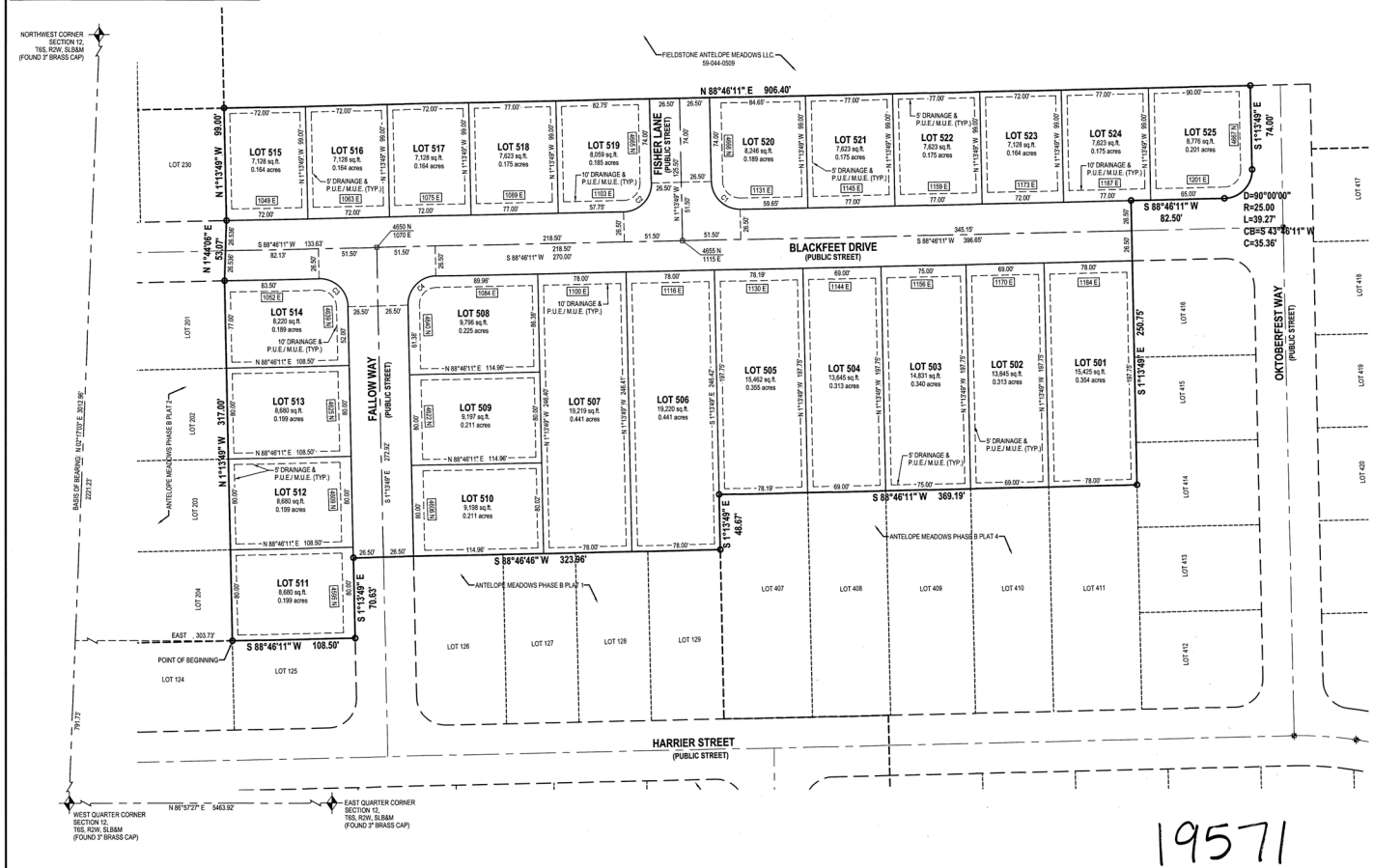
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exiting warranty.

ANTELOPE MEADOWS PHASE B PLAT 5

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



VICINITY MAP
(NOT TO SCALE)



LEGEND

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

ENSIGN ENG. LAND SURV.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	39.27'	90°00'00"	S46°13'49"E	35.36'
C2	25.00'	39.27'	90°00'00"	N43°46'11"E	35.36'
C3	25.00'	39.27'	90°00'00"	N46°13'49"W	35.36'
C4	25.00'	39.27'	90°00'00"	S43°46'11"W	35.36'

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

19571

SURVEYOR'S CERTIFICATE

I, PATRICK M HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882, in accordance with Title 58, Chapter 22, of the Utah State Code. I further certify that by authority of the Owner(s), that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, or said code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be, correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat is true and correct.

BOUNDARY DESCRIPTION

Beginning at a point on the Northerly line of Antelope Meadows Phase B Plat 1, said point being North 02°17'03" East 791.97 feet and South 87°42'57" East 3093.75 feet from the West Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 01°13'49" West 317.00 feet;
thence North 01°44'06" East 53.07 feet;
thence North 01°13'49" West 99.00 feet;
thence North 88°46'11" East 906.40 feet;
thence South 01°13'49" East 74.00 feet;
thence Southwesterly 39.27 feet along the arc of a 25.00 foot radius curve to the right (center bears South 88°46'11" West and the chord bears South 43°46'11" West 35.36 feet with a central angle of 90°00'00");
thence South 88°46'11" West 82.50 feet;
thence South 01°13'49" East 250.75 feet;
thence South 88°46'11" West 369.19 feet;
thence South 01°13'49" East 48.67 feet to the Northerly line of Antelope Meadows Phase B Plat 1;
thence along the Northerly line of said Antelope Meadows Phase B Plat 1 the following three (3) courses:
(1) South 88°46'46" West 323.96 feet;
(2) South 01°13'49" East 70.63 feet;
(3) South 88°46'11" West 108.50 feet to the point of beginning.

Contains 319,238 Square Feet or 7.329 Acres and 25 Lots

E# 215022024 MAP# 19571
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 27 02:43 PM FEE 100.00 BY MG
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27 DAY OF November A.D. 20 24

Brett Woodland
NAME: BRETT WOODLAND, ASSISTANT SECRETARY
COMPANY Fieldstone Antelope Meadows, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake) S.S.

ON THE 27 DAY OF November A.D. 20 24 Brett Woodland PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Assistant Secretary OF Fieldstone Antelope Meadows LLC A LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

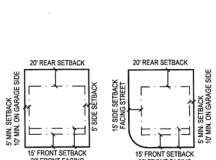
Mindy Dansie
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY
MY COMMISSION EXPIRES 1-9-2025
NAME: Mindy Dansie
NO. 721524
A NOTARY PUBLIC COMMISSION IN UTAH

MINDY DANSIE
Notary Public State of Utah
My Commission Expires on:
January 19, 2025
Comm. Number: 715524

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17 DAY OF November A.D. 24

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED: CITY ENGINEER (SEE SEAL BELOW)
ATTEST: CLERK - RECORDER (SEE SEAL BELOW)



TYPICAL BUILDING SETBACKS

BUILDING SETBACKS
FRONT YARD: 15'
GARAGE: 22'
REAR YARD: 20'
SIDE YARD: 15' TOTAL (5' MIN. 10' MIN ON GARAGE SIDE)
CORNER LOT: 15'

ALL FRONT FACING GARAGES MUST BE 22' FROM PROPERTY LINE

NOTES:
1. 85 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUG TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

TABULATIONS	
TOTAL ACREAGE:	7.329 ACRES
TOTAL ACREAGE IN LOTS:	5.921 ACRES
AVERAGE LOT SIZE:	0.237 ACRES
LARGEST LOT SIZE:	0.441 ACRES
SMALLEST LOT SIZE:	0.164 ACRES
OVERALL DENSITY:	3.41 LOTS/ ACRE
TOTAL NUMBER OF LOTS:	25 LOTS
TOTAL ACREAGE IN ROW:	1.408 ACRES
PAVED AREA:	31,936 SF
TOTAL IN OPEN SPACE:	0.000 ACRES

DEVELOPER
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
PHONE: 801.884.3597

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunication 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.
Marnie Clifford 11/8/2024
DIRECT COMMUNICATIONS DATE

Enbridge Gas Utah – ~~Note with NO existing natural gas easement~~
Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner 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 Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

APPROVED THIS 26 DAY OF November A.D. 20 24
~~DOMINION ENERGY, INC~~
BY Jacent Kiesel PRE-CONSTRUCTION MANAGER
TITLE

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. § 10-8A-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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER 11/8/24 DATE

ANTELOPE MEADOWS PHASE B PLAT 5

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

SURVEYORS SEAL
PROFESSIONAL LAND SURVEYOR
11-14-24
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER SEAL
PROFESSIONAL ENGINEER
No. 5148730-2202
VINCE R. HOGGE
12-5-2024
STATE OF UTAH

COUNTY RECORDER SEAL
EAGLE MOUNTAIN
19 96
CORPORATE SEAL

ENSIGN
SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 10776A
MANAGER : GEE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 11/14/24

Sec 12, T6S, R2W, SLB&M 10.08 JW

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

ENGINEERING

Tuesday, April 21, 2026

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

SUBJECT: **Browns Meadow plat 1 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Lacie Messerly, City Recorder

BOND RELEASE REQUEST LETTER
Browns Meadow Bond
Reduced

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

1st Bond Release		
Original Bond Amount:	$	209,901.86
Previous Release Amount:	$	-
Amount to Release this Period:	$	72,972.60
Amount Remaining in Bond :	$	136,929.26

Bond Releases Summary		
#1	$	72,972.60
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	72,972.60

12/18/2024

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	Clear and grub	267653	0	SF	$0.08	$0.00	0	267653	100%	$0.00	$0.00
b	Cut and Fill ROW	623	0	CY	$4.80	$0.00	0	623	100%	$0.00	$0.00
c	Export ROW	7018	0	CY	$4.80	$0.00	0	7018	100%	$0.00	$0.00
d	Rough grade	127197	0	SF	$0.15	$0.00	0	127197	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	3 inch Surface Course	124197	0	SF	$1.64	$0.00	0	124197	100%	$0.00	$0.00
b	6 inch Road base(also behind curb)	124197	0	SF	$0.85	$0.00	0	124197	100%	$0.00	$0.00
c	9 inch sub-base(e-fill)9behind curb)	124197	0	SF	$0.85	$0.00	0	124197	100%	$0.00	$0.00
d	8' asphalt trail	4463	446.3	LF	$44.00	$19,637.20	0	4463	100%	$19,637.20	$19,637.20
e	Street sign	7	0.7	EA	$400.00	$280.00	0	7	100%	$280.00	$280.00
f	Stop sign	3	0.3	EA	$400.00	$120.00	0	3	100%	$120.00	$120.00
g	ADA access ramps for trail	5	0.5	EA	$2,150.00	$1,075.00	0	5	100%	$1,075.00	$1,075.00
3	**CULINARY WATER**										
a	8" culinary water c-900	4458	445.8	LF	$41.00	$18,277.80	0	4458	100%	$18,277.80	$18,277.80
b	8" gate valve	23	2.3	EA	$2,150.00	$4,945.00	0	23	100%	$4,945.00	$4,945.00
c	8" Tee	3	0.3	EA	$1,400.00	$420.00	0	3	100%	$420.00	$420.00
d	2" Blow off	1	0.1	EA	$2,800.00	$280.00	0	1	100%	$280.00	$280.00
e	Fire Hydrant	11	1.1	EA	$9,180.00	$10,098.00	0	11	100%	$10,098.00	$10,098.00
f	1" water service	37	3.7	EA	$2,250.00	$8,325.00	0	37	100%	$8,325.00	$8,325.00
g	Trench import	5046	504.6	TON	$15.00	$7,569.00	0	5046	100%	$7,569.00	$7,569.00
h	Place spoils on lots	2803	280.3	CY	$2.00	$560.60	0	2803	100%	$560.60	$560.60
i	Raise & collar valve boxes	23	2.3	EA	$450.00	$1,035.00	0	23	100%	$1,035.00	$1,035.00
j	Testing	1	0.1	EA	$3,500.00	$350.00	0	1	100%	$350.00	$350.00
4	**STORM DRAIN**										
a	15" RCP	890	0	LF	$45.00	$0.00	0	890	100%	$0.00	$0.00
b	Catch basin w/grate	12	0	EA	$3,100.00	$0.00	0	12	100%	$0.00	$0.00
c	Pipe collars	23	0	EA	$110.00	$0.00	0	23	100%	$0.00	$0.00
d	Flared end section	4	0	EA	$1,100.00	$0.00	0	4	100%	$0.00	$0.00
e	Place spoils on lots	690	0	CY	$2.00	$0.00	0	690	100%	$0.00	$0.00
f	Trench import	948	0	TON	$15.00	$0.00	0	948	100%	$0.00	$0.00
g	Testing	1	0	EA	$4,500.00	$0.00	0	1	100%	$0.00	$0.00
5	**MISC.**										
a	SWPPP	1	0	LS	$2,000.00	$0.00	0	1	100%	$0.00	$0.00
b	Material testing	1	0	LS	$5,000.00	$0.00	0	1	100%	$0.00	$0.00
c	Staking	1	0	LS	$10,000.00	$0.00	0	1	100%	$0.00	$0.00
d	Erosion control	1	0	LS	$15,000.00	$0.00	0	1	100%	$0.00	$0.00
e	Mobilization	1	0	EA	$7,500.00	$0.00	0	1	100%	$0.00	$0.00
f	Track out pad/sweeping	1	0	EA	$3,600.00	$0.00	0	1	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$72,972.60**					
	Original 10% Bond Coverage					$136,929.26					
	TOTAL BOND AMOUNT:					**$209,901.86**				Released this Period	$72,972.60

Vince Hogge

Vince Hogge, P.E.
Engineering Director

12-18-2024
Date

Robert Ballif

Robert Ballif
Engineering Tech. II

12/18/24
Date

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

ENGINEERING

DATE: Tuesday, April 21, 2026
TO: Garrett Schmidt
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: Browns Meadow plat 1 exiting warranty-updated

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

Robert Ballif-Engineering Tech. II

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

General Notes:

1. ~~Crack seal asphalt patches.~~
2. ~~Offsite water fire hydrants to be greased or oiled, they are hard to turn and are making noise.~~

Browns Meadow Rd.:

1. ~~Crack seal asphalt patches.~~
2. ~~All water cans place tracer wire to the setter. Check all setters to make sure they have tracer wires. They are marked with a 'W' to show there is not wire.~~
3. ~~Lot #120 fire hydrant will not turn off, the valve is off to control the hydrant, needs to be fixed, place a garbage bag over the hydrant until it is fixed.~~
4. ~~All hydrants to be greased or oiled, they are hard to turn and are making noise.~~

Marline Ln.:

1. ~~Crack seal asphalt patches.~~
2. ~~All water cans place tracer wire to the setter. Check all setters to make sure they have tracer wires. They are marked with a 'W' to show there is not wire.~~
3. ~~All hydrants to be greased or oiled, they are hard to turn and are making noise.~~

Prairie Dog Rd.:

1. ~~Crack seal asphalt patches.~~
2. ~~All water cans place tracer wire to the setter. Check all setters to make sure they have tracer wires. They are marked with a 'W' to show there is not wire.~~
3. ~~All hydrants to be greased or oiled, they are hard to turn and are making noise.~~

Cooper Way:

1. ~~Crack seal asphalt patches.~~
2. ~~All water cans place tracer wire to the setter. Check all setters to make sure they have tracer wires. They are marked with a 'W' to show there is not wire.~~
3. ~~All hydrants to be greased or oiled, they are hard to turn and are making noise.~~

SR-73:

1. ~~The blow off to the south needs to be re- BT tested, the valve was off for the blow off fix, and it never got re-tested.~~
2. ~~North side of Browns Meadow Rd. the trail needs to be back by the swell.~~
3. ~~All hydrants to be greased or oiled, they are hard to turn and are making noise.~~

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 exiting warranty release amount.

BROWNS MEADOW SUBDIVISION

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH

N

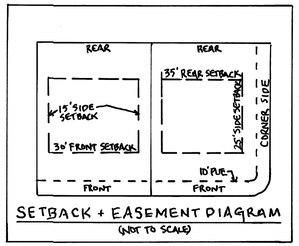
100 0 100 200
SCALE 1"=100'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	21.14'	15.00'	80°45'54"	N49°39'06"W	19.44'
C2	25.98'	15.00'	99°14'06"	N40°20'54"E	22.85'
C3	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C4	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C5	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C6	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C7	8.29'	15.00'	31°41'02"	N15°48'05"W	8.19'
C8	33.60'	50.00'	38°30'23"	S12°23'25"E	32.97'
C9	77.22'	50.00'	88°29'16"	S51°06'24"W	69.77'
C10	23.60'	15.00'	90°08'08"	S45°06'30"W	21.24'
C11	23.53'	15.00'	89°51'52"	N44°53'30"W	21.19'
C12	22.78'	50.00'	26°06'24"	N71°35'47"W	22.59'
C13	8.19'	15.00'	31°16'51"	S74°11'00"E	8.09'
C14	133.61'	50.00'	153°06'02"	S44°54'24"W	97.26'
C15	8.15'	15.00'	31°07'15"	N74°36'56"E	8.05'
C16	59.52'	50.00'	68°12'05"	N86°50'39"W	56.06'
C17	73.74'	50.00'	84°30'18"	N10°29'28"W	67.24'
C18	1.26'	15.00'	4°47'45"	S29°21'49"W	1.26'
C19	7.05'	15.00'	26°55'30"	S13°30'11"W	6.98'
C20	133.26'	50.00'	152°42'22"	N44°35'30"W	97.18'
C21	8.30'	15.00'	31°43'15"	S15°54'03"W	8.20'

Parcel Line Table		
Line #	Length	Direction
L1	83.00'	N00°02'03"W
L2	66.00'	N89°57'57"E
L3	83.00'	S00°02'03"E
L4	66.00'	S89°57'57"W
L5	52.49'	S89°57'57"W
L6	83.03'	N00°02'03"W
L7	52.49'	N90°00'00"E
L8	83.00'	S00°02'03"E
L9	88.21'	S00°31'35"E
L10	39.86'	S89°57'57"W
L11	65.53'	N85°00'37"E
L12	70.87'	N09°16'09"W
L13	98.54'	S13°01'12"W
L14	96.16'	N02°51'00"E
L15	61.86'	N90°00'00"E
L16	44.44'	S89°57'11"W

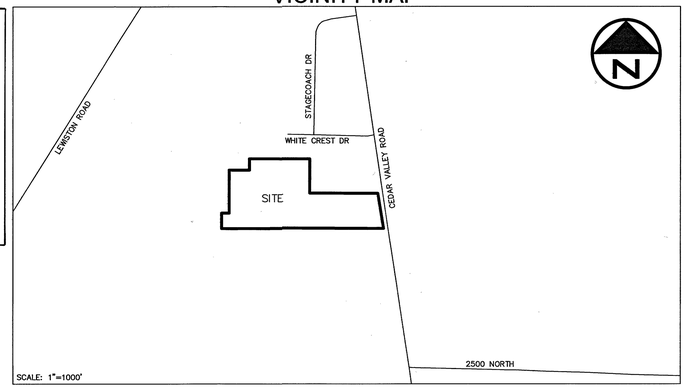
LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- ROW CENTERLINE
- NEW STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY / ROW LINE



SETBACK + EASEMENT DIAGRAM
(NOT TO SCALE)

VICINITY MAP



NORTHWEST CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

N0°07'35"E 2659.23' (MEASURED) MON. TO MON.

KENDEL & AMY SAUNDERS PARCEL: 59:051:0015

THE RANCH AT POLE CANYON LLC PARCEL: 59:051:0026

S89°49'26"E 843.43'

228.05' 227.52' 342.41' 45.46'

N0°09'20"E 159.41'

S89°50'33"E 283.25'

LOT 115 1.571 AC. 68,429 sq.ft. 2929 E

LOT 116 1.571 AC. 68,429 sq.ft. 2971 E

LOT 117 1.571 AC. 68,429 sq.ft. 3003 E

LOT 118 1.503 AC. 65,478 sq.ft. 2626 N

LOT 114 1.102 AC. 48,018 sq.ft. 2631 N

S0°10'34"W 132.11'

10' PUE (TYP)

N37°19'23"E 377.89'

S0°02'26"W 477.35'

JANE & MATTHEW MCAFFE PARCEL: 59:052:0018

10' WATER LINE EASEMENT ALONG THE SOUTH AND EAST LINES OF LOT 118 FOR THE RIGHT TO CONSTRUCT, OPERATE, ACCESS AND MAINTAIN A WATER PIPE, DEDICATED TO THE OWNERS OF PARCEL 59:052:0018

S89°57'34"E 228.67'

S89°49'26"E 477.05'

PRAIRIE DOG ROAD (2625 N) (PUBLIC WAY)

575.00' 495.00'

247.50' 247.50'

LOT 113 0.999 AC. 43,521 sq.ft. 2607 N

LOT 128 1.068 AC. 46,507 sq.ft. 2934 E

LOT 129 1.064 AC. 46,368 sq.ft. 2880 E

LOT 119 1.000 AC. 43,560 sq.ft. 2600 N

S89°57'34"E 262.37'

N0°02'26"E 597.47'

S89°57'34"E 238.00'

S89°55'51"E 262.53'

S89°55'51"E 262.47'

S89°57'34"E 261.25'

COOPER WAY (2905 E) (PUBLIC WAY)

MARLINE LANE (3000 E) (PUBLIC WAY)

LOT 112 1.020 AC. 44,421 sq.ft. 2623 N

10' PUE (TYP) 2877 E

223.02'

LOT 127 1.068 AC. 46,504 sq.ft. 2935 E

LOT 126 1.065 AC. 46,371 sq.ft. 2981 E

RETENTION EASEMENT

LOT 120 1.000 AC. 43,560 sq.ft. 3039 E

237.91'

LOT 121 1.002 AC. 43,654 sq.ft. 3081 E

LOT 122 1.001 AC. 43,620 sq.ft. 3119 E

LOT 123 1.001 AC. 43,617 sq.ft. 3155 E

LOT 124 1.005 AC. 43,760 sq.ft. 3191 E

LOT 125 1.004 AC. 43,753 sq.ft. 3227 E

S89°50'47"E 952.01'

188.12' 194.26' 194.80' 196.00' 178.77'

263.00' 575.00' 495.00'

199.54' 194.26' 194.80' 196.00' 197.29'

1219.80' 1281.55'

50.00' ROW

BROWNS MEADOW ROAD (2550 N) (PUBLIC WAY)

N89°57'57"E 105.80'

N89°57'57"E 2119.56'

2110.89'

LOT 111 1.000 AC. 43,560 sq.ft. 2854 E

LOT 110 1.000 AC. 43,560 sq.ft. 2892 E

LOT 109 1.000 AC. 43,560 sq.ft. 2930 E

LOT 108 1.000 AC. 43,560 sq.ft. 2970 E

LOT 107 1.000 AC. 43,560 sq.ft. 3006 E

LOT 106 1.000 AC. 43,560 sq.ft. 3044 E

LOT 105 1.000 AC. 43,560 sq.ft. 3084 E

LOT 104 1.000 AC. 43,560 sq.ft. 3122 E

LOT 103 1.000 AC. 43,560 sq.ft. 3160 E

LOT 102 1.000 AC. 43,560 sq.ft. 3196 E

LOT 101 1.014 AC. 44,184 sq.ft. 3234 E

RETENTION EASEMENT

10' PUE (TYP)

203.07' 203.92' 204.78' 205.65' 206.22' 205.50' 204.64' 203.80' 202.97' 202.15' 173.98'

214.95' 214.06' 213.16' 212.27' 211.38' 211.53' 212.42' 213.30' 214.18' 215.05' 215.92'

N0°02'03"W 265.97'

203.08' 203.92' 204.78' 205.65' 82.85' 123.37' 205.50' 204.65' 203.80' 202.97' 202.15' 222.00'

N89°42'52"W 5339.97' (MEASURED) MON. TO MON. BASIS OF BEARING

S89°42'52"W 900.29'

N89°47'15"W 1364.44'

WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

SANDRA PACE PARCEL: 59:051:0001

EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

P.O.B.

CRESTHILL INVESTMENTS PARCEL: 59:052:0002

SR-73 (UDOT PUBLIC HIGHWAY)

PLAT CALCULATIONS	
TOTAL ACREAGE:	35.635 ACRES
BUILDABLE ACREAGE:	35.635 ACRES
TOTAL ACREAGE IN LOTS:	31.630 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	47,509 SF/1.091 ACRES
LARGEST LOT SIZE:	68,429 SF/1.571 ACRES
SMALLEST LOT SIZE:	43,560 SF/1.000 ACRES
OVERALL DENSITY:	0.92 LOTS/ACRE
TOTAL NUMBER OF LOTS:	29 LOTS

NOTES:
1. THE ZONING OF THE SUBJECT PROPERTY IS RD1
2. A WILDING ENGINEERING 5/8" REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. LOTS 101-112 AND 120-127 SHALL HAVE A SETBACK OF 40 FEET ALONG BROWNS MEADOW ROAD.

19143

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DEVELOPER CONTACT INFO
NAME: BROWNS MEADOW DEVELOPMENT, LLC
PHONE: 801-706-4693
EMAIL: LOVELLDEVELOPMENTGROUP@GMAIL.COM

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER — DATE 02/01/2024

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS — DATE 1/31/24

DOMINION ENERGY

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR 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 RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS 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 1 DAY OF February 20 24

BY: _____

TITLE: Pre-construction rep II

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9051091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS BROWNS MEADOW SUBDIVISION 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.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°42'52" WEST ALONG THE SECTION LINE A DISTANCE OF 900.29 FEET; THENCE NORTH 00°02'03" WEST 214.95 FEET; THENCE NORTH 89°57'57" EAST 105.80 FEET; THENCE NORTH 00°02'26" EAST 597.47 FEET; THENCE SOUTH 89°50'33" EAST 283.25 FEET; THENCE NORTH 00°09'20" EAST 159.41 FEET; THENCE SOUTH 89°49'26" EAST 843.43 FEET; THENCE SOUTH 00°02'26" WEST 477.35 FEET; THENCE SOUTH 89°50'47" EAST 952.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF SR-73; THENCE SOUTH 09°16'09" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 495.66 FEET TO THE SECTION LINE; THENCE NORTH 89°47'15" WEST ALONG THE SECTION LINE A DISTANCE OF 1364.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,552,246 SQUARE FEET OR 35.635 ACRES, MORE OR LESS.

January 24, 2024 — DATE

SURVEYOR (SEE SEAL BELOW)

OWNERS' DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, 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, 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.

GARRETT M. SCHMIDT, MANAGER
BROWNS MEADOW DEVELOPMENT, LLC

AUTHORIZED SIGNATURE(S) — 1/31/24

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS 31 DAY OF January, A.D. 2024 PERSONALLY APPEARED BEFORE ME GARRETT M. SCHMIDT, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS A MANAGER OF BROWNS MEADOW DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC SIGNATURE:
NOTARY PUBLIC FULL NAME: Julie A Nelson
COMMISSION NUMBER: 729868
MY COMMISSION EXPIRES: May 3, 2027
A NOTARY PUBLIC COMMISSIONED IN UTAH

JULIE A NELSON
Notary Public - State of Utah
Comm. No. 729868
My Commission Expires on
May 3, 2027

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 11 DAY OF March 2024

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

APPROVED BY CITY RECORDER (SEE SEAL BELOW)

ENT 16504:2024 MAP# 19143
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Mar 14 04:12 PM FEE 108.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

BROWNS MEADOW SUBDIVISION
A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S SEAL — KAGAN M. DIXON No. 9051091 01/24/2024 — STATE OF UTAH — PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL — LICENSED PROFESSIONAL ENGINEER — CHRISTOPHER TODD TRUSTY No. 285022 — STATE OF UTAH

CLERK-RECORDER SEAL — EAGLE MOUNTAIN — CORPORATE SEAL

Sec. 19 & 20, T6S, R2W, SLB&M TU-038 JS

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	CHANGE ORDER - Belle Street Booster Power Conduit Replacement and SCADA - Change Order #2
ITEM TYPE:	Change Order
FISCAL IMPACT:	$38,619.01 to be added to the project for Condie Construction. $33,900.00 to be added to the project for SKM for SCADA.
APPLICANT:	Eagle Mountain City

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

PUBLIC HEARING
No

PREPARED BY
Bryce Mcrae, Engineer in Training

PRESENTED BY
Bryce Mcrae

RECOMMENDATION:
Staff recommends City Council approve Belle Street Booster Power Conduit Replacement and SCADA Change Order #2

BACKGROUND:
There is an existing power conduit installed by the development to the north that was intended to allow installation of power cable to the south side of Harmony Way. We were planning to use this conduit to run power to the newly constructed Belle Street Booster Station. It was discovered that the existing conduit has been damaged and cannot be used to run the planned power cable to the booster station. Because of this damage, a new conduit will need to be installed from the power box on Belle Street next to the Middle School south along Belle Street to the Booster Station site. With full landscaping being complete along this route and with two road crossings, the best way to install this conduit is to bore from the power box to the Booster Station site. This includes the full cost to bore the conduit as described.

SCADA is the telemetry that allows remote monitoring and control of the Booster Station by our Public Works personnel. This system is used throughout the city and all water facilities have this equipment installed. SKM is the company that installs and maintains all of the telemetry equipment for the city. This is also to add the purchase and installation of this equipment to the project.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Change Order #2

Eagle Mountain City

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

Change Order # 2

Date:	4/29/2026	**Change Order Amount:**	$98,346.52
Project Title:	Belle St Booster	**PO #**	84872
Project Manager:	Bryce McRae	**GL #**	11-81-51000-7000
Contractor:	Condie Construction / SKM	**Task Code #**	
Contr. Contact:	Christian Wagner / Allen Rogers		

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

Description:
1) Apex Electric - (Pothole, bore pits, landscape, attempted 6" bore under road, found conduit to go under road, went back to blow string through, failed, flushed conduit with water, failed again)
2) Apex Electric - (6" bore from south side of road up to sectionalizer up by school, mobilization, landscaping, bore pits, etc), Supervision, project management
3) PLC Panel & Programming: Qty 1 30" x 36" Painted Steel Nema 12 Box, b. As-built drawings for PLC, c. Switch for communications with DirectCom system Programming. PLC Programming for the booster, Touchscreen programming, Integration programming with existing HMI

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

1. Apex Electric - Invoice $64,446.52
2. SKM Electric Invoice $33,900
3.
4.
5.

Contract Pricing:		**Contract Time:**	
Original Contract Amount:	$ 534,357.00	Original Completion Date:	December 31st, 2025
Previously Approved CO's:	$ 107,826.42	Previously approved days:	
Present Contract Price:	$ 642,183.42	Increased by:	
Change Order Amount:	$ 98,346.52	Decreased by:	
New Contract Amount:	$ 740,529.94	New Completion Date:	

City Council Budget Approval?	✔	YES		NO	Admin Assistant Reviewed?		YES	✔	NO

City Council approval required if funds are not budgeted and for change orders over $75,000.00 or 10% of cost; whichever is greater. Also, for purchases over 15,000.00 for auditing, attorneys, architectural services for city facilities, branding, government relations and consulting for master plans and general plans.

Signatures (approval):

Purchasing:	Melissa Gates	Project Accountant:	Chris Waldron Chris Waldron (Apr 29, 2026 16:09:42 MDT)
Project Manager:	Bryce McRae (Apr 29, 2026 17:11:56 CDT)	Department Head/Director:	Vince Hogge (Apr 29, 2026 16:18:42 MDT)
City Manager:	Benjamin A. Reeves Benjamin A. Reeves (Apr 29, 2026 17:27:07 MDT)	City Council:	

skm
SAVE TIME • SAVE ENERGY • SAVE MONEY
533 W 2600 S, Suite 25, Bountiful, UT 84010
(801)677-0011 www.skmeng.com

Confidential Proposal

December 12, 2025

To Mack Straw
Eagle Mountain City

Re: Bell Street Booster PLC Panel

SKM is pleased to provide the quotation for the PLC for the new Bell Street Booster vault.

Project Scope of Supply

1. **PLC Panel**
    a. Qty 1 30” x 36” Painted Steel Nema 12 Box
        i. Modicon M340 family of processor
            1. 32 Discrete Inputs
            2. 16 Discrete Outputs
            3. 8 Analog Inputs
            4. 4 Analog Outputs
        ii. Phoenix Contact Quint Line with DC UPS
        iii. 10.4” Magelis touchscreen for station control
        iv. Networking hardware
    b. As-built drawings for PLC
    c. Switch for communications with DirectCom system
2. Programming
    a. PLC Programming for the booster
    b. Touchscreen programming
    c. Integration programming with existing HMI

Costs

Total: $33,900

Exclusions and Exceptions

1. Installation of panel provided by others.

Confidentiality

The Client agrees that the technical methods, techniques and pricing information contained in any proposal submitted by SKM pertaining to this project or in this Agreement or any addendum thereto, are to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of SKM.

Standard Rates

Any work performed outside of the listed scope of items will be billed time and materials at our standard rates at time of work.

Closing,

Allen Rogers
SKM Engineering, LLC

Accepted by

Signature	Printed Name
Title	Date

Attached: Articles of Terms and Conditions

SKM Engineering, LLC
Articles of Terms and Conditions

I. SCOPE
SKM, Engineering LLC.(SKM) agrees to perform the services described in the proposal attached hereto which incorporates these terms and conditions. Unless modified in writing by the parties hereto, the duties of SKM shall not be construed to exceed those services specifically set forth in the proposal. These terms and conditions and the proposal, when executed by Client, shall constitute a binding agreement on both parties (hereinafter the "Agreement').

II. COMPENSATION
Client agrees to pay for the services in Article I in accordance with the compensation provisions in the proposal. Payment to SKM will be made within 30 days after the date of billing. Interest on the unpaid balance will accrue beginning on the 31st day at the maximum interest rate permitted by law.

Time-related charges will be made in accordance with the billing rate referenced in the proposal or Agreement. Direct expenses and Subcontractor services shall be billed in accordance with the proposal or compensation exhibit attached to this Agreement. Otherwise, SKM's standard billing rates shall apply.

Ill. RESPONSIBILITY
SKM is employed to render a professional service only, and any payments made by Client are compensation solely for such services rendered and recommendations made in carrying out the Work. SKM shall perform the services in accordance with generally accepted engineering practices and standards in effect when the services are rendered. SKM does not expressly or impliedly warrant or guarantee its services.

In performing construction management services, SKM shall act as agent of Client. SKM's review or supervision of work prepared or performed by other individuals or firms employed by Client shall not relieve those individuals or firms of complete responsibility for the adequacy of their work.

The presence of SKM's personnel at a construction site, whether as on-site representative, resident engineer or construction manager, shall be for the sole purpose of determining that the work is generally proceeding in conformance with the intent of the project specifications and contract documents and does not constitute any form of guarantee or assurance with respect to contractor's performance. No other express or implied warranty with respect to the Work is provided and all such other warranties are expressly disclaimed.

IV. INDEMNIFICATION
SKM agrees to indemnify, defend, and hold Client harmless from and against any liability to the extent arising out of the negligent acts, errors or omissions of SKM, its agents, employees, or representatives, in the performance of duties under the Agreement. Regardless of any other term of this Agreement, in no event shall SKM be responsible or liable to the other for any incidental, consequential, or other indirect damages.

V. ATTORNEYS' FEES
In the event of any litigation arising from or related to this Agreement or the services provided under this Agreement, the prevailing party shall be entitled to recover from the nonprevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation.

VI. INSURANCE
SKM shall maintain during the life of the Agreement the following minimum insurance:

1. **Comprehensive general liability** insurance, including personal injury liability, blanket contractual liability, and broad form property damage liability. The combined single limit for bodily injury and property damage shall be not less than $1,000,000.
2. **Automobile bodily injury and property damage liability** insurance covering owned, non-owned, rented, and hired cars. The combined single limit for bodily injury and property damage shall be not less than $1,000,000
3. **Statutory Worker's compensation and employers' liability** insurance as required by state law.
4. **Professional liability** insurance with limits of not less than $1,000,000.

VII. SUBCONTRACTS
SKM shall be entitled, to the extent determined to be appropriate by SKM, to subcontract any portion of the Work to be performed under this Agreement.

VIII. ASSIGNMENT
This Agreement is binding on the heirs, successors, and assigns of the parties hereto. The Agreement is not to be assigned by either Client or SKM without the prior written consent of the other.

IX. INTEGRATION
These terms and conditions and the proposal to which they are attached represent the entire understanding of Client and SKM as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The Agreement may not be modified or altered except in writing signed by both parties, provided further that any terms and conditions in any Task Order or purchase order issued in connection or under the Agreement which are inconsistent with the Agreement are deemed null and void.

X. CHOICE OF LAW/JURISDICTION
This Agreement shall be administered and interpreted under the laws of the State of Utah. Jurisdiction and venue of any litigation arising from the Agreement shall also be in Idaho.

XI. SEVERABILITY
If any part of the Agreement is found unenforceable under applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall be in full force and effect.

XII. NO BENEFIT FOR THIRD PARTIES
The services to be performed by SKM hereunder are intended solely for the benefit of Client, and no right or benefit is conferred on, nor any contractual relationship intended or established with any person or entity not a party to this Agreement No such person or entity shall be entitled to rely on SKM's performance of its services hereunder.

XIII. WORK PRODUCT
SKM and Client recognize that SKM's work product submitted in performance of this Agreement is intended only for the Client's benefit and use. Change, alteration, or reuse on another project by Client shall be at Clients sole risk, and Client shall hold harmless and indemnify SKM against all losses, damages, costs and expense, including attorneys' fees, arising out of or related to any such unauthorized change, alteration or reuse.

Any signed, stamped and dated Construction Documents prepared by the Consultant are the Work Product. CADD files are furnished for convenience only. The transfer of the CADD files for use by the Client shall not be deemed a sale and the Consultant makes no warranty, either express or implied, of merchantability or fitness for any particular purpose.

XIV. SUSPENSION OF WORK
Work under this Agreement may be suspended as follows:

1. **BY Client**. By written notice to SKM, Client may suspend all or a portion of the Work under this Agreement if unforeseen circumstances beyond Client's control make normal progress of the Work impracticable. SKM shall be compensated for its reasonable expenses resulting from such suspension including mobilization and de-mobilization. If suspension is greater than 30 days, then SKM shall have the right to terminate this Agreement in accordance with Article XIV, Termination of Work.
2. **By SKM.** By written notice to Client, SKM may suspend the Work if SKM reasonably determines that working conditions at the Site (outside SKM's control) are unsafe, or in violation of applicable laws, or for other circumstances not caused by SKM that are interfering with the normal progress of the Work. SKM's suspension of Work hereunder shall be without prejudice to any other remedy of SKM at law or equity.

XV. TERMINATION OF WORK
This Agreement may be terminated as follows

1. **Client** (a) for its convenience on 30 days' notice to SKM, or (b) for materially breaches this Agreement through no fault of Client and SKM neither cures such material breach nor makes reasonable progress toward cure within 15 days after Client has given written notice of the alleged breach to SKM.
2. **By SKM** (a) for cause, if Client materially breaches this Agreement through no fault of SKM and Client neither cures such material breach nor makes reasonable progress toward cure within 15 days after SKM has given written notice of the alleged breach to Client, or (b) upon five days' notice if Work under this Agreement has been suspended by either Client or SKM in the aggregate for more than 30 days.
3. **Payment upon Termination.** In the event of termination, SKM shall perform such additional work as is reasonably necessary for the orderly closing of the Work. SKM shall be compensated for all work performed prior to the effective date of termination, plus work required for the orderly closing of the Work. Except for termination of SKM by Client for cause, SKM shall also receive a termination fee equal to 15 percent of the total compensation yet to be earned under existing authorizations at the time of termination.

XVI. NOTICES
All notices required under this Agreement shall be by personal delivery, facsimile or mail to the SKM Project Manager and to the person signing the proposal on behalf of the Client, and shall be effective upon delivery to the addressed stated in the proposal

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

PCO #07rev1 - Additional offsite electrical - Bore under road, under landscaping up to sectionalizer

PROJECT NAME & NUMBER: Belle Street Booster Station

OWNER: Eagle Mountain City

SUBMITTED TO: Bryce McRae

DATE: 2/11/2026

CHANGE PROPOSAL NUMBER: 7

CHANGES TO BE MADE TO ORIGINAL CONTRACT: Y

Item	Description	Quantity	Units	Price	Total
1	Apex Electric - (Pothole, bore pits, landscape, attempted 6" bore under road, found conduit to go under road, went back to blow string through, failed, flushed conduit with water, failed again)	1.00	LS	$21,474.20	$21,474.20
2	Apex Electric - (6" bore from south side of road up to sectionalizer up by school, mobilization, landscaping, bore pits, etc)	1.00	LS	$31,612.75	$31,612.75
2	Supervision, project management	30	Hrs	$98.45	$2,953.50
				Subtotal	**$56,040.45**
				Markup (15%)	**$8,406.07**
				TOTAL	**$64,446.52**

Original contract:
Previous change orders: **$0.00**
Total this change order: **$64,446.52**
Adjusted contract: **$64,446.52**

Added contract time:

Requested and Approved by Owner /Engineer:

Name: Title: Signature:

Accepted and Approved by Condie Construction Company, Inc.

Name: Christian Wagner Title: Project Manager Signature:

APEX ELECTRICAL

Change Order Breakdown: #CO4

Date:	2/9/26	**Job Name:**	Belle Street Booster	**Job #:**	151-003
Company Name:		Condie Const. Com.	**Contact Name:**		Christian W.
Phone #:			**PO#**		
Scope of Work:		Pothole around area of existing conduit to find a tie point. 6" Bore shot approximately 80' across the street. Will require bore send and recieve pits. Tie in 6" HDPE bore conduit to existing conduit on North end, tie in new conduit on South End. Conduit to site included in CO#2. Landscaping allocation to restore back to normal (North side - Bore pit)			
T&M Work Requested By:				**Date:**	

In signing the line below, I declare that I am an authorized representative for the Company listed above, and have directed and approve of the Scope of Changes detailed above.

Pre-Authorization Signature:				**Date:**
Time:				
Base Project				
2	@	$135.00	PM/GF -Dan Leseberg Labor Total:	$270.00
2	@	$125.00	Foreman - Labor Total:	$250.00
4	@	$110.00	JW - Labor Total:	$440.00
4	@	$100.00	App. - Labor Total:	$400.00
			Total Labor:	**$1,360.00**
Materials:				
3	ea @	$87.86	Slip Fitting	$263.58
1	ea @	$32.25	2 Part Epoxy	$32.25
			Subtotal Material:	*$295.83*
			Sales Tax (7.75%):	*$22.93*
			Subtotal Material + Markup (15%):	**$340.20**
Equipment, Subcontractors				
1	ea @	$12,000.00	Boring Subcontractor	$12,000.00
1	ea @	$2,500.00	Landscaping Allocation	$2,500.00
1	ea @	$2,500.00	Hydrovac- Potholing to find Conduit	$2,500.00
			Total Equipment, Subcontractors:	**$17,000.00**
			Subtotal Equipment, Subcontractors + Markup (15%):	**$19,550.00**
Travel, Equipment, Trucks				
2	ea @	$95.00	Trip Charge, Vehicle Expenses	$190.00
2.5%	ea @	$1,360.00	Tools & Materials - 2.5% of Labor Cost	$34.00
			Subtotal Travel, Equipment, Trucks:	**$224.00**
			Total Invoice:	***$21,474.20***

APEX ELECTRICAL

Change Order Breakdown: #CO4

Date:	2/9/26	**Job Name:**	Belle Street Booster	**Job #:**	151-003
Company Name:		Condie Const. Com.	**Contact Name:**		Christian W.
Phone #:			**PO#**		
Scope of Work:		Provide a 6" bore from the existing sectionalizer to tie in to newly placed conduits, bypassing all existing conduits. Bore length ~420'.			
T&M Work Requested By:				**Date:**	

In signing the line below, I declare that I am an authorized representative for the Company listed above, and have directed and approve of the Scope of Changes detailed above.

Pre-Authorization Signature:				**Date:**
Time:				
Base Project				
2	@	$135.00	PM/GF -Dan Leseberg Labor Total:	$270.00
2	@	$110.00	JW - Labor Total:	$220.00
			Total Labor:	**$490.00**
Equipment, Subcontractors				
1	ea @	$25,470.00	Boring Subcontractor	$25,470.00
1	ea @	$1,500.00	Landscaping Allocation	$1,500.00
0	ea @	$2,500.00	Hydrovac- Potholing to find Conduit	$0.00
			Total Equipment, Subcontractors:	**$26,970.00**
			Subtotal Equipment, Subcontractors + Markup (15%):	**$31,015.50**
Travel, Equipment, Trucks				
1	ea @	$95.00	Trip Charge, Vehicle Expenses	$95.00
2.5%	ea @	$490.00	Tools & Materials - 2.5% of Labor Cost	$12.25
			Subtotal Travel, Equipment, Trucks:	**$107.25**
			Total Invoice:	***$31,612.75***

BORE PIT, TIE IN TO VAULT
BORE PIT, TIE TO NEW CONDUIT

Change Order Form 2 Belle St Booster

Final Audit Report 2026-04-29

Created:	2026-04-29
By:	Melissa Yates (myates@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUgBBQeoEqsbF6Zq5w0ApUjKHZKLJfB3Q

"Change Order Form 2 Belle St Booster" History

Document created by Melissa Yates (myates@emcity.org)
2026-04-29 - 10:01:18 PM GMT

Document emailed to Chris Waldron (cwaldron@eaglemountain.gov) for signature
2026-04-29 - 10:03:48 PM GMT

Email viewed by Chris Waldron (cwaldron@eaglemountain.gov)
2026-04-29 - 10:05:19 PM GMT

Document e-signed by Chris Waldron (cwaldron@eaglemountain.gov)
Signature Date: 2026-04-29 - 10:09:42 PM GMT - Time Source: server

Document emailed to bmcrae@eaglemountain.gov for signature
2026-04-29 - 10:09:45 PM GMT

Email viewed by bmcrae@eaglemountain.gov
2026-04-29 - 10:10:40 PM GMT

Signer bmcrae@eaglemountain.gov entered name at signing as Bryce McRae
2026-04-29 - 10:11:54 PM GMT

Document e-signed by Bryce McRae (bmcrae@eaglemountain.gov)
Signature Date: 2026-04-29 - 10:11:56 PM GMT - Time Source: server

Document emailed to Vince Hogge (vhogge@eaglemountain.gov) for signature
2026-04-29 - 10:11:59 PM GMT

Email viewed by Vince Hogge (vhogge@eaglemountain.gov)
2026-04-29 - 10:18:02 PM GMT

Document e-signed by Vince Hogge (vhogge@eaglemountain.gov)
Signature Date: 2026-04-29 - 10:18:42 PM GMT - Time Source: server

Adobe Acrobat Sign

Document emailed to breeves@eaglemountain.gov for signature

2026-04-29 - 10:18:45 PM GMT

Email viewed by breeves@eaglemountain.gov

2026-04-29 - 11:26:28 PM GMT

Signer breeves@eaglemountain.gov entered name at signing as Benjamin A. Reeves

2026-04-29 - 11:27:05 PM GMT

Document e-signed by Benjamin A. Reeves (breeves@eaglemountain.gov)

Signature Date: 2026-04-29 - 11:27:07 PM GMT - Time Source: server

Agreement completed.

2026-04-29 - 11:27:07 PM GMT

Adobe Acrobat Sign

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	CHANGE ORDER - Mid Valley West Extension Change Order 5
ITEM TYPE:	Change Order
FISCAL IMPACT:	-$526,891.28
APPLICANT:	N/A

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

PUBLIC HEARING
No

PREPARED BY
David Salazar, Assistant City Engineer

PRESENTED BY
Dave Jefferies, David Salazar

RECOMMENDATION:

Staff recommends approval of Change Order #5 to allow the project to proceed without delay and to address necessary construction items identified in the field.

While the project is currently over budget due to previously unaccounted land acquisition costs, the proposed change order reflects reasonable and necessary work. Delaying or deferring this work would likely result in increased costs, construction inefficiencies, and potential impacts to project performance.

Staff will continue to monitor the project budget closely and will coordinate any required budget adjustments through the appropriate channels.

BACKGROUND:

The project was initiated in 2022 and included an assumed budget based on the understanding at that time that all necessary right-of-way had been acquired. As construction progressed, five change orders have been identified to address field conditions, added scope, and necessary adjustments to complete the project.

During a recent budget review, staff identified that the total project costs are higher than originally anticipated due to a significant land acquisition expense that was not fully accounted for in the remaining project budget. This acquisition materially reduced the available construction contingency, resulting in the project currently exceeding its allocated budget.

Despite this, the work included in Change Order No. 5 represents necessary improvements to ensure the project functions as intended and can be completed in a safe and constructible manner.

ITEMS FOR CONSIDERATION:

- The project budget assumptions in 2022 did not fully account for final land acquisition costs
- The land acquisition significantly reduced available contingency funds
- Change Order No. 5 includes necessary work to complete the project as designed
- Delaying approval may result in increased construction costs and schedule impacts
- Approval will allow the contractor to proceed efficiently and avoid potential claims or delays
- The project will require budget reconciliation due to the identified overage

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. PROPOSED Change Order #5 - Mid Valley West Frontier Middle School Storm
2. Presentation
3. Change Order #1 - Mid Valley West Fencing
4. Change Order #2 - Mid Valley West EMB Drainage Improvements
5. Change Order #3 - Mid Valley West Curb and Gutter
6. Change Order #4 - Mid Valley West Additional Landscaping

Eagle Mountain City

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

Change Order # _____5_____

Date:	3/17/2026	**Change Order Amount:**	$47,250
Project Title:	2025 Mid Valley Road Extension	**PO #**	84817
Project Manager:	David Salazar	**GL #**	47-81-44100-7046
Contractor:	Geneva Rock	**Task Code #**	20224405-midvally
Contr. Contact:	Reed Phillips		

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

Description: additional work for storm drain management at Frontier Middle School

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

1. Geneva Rock Change Order for Ditch Changes
2.
3.
4.
5.

Contract Pricing:		**Contract Time:**	
Original Contract Amount:	$3,321,911.00	Original Completion Date:	NA
Previously Approved CO's:	$226,700.00	Previously approved days:	NA
Present Contract Price:	$3,548,611.00	Increased by:	NA
Change Order Amount:	$47,250	Decreased by:	NA
New Contract Amount:	$3,595,861.00	New Completion Date:	NA

City Council Budget Approval?	☑ YES ☐ NO	Admin Assistant Reviewed?	☑ YES ☐ NO

City Council approval required if funds are not budgeted and for change orders over $75,000.00 or 10% of cost; whichever is greater. Also, for purchases over 15,000.00 for auditing, attorneys, architectural services for city facilities, branding, government relations and consulting for master plans and general plans.

Signatures (approval):

Purchasing:	Melissa Gates	Project Accountant:	Christopher Waldron
Project Manager:	David Salazar David Salazar (Mar 17, 2026 15:44:32 MDT)	Department Head/Director:	Brad Hickman
City Manager:	Benjamin A. Reeves (Mar 18, 2026 10:01:19 EDT)	City Council:	

GENEVA ROCK PRODUCTS, INC.

READY MIX CONCRETE • SAND & GRAVEL • ASPHALT & CONCRETE PAVING • CONSTRUCTION

PO Box 571618, Salt Lake City, UT 84157
(801) 281-7900

Proposal Date: 3/11/2026

Proposal / Agreement

Submitted to: Eagle Mountain City
(purchaser)

Project Name: Frontier Middle School Ditch Changes

Location:

Estimate Number: P26RP015

Estimated Start: Spring 2026

Project #:

Contact:

Phone:

Geneva Rock Products, Inc. ("**Geneva Rock**") hereby agrees to perform the work described below. This Contract Proposal/Agreement does not include design services. Design services, if desired, shall be contracted for and paid for by the Purchaser prior to entering into this Contract Proposal/Agreement.

Item	Description	Est Quantity	Unit	Unit Price	Amount
10	Backfill Swale From Stockpile	900	CY	$ 25.00	$ 22,500.00
20	2'X2' Box	1	EA	$ 2,300.00	$ 2,300.00
30	12" RCP	40	LF	$ 120.00	$ 4,800.00
40	Install 12" Riser on Catch Basin	1	EA	$ 2,650.00	$ 2,650.00
50	Cut & Plug 12" Culvert	1	EA	$ 700.00	$ 700.00
60	Traffic Control, Mobilization, Supervision	1	LS	$ 8,300.00	$ 8,300.00
70	Mulch, Seed, & Raise Sprinkler Heads	6,000	SF	$ 1.00	$ 6,000.00

Pricing is Good for 30 Days

Total $ 47,250.00

☑ **Unit Price** (actual quantities to be measured and invoiced) ☐ **Lump Sum**

NOTE: Excludes survey, sawcutting, testing, permits, fees, signage, striping, sterilant, fabric, utility adjustments/risers/collars, soft spot repair, prime coat, traffic control. HMA needs 2% for drainage, not responsible for poor drainage caused by design. **Mobilizations will be billed per occurrence.** Projects paved earlier than April may be subject to winter mix asphalt prices (not included). Pricing is based on estimated quantity. Significant changes in quantity may be subject to price change. Subgrade elevations to be verified 24 hrs in advance of grading. If not to grade, grading and paving schedule is subject to push.

Release: Geneva Rock may, at its sole discretion, require a warranty release for all paving projects that will be done after October 15th, prior to April 15, or during cold/wet weather.

Asphalt Oil Surcharge: All asphalt quotes are subject to a surcharge which is based on the FOB price/availability of liquid asphalt oil on the date of proposal vs. the price/availability of the liquid asphalt oil on the date asphalt is placed. The benchmark for price/availability from the date of proposal can be provided upon request. See surcharge schedule below:

Asphalt Oil Surcharge Opt Out **If quote is signed within 30 days of bid date, Geneva Rock guarantees this price for the estimated construction season. If not, project is subject to rebid.**

Price: **$ 47,250.00** Price may be subject to change or rebid if Contract Proposal/Agreement is not accepted within 30 calendar days of the Proposal Date.

Payment Terms: Purchaser shall pay GENEVA ROCK according to GENEVA ROCK's Credit Application and Conditions of Material Sales and Contract Services with Purchaser, including payment of accrued finance charges.

Proposal Date: 3/11/2026 Prepared By: **Reed Phillips**

Acceptance: For valuable consideration, the legal sufficiency of which is hereby acknowledged, this Proposal is accepted and is a binding contract (the "Contract Proposal/Agreement"). Geneva Rock is authorized to perform the work described herein. Scheduling and construction of this work will not occur until a signed copy of this Contract Proposal/Agreement is received and upon credit approval. All terms and conditions of the signed GENEVA ROCK Credit Application and Conditions of Materials Sales and Contract Services along with any and all associated guarantees, including personal guarantees, shall apply to this Contract Proposal/Agreement and are fully incorporated herein. Purchaser acknowledges receipt of the Terms and Conditions on the reverse or following page of this document, all of which are incorporated herein and made a part hereof.

Purchaser: Signature:

Acceptance Date: Printed Name:

Title:

CLYDE

TERMS AND CONDITIONS

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Contract Proposal/Agreement (the "Property") with authority to enter into contractual agreements and to grant GENEVA ROCK authority to perform the work identified herein. The Purchaser agrees that all materials in this Contract Proposal/Agreement will be used in the improvement of the Property. Purchaser shall not use this document to acquire financing.

2. This Contract Proposal/Agreement shall only be modified by written change order signed by GENEVA ROCK and Purchaser. Oral requests for change shall not be binding on GENEVA ROCK unless reduced to writing by change order.

3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by GENEVA ROCK. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the Project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to GENEVA ROCK's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of GENEVA ROCK.

4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.

5. In the event of defective work, GENEVA ROCK's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall GENEVA ROCK be liable for special, incidental, or consequential damages, including but not limited to, loss of good will, loss of profits, or loss of use.

6. In the event that material costs (other than asphalt which shall be subject to the surcharge discussed above) on which this Contract Proposal/Agreement is based rise in excess of **three percent (3%)** during the course of the work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.

7. To the extent that the contracted price is based on a specific unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that GENEVA ROCK shall be paid in full for the actual units or square feet completed as determined by field measurement by GENEVA ROCK. GENEVA ROCK requires 24 hours to verify readiness of work site prior to start of work. If 24 hours is not allowed, GENEVA ROCK reserves the right to convert pricing based on area to pricing based on tons; material overruns to be paid by Purchaser.

8. GENEVA ROCK shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of GENEVA ROCK, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, GENEVA ROCK shall receive an equitable extension of time for the completion of the Contract Proposal/Agreement. GENEVA ROCK shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.

9. GENEVA ROCK assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by GENEVA ROCK), Purchaser agrees to indemnify GENEVA ROCK and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.

10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Contract Proposal/Agreement shall be borne by Purchaser.

11. GENEVA ROCK warrants that all materials covered by this Contract Proposal/Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by GENEVA ROCK.

12. This Contract Proposal/Agreement combined with the Credit Application and Conditions of Material Sales and Contract Services comprise the total agreement and supersede all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Contract Proposal/Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.

13. This Contract Proposal/Agreement shall be governed by the laws of the State of Utah, without regard to its choice of law provisions. Purchaser agrees that any legal action brought hereunder may be brought in Salt Lake County, Utah or Utah County, Utah at the sole option of GENEVA ROCK.

CO5 Mid Valley West Frontier Middle School Storm

Final Audit Report 2026-03-18

Created:	2026-03-17
By:	Melissa Yates (myates@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAh4IvUbPe1_E-w3hMFXJ7T_tzggx1PDnq

"CO5 Mid Valley West Frontier Middle School Storm" History

Document created by Melissa Yates (myates@emcity.org)
2026-03-17 - 9:15:33 PM GMT

Document emailed to Chris Waldron (cwaldron@eaglemountain.gov) for signature
2026-03-17 - 9:15:39 PM GMT

Document emailed to David Salazar (dsalazar@emcity.org) for signature
2026-03-17 - 9:15:39 PM GMT

Document emailed to Brad Hickman (bhickman@emcity.org) for signature
2026-03-17 - 9:15:39 PM GMT

Document emailed to Benjamin Reeves (breeves@eaglemountain.gov) for signature
2026-03-17 - 9:15:39 PM GMT

Email viewed by David Salazar (dsalazar@emcity.org)
2026-03-17 - 9:44:21 PM GMT

Document e-signed by David Salazar (dsalazar@emcity.org)
Signature Date: 2026-03-17 - 9:44:32 PM GMT - Time Source: server

Email viewed by Chris Waldron (cwaldron@eaglemountain.gov)
2026-03-17 - 10:24:59 PM GMT

Document e-signed by Chris Waldron (cwaldron@eaglemountain.gov)
Signature Date: 2026-03-17 - 10:26:39 PM GMT - Time Source: server

Email viewed by Brad Hickman (bhickman@emcity.org)
2026-03-17 - 11:32:07 PM GMT

Document e-signed by Brad Hickman (bhickman@emcity.org)
Signature Date: 2026-03-17 - 11:32:21 PM GMT - Time Source: server

Email viewed by Benjamin Reeves (breeves@eaglemountain.gov)
2026-03-18 - 2:00:38 PM GMT

Signer Benjamin Reeves (breeves@eaglemountain.gov) entered name at signing as Benjamin A. Reeves
2026-03-18 - 2:01:17 PM GMT

Document e-signed by Benjamin A. Reeves (breeves@eaglemountain.gov)
Signature Date: 2026-03-18 - 2:01:19 PM GMT - Time Source: server

Agreement completed.
2026-03-18 - 2:01:19 PM GMT

Adobe Acrobat Sign

Change Order 5 for
Mid Valley Road West Expansion

David Salazar, PE

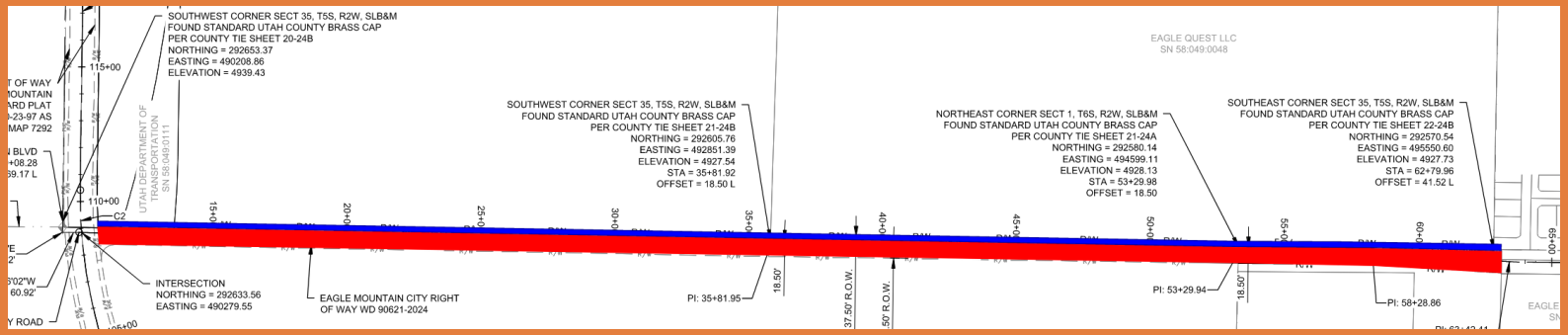
Assistant City Engineer

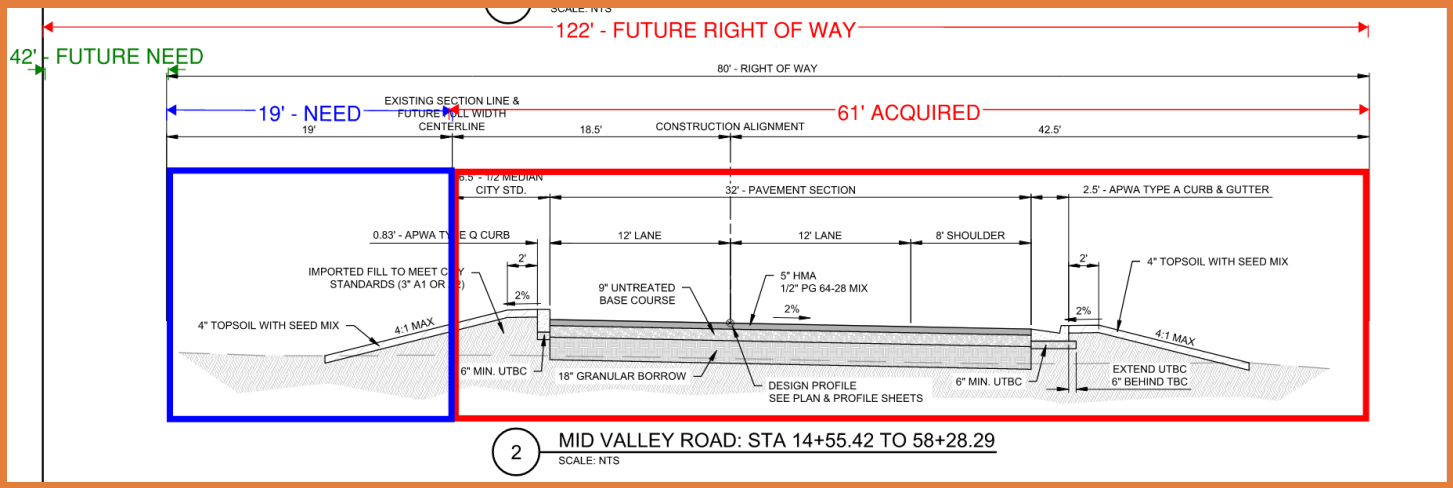
Budget Summary

- Project started by past engineering staff in 2022
- Five construction change orders
- Total cumulative change orders remain within the construction budget
- During construction, discovered land had not been acquired

Fiscal Year 2026	
Total Budget	$3,933,089.00
Design Total Spent	$21,070.00
(rest spent in previous years)	
Geneva Rock Contract	$3,379,522.77
CO1	$9,200.00
CO2	$31,000.00
CO3	$203,100.00
CO4	$14,400.00
CO5	$47,250.00
New Contract Total	$3,684,472.77
Available Construction Budget	$227,546.23
Land Acquisition	$754,437.51
Actual Available Budget	-$526,891.28

Land Acquisition





Change Order 1 - $9,2000 (already approved)

- Addition of fencing not shown on plans

Change Order 2 - $31,000 (already approved)

- Additional work for new 24” culvert and drainage at EMB & Mid Valley Road

Change Order 3 - $203,100 (already approved)

- Frontier Middle School improvement
- Addition of shoulder lane, paving, and curb & gutter

Change Order 4 - $14,400 (already approved)

- Landscaping/irrigation in front of Frontier Middle School

Change Order 5 - $47,250

- Additional work to improve storm drain management in front of Frontier Middle School

Budget Summary

- Project started by past engineering staff in 2022
- Five construction change orders
- Total cumulative change orders remain within the construction budget
- During construction, discovered land had not been acquired

Fiscal Year 2026	
Total Budget	$3,933,089.00
Design Total Spent	$21,070.00
(rest spent in previous years)	
Geneva Rock Contract	$3,379,522.77
CO1	$9,200.00
CO2	$31,000.00
CO3	$203,100.00
CO4	$14,400.00
CO5	$47,250.00
New Contract Total	$3,684,472.77
Available Construction Budget	$227,546.23
Land Acquisition	$754,437.51
Actual Available Budget	-$526,891.28

Questions?

Eagle Mountain City

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

Change Order # _____C01____

PROJECT CHANGE ORDER FORM

Date:	8/7/2025	**Change Order Amount:**	$9,200.00
GL #	47-81-44100-7046	**PO #**	
Project Manager:	David Salazar		
Project Title:	2025 Mid Valley Road Extension		**Project #**
Contractor:	Geneva Rock	**Contractor Contact:**	Reed Phillips

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

Description: Removal of additional fencing not shown in plans but existing in field.

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

1. email from Reed Phillips 7/30/2025 at 5:14 PM
2.
3.
4.
5.

Contract Pricing:		**Contract Time:**	
Original Contract Amount:	$3,321,911.00	Original Completion Date:	NA
Previously Approved CO's:	$0.00	Previously approved days	NA
Present Contract Price:	$3,321,911.00	Increased by:	NA
Change Order Amount:	$9,200.00	Decreased by:	NA
New Contract Amount:	$3,331,111.00	New Completion Date:	NA

Signatures (approval):

Project Manager: Digitally signed by David Salazar
DN: C=US, E=dsalazar@emcity.org, CN=David Salazar
Date: 2025.08.07 13:49:09-06'00'

Department Head: 8-7-2025

Finance (Approved Budget)

City Manager:

Contractor / Vendor:

Outlook

FW: ROW Fencing

From Reed Phillips <rephillips@genevarock.com>
Date Wed 7/30/2025 5:14 PM
To David Salazar, PE <dsalazar@eaglemountain.gov>

Caution! This message was sent from outside your organization.
Allow sender | Block sender | Report

I verified that the fence does not extend the entire length of the project it is approximately 990 LF of fencing that would have to come out on the east side. So that would be in the realm of $9200 for the removal and install of new fencing rather than the $25,000 that we had previously discussed.

Reed Phillips
PROJECT MANAGER
O 801.765.7852 C 385.535.0677
WWW.GENEVAROCK.COM

From: Reed Phillips
Sent: Tuesday, July 29, 2025 12:27 PM
To: David Salazar, PE <dsalazar@eaglemountain.gov>
Cc: Jack Bray <jbray@genevarock.com>
Subject: ROW Fencing

It looks like there is a conflict with the existing fence from station 36+00 to station 63+00 where the existing fence is within the limits of the shouldering and the work to establish finished grades with conflict with the fence. It would make sense to remove the approximately 2700 lineal feet of fence along the remaining length of the project and then install the new fence along the ROW on the north side as is being done from station 11+00 to 36+00. This would be a cost increase of about $25,000 to the project. Please advise what you would like us to do on site.

Thanks,

Reed Phillips
PROJECT MANAGER
O 801.765.7852 C 385.535.0677
WWW.GENEVAROCK.COM

Eagle Mountain City

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

Change Order # _____2_____

Date:	4/27/2026	**Change Order Amount:**	$31,000
Project Title:	2025 Mid Valley Road Extension	**PO #**	84817
Project Manager:	David Salazar	**GL #**	47-81-44100-7046
Contractor:	Geneva Rock	**Task Code #**	20224405-midvally
Contr. Contact:	Reed Phillips		

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

Description: additional work for to the improve the safety of the drainage system along Eagle Mountain Blvd

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

1. Geneva Rock Change Order for Drainage Improvements
3.
4.

Contract Pricing:		**Contract Time:**	
Original Contract Amount:	$3,321,911.00	Original Completion Date:	NA
Previously Approved CO's:	$273,950.00	Previously approved days:	NA
Present Contract Price:	$3,595,861.00	Increased by:	NA
Change Order Amount:	$31,000.00	Decreased by:	NA
New Contract Amount:	$3,626,861.00	New Completion Date:	NA

City Council Budget Approval?	☑ YES ☐ NO	Admin Assistant Reviewed?	☑ YES ☐ NO

City Council approval required if funds are not budgeted and for change orders over $75,000.00 or 10% of cost; whichever is greater. Also, for purchases over 15,000.00 for auditing, attorneys, architectural services for city facilities, branding, government relations and consulting for master plans and general plans.

Signatures (approval):

Purchasing:	Melissa Gates	Project Accountant:	Chris Waldron Chris Waldron (Apr 27, 2026 16:37:12 MDT)
Project Manager:		Department Head/Director:	Brad Hickman
City Manager:	Benjamin A. Reeves Benjamin A. Reeves (Apr 27, 2026 16:40:09 MDT)	City Council:	

GENEVA ROCK PRODUCTS, INC.

READY MIX CONCRETE • SAND & GRAVEL • ASPHALT & CONCRETE PAVING • CONSTRUCTION

PO Box 571618, Salt Lake City, UT 84157
(801) 281-7900

Proposal Date: 2/5/2026

Proposal / Agreement

Submitted to: Eagle Mountain City
(purchaser)

Project Name: Mid Valley Road Close Out Change Orders

Location:

Estimate Number: P26RP006

Estimated Start: Spring 2026

Project #:

Contact:

Phone:

Geneva Rock Products, Inc. ("**Geneva Rock**") hereby agrees to perform the work described below. This Contract Proposal/Agreement does not include design services. Design services, if desired, shall be contracted for and paid for by the Purchaser prior to entering into this Contract Proposal/Agreement.

Item	Description	Est Quantity	Unit	Unit Price	Amount
10	12" Galvanized End Section	4	EA	$ 1,000.00	$ 4,000.00
20	24" Trash Guard	2	EA	$ 800.00	$ 1,600.00
30	12" Trash Guard	4	EA	$ 550.00	$ 2,200.00
40	Rip Rap Channel and Jet Clean 24" Culvert	100	CY	$ 232.00	$ 23,200.00

Pricing is Good for 30 Days

Total $ 31,000.00

☑ **Unit Price** (actual quantities to be measured and invoiced)

☐ **Lump Sum**

NOTE: Excludes survey, sawcutting, testing, permits, fees, signage, striping, sterilant, fabric, utility adjustments/risers/collars, soft spot repair, prime coat, traffic control. HMA needs 2% for drainage, not responsible for poor drainage caused by design. **Mobilizations will be billed per occurrence.** Projects paved earlier than April may be subject to winter mix asphalt prices (not included). Pricing is based on estimated quantity. Significant changes in quantity may be subject to price change. Subgrade elevations to be verified 24 hrs in advance of grading. If not to grade, grading and paving schedule is subject to push.

Release: Geneva Rock may, at its sole discretion, require a warranty release for all paving projects that will be done after October 15th, prior to April 15, or during cold/wet weather.

Asphalt Oil Surcharge: All asphalt quotes are subject to a surcharge which is based on the FOB price/availability of liquid asphalt oil on the date of proposal vs. the price/availability of the liquid asphalt oil on the date asphalt is placed. The benchmark for price/availability from the date of proposal can be provided upon request. See surcharge schedule below:

Asphalt Oil Surcharge Opt Out **If quote is signed within 30 days of bid date, Geneva Rock guarantees this price for the estimated construction season. If not, project is subject to rebid.**

Price: **$ 31,000.00** Price may be subject to change or rebid if Contract Proposal/Agreement is not accepted within 30 calendar days of the Proposal Date.

Payment Terms: Purchaser shall pay GENEVA ROCK according to GENEVA ROCK's Credit Application and Conditions of Material Sales and Contract Services with Purchaser, including payment of accrued finance charges.

Proposal Date: 2/5/2026 Prepared By: **Reed Phillips**

Acceptance: For valuable consideration, the legal sufficiency of which is hereby acknowledged, this Proposal is accepted and is a binding contract (the "Contract Proposal/Agreement"). Geneva Rock is authorized to perform the work described herein. Scheduling and construction of this work will not occur until a signed copy of this Contract Proposal/Agreement is received and upon credit approval. All terms and conditions of the signed GENEVA ROCK Credit Application and Conditions of Materials Sales and Contract Services along with any and all associated guarantees, including personal guarantees, shall apply to this Contract Proposal/Agreement and are fully incorporated herein. Purchaser acknowledges receipt of the Terms and Conditions on the reverse or following page of this document, all of which are incorporated herein and made a part hereof.

Purchaser: Signature:

Acceptance Date: Printed Name:

Title:

TERMS AND CONDITIONS

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Contract Proposal/Agreement (the "Property") with authority to enter into contractual agreements and to grant GENEVA ROCK authority to perform the work identified herein. The Purchaser agrees that all materials in this Contract Proposal/Agreement will be used in the improvement of the Property. Purchaser shall not use this document to acquire financing.

2. This Contract Proposal/Agreement shall only be modified by written change order signed by GENEVA ROCK and Purchaser. Oral requests for change shall not be binding on GENEVA ROCK unless reduced to writing by change order.

3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by GENEVA ROCK. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the Project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to GENEVA ROCK's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of GENEVA ROCK.

4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.

5. In the event of defective work, GENEVA ROCK's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall GENEVA ROCK be liable for special, incidental, or consequential damages, including but not limited to, loss of good will, loss of profits, or loss of use.

6. In the event that material costs (other than asphalt which shall be subject to the surcharge discussed above) on which this Contract Proposal/Agreement is based rise in excess of **three percent (3%)** during the course of the work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.

7. To the extent that the contracted price is based on a specific unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that GENEVA ROCK shall be paid in full for the actual units or square feet completed as determined by field measurement by GENEVA ROCK. GENEVA ROCK requires 24 hours to verify readiness of work site prior to start of work. If 24 hours is not allowed, GENEVA ROCK reserves the right to convert pricing based on area to pricing based on tons; material overruns to be paid by Purchaser.

8. GENEVA ROCK shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of GENEVA ROCK, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, GENEVA ROCK shall receive an equitable extension of time for the completion of the Contract Proposal/Agreement. GENEVA ROCK shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.

9. GENEVA ROCK assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by GENEVA ROCK), Purchaser agrees to indemnify GENEVA ROCK and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.

10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Contract Proposal/Agreement shall be borne by Purchaser.

11. GENEVA ROCK warrants that all materials covered by this Contract Proposal/Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by GENEVA ROCK.

12. This Contract Proposal/Agreement combined with the Credit Application and Conditions of Material Sales and Contract Services comprise the total agreement and supersede all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Contract Proposal/Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.

13. This Contract Proposal/Agreement shall be governed by the laws of the State of Utah, without regard to its choice of law provisions. Purchaser agrees that any legal action brought hereunder may be brought in Salt Lake County, Utah or Utah County, Utah at the sole option of GENEVA ROCK.

Mid Valley West CO2 EMB Drainage Improvements

Final Audit Report 2026-04-28

Created:	2026-04-27
By:	Melissa Yates (myates@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAACxRWswTlnKh8_GQ0lAQmrVOD2fsz6kuS

"Mid Valley West CO2 EMB Drainage Improvements" History

Document created by Melissa Yates (myates@emcity.org)
2026-04-27 - 10:33:58 PM GMT

Document emailed to Chris Waldron (cwaldron@eaglemountain.gov) for signature
2026-04-27 - 10:34:02 PM GMT

Document emailed to David Salazar (dsalazar@emcity.org) for signature
2026-04-27 - 10:34:03 PM GMT

Document emailed to Brad Hickman (bhickman@emcity.org) for signature
2026-04-27 - 10:34:03 PM GMT

Document emailed to Benjamin Reeves (breeves@eaglemountain.gov) for signature
2026-04-27 - 10:34:03 PM GMT

Email viewed by Chris Waldron (cwaldron@eaglemountain.gov)
2026-04-27 - 10:36:48 PM GMT

Email viewed by Benjamin Reeves (breeves@eaglemountain.gov)
2026-04-27 - 10:37:08 PM GMT

Document e-signed by Chris Waldron (cwaldron@eaglemountain.gov)
Signature Date: 2026-04-27 - 10:37:12 PM GMT - Time Source: server

Signer Benjamin Reeves (breeves@eaglemountain.gov) entered name at signing as Benjamin A. Reeves
2026-04-27 - 10:40:07 PM GMT

Document e-signed by Benjamin A. Reeves (breeves@eaglemountain.gov)
Signature Date: 2026-04-27 - 10:40:09 PM GMT - Time Source: server

Email viewed by David Salazar (dsalazar@emcity.org)
2026-04-27 - 11:07:39 PM GMT

Document e-signed by David Salazar (dsalazar@emcity.org)
Signature Date: 2026-04-27 - 11:08:08 PM GMT - Time Source: server

Email viewed by Brad Hickman (bhickman@emcity.org)
2026-04-28 - 3:09:50 PM GMT

Document e-signed by Brad Hickman (bhickman@emcity.org)
Signature Date: 2026-04-28 - 3:10:16 PM GMT - Time Source: server

Agreement completed.
2026-04-28 - 3:10:16 PM GMT

Adobe Acrobat Sign

Eagle Mountain City

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

Change Order # _____C03____

PROJECT CHANGE ORDER FORM

Date:	11/5/2025	**Change Order Amount:**	$203,100.00
GL #	47-81-44100-7046	**PO #**	
Project Manager:	David Salazar		
Project Title:	2025 Mid Valley Road Extension		**Project #**
Contractor:	Geneva Rock	**Contractor Contact:**	Reed Phillips

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

Description: Addition of curb & gutter, paving, and drainage along Frontier Middle School

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

1. Geneva Rock proposal dated 10/13/2025
2.
3.
4.
5.

Contract Pricing:		**Contract Time:**	
Original Contract Amount:	$3,321,911.00	Original Completion Date:	NA
Previously Approved CO's:	$9,200.00	Previously approved days	NA
Present Contract Price:	$3,331,111.00	Increased by:	NA
Change Order Amount:	$203,100.00	Decreased by:	NA
New Contract Amount:	$3,534,211.00	New Completion Date:	NA

Signatures (approval):

Project Manager:	David Salazar David Salazar (Nov 5, 2025 16:38:40 MST)
Department Head:	Vince Hoyt
Finance (Approved Budget)	Chris Waldron Chris Waldron (Nov 5, 2025 16:33:58 MST)
City Manager:	Benjamin A. Reeves Benjamin A. Reeves (Nov 5, 2025 19:21:52 MST)
Contractor / Vendor:	N/A

GENEVA ROCK PRODUCTS, INC.

READY MIX CONCRETE • SAND & GRAVEL • ASPHALT & CONCRETE PAVING • CONSTRUCTION

PO Box 571618, Salt Lake City, UT 84157
(801) 281-7900

Proposal Date: 10/13/2025

Proposal / Agreement

Submitted to: Eagle Mountain City
(purchaser)

Project Name: Add Curb & Culvert Change Order

Location:

Estimate Number: P25RP068

Estimated Start: Fall 2025

Project #:

Contact:

Phone:

Geneva Rock Products, Inc. ("**Geneva Rock**") hereby agrees to perform the work described below. This Contract Proposal/Agreement does not include design services. Design services, if desired, shall be contracted for and paid for by the Purchaser prior to entering into this Contract Proposal/Agreement.

Item	Description	Est Quantity	Unit	Unit Price	Amount
	*See attached for pricing				

Pricing Good for 30 Days

Total $ -

☑ **Unit Price** (actual quantities to be measured and invoiced) ☐ **Lump Sum**

NOTE: Excludes permits, fees, signage, sterilant, fabric, utility adjustments/risers/collars, soft spot repair, prime coat. HMA needs 2% for drainage, not responsible for poor drainage caused by design. Mobilizations will be billed per occurrence. Projects paved earlier than April may be subject to winter mix asphalt prices (not included). Pricing is based on estimated quantity. Significant changes in quantity may be subject to price change. Subgrade elevations to be verified 24 hrs in advance of grading. If not to grade, grading and paving schedule is subject to push. Does not include permitting or traffic control to meet railroad requirements/standards.

Release: Geneva Rock may, at its sole discretion, require a warranty release for all paving projects that will be done after October 15th, prior to April 15, or during cold/wet weather.

Asphalt Oil Surcharge: All asphalt quotes are subject to a surcharge which is based on the FOB price/availability of liquid asphalt oil on the date of proposal vs. the price/availability of the liquid asphalt oil on the date asphalt is placed. The benchmark for price/availability from the date of proposal can be provided upon request. See surcharge schedule below:

Asphalt Oil Surcharge Opt Out **If quote is signed within 30 days of bid date, Geneva Rock guarantees this price for the estimated construction season. If not, project is subject to rebid.**

Price: $ - Price may be subject to change or rebid if Contract Proposal/Agreement is not accepted within 30 calendar days of the Proposal Date.

Payment Terms: Purchaser shall pay GENEVA ROCK according to GENEVA ROCK's Credit Application and Conditions of Material Sales and Contract Services with Purchaser, including payment of accrued finance charges.

Proposal Date: 10/13/2025 Prepared By: **Reed Phillips**

Acceptance: For valuable consideration, the legal sufficiency of which is hereby acknowledged, this Proposal is accepted and is a binding contract (the "Contract Proposal/Agreement"). Geneva Rock is authorized to perform the work described herein. Scheduling and construction of this work will not occur until a signed copy of this Contract Proposal/Agreement is received and upon credit approval. All terms and conditions of the signed GENEVA ROCK Credit Application and Conditions of Materials Sales and Contract Services along with any and all associated guarantees, including personal guarantees, shall apply to this Contract Proposal/Agreement and are fully incorporated herein. Purchaser acknowledges receipt of the Terms and Conditions on the reverse or following page of this document, all of which are incorporated herein and made a part hereof.

Purchaser: Signature:

Acceptance Date: Printed Name:

Title:

TERMS AND CONDITIONS

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Contract Proposal/Agreement (the "Property") with authority to enter into contractual agreements and to grant GENEVA ROCK authority to perform the work identified herein. The Purchaser agrees that all materials in this Contract Proposal/Agreement will be used in the improvement of the Property. Purchaser shall not use this document to acquire financing.

2. This Contract Proposal/Agreement shall only be modified by written change order signed by GENEVA ROCK and Purchaser. Oral requests for change shall not be binding on GENEVA ROCK unless reduced to writing by change order.

3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by GENEVA ROCK. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the Project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to GENEVA ROCK's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of GENEVA ROCK.

4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.

5. In the event of defective work, GENEVA ROCK's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall GENEVA ROCK be liable for special, incidental, or consequential damages, including but not limited to, loss of good will, loss of profits, or loss of use.

6. In the event that material costs (other than asphalt which shall be subject to the surcharge discussed above) on which this Contract Proposal/Agreement is based rise in excess of **three percent (3%)** during the course of the work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.

7. To the extent that the contracted price is based on a specific unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that GENEVA ROCK shall be paid in full for the actual units or square feet completed as determined by field measurement by GENEVA ROCK. GENEVA ROCK requires 24 hours to verify readiness of work site prior to start of work. If 24 hours is not allowed, GENEVA ROCK reserves the right to convert pricing based on area to pricing based on tons; material overruns to be paid by Purchaser.

8. GENEVA ROCK shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of GENEVA ROCK, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, GENEVA ROCK shall receive an equitable extension of time for the completion of the Contract Proposal/Agreement. GENEVA ROCK shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.

9. GENEVA ROCK assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by GENEVA ROCK), Purchaser agrees to indemnify GENEVA ROCK and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.

10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Contract Proposal/Agreement shall be borne by Purchaser.

11. GENEVA ROCK warrants that all materials covered by this Contract Proposal/Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by GENEVA ROCK.

12. This Contract Proposal/Agreement combined with the Credit Application and Conditions of Material Sales and Contract Services comprise the total agreement and supersede all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Contract Proposal/Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.

13. This Contract Proposal/Agreement shall be governed by the laws of the State of Utah, without regard to its choice of law provisions. Purchaser agrees that any legal action brought hereunder may be brought in Salt Lake County, Utah or Utah County, Utah at the sole option of GENEVA ROCK.

Geneva Rock Products, Inc.
P25RP068 EM Mid Valley Road Pipe & Curb Change Or
Reed Phillips **EM Mid Valley Road Pipe & Curb Change Or**

	Code	Desc	Quan	Units	Price	Total
10		Traffic Control	1.000	LS	$3,800.00	$3,800.00
20		Roadway Ex	495.000	CY	$44.00	$21,780.00
30		Granular Borrow (Plan Quantity)	365.000	CY	$76.00	$27,740.00
40		Untreated Base Course (Plan Quantity)	140.000	CY	$105.00	$14,700.00
50		HMA 1/2" PG 64-28	160.000	TON	$135.00	$21,600.00
60		APWA Type A Curb & Gutter	595.000	LF	$44.00	$26,180.00
70		Jet & Clean Existing Culvert	2.000	EA	$3,000.00	$6,000.00
80		Rip Rap Pads	4.000	EA	$1,500.00	$6,000.00
90		Backfill Curb With Topsoil & Seed	3,000.000	SF	$3.90	$11,700.00
100		Striping	1.000	LS	$5,000.00	$5,000.00
110		Survey	1.000	LS	$3,400.00	$3,400.00
120		Supervision	1.000	LS	$14,000.00	$14,000.00
130		Mobilization (Per Piece if equipment has left mid	6.000	EA	$1,600.00	$9,600.00
		ADD CURB SUBTOTAL				**$171,500.00**
140		24" Culvert w/End Sections	158.000	LF	$200.00	$31,600.00
		CULVERT SUBTOTAL				**$31,600.00**
		JOB TOTAL >>>>>				**$203,100.00**

Mid Valley West CO3 Curb and gutter

Final Audit Report 2025-11-06

Created:	2025-11-05
By:	Melissa Yates (myates@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyYQRAirUXHcTl0QtOOr0alJn9W0TJweG

"Mid Valley West CO3 Curb and gutter" History

Document created by Melissa Yates (myates@emcity.org)
2025-11-05 - 11:29:56 PM GMT

Document emailed to Chris Waldron (cwaldron@eaglemountain.gov) for signature
2025-11-05 - 11:30:01 PM GMT

Document emailed to David Salazar (dsalazar@emcity.org) for signature
2025-11-05 - 11:30:01 PM GMT

Document emailed to Vince Hogge (vhogge@eaglemountain.gov) for signature
2025-11-05 - 11:30:01 PM GMT

Document emailed to Benjamin Reeves (breeves@eaglemountain.gov) for signature
2025-11-05 - 11:30:01 PM GMT

Email viewed by Vince Hogge (vhogge@eaglemountain.gov)
2025-11-05 - 11:31:37 PM GMT

Email viewed by Chris Waldron (cwaldron@eaglemountain.gov)
2025-11-05 - 11:31:40 PM GMT

Document e-signed by Vince Hogge (vhogge@eaglemountain.gov)
Signature Date: 2025-11-05 - 11:32:08 PM GMT - Time Source: server

Email viewed by David Salazar (dsalazar@emcity.org)
2025-11-05 - 11:32:54 PM GMT

Document e-signed by Chris Waldron (cwaldron@eaglemountain.gov)
Signature Date: 2025-11-05 - 11:33:58 PM GMT - Time Source: server

Document e-signed by David Salazar (dsalazar@emcity.org)
Signature Date: 2025-11-05 - 11:38:40 PM GMT - Time Source: server

Email viewed by Benjamin Reeves (breeves@eaglemountain.gov)
2025-11-06 - 2:21:25 AM GMT

Signer Benjamin Reeves (breeves@eaglemountain.gov) entered name at signing as Benjamin A. Reeves
2025-11-06 - 2:21:50 AM GMT

Document e-signed by Benjamin A. Reeves (breeves@eaglemountain.gov)
Signature Date: 2025-11-06 - 2:21:52 AM GMT - Time Source: server

Agreement completed.
2025-11-06 - 2:21:52 AM GMT

Adobe Acrobat Sign

Eagle Mountain City

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

Change Order # _____4_____

Date:	2/17/2026	**Change Order Amount:**	$14,400.00
Project Title:	2025 Mid Valley Road Extension	**PO #**	**84817**
Project Manager:	David Salazar	**GL #**	47-81-44100-7046
Contractor:	Geneva Rock	**Task Code #**	20224405-midvally
Contr. Contact:	Reed Phillips		

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

Description: Additional irrigation system due to the location and condition of the existing irrigation to be relocated to the parkstrip.

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

1. Geneva Rock proposal dated 01/22/2026
2.
3.
4.
5.

Contract Pricing:		**Contract Time:**	
Original Contract Amount:	$3,321,911.00	Original Completion Date:	NA
Previously Approved CO's:	$212,300.00	Previously approved days:	NA
Present Contract Price:	$3,534,211.00	Increased by:	NA
Change Order Amount:	$14,400.00	Decreased by:	NA
New Contract Amount:	$3,548,611.00	New Completion Date:	NA

City Council Budget Approval?	☐ YES ☐ NO	Admin Assistant Reviewed?	JW ☐ YES ☐ NO

City Council approval required if funds are not budgeted and for change orders over $75,000.00 or 10% of cost; whichever is greater. Also, for purchases over 15,000.00 for auditing, attorneys, architectural services for city facilities, branding, government relations and consulting for master plans and general plans.

Signatures (approval):

Purchasing:	Melissa Gates	Project Accountant:	Chris Waldron Chris Waldron (Feb 24, 2026 13:06:22 MST)
Project Manager:	David Salazar (Feb 24, 2026 13:41:24 MST)	Department Head/Director:	Bradley Hickman
City Manager:	Benjamin A. Reeves Benjamin A. Reeves (Feb 24, 2026 14:40:25 MST)	City Council:	N/A

GENEVA ROCK PRODUCTS, INC.

READY MIX CONCRETE • SAND & GRAVEL • ASPHALT & CONCRETE PAVING • CONSTRUCTION

PO Box 571618, Salt Lake City, UT 84157
(801) 281-7900

Proposal Date: 1/22/2026

Proposal / Agreement

Submitted to: Eagle Mountain
(purchaser)

Project Name: Mid Valley Road Additional Landscaping

Location:

Estimate Number:

Estimated Start:

Project #:

Contact:

Phone:

Geneva Rock Products, Inc. ("**Geneva Rock**") hereby agrees to perform the work described below. This Contract Proposal/Agreement does not include design services. Design services, if desired, shall be contracted for and paid for by the Purchaser prior to entering into this Contract Proposal/Agreement.

Item	Description	Est Quantity	Unit	Unit Price	Amount
10	Additional Landscaping Irrigation System additional work to repair the irrigation system that was encountered when excavating for the new curb	1	LS	$ 14,400.00	$ 14,400.00

Pricing Good for 30 Days

Total $ 14,400.00

☑ **Unit Price** (actual quantities to be measured and invoiced) ☐ **Lump Sum**

NOTE: Excludes survey, sawcutting, testing, permits, fees, signage, striping, sterilant, fabric, utility adjustments/risers/collars, soft spot repair, prime coat, traffic control. HMA needs 2% for drainage, not responsible for poor drainage caused by design. Mobilizations will be billed per occurrence. Projects paved earlier than April may be subject to winter mix asphalt prices (not included). Pricing is based on estimated quantity. Significant changes in quantity may be subject to price change. Subgrade elevations to be verified 24 hrs in advance of grading. If not to grade, grading and paving schedule is subject to push. Does not include permitting or traffic control to meet railroad requirements/standards.

Release: Geneva Rock may, at its sole discretion, require a warranty release for all paving projects that will be done after October 15th, prior to April 15, or during cold/wet weather.

Asphalt Oil Surcharge: All asphalt quotes are subject to a surcharge which is based on the FOB price/availability of liquid asphalt oil on the date of proposal vs. the price/availability of the liquid asphalt oil on the date asphalt is placed. The benchmark for price/availability from the date of proposal can be provided upon request. See surcharge schedule below:

Asphalt Oil Surcharge Opt Out	**If quote is signed within 30 days of bid date, Geneva Rock guarantees this price for the estimated construction season. If not, project is subject to rebid.**

Price: **$ 14,400.00** Price may be subject to change or rebid if Contract Proposal/Agreement is not accepted within 30 calendar days of the Proposal Date.

Payment Terms: Purchaser shall pay GENEVA ROCK according to GENEVA ROCK's Credit Application and Conditions of Material Sales and Contract Services with Purchaser, including payment of accrued finance charges.

Proposal Date: 1/22/2026 Prepared By: **Reed Phillips**

Acceptance: For valuable consideration, the legal sufficiency of which is hereby acknowledged, this Proposal is accepted and is a binding contract (the "Contract Proposal/Agreement"). Geneva Rock is authorized to perform the work described herein. Scheduling and construction of this work will not occur until a signed copy of this Contract Proposal/Agreement is received and upon credit approval. All terms and conditions of the signed GENEVA ROCK Credit Application and Conditions of Materials Sales and Contract Services along with any and all associated guarantees, including personal guarantees, shall apply to this Contract Proposal/Agreement and are fully incorporated herein. Purchaser acknowledges receipt of the Terms and Conditions on the reverse or following page of this document, all of which are incorporated herein and made a part hereof.

Purchaser: Signature:

Acceptance Date: Printed Name:

Title:

CLYDE

TERMS AND CONDITIONS

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Contract Proposal/Agreement (the "Property") with authority to enter into contractual agreements and to grant GENEVA ROCK authority to perform the work identified herein. The Purchaser agrees that all materials in this Contract Proposal/Agreement will be used in the improvement of the Property. Purchaser shall not use this document to acquire financing.

2. This Contract Proposal/Agreement shall only be modified by written change order signed by GENEVA ROCK and Purchaser. Oral requests for change shall not be binding on GENEVA ROCK unless reduced to writing by change order.

3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by GENEVA ROCK. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the Project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to GENEVA ROCK's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of GENEVA ROCK.

4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.

5. In the event of defective work, GENEVA ROCK's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall GENEVA ROCK be liable for special, incidental, or consequential damages, including but not limited to, loss of good will, loss of profits, or loss of use.

6. In the event that material costs (other than asphalt which shall be subject to the surcharge discussed above) on which this Contract Proposal/Agreement is based rise in excess of **three percent (3%)** during the course of the work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.

7. To the extent that the contracted price is based on a specific unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that GENEVA ROCK shall be paid in full for the actual units or square feet completed as determined by field measurement by GENEVA ROCK. GENEVA ROCK requires 24 hours to verify readiness of work site prior to start of work. If 24 hours is not allowed, GENEVA ROCK reserves the right to convert pricing based on area to pricing based on tons; material overruns to be paid by Purchaser.

8. GENEVA ROCK shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of GENEVA ROCK, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, GENEVA ROCK shall receive an equitable extension of time for the completion of the Contract Proposal/Agreement. GENEVA ROCK shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.

9. GENEVA ROCK assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by GENEVA ROCK), Purchaser agrees to indemnify GENEVA ROCK and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.

10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Contract Proposal/Agreement shall be borne by Purchaser.

11. GENEVA ROCK warrants that all materials covered by this Contract Proposal/Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by GENEVA ROCK.

12. This Contract Proposal/Agreement combined with the Credit Application and Conditions of Material Sales and Contract Services comprise the total agreement and supersede all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Contract Proposal/Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.

13. This Contract Proposal/Agreement shall be governed by the laws of the State of Utah, without regard to its choice of law provisions. Purchaser agrees that any legal action brought hereunder may be brought in Salt Lake County, Utah or Utah County, Utah at the sole option of GENEVA ROCK.

Mid Valley West CO#4 Geneva Rock Additional landscaping UPDATED

Final Audit Report 2026-02-25

Created:	2026-02-24
By:	Melissa Yates (myates@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUJE6EnRTNKkPfJ1w9h4bupCM_WwDyBMh

"Mid Valley West CO#4 Geneva Rock Additional landscaping U PDATED" History

Document created by Melissa Yates (myates@emcity.org)
2026-02-24 - 7:56:47 PM GMT

Document emailed to Chris Waldron (cwaldron@eaglemountain.gov) for signature
2026-02-24 - 7:56:52 PM GMT

Document emailed to David Salazar (dsalazar@emcity.org) for signature
2026-02-24 - 7:56:52 PM GMT

Document emailed to Brad Hickman (bhickman@emcity.org) for signature
2026-02-24 - 7:56:52 PM GMT

Document emailed to Benjamin Reeves (breeves@eaglemountain.gov) for signature
2026-02-24 - 7:56:53 PM GMT

Email viewed by Chris Waldron (cwaldron@eaglemountain.gov)
2026-02-24 - 8:00:53 PM GMT

Document e-signed by Chris Waldron (cwaldron@eaglemountain.gov)
Signature Date: 2026-02-24 - 8:06:22 PM GMT - Time Source: server

Email viewed by David Salazar (dsalazar@emcity.org)
2026-02-24 - 8:41:00 PM GMT

Document e-signed by David Salazar (dsalazar@emcity.org)
Signature Date: 2026-02-24 - 8:41:24 PM GMT - Time Source: server

Email viewed by Benjamin Reeves (breeves@eaglemountain.gov)
2026-02-24 - 9:39:48 PM GMT

Signer Benjamin Reeves (breeves@eaglemountain.gov) entered name at signing as Benjamin A. Reeves
2026-02-24 - 9:40:23 PM GMT

Document e-signed by Benjamin A. Reeves (breeves@eaglemountain.gov)
Signature Date: 2026-02-24 - 9:40:25 PM GMT - Time Source: server

Email viewed by Brad Hickman (bhickman@emcity.org)
2026-02-25 - 0:24:10 AM GMT

Document e-signed by Brad Hickman (bhickman@emcity.org)
Signature Date: 2026-02-25 - 0:24:28 AM GMT - Time Source: server

Agreement completed.
2026-02-25 - 0:24:28 AM GMT

Adobe Acrobat Sign

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

APRIL 21, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; John Magness, Legislative and Policy Analyst; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Kyle Ireland, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; Stephanie Allred, Deputy Recorder; 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; Michele Graves, Library Director; David Ulibarri, Public Safety Director; Embret Fossum, UFA Battalion Chief and Melissa Yates, Purchasing Agent.

CITY STAFF PRESENT ELECTRONICALLY: City Manager Ben Reeves, Deputy City Manager Steve Mumford, Director of Legislative and Strategic Services Evan Berrett, and Director of Administrative Services Kimberly Ruesch.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

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

Mayor Gray announced that item 1.A. would be discussed following item 1.D.

1. DISCUSSION AND INFORMATION ITEMS

1.B. DISCUSSION – Quarterly Financial Report – Management Analyst Terrene Dela Peña

The recording of the discussion can be found online here at 00:02:39.

DRAFT

Management Analyst Terrence Dela Peña presented an overview of the Quarterly Financial Report, which included updates on the the City budget status, as well as the General Fund and Enterprise Fund and responded to questions from the City Council.

1.C. DISCUSSION – Trails at Hidden Valley Subdivision Concept Plan (formerly "Lower Hidden Valley" Subdivision) – Community Development Director Brandon Larsen

The recording of the discussion can be found online here at 00:11:20.

Community Development Director Brandon Larsen provided a brief background on the item.

Lynsi Neve presented a comparative analysis of the proposed 2025 Master Development Agreement (MDA) amended plan and the proposed 2026 MDA amended plan, highlighting key differences between the two. Ms. Neve responded to questions from the City Council and requested feedback.

1.D. DISCUSSION – Brandon Park Rezone – Planner Steven Lehmitz

The recording of the discussion can be found online here at 00:55:00.

Planner Steven Lehmitz presented the item and responded to questions from the City Council.

1.A. DISCUSSION – DAI Self-Storage & RV Parking - Joe Salisbury

The recording of the discussion can be found online here at 01:02:16.

Joe Salisbury introduced the proposal for DAI Self-Storage & RV Parking, outlining the need for additional storage units and RV parking in the area for residents and subcontractors. Mr. Salsbury also explained the location and design of the building and responded to questions from the City Council.

2. CITY MANAGER INFORMATION ITEMS

The recording of the discussion can be found online here at 01:26:27.

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

3. AGENDA REVIEW

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Establishing Special Revenue Funds Titled the Community Development Block Grant (CDBG) Fund, Recreation, Arts, and Parks (RAP) Tax Fund and Community Development Fund, and Public Art Fund.

The recording of the discussion can be found online here at 01:26:37.

Director of Administrative Services Kimberly Ruesch provided clarification on the item and provided additional information regarding special revenue funds.

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property – Fleet Vehicles.

The recording of the discussion can be found online here at 01:33:51.

Facilities Director Jeff Weber responded to questions from the City Council.

Director of Administrative Services Kimberly Ruesch requested that the City Council consider an amendment to the City Code regarding surplus property.

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the EMC Work Authorization GMP 1, Membrane Filtration System (MFS) Equipment Procurement with MGC Contractors, Inc. for the WWTF 6.0 MGD Expansion Project.

The recording of the discussion can be found online here at 01:46:50.

Assistant Public Works Director Mack Straw presented the item, explained the bid process, and noted that two manufactures met the specifications. Mr. Straw stated the contract was awarded based on their review and responded to questions from the City Council.

Design team member and professional engineer Russell Sprague of MGC Contractors Inc. provided additional details on the membrane bioreactors, including their benefits for water quality and future reuse, and responded to questions from the City Council.

13.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430, designated as “Significant Real Property” Pursuant to EMMC 3.30.060 and 3.30.070.

The recording of the discussion can be found online here at 01:51:00.

Assistant City Manager Fionnuala Kofoed provided clarification regarding Parcel #46:536:0430 in relation to the proposed Land Disposal.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright 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 Wood seconded the motion.*

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

The motion passed with a unanimous vote.

The Work Session was adjourned at 5:54 PM.

The recording of the motion can be found online here at 01:54:03.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:08 PM.

The recording of the discussion can be found online here at 01:57:43.

6. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

Councilmember Clark provided updates regarding upcoming events.

7.A. RECOGNITION - Graduates of Eagle Mountain Academy Spring 2026

The recording of the discussion can be found online here at 02:00:07.

The graduates of the Eagle Mountain Academy Spring 2026 class were recognized for completing the program. Those recognized included: Tony Angelo, Chris Dery, Paige Flinton, Fatima Geronimo, Nick Hansen, Chris Lindaas, Melanie Lindaaas, Jeremy Mallett, Colten McEwan, Cassy Raimer and Melinda Tanner.

8. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:18 PM.

The following individuals spoke during the Public Comment period:

- City Recorder Lacie Messerly stated that an email had been received from Christopher Turner requesting the rejection and modification of the Trails at Hidden Valley Concept Plan, and noted that a copy of the public comment would be provided to the City Council.

- David Spencer, a candidate for county commissioner, provided an introduction and emphasized the importance of a county commissioner working collaboratively with cities.

Mayor Gray closed the public comment period at 7:22 PM.

The recording of the discussion can be found online here at 02:07:58.

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 02:12:31.

Mayor Gray stated that item 10.A. would be removed from the consent agenda and would return to a at a later date.

CONSENT AGENDA

10. CHANGE ORDERS

10.A. CHANGE ORDER – Belle Street Booster Power Conduit Replacement and SCADA – Change Order #2 and #3

11. MINUTES

11.A. April 7, 2026 Minutes – Regular City Council Meeting

11.B. April 14, 2026 Minutes – Budget Work Session

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Establishing Special Revenue Funds Titled the Community Development Block Grant (CDBG) Fund, Recreation, Arts, and Parks (RAP) Tax Fund and Community Development Fund, and Public Art Fund.

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus property – Fleet Vehicles.

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Awarding the Bid for the EMC Work Authorization GMP 1, Membrane Filtration System (MFS) Equipment Procurement with MGC Contractors, Inc. for the WWTF 6.0 MGD Expansion Project.

12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the 2025 Municipal Wastewater Planning Program Annual Report.

MOTION: *Councilmember Wright moved to approve the Consent Agenda, with Item 10.A. removed and tabled. Councilmember Wood seconded the motion.*

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

The motion passed with a unanimous vote.

The recording of the discussion can be found online here at 02:26:30.

SCHEDULED ITEMS

13. RESOLUTION/PUBLIC HEARINGS

13.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430,

designated as “Significant Real Property” Pursuant to EMMC 3.30.060 and 3.30.070.

The recording of the discussion can be found online here at 02:27:45.

City Recorder Lacie Messerly provided an update and background for the item.

Applicant Chelsea Lindsay provided a brief presentation to the City Council including the history and current conditions of the trail in question and emphasized the need for maintenance and beautification. Ms. Lindsay also noted inconsistent policy implementation, expressed interest in purchasing property from the City, and responded to questions from the City Council

Assistant Public Works Director Zac Hilton explained the need for a utility easement to maintain drainage infrastructure in the area and responded to questions from the City Council.

Applicant Chad Vidinhar requested clarification regarding significant and insignificant property and utility easements and expressed a desire to purchase property from the city and improve its appearance.

Mayor Gray opened the Public Hearing period at 8:13 PM.

The following individuals spoke during the public hearing period:

Jessie Southworth – spoke in favor of the land disposal.

Mayor Gray closed the Public Hearing at 8:15 PM.

MOTION: *Councilmember Wood moved to table a Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430, designated as “Significant Real Property” Pursuant to EMMC 3.30.060 and 3.30.070 and directed the applicant to work with neighboring property owners, the City Attorney, and the Recorder’s Office to identify a better solution. Councilmember Clark seconded the motion.*

Councilmember Wood withdrew the motion.

MOTION: *Councilmember Wright moved to deny a Resolution of Eagle Mountain City, Utah, Considering the Disposal of a Portion of Utah County Parcel #46:536:0430, designated as “Significant Real Property” Pursuant to*

EMMC 3.30.060 and 3.30.070. Councilmember Whiting seconded the motion.

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

The motion passed with a 3:2 vote.

The recording of the motion can be found online here at 03:10:37.

14. ORDINANCE/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.72.040 HVAC Screening for Multi-Family Buildings.

The recording of the discussion can be found online here at 03:24:34.

Senior Planner Robert Hobbs presented the item, explained the need for more specific standards, reviewed the updates and referenced the Planning Commission's recommendations. Mr. Hobbs responded to questions from the City Council, which provided direction moving forward.

Mayor Gray opened the Public Hearing period at 8:45 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:45 PM.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code section 17.72.040 Screening for Multi-Family Buildings, with direction to revise provisions related to heat pumps and screening standards, review spacing requirements to ensure proper airflow, incorporate the Planning Commission's redline revisions, and return the item as a consent agenda item. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:34:53.

15. ORDINANCES

15.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60 and 17.10 regarding Fencing

The recording of the discussion can be found online here at 03:36:47.

Planner Mickie Mills provided an overview of the item and highlighted updates made to the proposed code amendment as previously requested by the City Council. Ms. Mills expressed concerns regarding the addition of pre-weathered steel as an approved material type for residential perimeter fencing and responded to questions from the City Council.

Applicant and resident Katie Elliott provided clarification, explained the reason for application, and responded to questions from the City Council.

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code section 17.60 and 17.10 Regarding Fencing with the following amendments being made:*

1. *Require Corten (weathering) steel to be a minimum of 1/8 inch thick and add this requirement to Section 17.60.120; and*
2. *Prohibit corrugated material of any type under Section 17.60.120(1)(C); and*
3. *Remove the annual sealing requirement; and*
4. *Require a drip edge where steel panels are in close proximity to concrete; and*
5. *Require verification during the permitting process that the steel meets chapter requirements.*

Councilmember Whiting seconded the motion.

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

The motion passed with a 4:1 vote.

The recording of the motion can be found online here at 04:03:03.

16. LEGISLATIVE ITEMS

16.A. UPDATE – Legislative Priorities List

No discussion.

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

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

The recording of the discussion can be found online here at 04:07:32.

18. COMMUNICATION ITEMS

18.A. Financial Report

18.B. Upcoming Agenda Items

No discussion.

19. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 9:20 PM. Councilmember Huish seconded the motion.*

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:10:05.

The meeting was adjourned at 9:20PM.

Approved by the City Council on May 5, 2026.

_____

Lacie A. Messerly
City Recorder

EAGLE MOUNTAIN
CITY COUNCIL
STRATEGIC AND BUDGET PLANNING RETREAT

APRIL 22, 2026, 12:00 PM
HILTON GARDEN INN, BOARD CONFERENCE ROOM
1731 SOUTH CONVENTION CENTER DRIVE
ST. GEORGE, UT 84790

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Evan Berrett, Director of Legislative and Strategic Services; Lacie Messerly, City Recorder and Kimberly Ruesch, Director of Administrative Services.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Rich Wood.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper; City Attorney and Natalie Winterton; Assistant to the City Manager.

12:00 PM WORK MEETING - HILTON GARDEN INN BOARD CONFERENCE ROOM

Mayor Gray called the meeting to order at 12:03 PM.

1. WELCOME

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

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

The motion passed with a unanimous vote.

DRAFT

2. DISCUSSION AND INFORMATION ITEMS

The meeting resumed from Closed Session and Mayor Gray opened the meeting at 2:26 PM. Mayor Gray provided background on Unified Fire Authority and Unified Fire Service Authority in Eagle Mountain City. City Manager Ben Reeves provided a general update regarding contracted cities and related discussions.

2.A. Strategic Vision, Mission, and Values

Mayor Gray resumed the meeting at 3:33 PM.

Director of Legislative Affairs Evan Berrett provided an overview of the goals for the Strategic Vision, Mission, and Values. Councilmembers discussed the vision and explored options for the mission statement language.

2.B. Revenue Generation Discussion

Director of Administrative Services, Kimberly Ruesch, provided an update, and Councilmembers provided input and direction.

2.C. Budget Discussion

2.D. Council Initiated Priorities

2.E. Governmental Authority

2.F. Direction on Economic Development Priorities

Director of Legislative Affairs Evan Berrett discussed economic development priorities. Councilmembers provided input and general direction.

2.G. Review, Update, and Purge Legislative Priorities List

City Manager Ben Reeves reviewed the Legislative Priorities List.

3. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 6:08 PM. Councilmember Clark seconded the motion.*

Melissa Clark	Yes
Craig Whiting	Yes

Rich Wood	Yes
Brett Wright	Yes
Zach Huish	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 6:08 PM.

Approved by the City Council on May 5, 2026.

_____

Lacie A. Messerly
City Recorder

EAGLE MOUNTAIN
SPECIAL SESSON – BUDGET WORK SESSION

APRIL 28, 2026, 3:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Fionnuala Kofoed, Assistant City Manager; Carson Stapley, Information Systems Manager; Evan Berrett, Director of Legislative and Strategic Services; Lacie Messerly, City Recorder; Kimberly Ruesch, Director of Administrative Services; Christopher Waldron, Project Accountant; Jeret Shaffer, Finance Manager; Terrence Dela Pena, Finance and Management Analyst; Vince Hogge, City Engineer; Zac Hilton, Assistant Public Works Director; Abby Ivory, Economic Development Director.

3:00 PM BUDGET WORK SESSION - CITY COUNCIL CHAMBERS

1. CALL TO ORDER

Mayor Gray called the meeting to order at 3:02 PM.

2. DISCUSSION OF PROPOSED BUDGET

2.A. BUDGET DISCUSSION ITEM

City Engineer, Vince Hogge presented water projects currently in progress, wastewater projects currently in progress and stormwater projects currently in progress.

Assistant Public Works Director, Zac Hilton presented parks projects currently in progress and future plans for 2027.

Deputy City Manager Steve Mumford discussed facilities projects and administration projects for 2027.

The recording of the discussions can be found online here at 00:5:00.

MOTION: *Councilmember Wright 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*

DRAFT

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 Wood seconded the motion.

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

The motion passed with a unanimous vote.

3. ADJOURNMENT

The Closed Session ended at 6:27 and motion to adjourn Budget Work Session was completed in the Conference Room.

MOTION: *Councilmember Clark moved to adjourn the meeting at 6:27 PM. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous vote.

The Budget Work Session was adjourned at 6:27 PM.

Approved by the City Council on May 5, 2026.

_____

Lacie A. Messerly
City Recorder

DRAFT

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Bret Fossum, Unified Fire Authority

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

PUBLIC HEARING
No

PREPARED BY

PRESENTED BY
Embret Fossum

RECOMMENDATION:
City staff recommends that the City Council approve a Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions.

BACKGROUND:
In 2025, the City adopted an updated fireworks restrictions map by resolution, as required annually for inclusion in Utah County's regional fireworks-restricted area maps.

The updated map uses the same criteria as the prior version, but now includes newly developed neighborhoods that are substantially built out. City-based restricted zones include parks, businesses, churches, neighborhoods still under construction, and areas with significant unimproved land, but those may not necessarily be called out in the map. In working closely with UFA's Fire Prevention, this map will be easier to enforce for both fire and law enforcement. This map and the subsequent resolution still allows additional restrictions later in the year based on recent drought and weather conditions.

Accordingly, an updated resolution and fireworks restriction map have been prepared for City Council consideration and approval.

ITEMS FOR CONSIDERATION:
As it did last year, the resolution includes this statement: "These fireworks restrictions and the associated map continue until replaced or revoked by a resolution of the City Council."

- Exhibit A to the Resolution shows an aerial of the City with a red overlay for restricted areas.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Exhibit A - Map

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING FIREWORKS RESTRICTIONS

PREAMBLE

WHEREAS, Eagle Mountain City Code (EMMC) 8.20.010, in accordance with Utah Code Annotated (UCA) §53-7-225, prohibits the discharge of Class C common state-approved explosives (fireworks) at all times, except within specified hours, beginning on July 2 and ending on July 5; and beginning on July 22 and ending on July 25; and on December 31; and on Chinese New Year's Eve; and

WHEREAS, UCA §15A-5-202.5 allows a municipal governing body to prohibit the ignition and use of fireworks in the following areas: (1) mountainous, brush-covered, forest-covered, or dry grass-covered areas; (2) within 200 feet of waterways, trails, canyons, washes, ravines, or similar areas; (3) wildland urban interface area, which means the line, area, or zone where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose; or (4) a limited area outside the hazardous area; and

WHEREAS, Eagle Mountain City experiences regular periods of hot and/or dry weather, including drought conditions, and much or the city includes or is near: (1) mountainous, brush-covered, forest-covered, or dry grass-covered areas, (2) waterways, trails, canyons, washes, ravines, or similar areas,; and (3) wildland urban interface areas; and

WHEREAS, the City Council finds: (1) dry brush-covered or dry grass-covered areas could be easily ignited by fireworks or other ignition source; and (2) a fire or multiple fires within Eagle Mountain City could significantly impact the health, safety, and welfare of residents in Eagle Mountain City; and

WHEREAS, EMMC 8.20.020, in accordance with UCA §53-7-225, provides that the City may, by resolution, designate certain areas where fireworks are prohibited or impose other restrictions on the discharge of fireworks.

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

1. The use or discharge of fireworks are prohibited at all times and seasons in the following areas: (1) mountainous, brush-covered, forest covered, or dry grass-covered areas; (2) within 200 feet of waterways, trails, canyons, washes, ravines, or similar areas; (3) wildland urban interface areas, and (4) a limited area outside the hazardous areas; as shown on the Eagle Mountain Fireworks Restricted Areas map, effective May 5, 2026, hereto attached as Exhibit A.

2. These fireworks restrictions and the associated map continue until replaced or revoked by resolution of the City Council.

3. City staff shall send the map, in whatever format required, to the Unified Fire Authority and Utah County by May 5, 2026.

4. City Staff shall make reasonable effort to publicize Fireworks Time and Date Restrictions (EMMC 8.20.010), the Fireworks Restricted Areas Map (per EMMC 8.20.020), Penalty for Violation (EMMC 8.20.030), and Civil Liability (EMMC 8.20.040), on the city's website and other communications channels.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May 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 5th day of May, 2026.

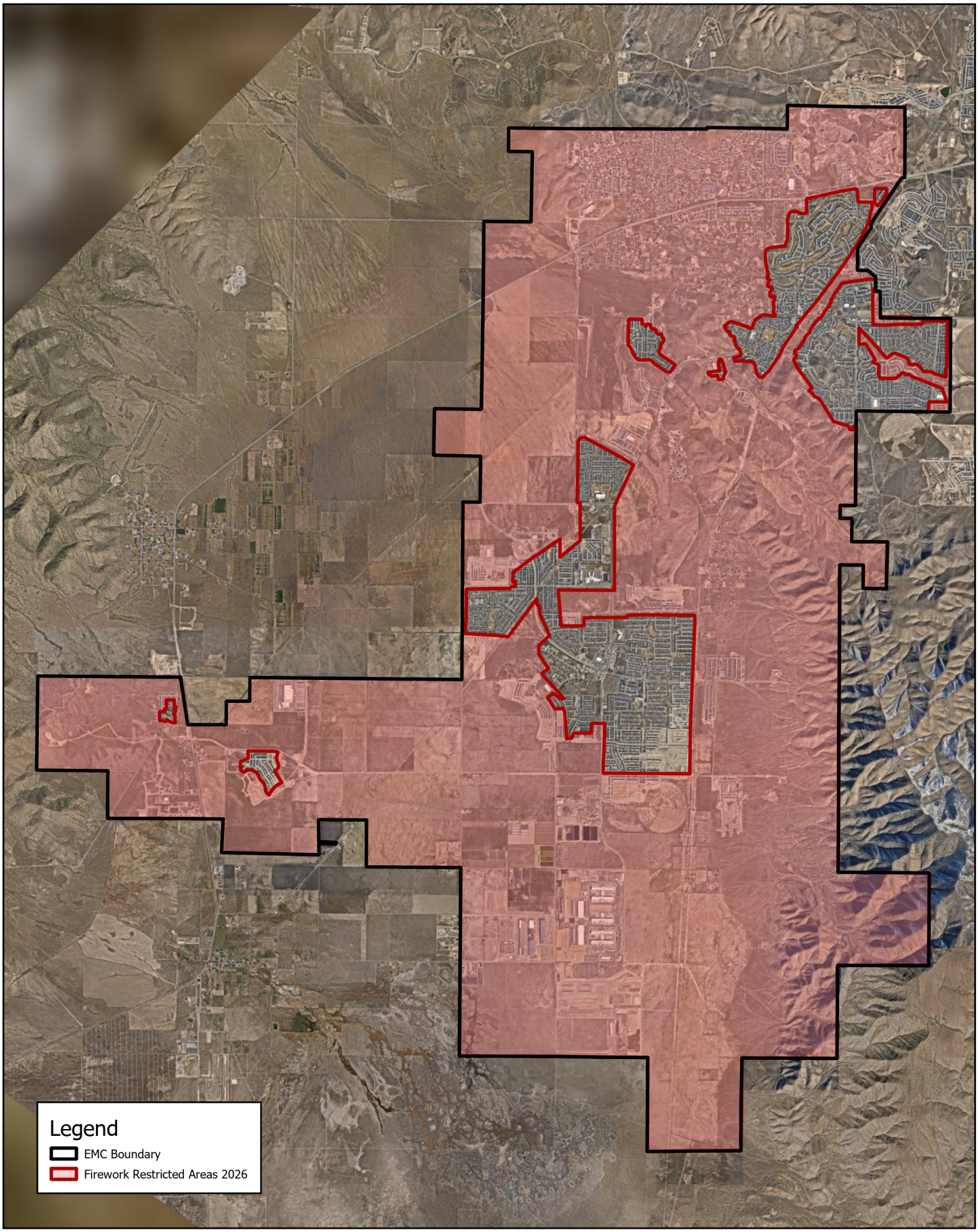
Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish
☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich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

_____

Lacie A. Messerly
City Recorder

Exhibit A

Fireworks Restrictions 2026



	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Reduced Plan Review Fee for Buildings 4 and 5 at the QTS Data Center Campus.
ITEM TYPE:	Resolution
FISCAL IMPACT:	$93,037 reduction in plan review fees per building or a $186,074 total.
APPLICANT:	Staff-intitiated

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

PUBLIC HEARING
No

PREPARED BY
Brandon Larsen, Planning Director

PRESENTED BY
Brandon Larsen

RECOMMENDATION:
Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, Approving a Reduced Plan Review Fee for Buildings 4 and 5 at the QTS Data Center Campus.

The basis for the approval is because Buildings 4 and 5 are nearly identical to the already reviewed Buildings 2 and 3, which means staff or third-party reviewers will need significantly less time to do the plan reviews.

BACKGROUND:
The Building Department and third-party reviewers are preparing to conduct the plan reviews for Buildings 4 and 5 of the QTS data center campus. Buildings 4 and 5 are nearly identical to Buildings 2 and 3, which means reviewers will not need to spend nearly as much time reviewing the plans for these buildings.

As noted in the Items for Consideration section below, the Utah Code places limits on how much the city can charge for a plan review fee. The City Building Official recommends that the City charge a plan review fee of $93,037.00, per building, or 50% of the normal fee of $186,074. Approximately two-thirds (2/3) of this amount would go to the City's third-party reviewer, and one-third would be retained by the City. Plan review fees are 65% of the building permit fee, per the Eagle Mountain City Consolidated Fee Schedule.

ITEMS FOR CONSIDERATION:
10-20-904, Utah Code Annotated. Limit on fees -- Requirement to itemize fees -- Appeal of fee -- Provider of culinary or secondary water.

(1) A municipality may impose or collect a fee for reviewing or approving the plans for a commercial

or residential building, not to exceed the lesser of:

(a) the actual cost of performing the plan review; and

(b) 65% of the amount the municipality charges for a building permit fee for that building.

(2)

(a) Subject to Subsection (2)(b), a municipality may impose and collect a fee for reviewing and approving identical plans, as described in Section 10-20-908, not to exceed the lesser of:

(i) the actual cost of performing the plan review; or

(ii) 30% of the fee that would be imposed and collected under Subsection (1).

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Plan Review Fees - Consolidated Fee Schedule

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A REDUCED PLAN REVIEW FEE FOR BUILDINGS 4 AND 5 AT THE QTS DATA CENTER CAMPUS

PREAMBLE

WHEREAS, buildings 4 and 5 at the QTS Data Center Campus in Eagle Mountain are substantially similar to previously reviewed Buildings 2 and 3, requiring less review time; and

WHEREAS, Utah law requires plan review fees to reflect the reasonable costs of services; and

WHEREAS, the standard plan review fee is $186,074.00 per building, and the City Building Official recommends a reduced fee of $93,037.00 (50%) due to the reduced scope of review.

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

1. The City Council approves a plan review fee of $93,037.00 per building for Buildings 4 and 5 at the QTS Data Center Campus.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May 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 5th day of May, 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

13.3. | PLAN REVIEW FEES

Last Revision: 05/18/2021

Commercial Plan Review Fee ..... 65% of the Permit Fee

Residential Plan Review Fee ..... 40% of the Permit Fee

Plan Review Fee for Registered Plans ..... 25% of the Permit Fee

Plan Review Fees for Re-checking of Plans $50/unit

Additional Plan Review Required by Changes, Additions, Revisions to Plan (minimum charge of ½ hour)* ..... $50.00 per hour

**Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees*

Refunds for permits issued will be limited to 80% of the permit costs, no later than 90 days after the date of fee payment. No refunds for plan review costs will be given if the plan review

Buildings of unusual design, excessive magnitude, or potentially hazardous exposures, may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in this subsection.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Stokes Strategies for Lobbying Services.
ITEM TYPE:	Agreement
FISCAL IMPACT:	$7,000/month or $84,000/year
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 recommends the City Council approve a Resolution of Eagle Mountain City, Utah, Approving a Professional Services Agreement with Stokes Strategies for Lobbying Services.

BACKGROUND:
Eagle Mountain City engaged with Stokes Strategies, a reputable and proven lobbying firm, to enhance our ability to make headway with efforts at the federal level. Stokes strategies has already demonstrated their capabilities through assistance provided in a temporary contract aiding staff and Council in work conducted in Washington D.C. earlier this year. This agreement formalizes an annual on-going service from Stokes Strategies.

ITEMS FOR CONSIDERATION:
The size and growth of our city, the opportunities and challenges within our city are more than we can handle on our own, and more than the State can support alone as well. Federal resources and policy actions can have significant positive impacts if we are prepared to engage at that level. Having a well-regarded and very capable federal lobbying firm on hand can have tremendous benefits for our city.

This agreement differs somewhat from the temporary contract in that the terms are modified to be in line with an annual-contract, a confidentiality requirement is added, a requirement to not contract with other cities is added, and other minor and technical changes.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution

2. Agreement

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH STOKES STRATEGIES FOR LOBBYING SERVICES

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a professional services agreement with Stokes Strategies for Lobbying Services as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The professional services agreement with Stokes Strategies approved, 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 5th day of May, 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 5th day of May, 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

AGREEMENT

Agreement dated this 5th day of May, 2026 (the "Effective Date") by and between Stokes Strategies, PO BOX 750 Salt Lake City, Utah 84110 (hereinafter referred to as Stokes), and Eagle Mountain City whose name and address are indicated below (hereinafter referred to as Client(s).

WITNESSETH:

Whereas, Stokes Strategies is a government relations consultant in good standing under the laws of the State of Utah, and

Whereas, Client(s) desire to establish an ongoing relationship in said capacity with Stokes to further the business developments of Client(s); and

Whereas, in consideration of the terms of this agreement, Stokes and Client(s) agree to establish such a relationship for government relations and representation.

Now, Therefore, in consideration of the foregoing and of the covenants herein, it is agreed by and between the parties as follows:

1. Conformity with Law - Client(s). Each Client affirmatively states that it will comply with the provisions of all applicable laws governing the subject matter hereof in the State of Utah, providing Client(s) with a complete accounting of all government relations and expenditures required to be reported.
2. Conformity with Law - Stokes. Stokes affirmatively states that it will comply with all provisions of all applicable laws governing the subject matter hereof in the State of Utah, providing Client(s) with a complete accounting of all government relations and expenditures required to be reported.
3. Engagement. Client(s) hereby engages Stokes and Stokes does hereby accept said engagement with Client(s) for the purpose of assisting Client(s) in the advancement of its objectives by the performance of consultation and representation on a Federal level.
4. Independent Contractor. For the purposes of this agreement, it is agreed and understood that Stokes is an independent contractor and not an employee of Client(s).
5. Compensation and Payment for Services. In consideration of the services provided by Stokes, the Client(s) agrees to pay Stokes a monthly fee of Seven Thousand Dollars ($7,000.00).

6. Cost and Expenses. Client(s) agrees that the consideration set forth above Client(s) compensates Stokes for its normal costs and expenses in the performance of the services set forth herein. The parties agree that Client(s) shall pay additional costs and expenses incurred by Stokes for the benefit of Client(s) with prior approval of Client(s) to Stokes.
7. Confidentiality. Stokes agrees that, except as expressly allowed herein or consented to in writing by Client, he will hold in confidence, not use or disclose, and protect any Confidential Information of Client in a manner at least equal to the manner in which he protects his own Confidential Information, and shall similarly bind his employees, agents, representatives, successors, contractors or assigns as to such Confidential Information obligations. "Confidential Information" means any information, technical data, or know-how relating to a party's business, research, products, software, services, development, inventions, processes, engineering, marketing, techniques, pricing, internal procedures, business, and marketing plans and business opportunities. Notwithstanding the foregoing, Confidential Information does not include information, technical data or know-how that: (i) Stokes can prove through written documentation was in his or her possession prior to the time of disclosure; (ii) becomes part of the public knowledge not as a result of any action or inaction of Stokes; (iii) is disclosed to Stokes by a third party not in violation of any obligation of confidentiality; or (iv) is independently developed by Stokes without reference to or use of any Confidential Information, which can be proven through written documentation.
8. Reporting. Stokes agrees to provide regular reports to the Client's elected body on an agreed-upon cadence. Reports may include presentations to the elected body during regularly scheduled meetings, written reports, and other ad hoc reporting as necessary.
9. Non-compete. For the term of this Agreement, Stokes shall not represent any entity on an issue that would conflict with the best interest of the Client, without approval of the Client. Stokes shall exclusively contract with and represent Eagle Mountain City as its only municipal client.
10. Term of Agreement. Agreement is from May 5th 2026 - May 5th 2027. Stokes's services are provided "at will" and may be terminated by Client at any time, with or without cause, upon thirty (30) days written notice to Stokes.
11. Assignability. This agreement may not be assigned or otherwise transferred by operation of law or otherwise without the consent of both parties.

12. Notice. All notices, requests, demands, and other communications required under the terms of this agreement shall be deemed to have been duly given if delivered or mailed certified, return receipt requested, postage prepaid, to Stokes at PO BOX 750 Salt Lake City, Utah 84110 and Client(s) at its address below.
13. Governing Law. This agreement is deemed to have been made under the laws of the State of Utah and shall be interpreted accordingly.
14. Modification. This agreement sets forth the entire understanding between the parties and may not be changed orally, but only by an instrument in writing signed by all of the parties hereto.
15. Binding Effect. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, successors, and assigns.

The parties have executed this agreement the day and year first above written.

Stokes Strategies
PO BOX 750
Salt Lake City, Utah 84110

By:_____
Spencer F. Stokes
Partner

By:_____
Matt Holton
Partner

Eagle Mountain City
1650 Stagecoach Run
Eagle Mountain, Utah 84005

By:_____

ATTEST:
By: _____
CITY RECORDER

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for BHI Construction as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).
ITEM TYPE:	Agreement
FISCAL IMPACT:	N/A
APPLICANT:	BHI Construction

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

PUBLIC HEARING
No

PREPARED BY
Zac Hilton, Public Services Manager

PRESENTED BY
Zac Hilton

RECOMMENDATION:
Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for BHI Construction as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

BACKGROUND:

BHI Construction, the contractor currently performing work on the high-T signalized intersection at SR-73 and Eagle Mountain Boulevard for UDOT, will also complete a roto-mill and asphalt overlay along Eagle Mountain Boulevard. The project limits extend from the SR-73 intersection to the end of the existing concrete median on Eagle Mountain Blvd (see attached map).

This work is anticipated to occur in June and is expected to be completed within approximately one week, weather and field conditions permitting. Due to the presence of a raised concrete median and the existing roadway configuration, which provides a single travel lane in each direction, full closure of Eagle Mountain Boulevard will be required during active construction operations.

To minimize impacts to the traveling public and maintain traffic mobility to the greatest extent practicable, staff recommends that construction activities be conducted during nighttime hours. This approach is intended to reduce traffic disruptions while allowing the work to be completed safely and efficiently.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Resolution
2. Exhibit A - Variance Mitigation Plan
3. Map

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AUTHORIZING EXTENDED HOURS FOR CONSTRUCTION OPERATIONS FOR BHI CONSTRUCTION, AS ALLOWED IN EAGLE MOUNTAIN MUNICIPAL CODE SECTION 8.15.080(G)

PREAMBLE

WHEREAS, Eagle Mountain Municipal Code Section 8.15.080(G) states that 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; and

WHEREAS, BHI Construction is currently performing improvements to the signalized intersection at SR-73 and Eagle Mountain Boulevard in coordination with the Utah Department of Transportation (UDOT); and

WHEREAS, as part of the project, BHI Construction will complete a roto-mill and asphalt overlay along Eagle Mountain Boulevard, extending from the SR-73 intersection to the end of the existing concrete median, as depicted in Exhibit A (Variance Plan) attached hereto and incorporated herein by this reference; and

WHEREAS, the work is anticipated to occur in June and is expected to be completed within approximately one week, weather and field conditions permitting; and

WHEREAS, due to the existing roadway configuration, including a raised concrete median and a single travel lane in each direction, full closure of Eagle Mountain Boulevard will be required during active construction operations; and

WHEREAS, to minimize impacts to the traveling public and maintain traffic mobility to the greatest extent practicable, City staff recommends that construction activities occur during nighttime hours; and

WHEREAS, the City Council finds that allowing nighttime construction and temporary road closure is in the best interest of public safety and project efficiency.

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

1. The City Council hereby authorizes BHI Construction to complete roadway improvements, including roto-mill and asphalt overlay, along Eagle Mountain Boulevard within the project limits described herein.

2. Construction activities are authorized to occur during nighttime hours to reduce impacts to the traveling public.

3. Temporary full closure of Eagle Mountain Boulevard within the project limits is authorized during active construction operations, subject to appropriate traffic control and public notification.

4. The Variance Plan attached as Exhibit A is hereby incorporated into this Resolution as if fully set forth herein.

5. All work shall be coordinated with UDOT and comply with applicable safety standards, traffic control requirements, and City regulations.

6. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May, 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 5th day of May, 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

Variance Mitigation Plan

Public Notification and Communication

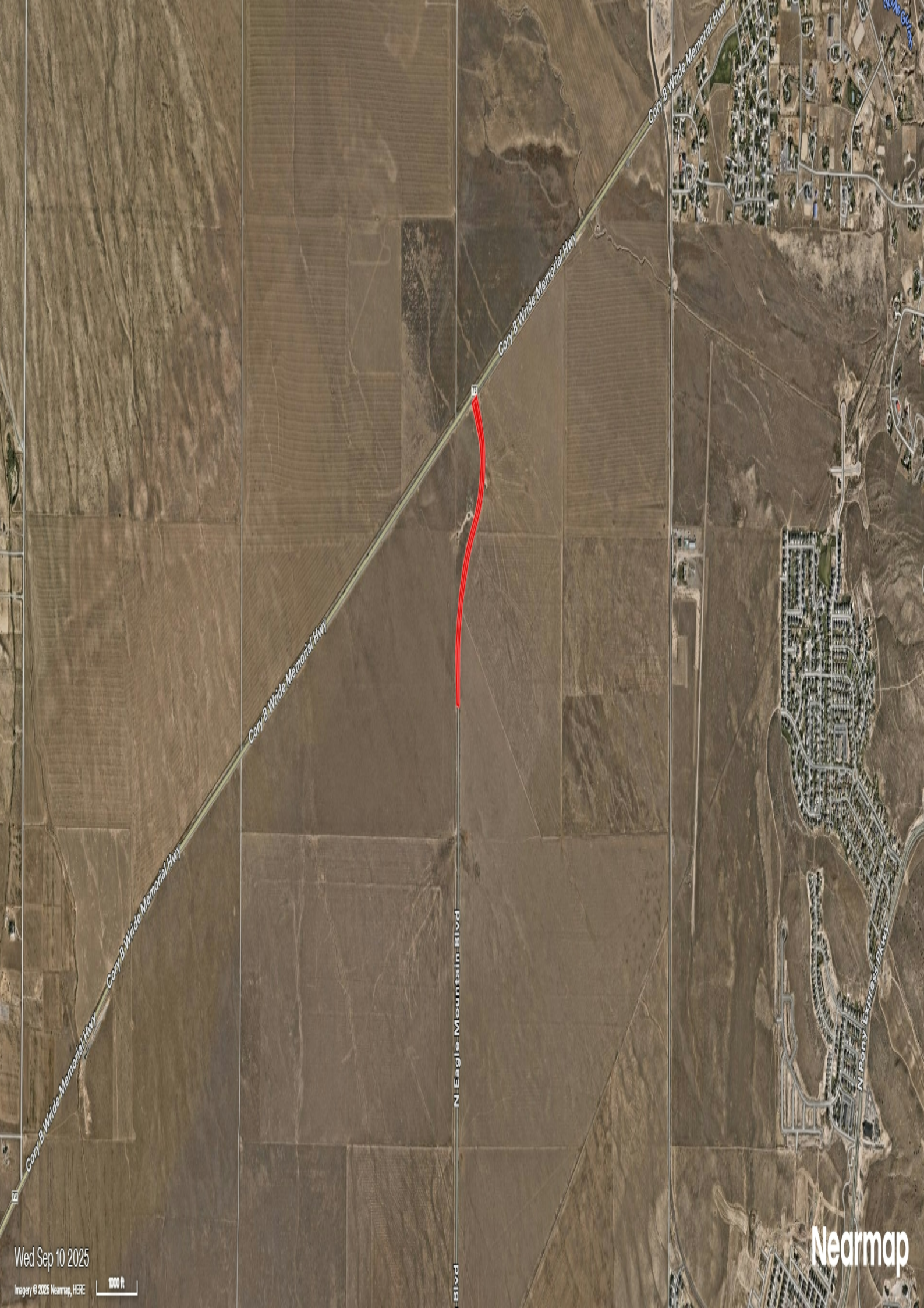
Provide advance public notice prior to construction using city website and social media platforms and message boards on SR-73 and Eagle Mountain Blvd. Provide any necessary updates to project that affects traffic control.

Traffic Control and Duration

Provide traffic control detour signs to use Airport Road at Eagle Mountain Blvd, Pony Express Parkway and SR-73. Limit construction activities to approved nighttime hours. Provide emergency vehicle access at all times.

Noise Mitigation

No mitigation is needed at this location as there is no homes or buildings in the area.


Cory B Wride Memorial Hwy
Cory B Wride Memorial Hwy
Cory B Wride Memorial Hwy
Cory B Wride Memorial Hwy
Cory B Wride Memorial Hwy
N Eagle Mountain Blvd
N Eagle Mountain Blvd
N Pony Express Pkwy
Wed Sep 10 2025
Imagery © 2026 Nearmap, HERE
1000 ft
Nearmap

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for Peckham Asphalt Paving Inc. as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).
ITEM TYPE:	Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Staff-initiated

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

PUBLIC HEARING
No

PREPARED BY
Zac Hilton, Public Services Manager

PRESENTED BY
Zac Hilton

RECOMMENDATION:
Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for Peckham Asphalt Paving Inc. as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

BACKGROUND:

Eagle Mountain City has entered into a contract with Peckham Asphalt Paving, Inc. to perform crack sealing on more than six million square feet of City roadways as part of the ongoing pavement preservation program. The project includes the following key corridors: Eagle Mountain Boulevard from SR-73 to the eastern terminus, Pony Express Parkway from Shadow Drive to Meta's facility, and Pony Express Parkway from Porter's Crossing Parkway to the Saratoga Springs city limits (see attached maps).

Crack sealing operations on these three roadway segments are anticipated to occur between May 11 and May 15, subject to weather and field conditions. Given the high traffic volumes along Eagle Mountain Boulevard and Pony Express Parkway, as well as the potential impacts to daily travel, staff recommends that work on these corridors be conducted during nighttime hours.

Implementing nighttime operations will help minimize disruptions to the traveling public while allowing the contractor to complete the work safely and efficiently. Staff respectfully requests City Council approval to proceed with nighttime construction activities for this project.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Resolution
2. Exhibit A - Variance Mitigation Plan
3. Crack Seal Add-on
4. Crack Seal Night Work
5. Crack Seal Overview

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AUTHORIZING EXTENDED HOURS FOR CONSTRUCTION OPERATIONS FOR PECKHAM ASPHALT PAVING, INC, AS ALLOWED IN EAGLE MOUNTAIN MUNICIPAL CODE SECTION 8.15.080(G)

PREAMBLE

WHEREAS, Eagle Mountain Municipal Code Section 8.15.080(G) states that 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; and

WHEREAS, Eagle Mountain City has entered into a contract with Peckham Asphalt Paving, Inc. to perform crack sealing on more than six million square feet of City roadways as part of the City's ongoing pavement preservation program; and

WHEREAS, the project includes key corridors, including Eagle Mountain Boulevard from SR-73 to the eastern terminus, Pony Express Parkway from Shadow Drive to Meta's facility, and Pony Express Parkway from Porter's Crossing Parkway to the Saratoga Springs city limits, as depicted in the attached maps incorporated herein as Exhibit A; and

WHEREAS, crack sealing operations on these roadway segments are anticipated to occur between May 11 and May 15, subject to weather and field conditions; and

WHEREAS, City staff recommends that work on these corridors be conducted during nighttime hours to minimize disruptions to the traveling public while allowing the work to be completed safely and efficiently; and

WHEREAS, the City Council finds that authorizing nighttime construction activities for this project is in the best interest of public safety and efficient roadway maintenance;

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

1. The City Council hereby authorizes crack sealing operations to be performed by Peckham Asphalt Paving, Inc. on the designated roadway corridors as part of the City's pavement preservation program.

2. Construction activities on the identified corridors are authorized to occur during nighttime hours to minimize impacts to the traveling public.

3. The work is anticipated to occur between May 11 and May 15, subject to weather and field conditions.

4. The project maps attached as Exhibit A are hereby incorporated into this Resolution as if fully set forth herein.

5. All work shall comply with applicable safety standards, traffic control requirements, and City regulations.

6. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May, 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 5th day of May, 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

Variance Mitigation Plan

Public Notification and Communication

Provide advance public notice prior to construction using city website and social media platforms and message boards on Pony Express Parkway and Eagle Mountain Blvd. Provide any necessary updates to project that affects traffic control.

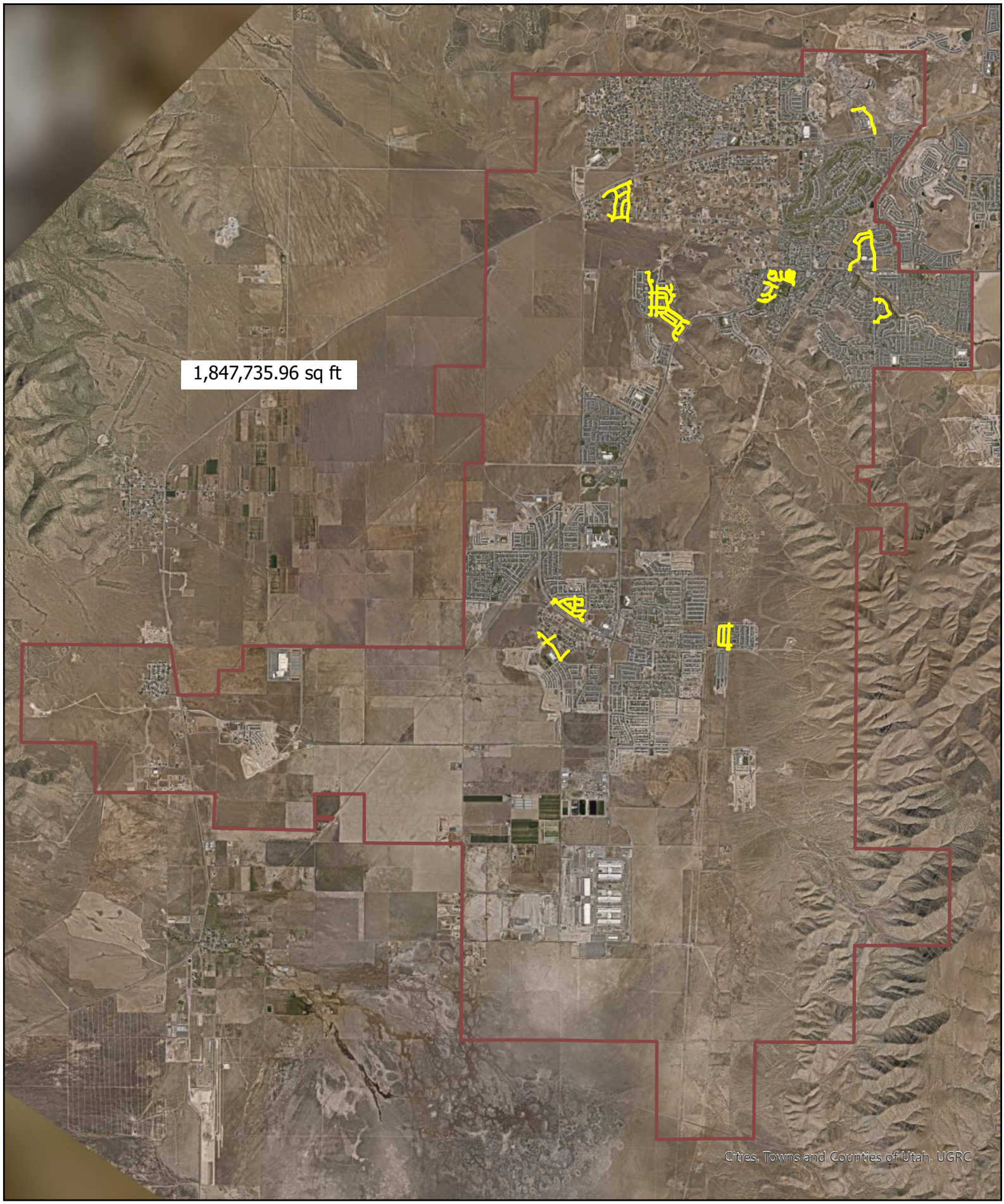
Traffic Control

Provide at least one lane of travel in each direction whenever feasible, where lane closures are required, provide traffic control with flagger. Provide emergency vehicle access at all times.

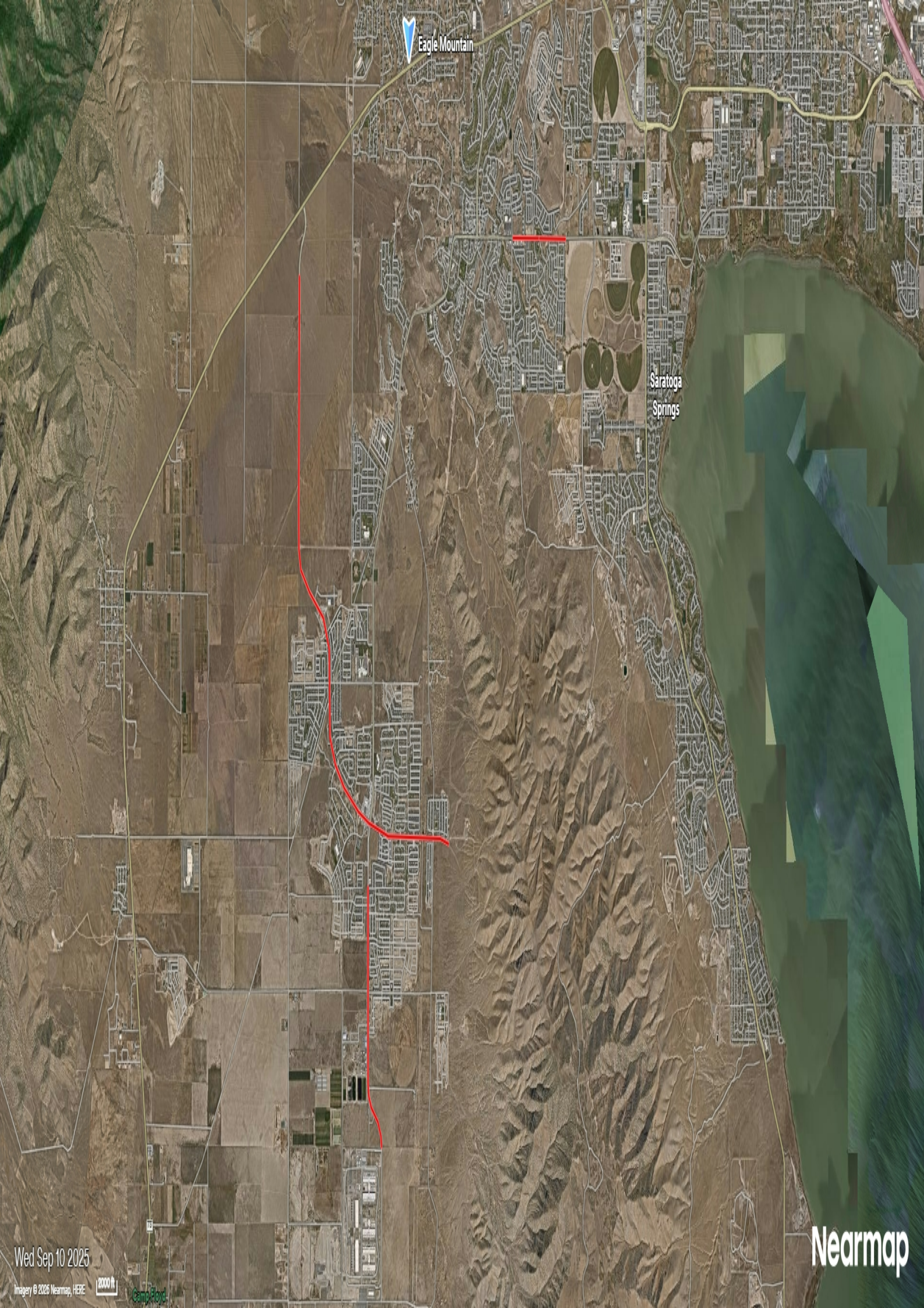
Noise Mitigation

Limit construction activities to approved nighttime hours. Avoid unnecessary idling of equipment near residential areas.

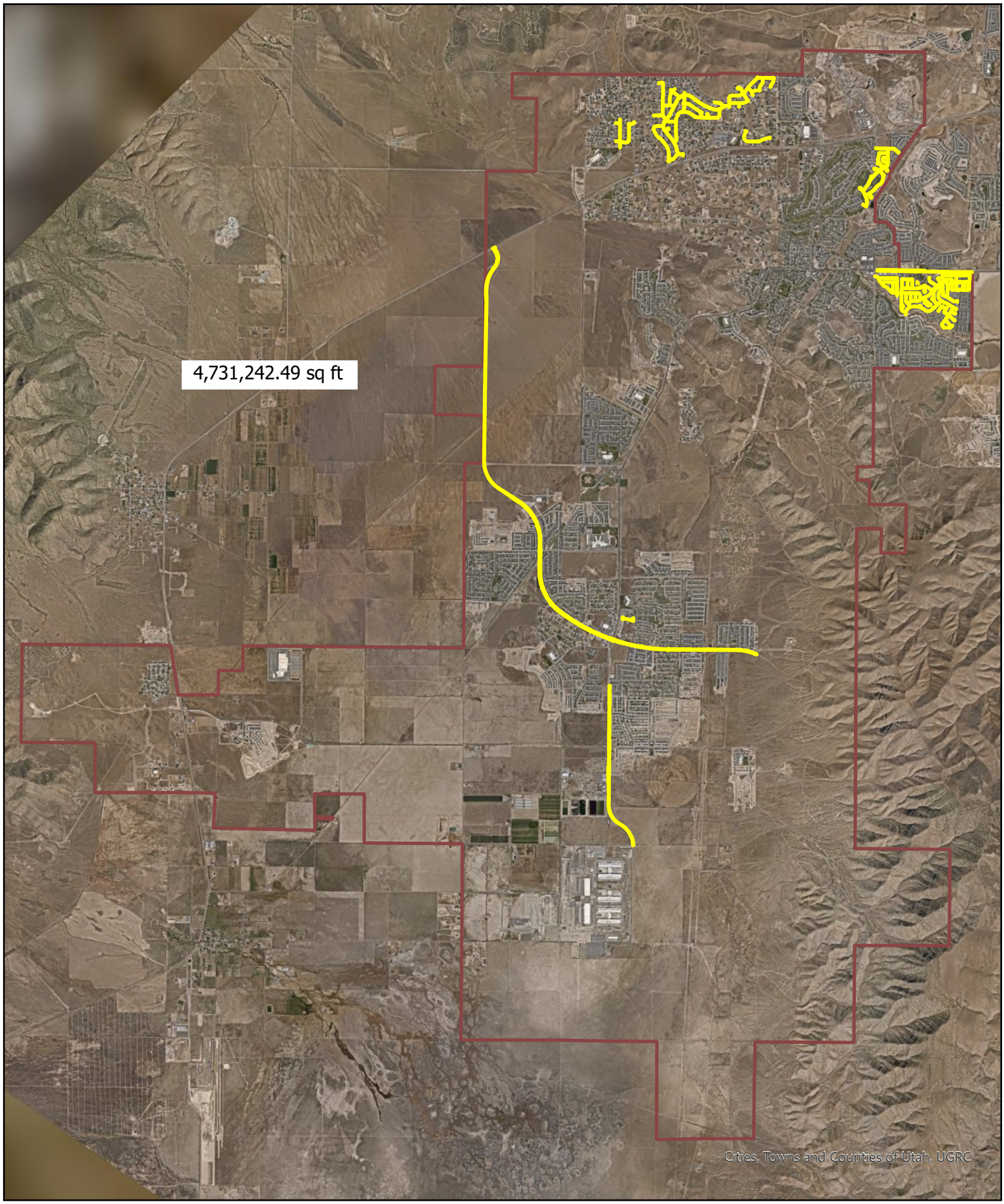
Crack Seal Add-on 2026



0 0.75 1.5 3 4.5 6 Miles


Eagle Mountain
Saratoga Springs
Wed Sep 10 2025
Imagery © 2026 Nearmap, HERE
2000 ft
Camp Floyd
Nearmap

Crack Seal Overview 2026



0 0.75 1.5 3 4.5 6 Miles

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for Williams Companies Power Plant as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Halli Baumann

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
AG/RTI, Business Park/Light Industry	Approx. 48 acres permit site. They will be using an additional 63+ acres as a temporary workspace.

PUBLIC HEARING
No

PREPARED BY
Brandon Larsen, Planning Director

PRESENTED BY
Brandon Larsen

RECOMMENDATION:
Staff recommends that the City Council approve a Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for Williams Companies - Power Plant - as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

To mitigate potential impacts, staff recommends the following conditions for approval entered into these Resolution as Exhibit A:

- Lighting Design and Selection :
  - Williams will use fixtures that direct light downward and reduce skyward light spill. Shielded or full cut off fixtures will be used to minimize light pollution
  - LED lighting will be implemented with adjustable intensity to reduce excess illumination
- Notification of adjacent residents:
  - Adjoiner properties are commercial. The nearest resident is approximately 1.3 miles in distance.
  - Williams will coordinate with the City in advance regarding the type and duration of the work
- Regularly Scheduled Review
  - Williams will request a review and request a time extension every 6 months to conform with City requirements and to address local adjoiner property input.

BACKGROUND:
Williams Companies is laying groundwork for the construction of a power plant for Meta just south of the Meta data center campus. They are planning for a rapid pace of construction. 8.15.080(G) and 8.15.070 restrict when construction can take place as a means of limiting the amount of noise produced at sites primarily during the nighttime hours. The Williams site is in a remote part of the city with the nearest homes being 4 homes in Fairfield that are approximately 1 3/4 miles and another home 1 1/2 miles from the Williams property. Wiliams noise levels may not exceed 85 decibels from 9:00 pm to 7:00 am.

Parcels requesting this change include: 66:815:0001

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. Exhibit A - Variance Mitigation Plan
3. After Hours Request from Williams

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AUTHORIZING EXTENDED HOURS FOR CONSTRUCTION OPERATIONS FOR WILLIAMS COMPANIES, AS ALLOWED IN EAGLE MOUNTAIN MUNICIPAL CODE SECTION 8.15.080(G)

PREAMBLE

WHEREAS, Eagle Mountain Municipal Code Section 8.15.080(G) states that 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; and

WHEREAS, Williams Companies is preparing for construction of a power generation facility to serve the Meta data center campus located within Eagle Mountain City; and

WHEREAS, the project is anticipated to proceed on an accelerated construction schedule; and

WHEREAS, Eagle Mountain Municipal Code Sections 8.15.070 and 8.15.080(G) establish limitations on construction hours in order to minimize nighttime noise impacts; and

WHEREAS, the subject property, identified as Parcel No. 66:815:0001, is located in a remote area of the City with limited nearby residential development, with the nearest residences located approximately 1.5 to 1.75 miles from the project site; and

WHEREAS, a Variance Mitigation Plan has been prepared to address potential impacts associated with extended construction hours and to establish operational limitations, including noise thresholds; and

WHEREAS, the City Council finds that implementation of the Variance Mitigation Plan will reasonably mitigate potential impacts to surrounding properties..

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

1. The City Council hereby adopts and incorporates by reference Exhibit A: Variance Mitigation Plan, which establishes conditions and operational limitations associated with construction activities on Parcel No. 66:815:0001.

2. The provisions outlined in Exhibit A shall apply to construction activities associated with the Williams Companies power generation project and are intended to address impacts related to construction timing and noise.

3. All construction activities shall comply with the requirements set forth in Exhibit A. All other applicable City ordinances, regulations, and permitting requirements shall remain in full force and effect.

4. The City Council finds that, based on the remote location of the project and the measures outlined in Exhibit A, potential impacts associated with extended construction hours can be reasonably mitigated..

5. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May, 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 5th day of May, 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

_____

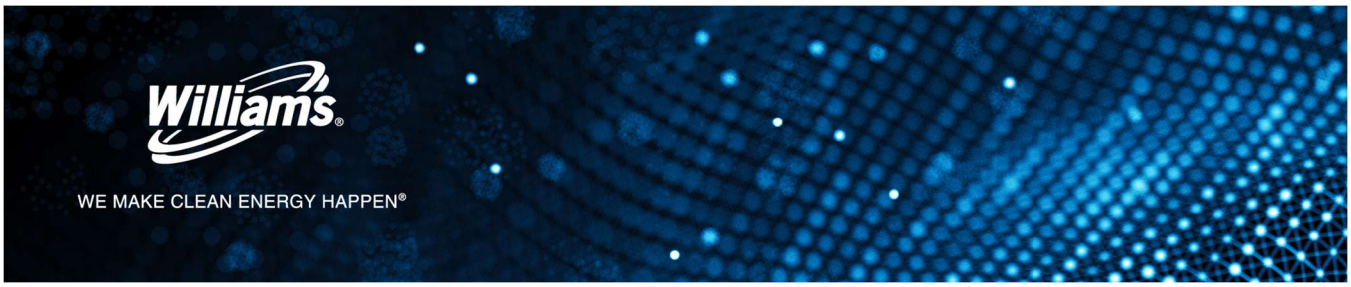
Lacie A. Messerly
City Recorder

Exhibit A

Exhibit A

Variance Mitigation Plan

- Lighting Design and Selection:
  - Williams will use fixtures that direct light downward and reduce skyward light spill. Shielded or full cut off fixtures will be used to minimize light pollution
  - LED lighting will be implemented with adjustable intensity to reduce excess illumination
- Notification of adjacent residents:
  - Adjoiner properties are commercial. The nearest resident is approximately 1.3 miles in distance.
  - Williams will coordinate with the City in advance regarding the type and duration of the work
- Regularly Scheduled Review
  - Williams will request a review and request a time extension every 6 months to conform with City requirements and to address local adjoiner input.



Early Morning Concrete Placement

Work Requested

For a 4500 psi concrete mix, slump retention through batching, hauling, pumping, and placement is critical to maintain uniform consolidation and finish quality. Under daytime hot weather conditions, accelerated hydration and moisture loss contribute to rapid slump loss—often requiring increased use of admixtures or on site adjustments, which can introduce variability to the concrete pad cure.

Nighttime placement improves:

- Slump retention after pumping
- Predictability of finishing windows
- Pump performance consistency and line pressure stability

These conditions support compliance with ACI 301 – Specifications for Concrete Construction, which requires uniformity of concrete properties and placement without water addition or re tempering. Improved temperature control also helps maintain stable air content and reduces the risk of plastic shrinkage cracking.

We are requesting approval to perform the upcoming concrete placement during nighttime or early morning hours. Based on anticipated ambient temperatures and haul conditions, nighttime placement represents the lowest risk approach in accordance with ACI requirements and project specifications.

Work Location

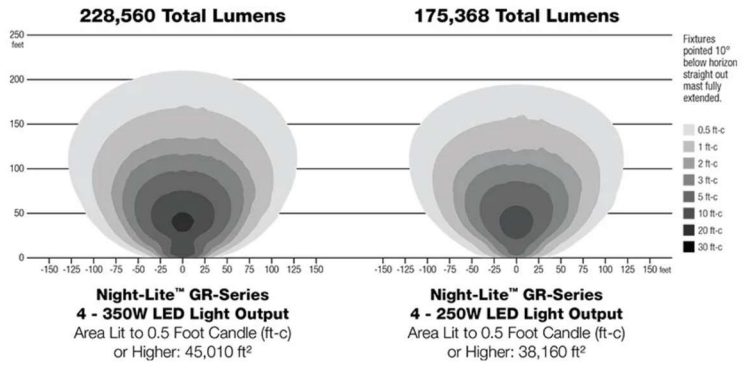
Work will take place at the Williams Aquila Gas Power Generation facility located at the southern end of Eagle Mountain.

1000 N Virtual Drive
Cedar Valley, UT 84013

Planned Lighting:

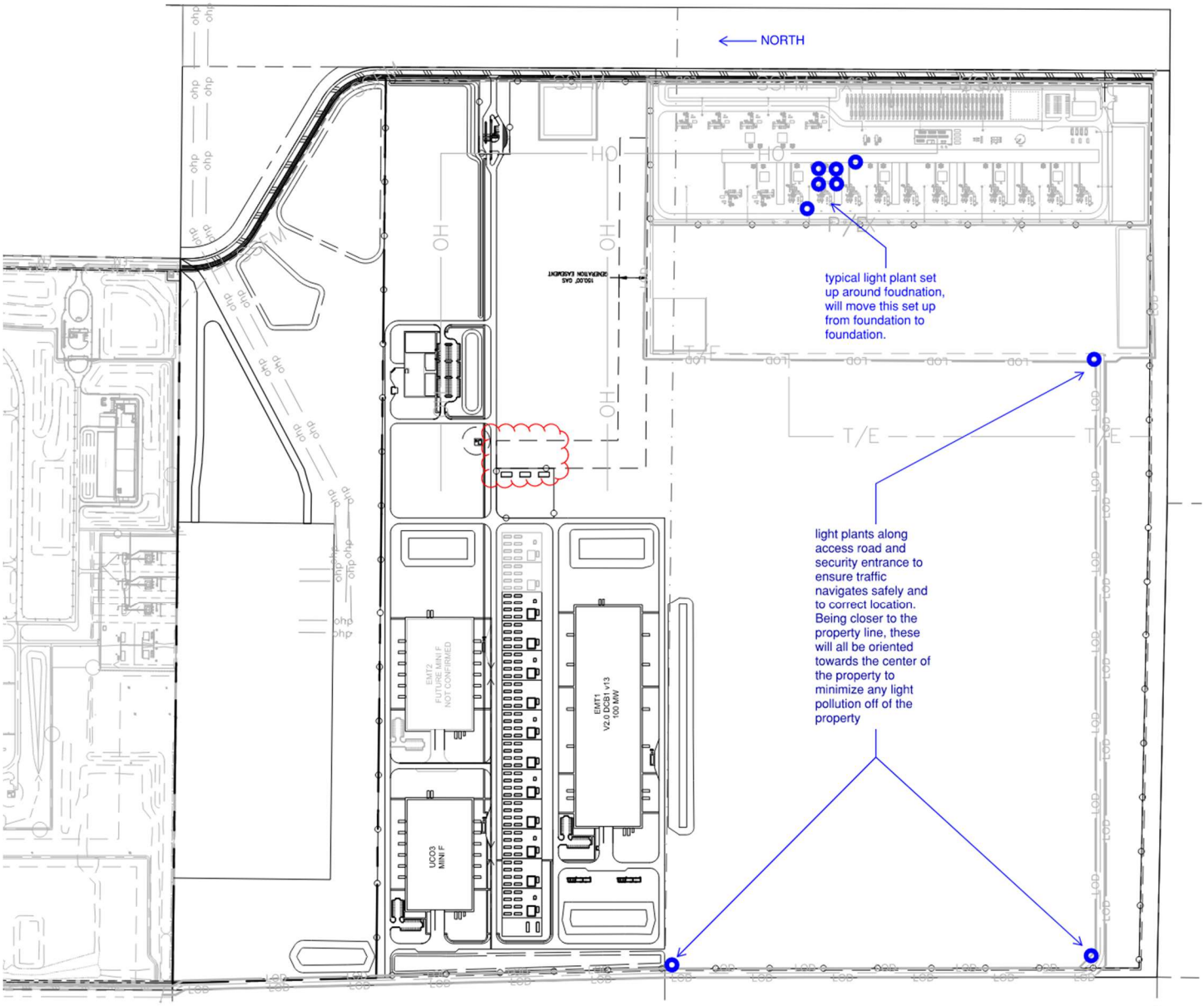
A total of 7-10 light plants will be utilized to support after hours activities. Lighting will only be utilized while after hours activities are being performed, and will be powered off during after hours while activities are not being performed. All light plants will be oriented in a manner to point downward and minimize light pollution upward or off of the property.

© 2026 The Williams Companies, Inc. All rights reserved.



allmand.com/products/light-towers/nightlite-gr-series-liquid-cooled-6kw/#product-features

Light Plant Locations:



© 2026 The Williams Companies, Inc. All rights reserved.

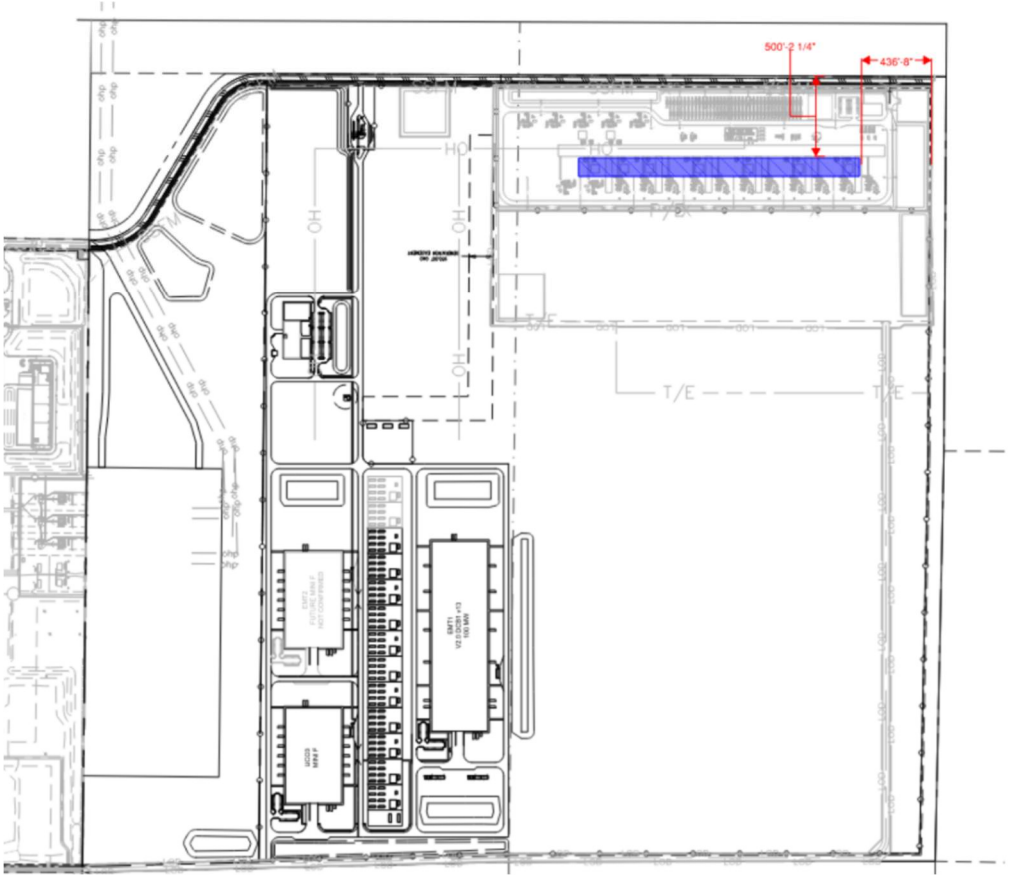
Combined On-Site Noise Levels

During active operations, combined nearfield sound levels are estimated not to exceed 85 dBA at or near the active work zone. Combined perceived level at approximately 1 mile is ~55–60 dBA.

Manpower

Afterhours manpower and traffic loading is expected to have 10-15 crew members onsite at a given time with expected 20 truck loads of concrete delivered in 90 minute intervals throughout the after hours operations.

Diagram of Foundations to be installed after hours:



Concrete Transit Time and Traffic Impacts

Daytime traffic congestion along Wasatch Front transportation corridors increases both haul time and delivery variability. Extended or inconsistent transit times increase the risk of concrete exceeding allowable age limits at placement, particularly for pumped concrete supplying continuous operations.

Nighttime placement significantly improves truck cycle predictability, supports steady pump operation, and reduces the likelihood of rejected loads. Consistent delivery intervals are essential to maintaining uniform mix characteristics and meeting ACI 301 requirements for continuous, controlled placement.

Furthermore, nighttime concrete deliveries reduce exposure to Eagle Mountain daytime traffic congestion and active school zones, lowering the risk of vehicular incidents and improving overall transportation safety.

© 2026 The Williams Companies, Inc. All rights reserved.

Cold Joint Risk and Placement Continuity

Elevated temperatures and daytime traffic delays increase the likelihood of unplanned placement interruptions, which elevate the risk of cold joints. Nighttime operations reduce these risk factors by enabling:

- Continuous concrete delivery
- Slower and more predictable set times
- Consistent placement rates

These factors promote proper consolidation and bonding between lifts, supporting structural integrity and compliance with project specifications and ACI placement requirements.

QA/QC Oversight and Early Age Curing Performance

Night pours provide more stable conditions for QA/QC monitoring of concrete temperature, slump, air content, placement rate, finishing operations, and curing application. Lower nighttime temperatures reduce evaporation rates, allowing curing compounds or wet curing methods to remain effective longer—an important consideration for higher strength concrete where early age moisture retention is critical to achieving specified strength and durability per ACI guidance.

Conclusion

The proposed nighttime concrete placement operations are expected to remain localized with limited offsite impact and comply with typical municipal nighttime noise criteria.

© 2026 The Williams Companies, Inc. All rights reserved.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.72.040 HVAC Screening for Multi-Family Buildings.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

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

RECOMMENDATION:
Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code 17.72.040 "HVAC Screening for Multi-Family Buildings".

BACKGROUND:
Staff was directed to prepare a code amendment to propose more detailed ground-mounted HVAC screening requirements for multifamily residential buildings. That code change draft was completed and reviewed by Council on the 21st of April at which time a Public Hearing was held. Consideration and decision-making regarding the amendment was tabled, pending minor revisions to the draft being made. The revisions effectually included:

1. Striking any reference to exception opportunities to the required screening; and,
2. Inserting a screen-to-condenser units separation distance in care and keeping with any relevant building or fire codes; and,
3. Adding a screening control targeted at heat pumps on multifamily buildings...

The draft language now addresses the foregoing considerations (which prompted a couple of minor language adjustments). It incorporates consideration for hiding equipment from multiple view points, controlled screening size/appearance, and clearance for maintenance access. The Planning Commission voted to recommend the drafted changes subject to a handful of revisions which have been incorporated into the attached draft labeled as [the] "Post PC Redlines". The [new] post Council revised version is attached as the "Revised Draft".

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

PLANNING COMMISSION ACTION/RECOMMENDATION:
Favorable - the Planning Commission unanimously motioned to recommend that the draft amendment be approved subject to the following revisions to the same:

1. That polyethylene material (i.e., that which forms brand fencing like "Simtek" and "Trex" as examples) be added as a materials option.
2. Remove landscaping as a screening [exception] option.
3. The bottom of the screening must be within 6 inches of the ground.
4. All supporting lines and attachments to wall-mounted HVAC units be painted to match the wall color.

The fore-going edits/revisions have been made to the post-PC version of the amendment(s) hereto attached.

ATTACHMENTS:

1. Ordinance
2. Revised Draft
3. Post PC Amendments Redlines

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.72.040 HVAC SCREENING FOR MULTI-FAMILY BUILDINGS

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.72.040 regarding HVAC screening for multi-family buildings, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 17.72.040 regarding HVAC screening for multi-family buildings, 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 5th day of May, 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 5th day of May, 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 17.72
COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

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

17.72.040 Architectural standards.

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

L. Mechanical Equipment.

1. Shall have sight screen(ing) compliant with the following standards:

a. View block(s):

For wall-mounted heat pumps: Shall be a single-face(d) screen forward of the heat pumps -- whether mounted to a bracket system that positions the screen in front of the unit, or one that is installed in the ground forward of the unit and conforms with paragraphs b-e hereafter. Alternative: An exterior, wall-mounted heat pump unit may be colored to match the wall color of the building to which it is affixed in lieu of being screened.

For ground-mounted condenser units: Shall be a L-shaped, sight-obscuring screen placed against the equipment pad, set such that one side/face is parallel to the property's frontage from which the condenser units may be viewed and the other side facing the closest side (or street side as relevant), property line.

Illustration:

b. Height of screen(s): No less nor taller than 6" above the height of the highest mechanical unit being hidden with the bottom most board/slats/paneling being no higher than 6" off the ground if a gap is left at the bottom of the screen; and,

c. Length/width of screen(s): No less than the width of any unit, or two or more units set together or arranged in a row or series, plus 18" to each end/side of the unit or row of units. Situations wherein multiple units are set in a row down a side of a building shall require one long screen wall (vs. multiples of independent walls with gaps between) where possible; and,

d. Screen gap to unit(s): No closer than 18" or as per adopted building code, and/or, the equipment manufacturer(s) specification(s) as required for access to the unit(s) – whichever is more restrictive. The "side" of the unit(s) where lines/cords connect to the condenser(s) shall remain unscreened and readily accessible for maintenance access; and,

e. Aesthetics: Screens shall be made of either vinyl, polyethylene (e.g., "Simtek", "Trex" or similar brand) or wood, pre-colored, painted or stained to match the primary color of the building(s) which they serve.

2. Wall mounted meters: (A) unit(s) (e.g., electrical meters) piping/wiring/lines/service risers) shall be painted up to the meter in the same color as the wall to which they are attached. The meter shall not, itself, be painted.

Chapter 17.72
COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

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

17.72.040 Architectural standards.

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

L. Mechanical Equipment.

1. Ground mounted: Shall have a screen wall compliant with the following standards:

a. View block: Shall be a L-shaped, sight-obscuring screen placed against the equipment pad, set such that one side/face is parallel to the property's frontage from which the condenser units may be viewed and the other side facing the closest side (or street side as relevant), property line.

Illustration:

b. Height of screen(s): No less nor taller than 6” above the height of the highest mechanical unit being hidden with the bottom most board/slats/paneling being no higher than 6” off the ground if a gap is left at the bottom of the screen; and,

c. Length/width of screen(s): No less than the width of any unit, or units set together, plus 18” to each end/side; and,

d. Screen gap to unit(s): No closer, nor farther away, than allowed by adopted building code and the equipment manufacturer(s) specification(s) as required for access to the unit(s) – whichever is more restrictive, or, 18” (save where power cord and supply/return lines are located). The “side’ of the unit(s) where those lines/cord connect to the condenser(s) shall remain unscreened and readily accessible for maintenance purposes; and,

e. Aesthetics: Screens shall be made of either vinyl, polyethylene (e.g., “Simtek”, “Trex” or similar brand) or wood, pre-colored, painted or stained to match the primary color of the building(s) which they serve.

2. Wall mounted: (A) unit(s) piping/wiring/lines shall be painted up to the meter in in the same color as the wall to which they are attached.

RESOLUTION NO. R-_____-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ACCEPTING THE EAGLE MOUNTAIN CITY TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 AND SETTING A PUBLIC HEARING FOR INTERIM BUDGET FOR JUNE 16, 2026 AND SETTING A PUBLIC HEARING FOR BUDGET ADOPTION ON AUGUST 18, 2026

PREAMBLE

WHEREAS, on May 5, 2026, the Mayor, acting as the City's budget officer, submitted a tentative budget for Fiscal Year 2026–2027 to the City Council; and

WHEREAS, the tentative budget includes a proposed property tax increase, requiring compliance with Truth-in-Taxation provisions under State law; and

WHEREAS, the City Council desires to accept the tentative budget and the associated property tax impact schedule for purposes of public review; and

WHEREAS, the City Council desires to make the tentative budget and property tax impact schedule available for public inspection for at least ten days prior to the public hearing; and

WHEREAS, the City Council desires to set a public hearing for June 16, 2026 at 6:00 p.m. to receive public input on the proposed interim budget; and

WHEREAS, the City Council desires to set a public hearing for August 18, 2026, at 6:00 p.m. to receive public input on the proposed final; and

WHEREAS, the City Council desires to adopt the final budget on August 18, 2026;

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

1. The City Council hereby adopts the tentative budget for Fiscal Year 2026–2027, attached as Exhibit A.

2. The City Council hereby accepts the property tax impact schedule associated with a potential property tax increase.

3. The tentative budget and property tax impact schedule shall be made available for public inspection for at least ten days prior to the public hearing.

4. The City Council will conduct a public hearing to review the interim budget for Fiscal Year 2026-2027 on June 16, 2026 at 6:00p.m.

4. The City Council will conduct a public hearing to review the final budget for Fiscal Year 2026-2027 on August 18, 2026, at 6:00 p.m.

5. The City Council plans to adopt the final budget for fiscal year 2026-2027 on August 18, 2026.

PASSED AND ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May 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 5th day of May 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

RESOLUTION NO. R-_____-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ACKNOWLEDGING THE BUDGET OFFICER'S STATEMENT OF A PROPOSED PROPERTY TAX INCREASE AND PROPERTY TAX IMPACT SCHEDULE (TRUTH-IN-TAXATION COMPLIANCE)

PREAMBLE

WHEREAS, pursuant to Utah Code § 59-2-919(4)(a)(i), the budget officer is required to publicly state if the tentative budget includes a proposed property tax increase; and

WHEREAS, on May 5, 2026, the Mayor, acting as the City's budget officer, publicly stated that the tentative budget for Fiscal Year 2026–2027 includes a proposed property tax increase; and

WHEREAS, in connection with that statement, the budget officer presented a property tax impact schedule as defined in Utah Code § 59-2-924; and

WHEREAS, the City Council desires to acknowledge receipt of the statement and presentation in accordance with State law;

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

1. The City Council hereby acknowledges that the budget officer has stated that the tentative budget for Fiscal Year 2026–2027 includes a proposed property tax increase.

2. The City Council further acknowledges that the budget officer has presented a property tax impact schedule as defined in Utah Code § 59-2-924.

PASSED AND ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May 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 5th day of May 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

RESOLUTION NO. R-_____-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
DECLARING INTENT TO INCREASE PROPERTY TAX REVENUE,
PROVIDING NOTICE, AND SETTING A
PUBLIC HEARING DATE AUGUST 6, 2026 AT 6:00 P.M.
IN ACCORANCE WITH THE TRUTH-IN-TAXATION REQUIRMENTS

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City has considered the tentative budget for Fiscal Year 2026–2027; and

WHEREAS, the City Council intends to increase property tax revenue above the certified tax rate; and

WHEREAS, pursuant to Utah Code §§ 59-2-919 and 59-2-924, the City is required to provide notice and hold a public hearing prior to adopting a final budget that includes a property tax increase; and

WHEREAS, the public hearing for the proposed property tax increase must be held on a date established in coordination with the County Auditor; and

WHEREAS, the City Council desires to provide notice and conduct a public hearing to receive public comment regarding the proposed increase in property tax revenue;

WHEREAS, the City Council desires to adopt the final budget on August 18, 2026;

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

1. The City Council of Eagle Mountain City hereby declares its intent to increase property tax revenue above the certified tax rate for Fiscal Year 2026–2027.

2. The City Council will hold a public hearing regarding the proposed property tax increase on August 6, 2026 at 6:00 p.m., or on such date as established in coordination with the Utah County Auditor, at a time and place to be specified in the required public notice. Members of the public will have an opportunity to appear and be heard regarding the proposed tax increase.

3. The City shall provide notice of the proposed property tax increase and public hearing in accordance with Truth-in-Taxation requirements under Utah law.

4. The City Manager is hereby authorized and directed to notify the Utah County Auditor and the Utah State Tax Commission of the City's intent to increase property tax revenue and to coordinate the scheduling and noticing of the required public hearing.

PASSED AND ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May 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 5th day of May 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

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan and IFFP.
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 and IFFP.

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:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. Ordinance
2. Parks, Trails, & Open Space Master Plan
3. Parks & Trails Impact Fee Facilities Plan (IFFP)

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE PARKS, TRAILS AND OPEN SPACE MASTER PLAN AND IMPACT FEE FACILITIES PLAN (IFFP)

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 and Impact Fee Facilities Plan (IFFP), 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 and Impact Fee Facilities Plan (IFFP), as set forth in Exhibit A.

2. The Parks, Trails, and Open Space Master Plan and Impact Fee Facilities Plan (IFFP) 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 5th day of May, 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 5th day of May, 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

David 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
The Utah Division of Wildlife Resources (DWR) defines "crucial habitat" as land essential to sustaining species populations at target levels. This classification accounts for seasonal and life-cycle necessities, such as winter range and calving grounds. Because these habitats provide vital forage and cover, any degradation directly compromises the area's carrying capacity and leads to measureable population losses.

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# 1.02-1.03*

Guiding Documents . . . . . *Pg# 1.04-1.07*

Vision, Guiding Principles, & Goals . . . . . *Pg# 1.08-1.15*

Eagle Mountain City At A Glance . . . . . *Pg# 1.16-1.18*

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

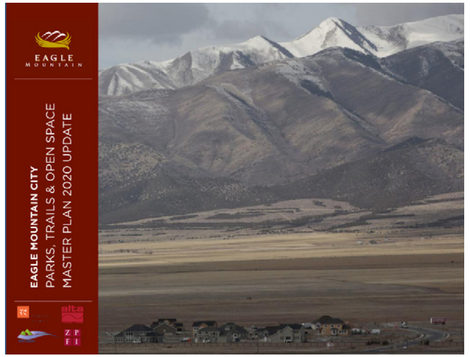
The section includes key analysis findings at a glance, prioritization of recommendations table, and information on primary funding sources.

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: Open Space Evaluation Worksheet
- Appendix C: Online Survey Results

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.

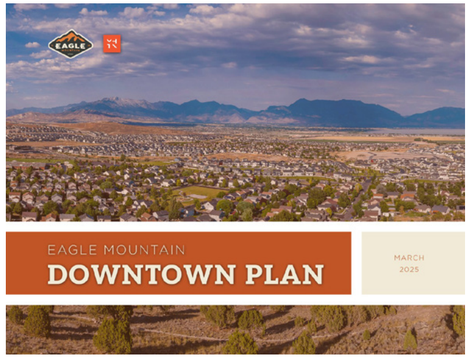
2025 Eagle Mountain Natural Open Space and Wildlife Habitat Management Plan

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.

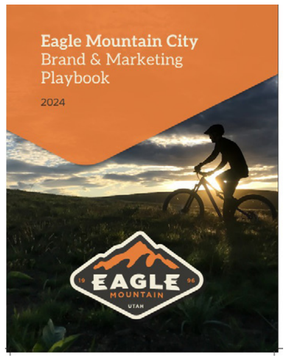
GUIDING DOCUMENTS (CONT.)



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.

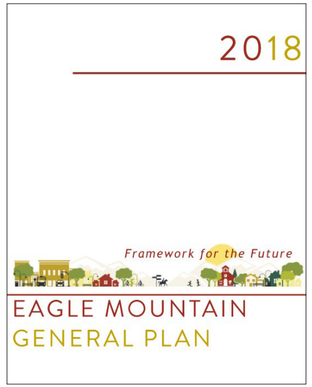


2024 Eagle Mountain City Brand and Marketing Playbook

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.

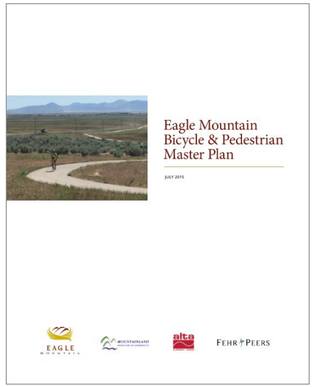
GUIDING DOCUMENTS (CONT.)



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.

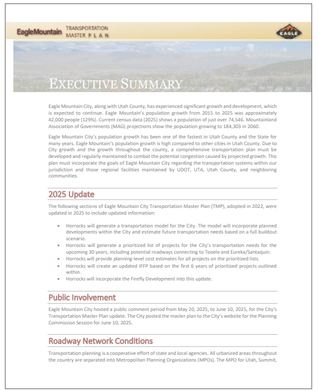
- Outlines the overall vision and guiding principles for Eagle Mountain based on community context and growth strategy frameworks.
- Key initiatives include meaningful open spaces and amenities, distinctive development patterns, designating centers of activity, and identifying guideline for resilient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

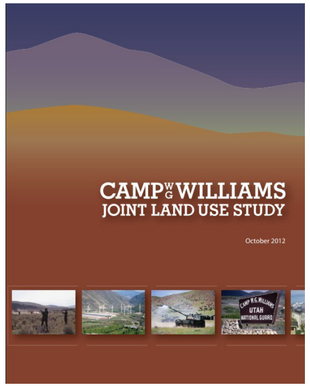
- Develop a diverse network of pedestrian pathways and bikeways that serve people of all ages and abilities.
- Develop safe and efficient facilities that meet current industry standards.
- Plan for the seamless integration of a comprehensive bicycle and pedestrian system with existing and future development.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

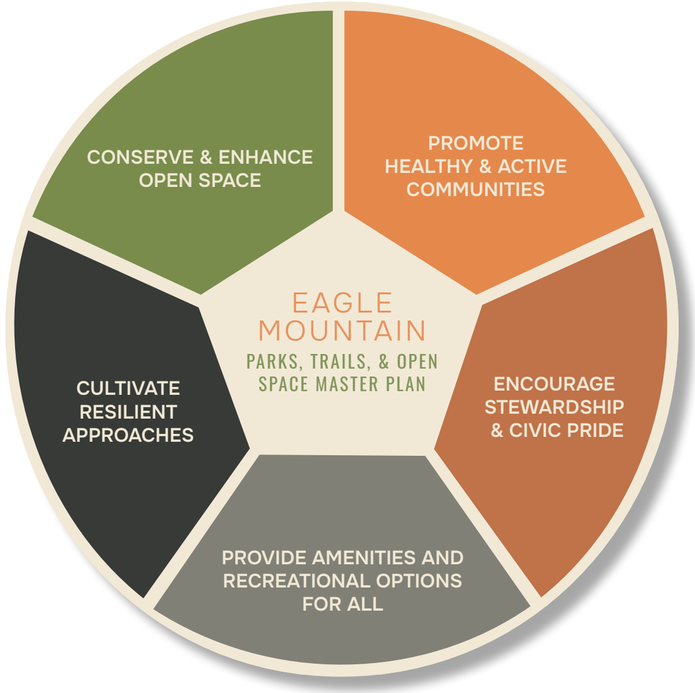
Eagle Mountain's parks, trails and open space are unique community assets and exceptional civic infrastructure. They contribute to the recreational, social, ecological, and aesthetic well-being and health of our city.

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.

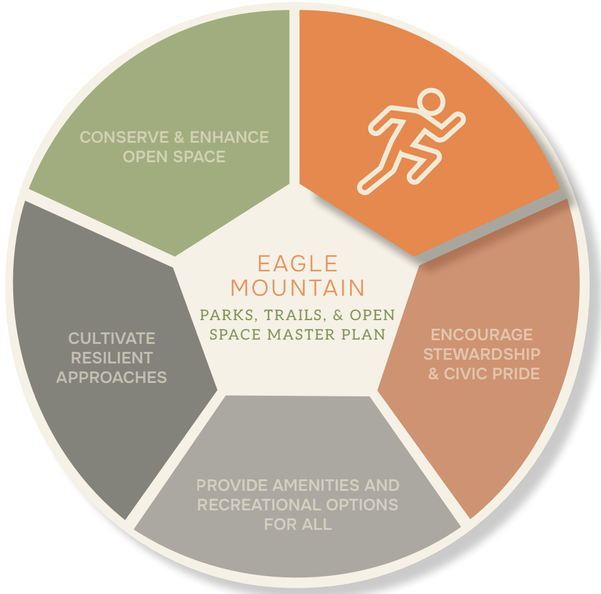


PROMOTE HEALTHY & ACTIVE COMMUNITIES

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

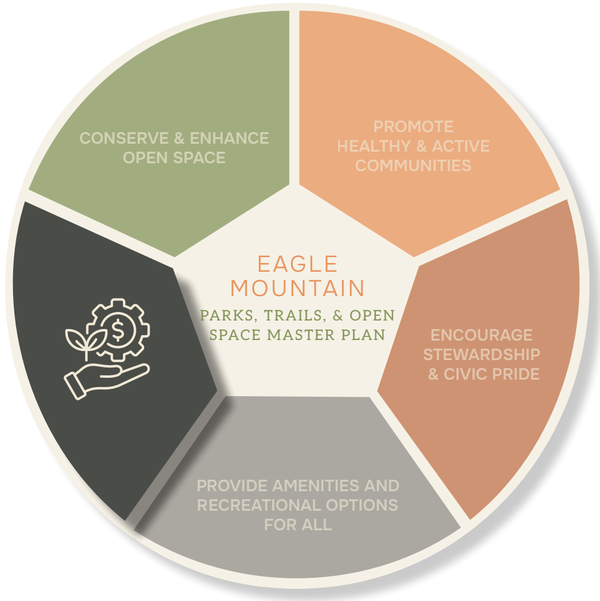
- Create a unified and connected system of parks, trails, and open space for residents.
- Provide recreational opportunities and programming to allow for healthy and social community activities.
- Design neighborhoods to facilitate physical activity by providing paths and trails connecting homes to parks 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.

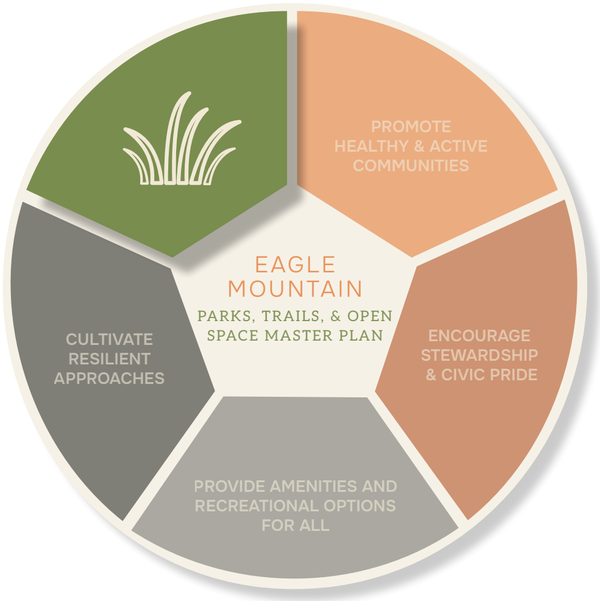


CONSERVE & ENHANCE OPEN SPACE

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

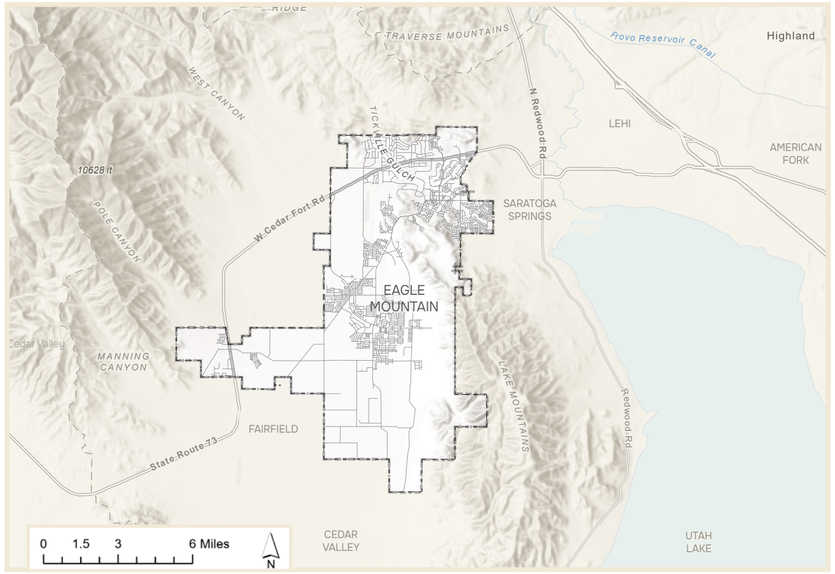
- Create a unified and connected system of parks, trails, and open space for residents.
- Provide recreational opportunities and programming to allow for healthy and social community activities.
- Design neighborhoods to facilitate physical activity by providing paths and trails connecting homes to parks 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:

77, 990

Previous plan (2020 Pop.) = 42,088

TOTAL HOUSEHOLDS:

17,820

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

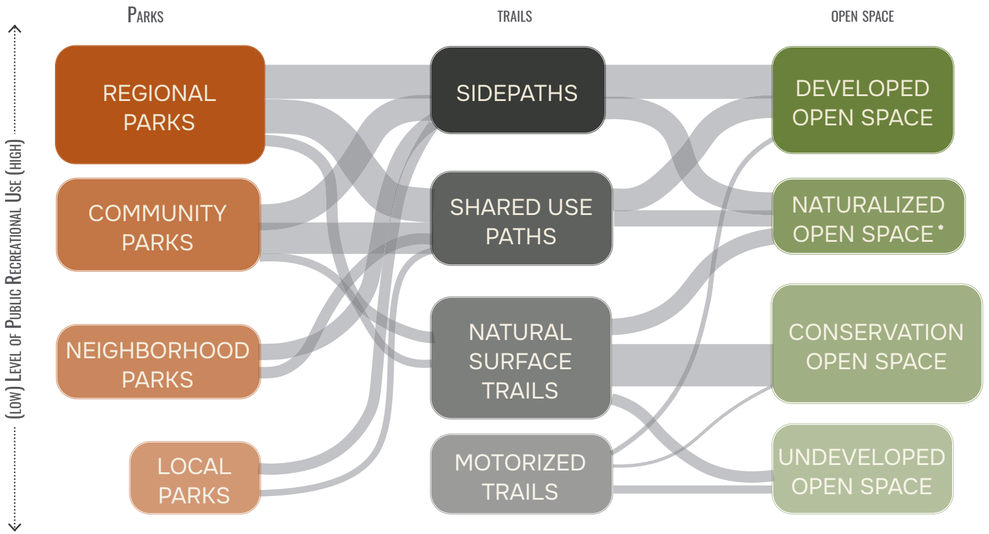
58% Ages 0-19
43% Ages 20-50

Source: 2023 US Census Data & Eagle Mountain City

Credit: Bailey Ensign, EM

Hikers in Eagle Mountain

CONNECTIONS BETWEEN RECREATIONAL OFFERINGS IN EAGLE MOUNTAIN

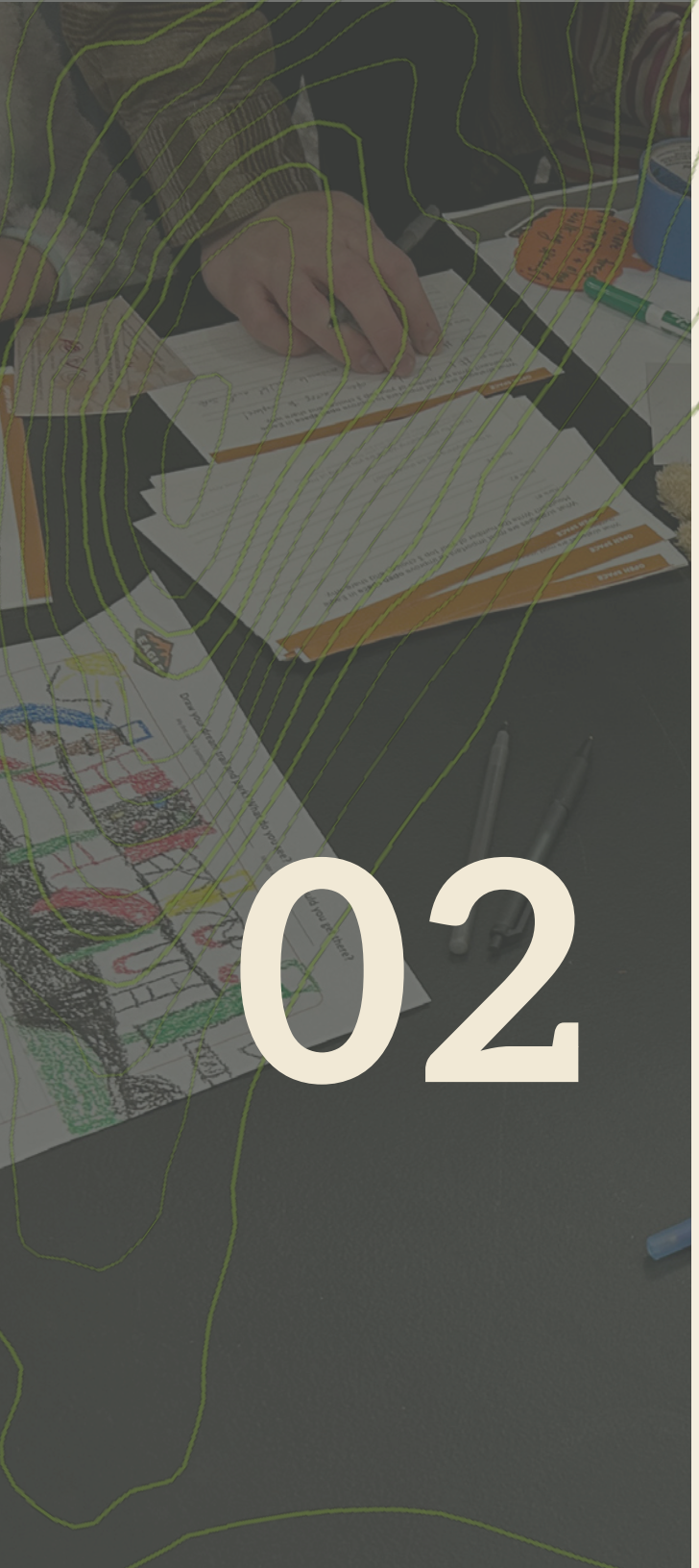


This graphic illustrates the relationship between the level of public recreation and the type of recreational offering. The bold arrows indicate consistent associations between offerings, while thin or dashed imply less consistent or occasional overlap between offerings. For example, regional parks almost 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.

This page is intentionally left blank



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*

Source: MHTN

City Booth at ShopFest Utah

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."

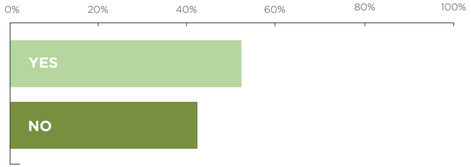
COMMUNITY-WIDE ONLINE SURVEY

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

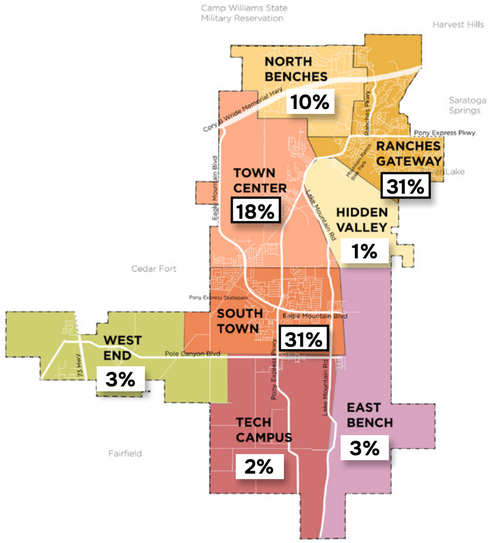
68% RESPONDENTS BETWEEN THE AGES OF 34-54

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

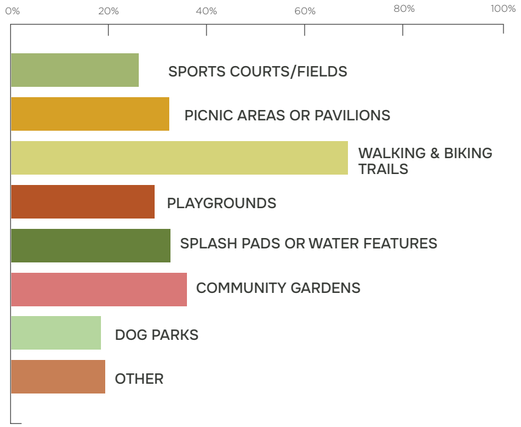
Rank how you feel the city should prioritize investment in its parks and trails?

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)

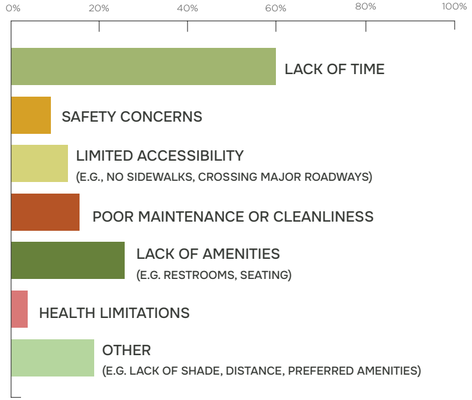
KEY TAKEAWAYS FOR PARKS

- 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?



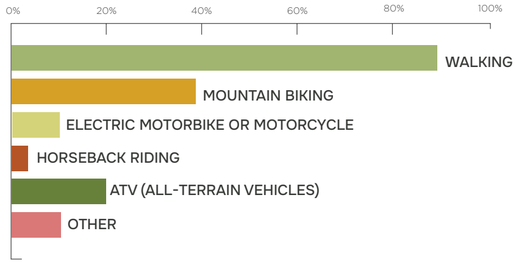
What factors prevent you from using parks and recreational spaces in Eagle Mountain?



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.

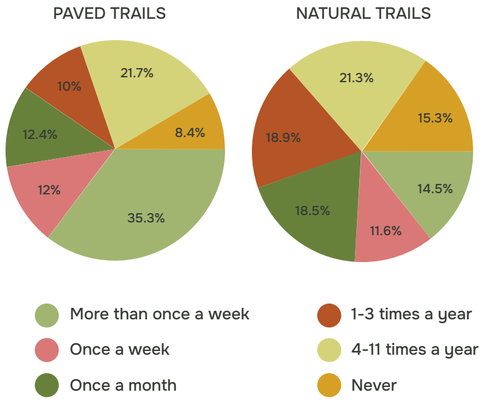
How do you use the City's trail systems?



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?



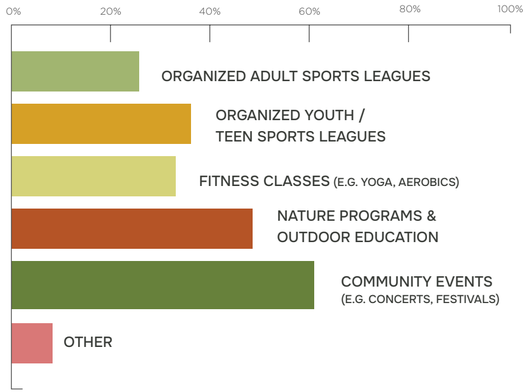
KEY TAKEAWAYS FOR OPEN SPACE

- 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

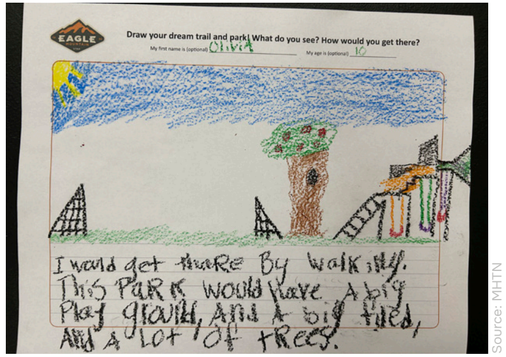
At the fall-themed open house, community members of all ages came together at City Hall for a fun, hands-on evening focused on the Parks, Trails, and Open Space Plan Update. Participants learned about the plan, ranked proposed strategies, shared ideas for volunteerism, and helped shape priorities for 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

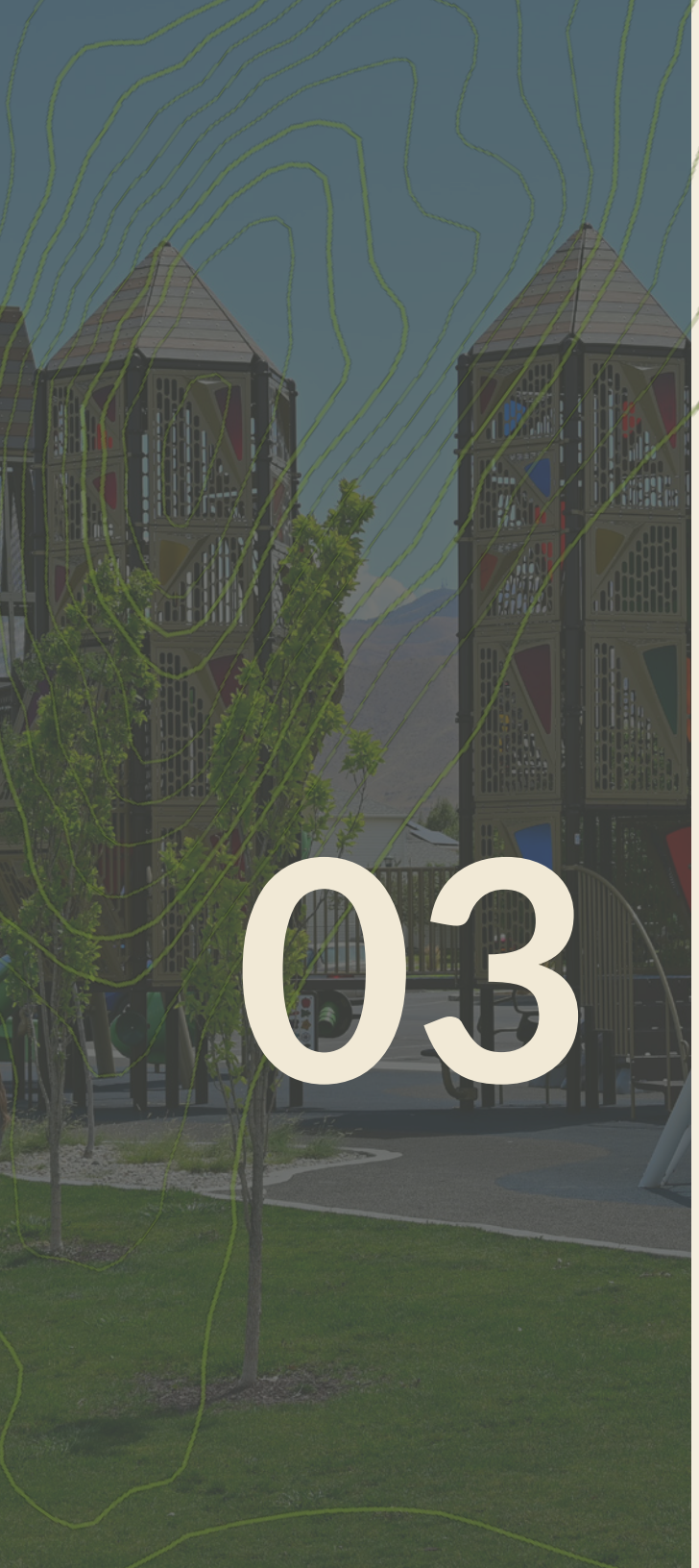
1. EMBRACE AND ENHANCE UNPARALLELED ACCESS TO CONSERVED OPEN SPACE, INTACT WILDLIFE CORRIDORS, AND SPECTACULAR VISTAS TO CREATE A UNIQUE LEGACY, POSITIVE ECONOMIC IMPACT, AND ELEVATED QUALITY OF LIFE.
2. AS EAGLE MOUNTAIN CONTINUES TO DEVELOP, IDENTIFY AND PRESERVE IMPORTANT WILDLIFE HABITAT AND MIGRATION 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

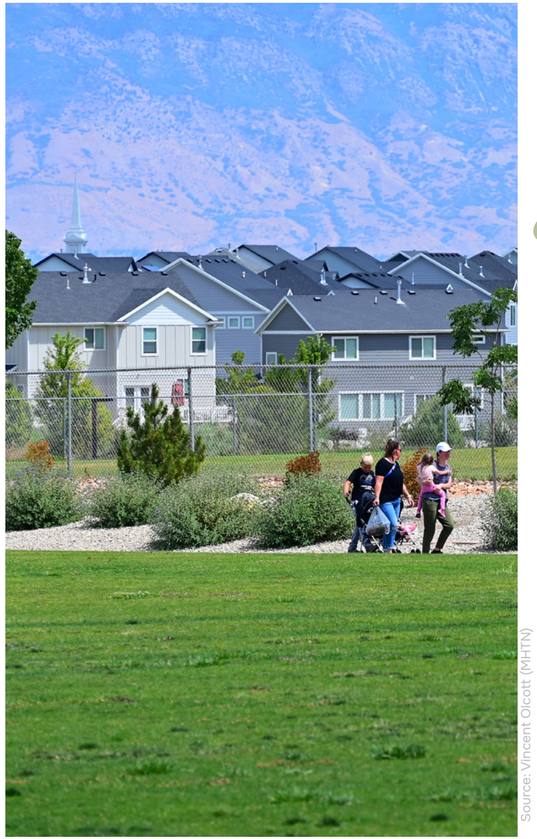
In This Chapter

Parks Intro and Classifications . . . . . *Pg# 3.02- 3.07*

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:

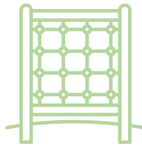
- Large play structure
- Amenities (i.e. bike racks, restroom, seating information kiosks), medium/ large pavilion(s) with picnic tables
- Game courts consisting of two or more of the following: basketball court, pickleball courts, tennis court, volleyball courts
- Low impact recreation options (i.e. 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
- 2 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)

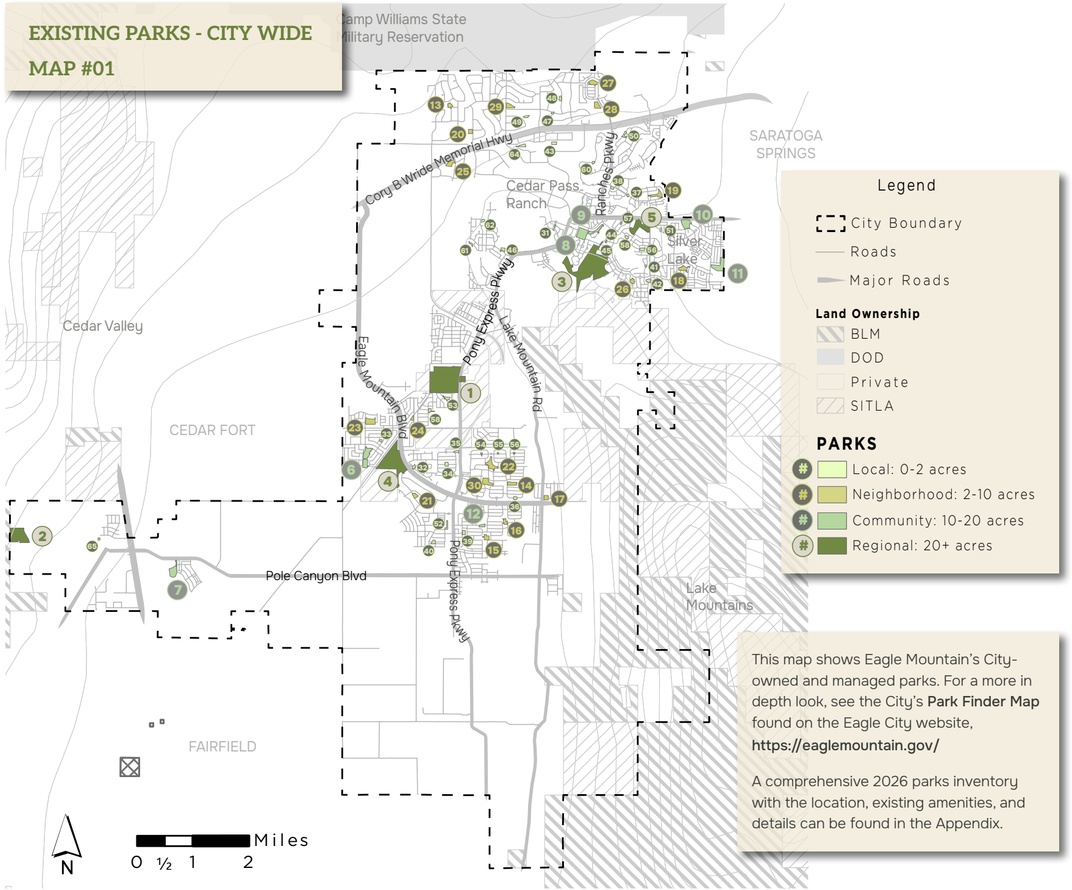
Baseball Field (Corey B. Wride)

Source: Vincent Olcott (MHTN)

Large Pavilion (Corey B. Wride))

Splash Pad (Corey B. Wride)

EXISTING PARKS - CITY WIDE
MAP #01



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 (77,990 people, as of April 1st, 2026) and multiplies it by 1,000, resulting in an existing LOS of 5.85 acres of parkland per 1,000 residents.

5.85 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.

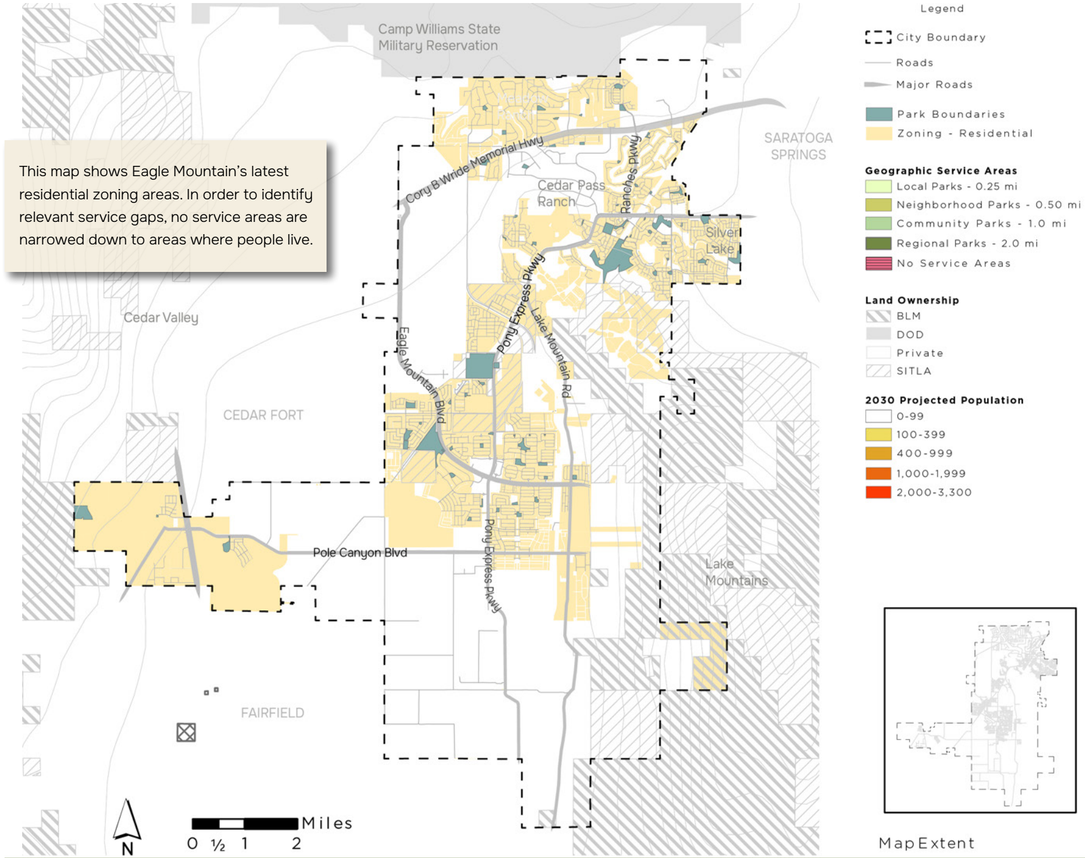
While the City may have sufficient overall parks coverage today, we see several notable gaps in the parks system when we factor in the location of future residential areas, and narrow it down to prioritized regional and community parks, shown in Map 5. Gap A highlights a lack of regional and community 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

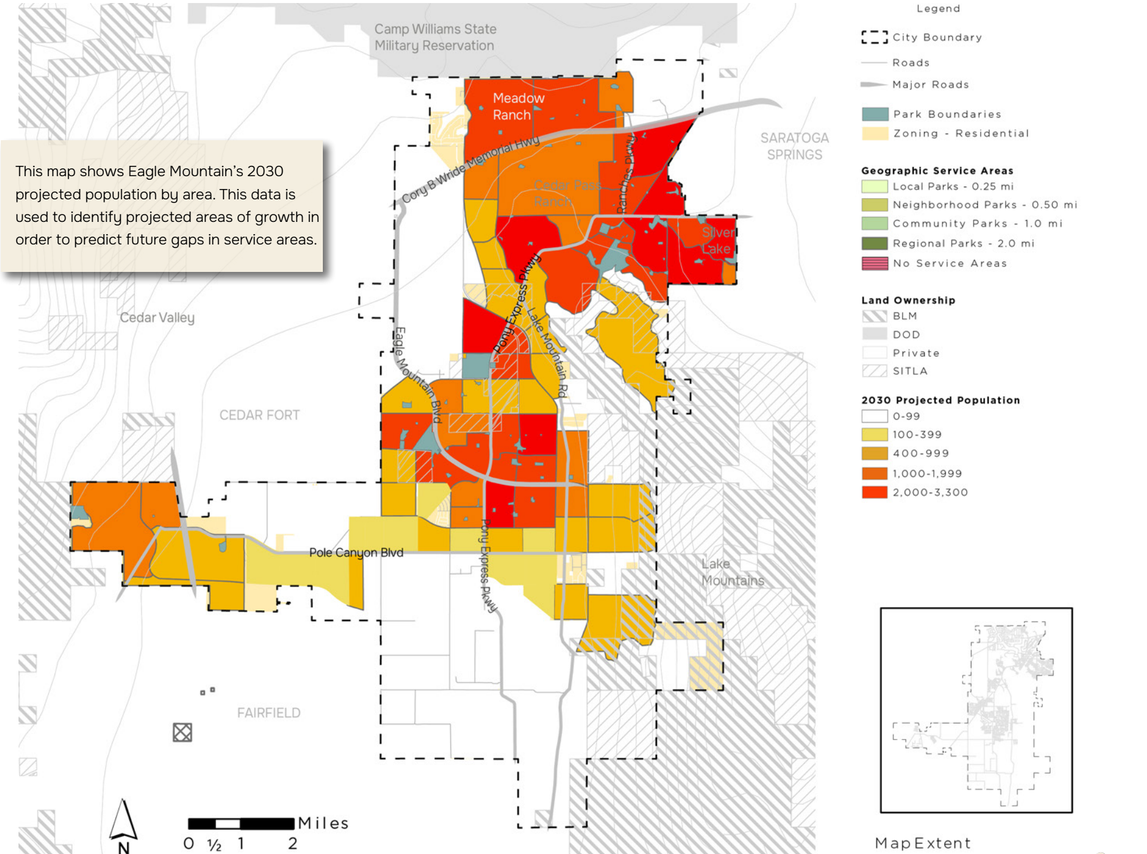
Cory B Wride Memorial Park

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.



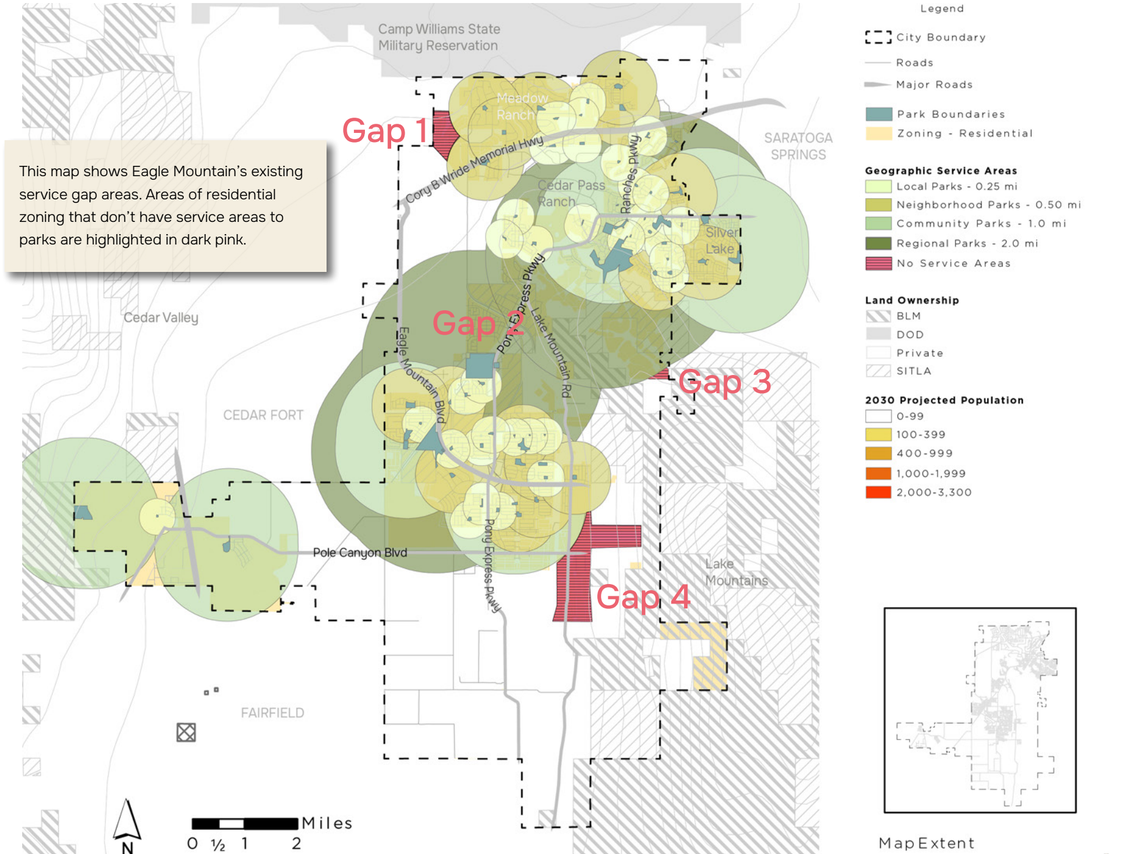
MAP #02: 2025 ZONED RESIDENTIAL AREAS

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.



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

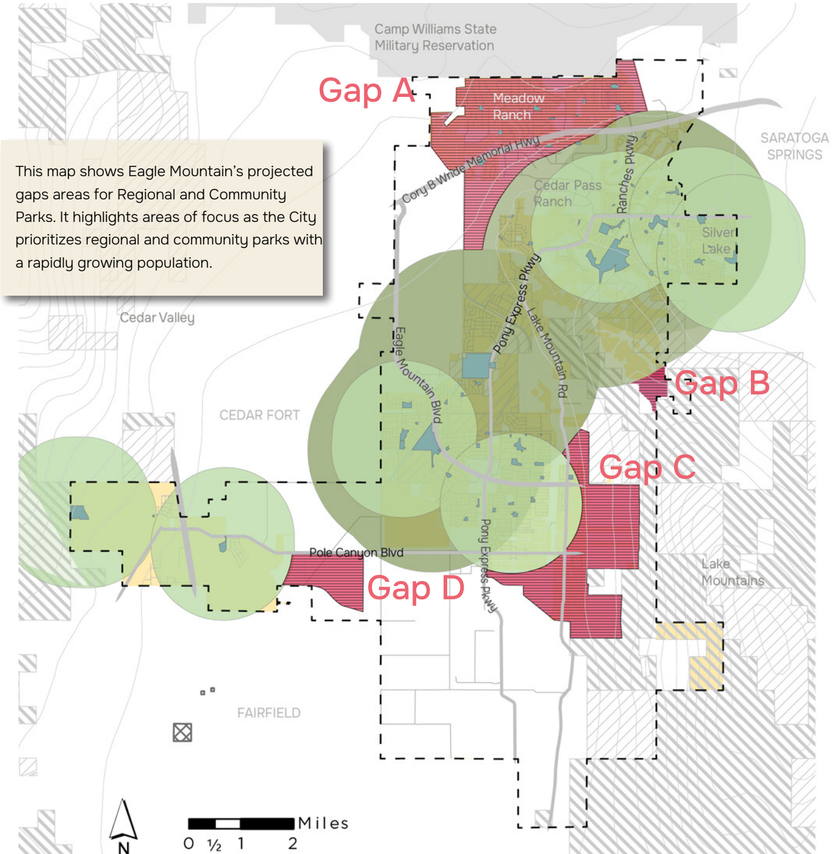
2030 Projected Population

- 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

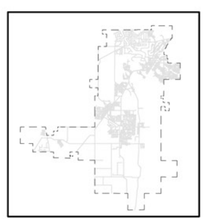
- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas

Land Ownership

- BLM
- DOD
- Private
- SITLA

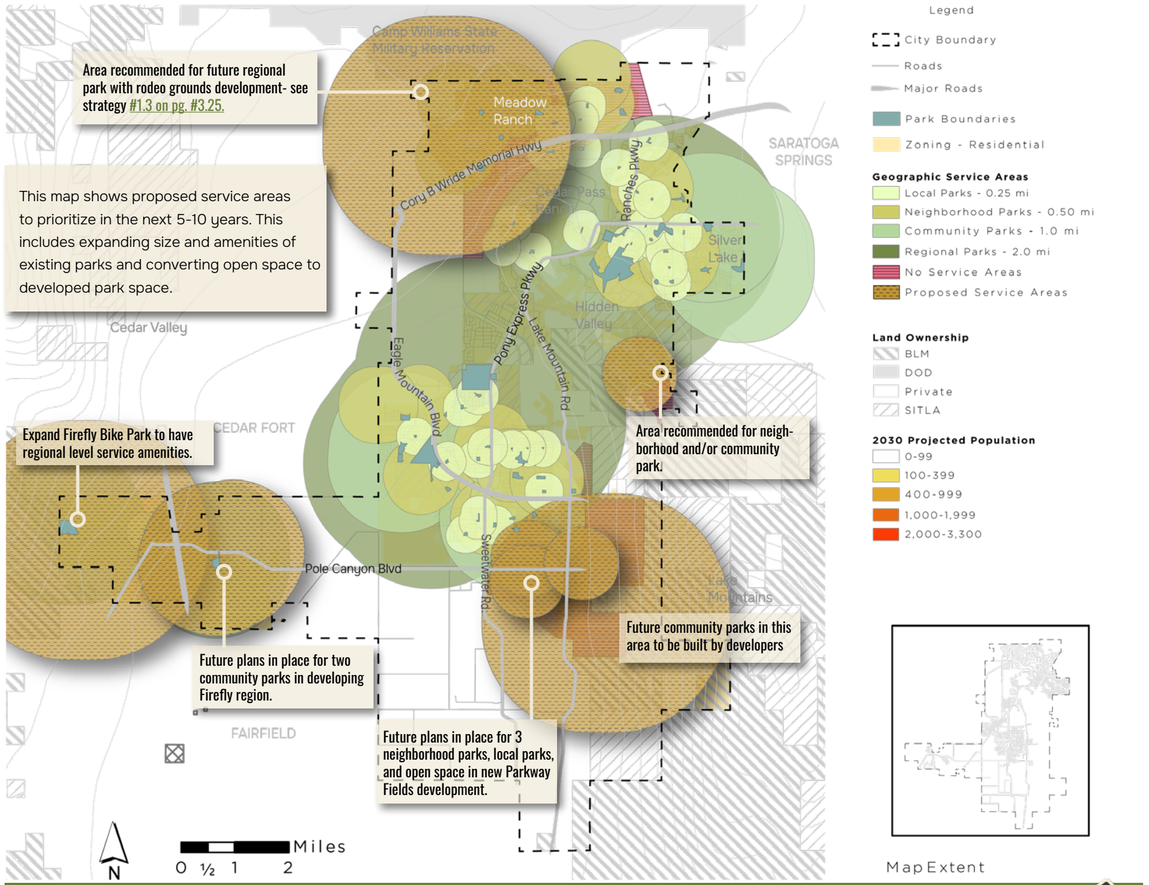
2030 Projected Population

- 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



MAP #06: PROPOSED PARKS SERVICE AREAS

EXISTING AND FUTURE NEEDS

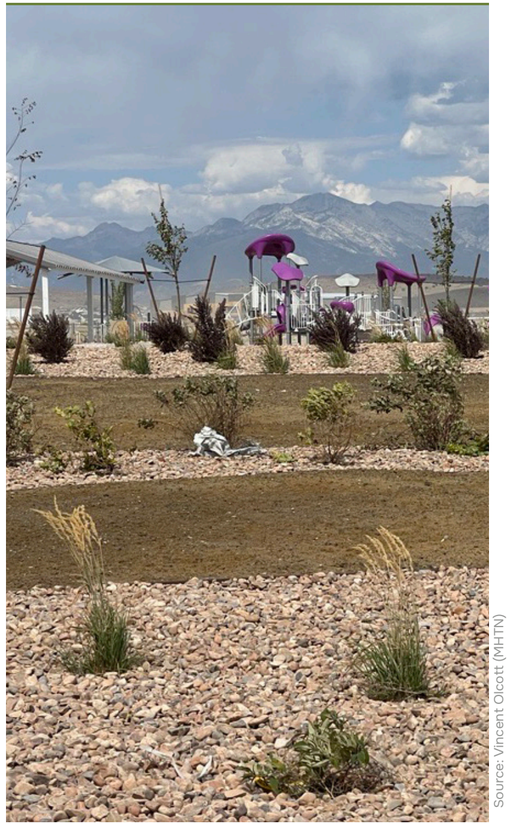
This section covers how the City might meet the existing and future park needs of its residents as it relates to level of service (LOS) and geographical coverage. The analysis builds on the previous section and reflects population growth projections. LOS is just one measure that helps a City determine 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	**5.85**
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**

5.85 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 77,990 people (as of April 1st, 2026) 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.

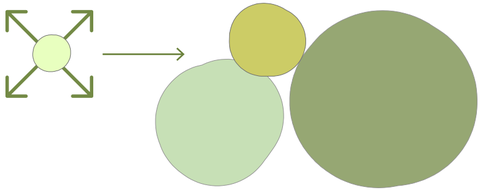
FOCUS CITY RESOURCES ON CONSTRUCTING MORE COMMUNITY AND REGIONAL SIZE PARKS AND AMENITIES AS THE CITY POPULATION INCREASES.

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**

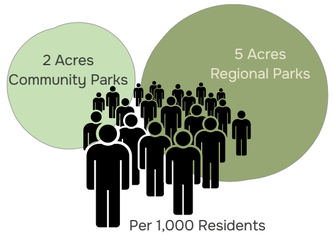
Strategy #5: Continue to meet the proposed minimum Level of Service (LOS) for regional parks of 5 acres per 1,000 population in the future.

- 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.

Eagle Mountain Signage and Wayfinding Precedents

Source: EMC 2024 Brand and Marketing Playbook

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

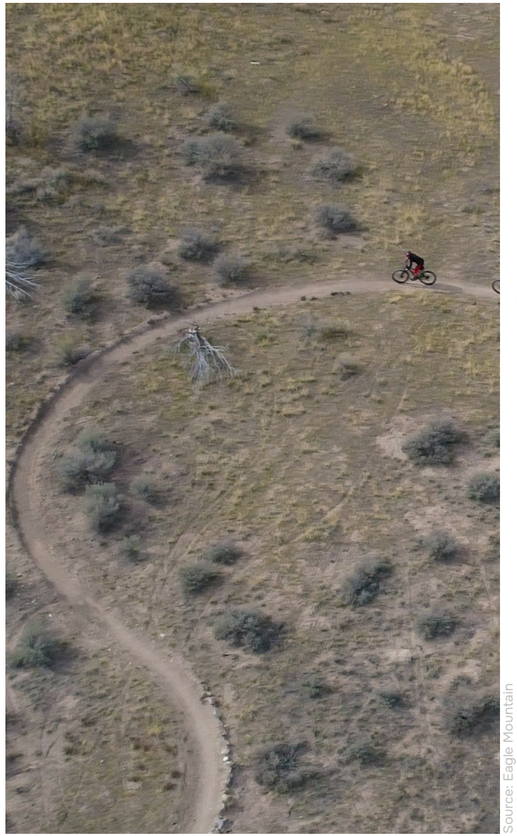
In This Chapter

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.

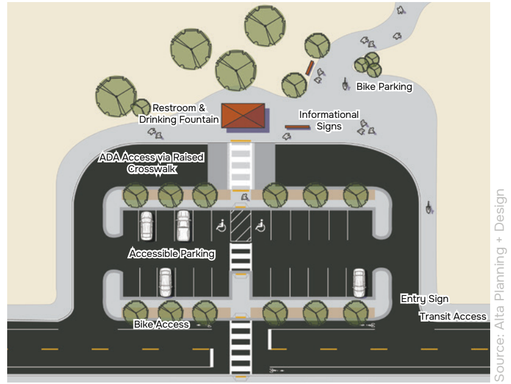
Source: Eagle Mountain

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.

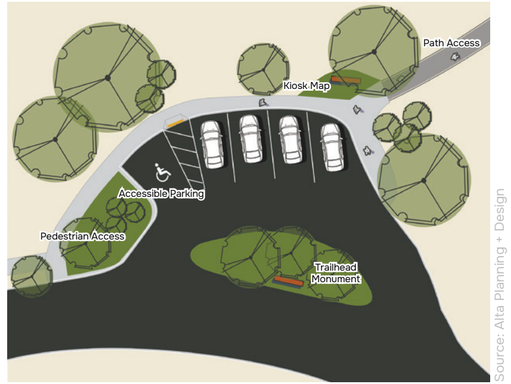


Source: Alta Planning + Design

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.



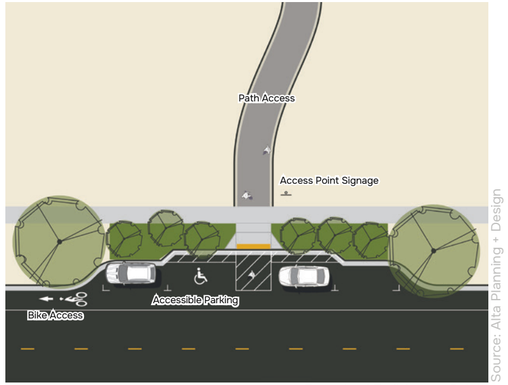
Source: Alta Planning + Design

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.

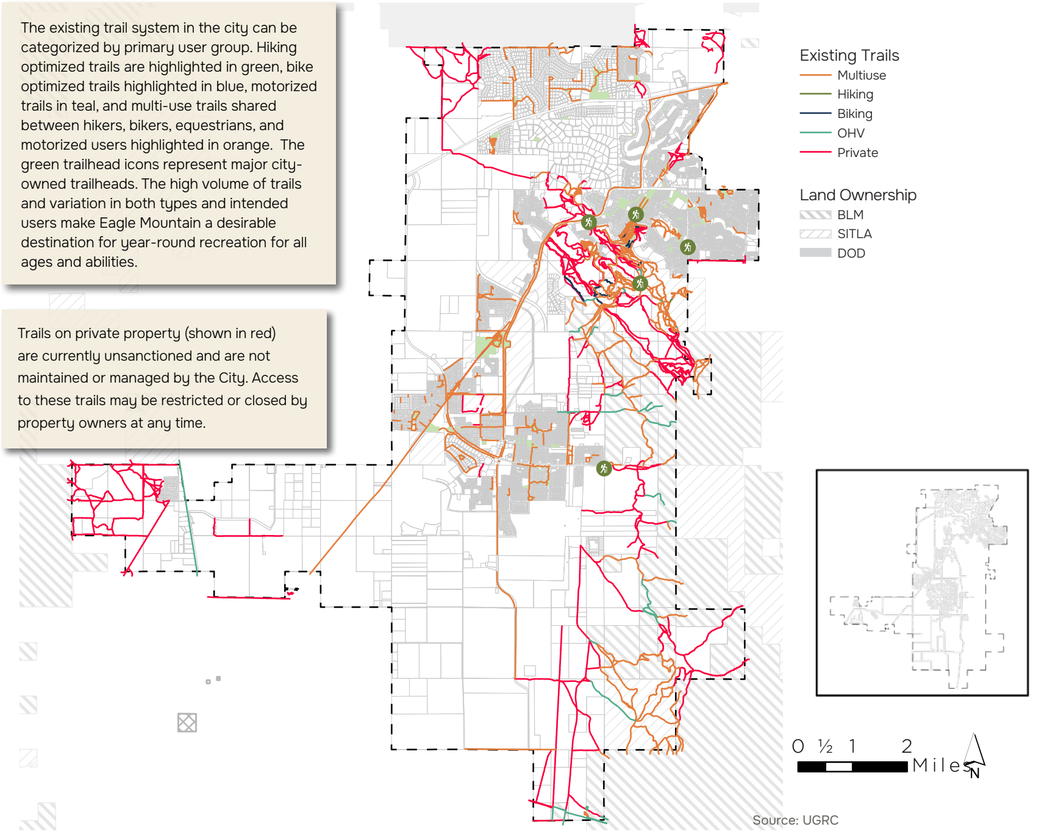


Source: Alta Planning + Design

Example of Trail Access Points

The existing trail system in the city can be categorized by primary user group. Hiking optimized trails are highlighted in green, 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 green trailhead icons represent major city-owned trailheads. 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.

Trails on private property (shown in red) are currently unsanctioned and are not maintained or managed by the City. Access to these trails may be restricted or closed by property owners at any time.



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.

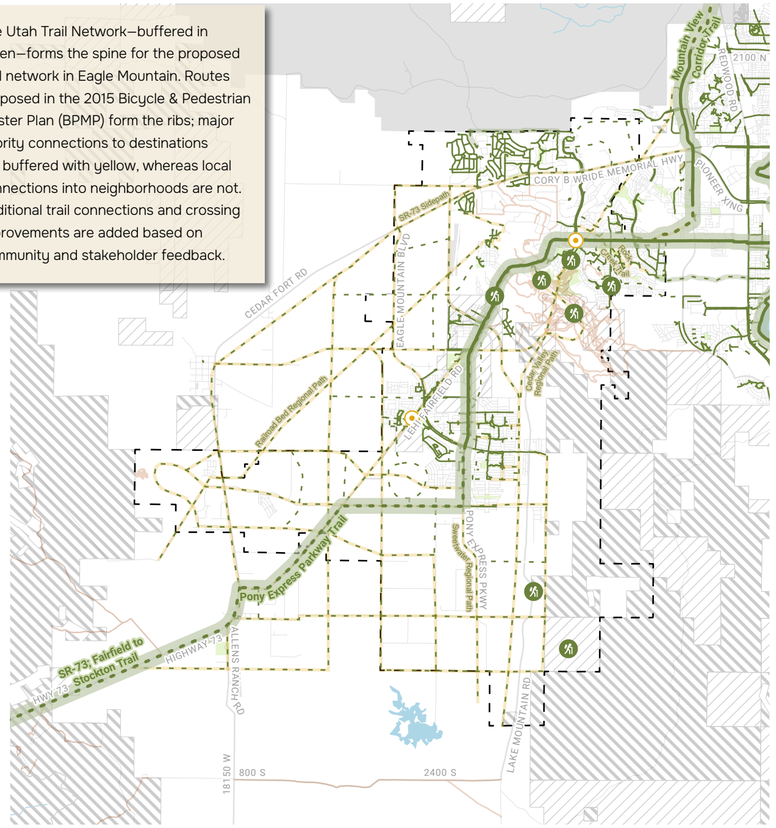
Key Takeaways:

- 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.



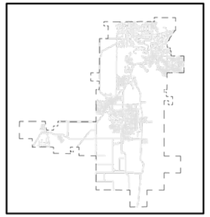
Utah Trail Network
- Existing
- Planned

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

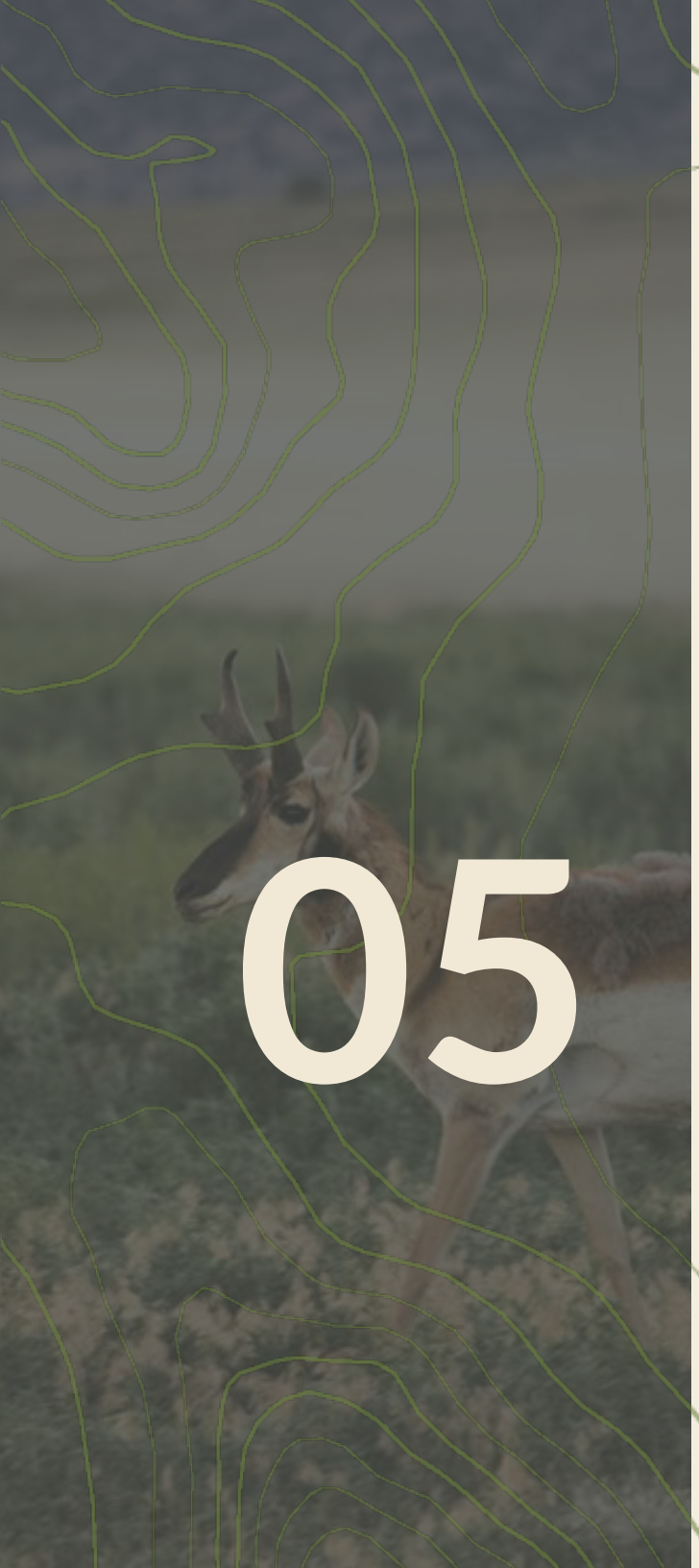
PRIORITY FUNDING SOURCES

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

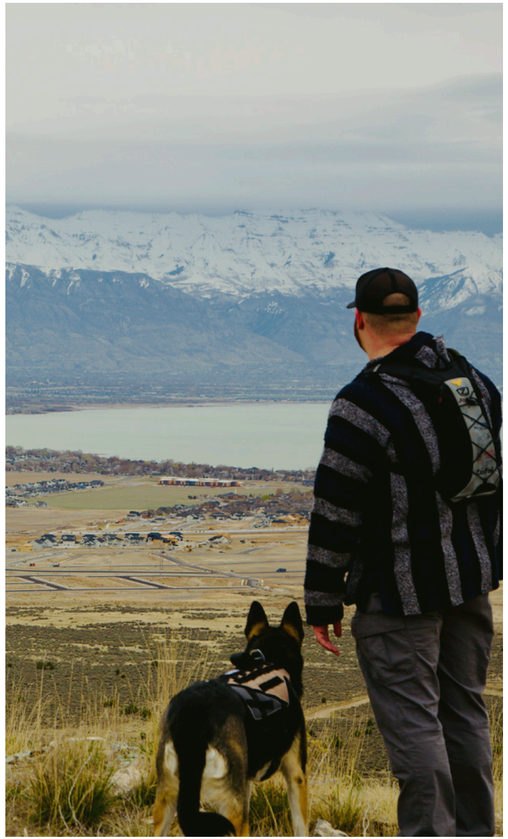
In This Chapter

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

Open Space in Eagle Mountain

> "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.

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

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, xeric, or other designed elements.

Maintenance Expectations:
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

UNDEVELOPED 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

NATURALIZED 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

CONSERVATION OPEN SPACE

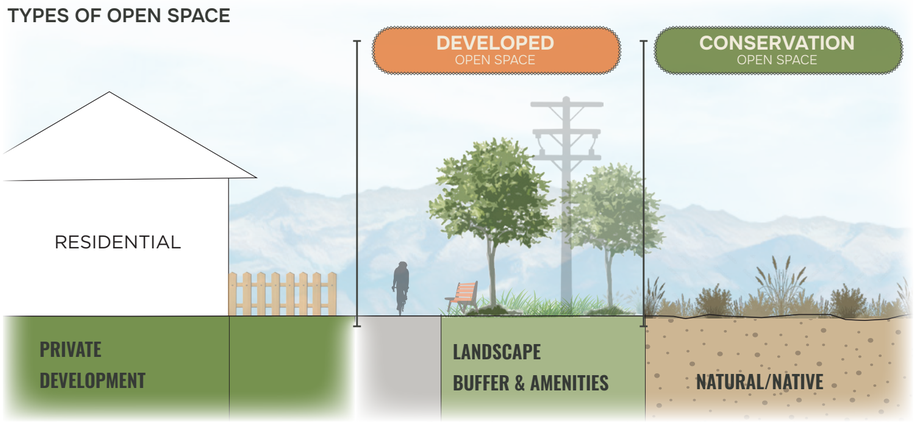
Conservation open space classifies areas that are determined to be of value to the community and intended to be protected for the following purposes:

Natural Resource Protection
- Public Health and Safety Areas
- Resource Management Areas
- Historical/Archaeological Areas

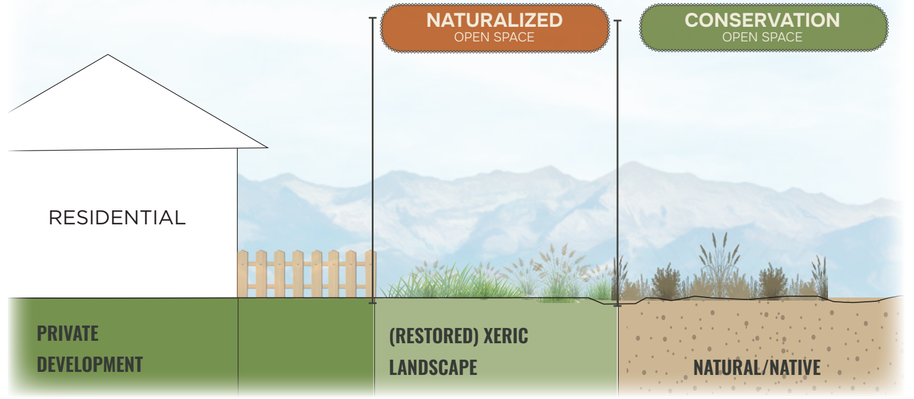
Maintenance Expectations:
Minimal upkeep, invasive plant removal and trail maintenance as required.

Examples Include:
- Wildlife Corridor Overlay Zone
- Natural Washes i.e. Tick-ville Gulch
- Detention and Retention Ponds

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.

As it exists today, developed open space mainly consists of lawn, shrub areas, and flower beds. The recommendations section of this chapter outlines strategies for improving water efficiency in these developed landscapes which have to do with converting under-utilized turf areas to xeric and (near) native landscapes as defined in the Naturalized Open Space classification. Future developed open space should prioritize water-wise landscapes and limit turf to areas intended for recreational use.

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.
4. Monitor water use and maintenance costs to aid future planning decisions.

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

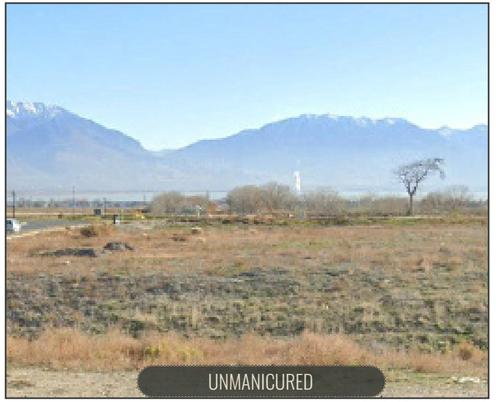
- City Center
- Expansion to Mountain Ranches Bike Park
- Cory B Wride Memorial Park Expansion
- Hidden Valley Development

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. Like Developed Open Space, these areas have been constructed serve the community, but are distinguished by their natural characteristics.

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.

The recommendations section of this chapter outlines strategies for expanding the amount of Naturalized Open Space in Eagle Mountain, as well prioritizing these water-wise landscapes in future development.

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

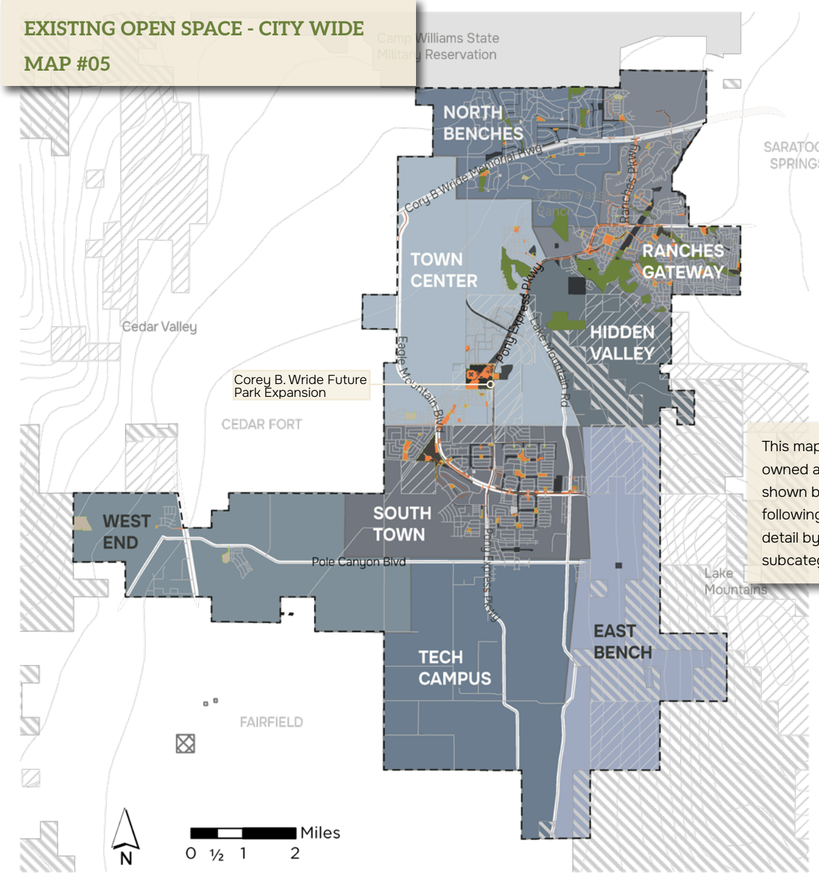
- Areas with important natural, cultural, historical and other community values which may include historical sites and archeological sites.
- Given the resource protection emphasis in these areas, public access may not be provided or may be limited.

MANAGEMENT STANDARDS

1. These areas are primarily native habitats and don't require maintenance beyond invasive plant mitigation, native plant restoration, 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

Eagle Mountain Blvd , EMC

EXISTING OPEN SPACE - CITY WIDE
MAP #05



Legend

- City Boundary
- Roads
- Park Boundaries

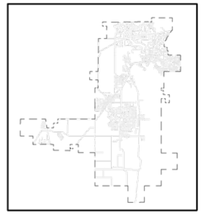
Land Ownership

- BLM
- DOD
- Private
- SITLA

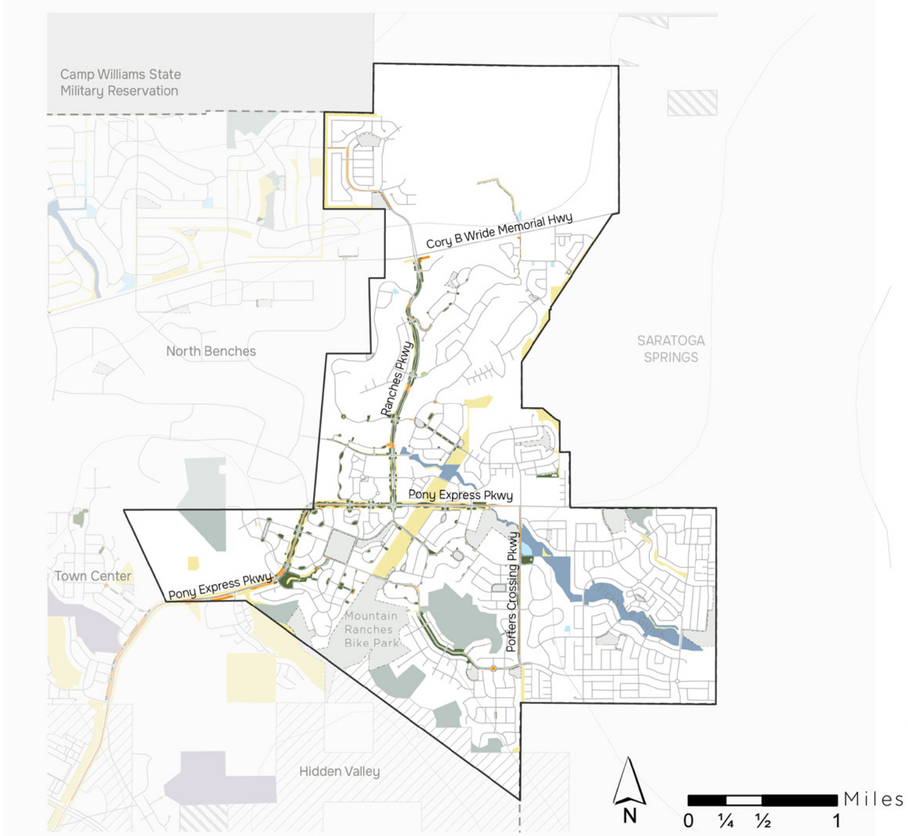
OPEN SPACE

- 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.



Map Extent



Legend

- City Boundary
- Roads
- Park Boundaries

Land Ownership

- BLM
- DOD
- Private
- SITLA

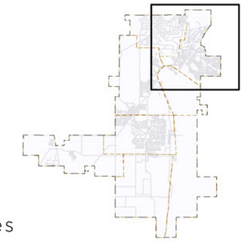
OPEN SPACE

Developed
- Turf
- Landscape

Undeveloped
- Open Space

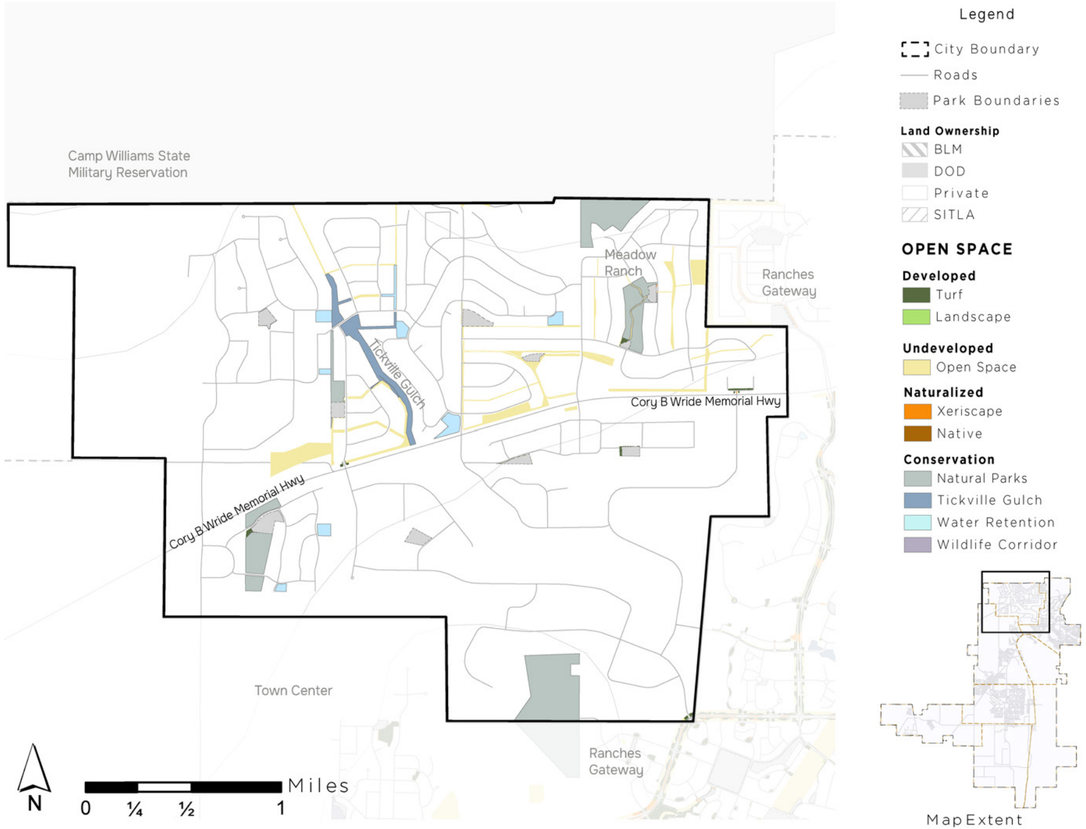
Naturalized
- Xeriscape
- Native

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

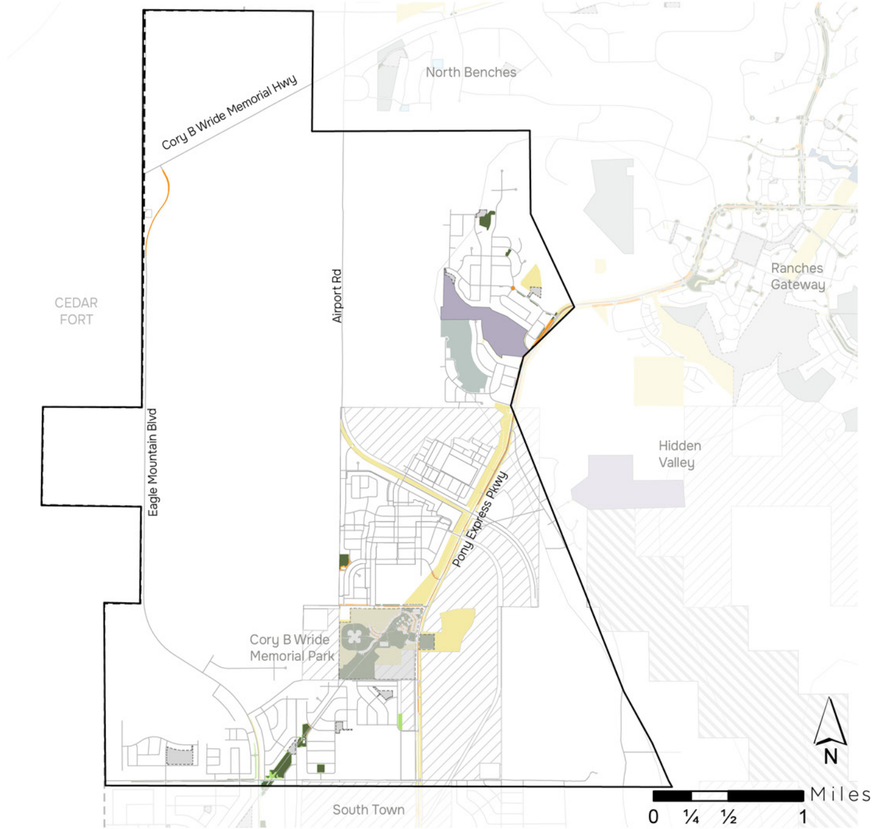
- Xeriscape
- Native

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

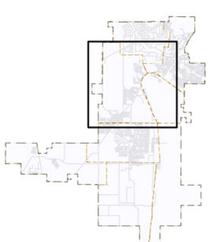
- Open Space

Naturalized

- Xeriscape
- Native

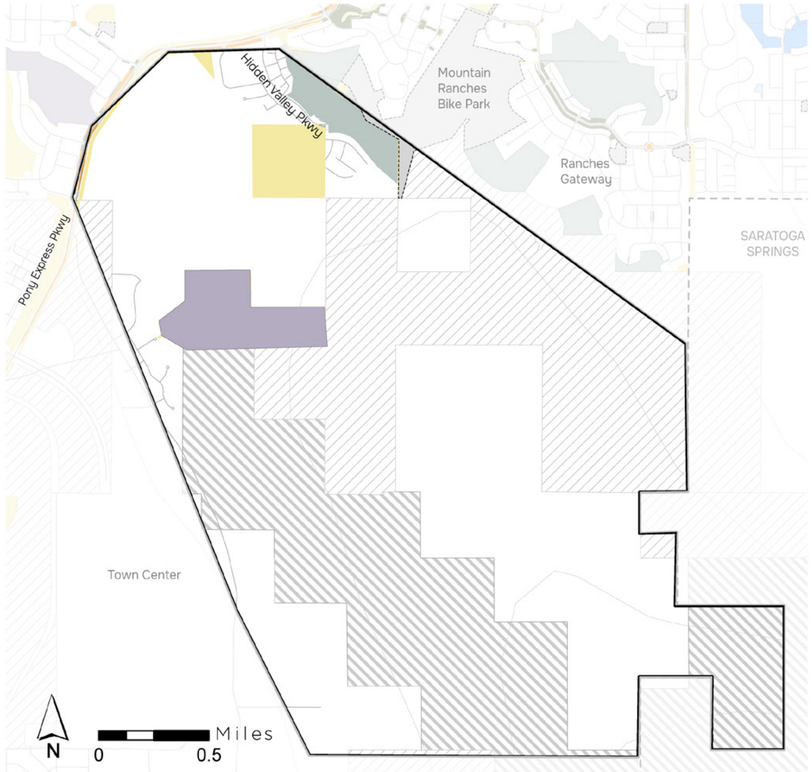
Conservation

- 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

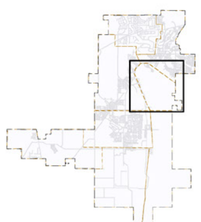
OPEN SPACE

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

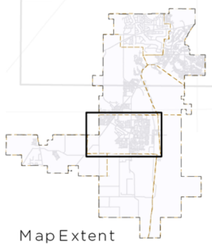
OPEN SPACE

Developed
Turf
Landscape

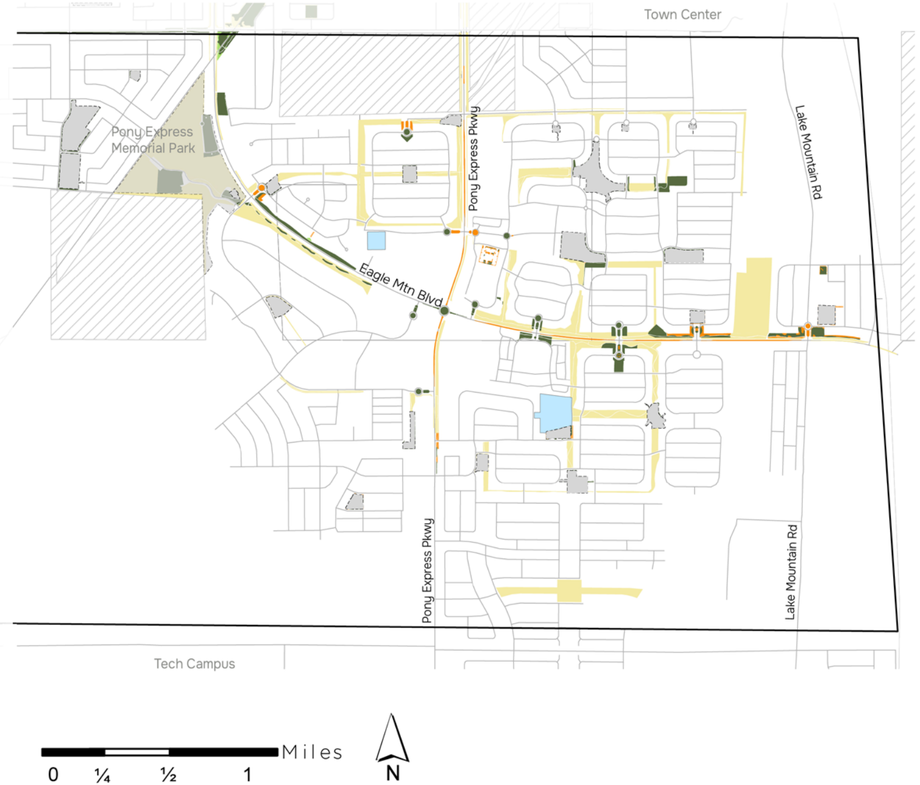
Undeveloped
Open Space

Naturalized
Xeriscape
Native

Conservation
Natural Parks
Tickville Gulch
Water Retention
Wildlife Corridor



Map Extent



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 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.

The DWR defines "crucial habitat" as land essential to sustaining species populations at target levels. This classification accounts for seasonal and life-cycle necessities, such as winter range and calving grounds. Because these habitats provide vital forage and cover, any degradation directly compromises the area's carrying capacity and leads to measureable population losses.

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 mortaility is impacting populations (Olson). The DWR has a statewide Wildlife Migration Initiative.

Source: DNR, Wildlife Migration Intitiative

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 most 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.
- Current UDOT and DWR planning moved the primary wildlife crossing to MP 30-31 corridor. This relocation is confirmed by the installation of wildlife-imprgnable fencing and an interim at-surface crossing designed to funnel migration towards the new protected alignment.

Source: Micki Oliver

Mule Deer Crossing in Eagle Mountain

DEFINITIONS

Substantial Habitat - Habitat that is important to the life history requirements of the species.

Crucial Habitat

The DWR defines "crucial habitat" as land essential to sustaining species populations at target levels. This classification accounts for seasonal and life-cycle necessities, such as winter range and calving grounds. Because these habitats provide vital forage and cover, any degradation directly compromises the area's carrying capacity and leads to measureable population losses.

Continued degradation of Crucial and Substantial Habitats leads to lower carrying capacity of the habitat and lower animal numbers.

Wildlife Corridor - A functional landscape link that facilitates the movement of individual animals and the dispersal of populations. These corridors are defined by biological data (such as GPS tracking) and provide the necessary forage, cover, and security for seasonal migrations. A successful corridor must include "safe passage" infrastructure—such as underpasses, overpasses, and exclusion fencing—to mitigate the impact of linear barriers like highways.

Wildlife Corridor Overlay Zone

This overlay zone outlines in chapter 17.49 in Eagle Mountain's city code adequate movement space for migrating wildlife, the corridor will maintain a minimum width of 330 ft where it crosses private land. Additional guidance for 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.

Proghorn

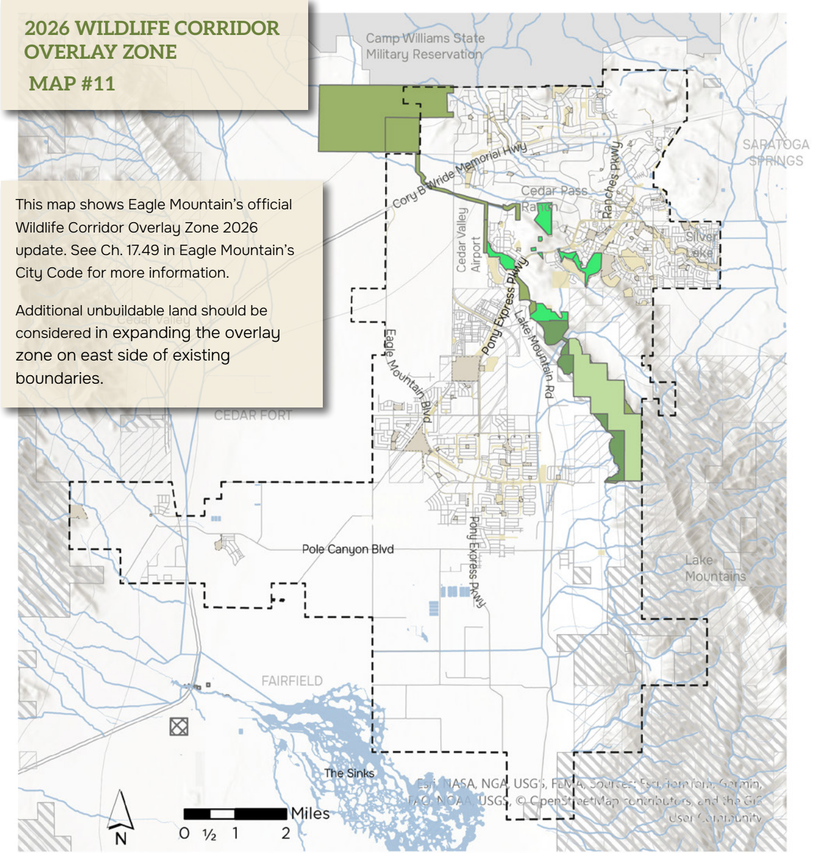
Source: Adam Clark

Scenic Vistas in Eagle Mountain City

2026 WILDLIFE CORRIDOR OVERLAY ZONE
MAP #11

This map shows Eagle Mountain's official Wildlife Corridor Overlay Zone 2026 update. See Ch. 17.49 in Eagle Mountain's City Code for more information.

Additional unbuildable land should be considered in expanding the overlay zone on east side of existing boundaries.



Legend

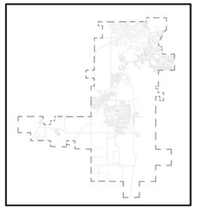
- City Boundary
- Roads
- City Parks
- City Open Space
- Streams / Canals
- Wetland Areas

Land Ownership

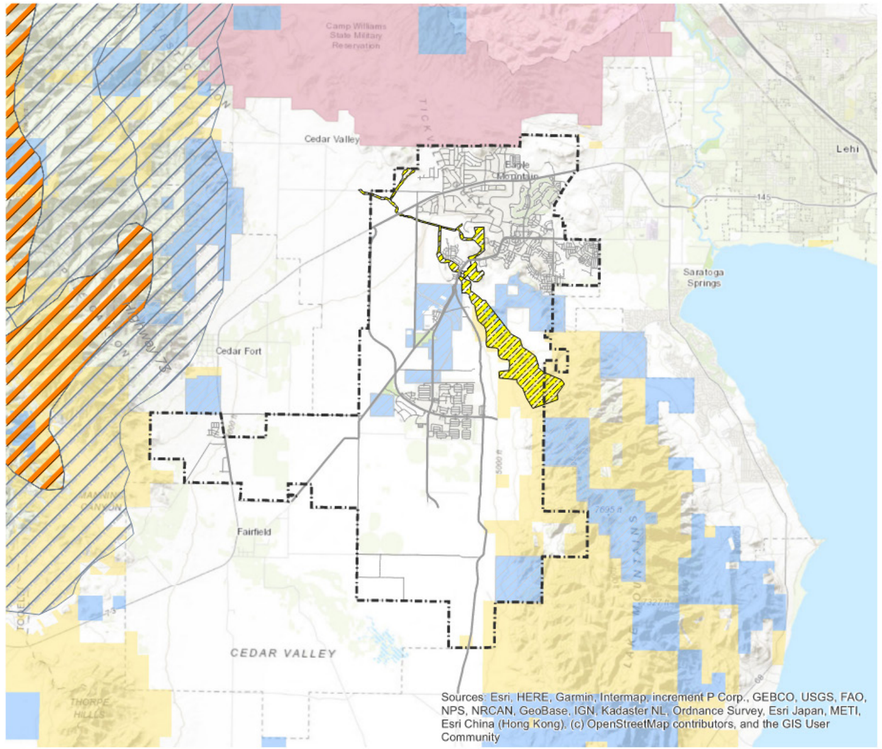
- BLM
- DOD
- Private
- SITLA

Wildlife Corridor Overlay Zone

- EMC
- Private
- SITLA
- BLM



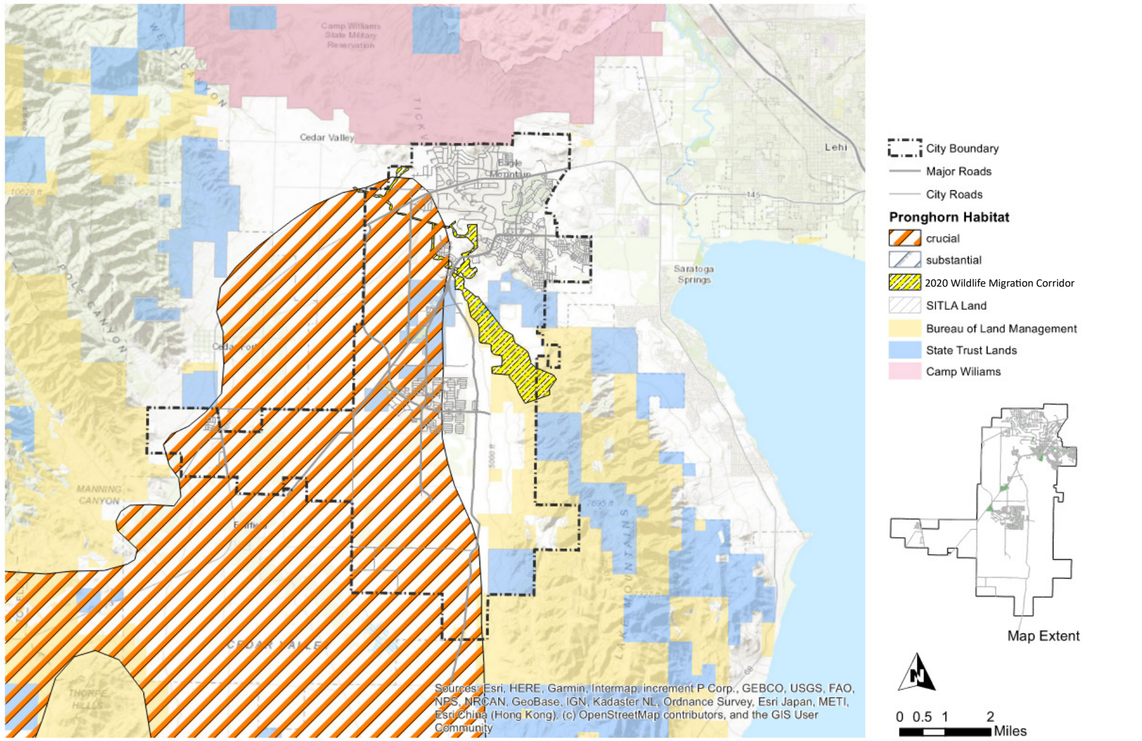
Map Extent



Source: DNR, Division of Wildlife Resources

*Habitat study and mapping to be updated every 10+ years by the Utah Division of Wildlife Resources.

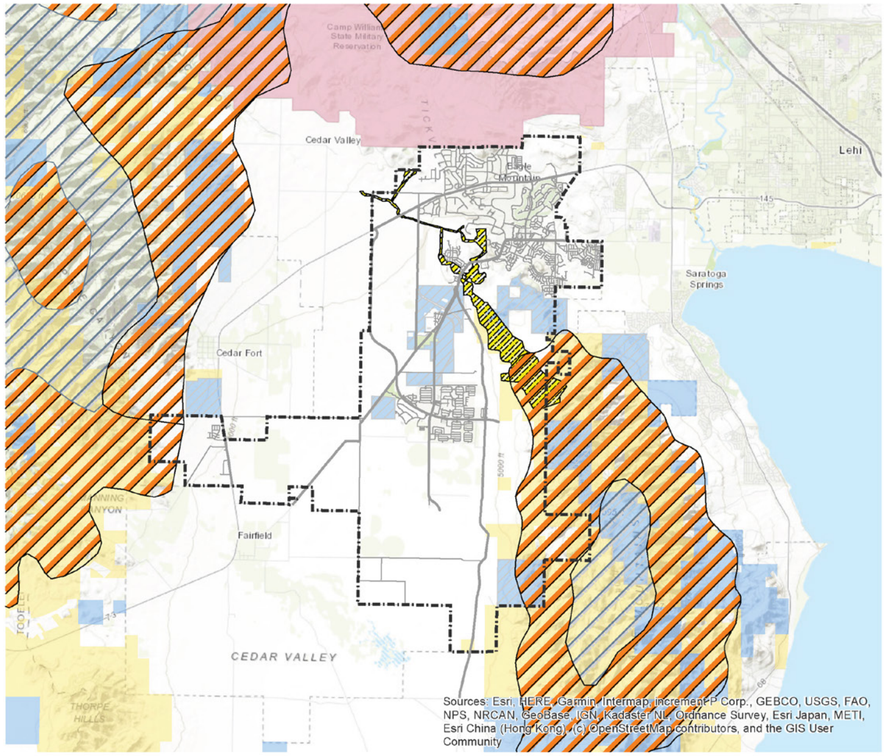
MAP #12- ELK HABITAT - FROM 2020 PARKS, TRAILS, & OPEN SPACE PLAN*



Source: DNR, Division of Wildlife Resources

*Habitat study and mapping to be updated every 10+ years by the Utah Division of Wildlife Resources.

MAP #13- PRONGHORN HABITAT - FROM 2020 PARKS, TRAILS, & OPEN SPACE PLAN*



Source: DNR, Division of Wildlife Resources

*Habitat study and mapping to be updated every 10+ years by the Utah Division of Wildlife Resources.

MAP #14- MULE DEER HABITAT - FROM 2020 PARKS, TRAILS, & OPEN SPACE PLAN*

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) and The Great Salt Lake Sentinel Landscape Committee on identifying wildlife corridor needs and documenting wildlife population trends.
- 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. Ensure developments within/adjacent to the official Wildlife Corridor Overlay Zone (Ch. 17.49 in Eagle Mountain City Code) are following requirements and recommendations outlined in the city code.

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 75' 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: Eagle Mountain City

Mule Deer

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 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, 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. Foster appreciation 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.

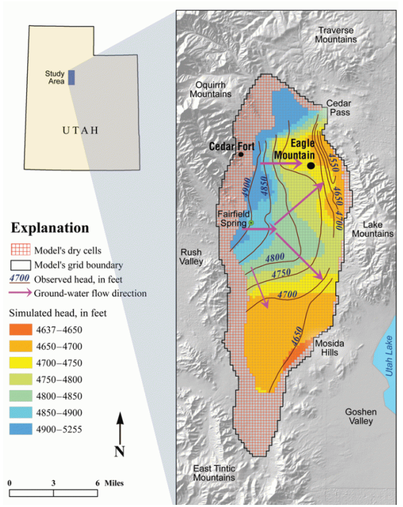
- Policy 10.1. Identify permanent agricultural zones that can be applied in areas where ground water quality and soil conditions are conductive to the production of food and agricultural products and economically serve the local and surrounding communities.

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. 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

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.

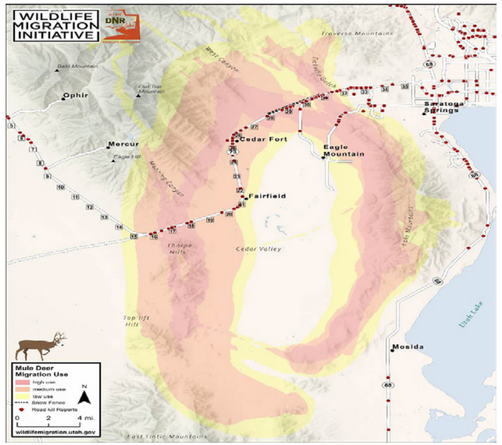
- Policy 13.1. New development should respect a site's natural features, utilize natural drainage patterns, keep site disturbance to a minimum, and minimize consumption of natural resources.
- Policy 13.2. High-density development should be built adjacent to highways and future transit lines to provide 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 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. Require 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. 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. Utilized undeveloped open space within or adjacent to a parks service gap area 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.

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 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.
- Program 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.

Source: Tri-Cities, WA

Open Space Volunteer Opportunities Example- Tapteal Greenway

06

PRIORITIES & IMPLEMENTATION

In This Chapter

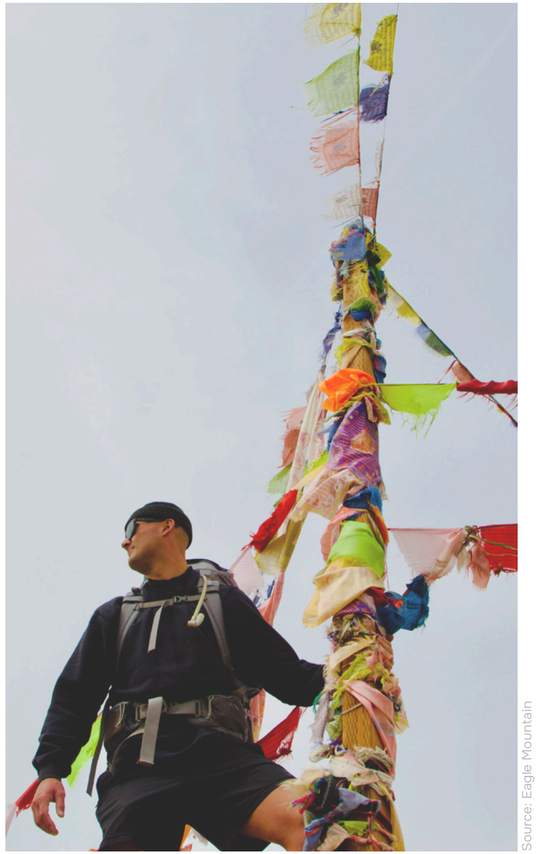
Overview ..... *Pg #6.02*

What We Heard ..... *Pg #6.03*

Key Analysis Findings ..... *Pg #6.04*

Prioritization of Recommendations ..... *Pg #6.05 - 6.15*

Primary Funding Sources ..... *Pg #6.16 - 6.29*



Hiker in Eagle Mountain

Source: 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

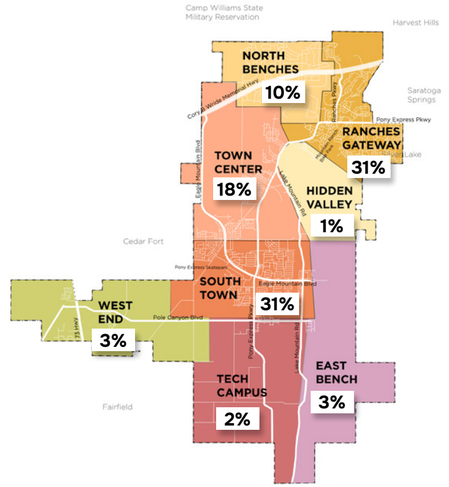
- Maintain and preserve what is existing and acquire more as opportunities are available
- Create connected and contiguous open space
- Address inappropriate uses or hazards on undesignated open space
- Protect wildlife habitat and migration

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**

5.85 city-wide **acres per 1,000 people**
Previous plan (2020) = 8.78 acres

DEMOGRAPHICS

2025 POPULATION:
77,990
Previous plan (2020 Pop.) = 42,088

TOTAL HOUSEHOLDS:
17,820
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.	4.14
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.)	4.13
		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.	4.13
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 such 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.	4.12
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.	5.24
		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.	5.24

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.	3.26
	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.	3.26
	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.	5.23
		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.	5.23
		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.	5.23
		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 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

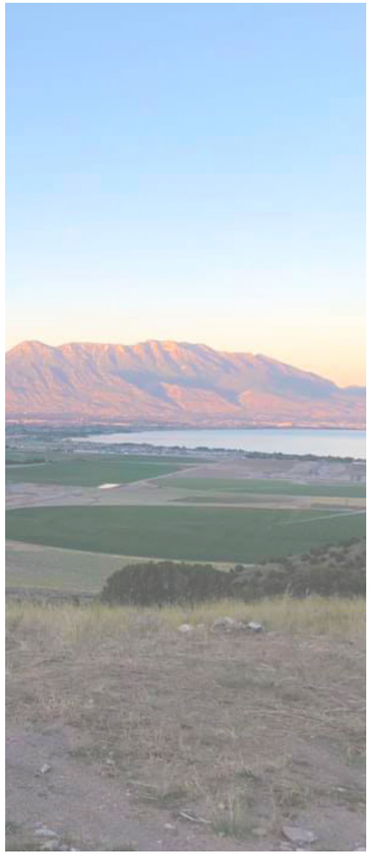
- Recreation, Arts and Parks Tax (RAP)
- Property Tax Increase
- General Obligation Bonds
- User Fees
- Foundations and Donations
- Joint Funding Partnerships
- Grants and Other Funding Sources
- Community Reinvestment Areas
- Special Assessment Areas
- Recreation District

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
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

APPENDIX A: EXISTING PARKS INVENTORY

01. Corey B. Wride Memorial Park

Source: Eagle Mountain

Regional park located in Town Center neighborhood. It has undergone 2 major phases of improvements. Acreage and boundaries planned for phase 3 are shown in this plan.

95.75 acres
5806 North Pony Express Pkwy

AMENITIES

- 3 Restrooms
- 3 Drinking Fountains
- 4 Large Playgrounds
- 1 Tot-Lot
- 3 Bleachers
- 4 Baseball Fields (8 Dugouts)
- 4 Basketball Courts
- 4 Tennis Courts
- 14 Pickleball Courts
- 1 Splash Pad
- 1 Zip Line
- Pavilions (1 lrg., 1 med. 1 sm.)
- 33 Picnic Tables
- 7 BBQ's
- 36 Benches
- 60 Trash Cans
- 13,692 ft Path Lengths
- 443 Trees
- 2 Flagpoles
- 1 Baseball Complex
- 1 Concession Building
- 6 Shade Structures

02. Firefly Bike Park

Source: UtahMountainBiking.com

This new Mountain Bike Park is still under construction and consists mostly of high end mountain bike trails located on western most end of Eagle Mountain. Additional amenities and features are underway.

27.9 acres
5806 North Pony Express Pkwy

AMENITIES

(existing)

- Extensive trail network
- Biking features - timber ramps, drops, jumps, & rock gardens

(planned)

- Parking Lot

Source: UtahMountainBiking.com

03. MOUNTAIN RANCH BIKE PARK

Source: FreeArens.com (endovereric)

A major landmark to Eagle Mountain, this park includes a large skills area, pump track, jump line, and DH trails. It is the largest and one of the most successful bike parks in Utah.

78.8 acres
3450 Golden Eagle Road

AMENITIES

- Restroom
- Drinking Fountain
- 2 Pavilions
- 2 Picnic Tables
- 2 Trash Cans
- 2,088 ft Path Lengths
- 3 Shade Structures
- 3 Kiosks
- Bike ramps and jumps

Source: Trailforks (Jstucki3)

04. PONY EXPRESS MEMORIAL

Includes Pony Express Skate Park

Source: Eagle Mountain

Regional park located in South Town neighborhood that is know for its rodeo grounds, baseball fields, cemetery, angel park, and skate park. It's acreage includes areas for phase 1 development.

54.8 acres
4447 North Major Street

AMENITIES

- Parking Lot
- Rodeo Grounds
- Dog Park
- Restrooms
- Drinking Fountain
- 2 Baseball Fields (2 Dugouts)
- 2 Bleachers
- 1 Large Skate Park
- Small Pavilion
- 5 Picnic Tables
- 8 Trash Cans
- 1,205 ft Path Lengths
- 46 Trees
- 2 Flagpoles

Rodeo Grounds

Source: Eagle Mountain

05. SMITH RANCH REGIONAL PARK

Source: bigtcreation

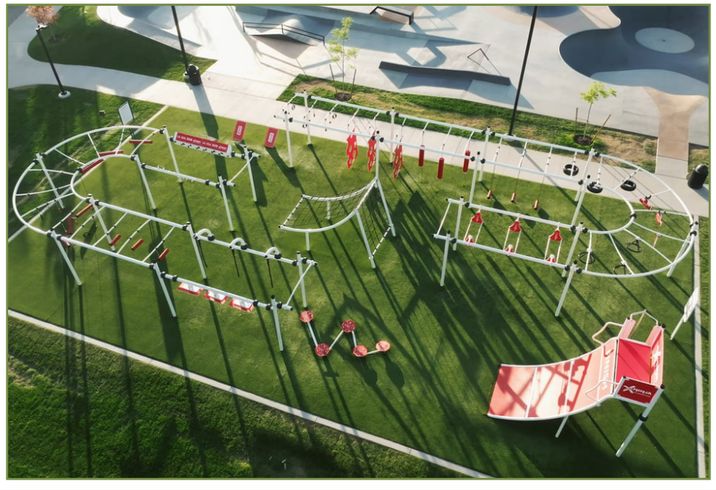
This park is an exceptional park with a main playground, custom play structures, separate play areas for younger visitors, state-of-the-art ninja course fitness area, and a skate park.

20.95 acres
3839 E Smith Ranch Rd

AMENITIES

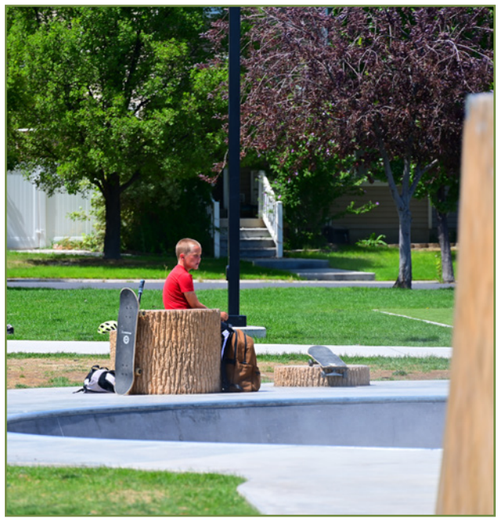
- 2 Parking Lots
- Restrooms
- Drinking Fountain
- 4 Playgrounds
- Skate Park
- Zipline
- Pavilions (2 large, 4 small)
- 18 Picnic Tables
- 10 Trash Cans
- 4,174 ft Paths
- 169 Trees
- Amphitheater
- Exercise Equipment

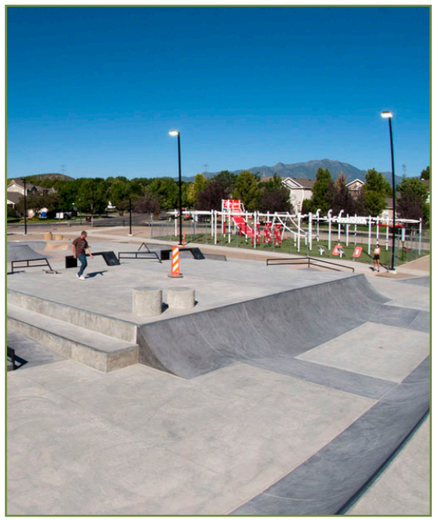
Ninja Course Fitness Area



Source: bigtcreation

Skate Park





Source: northwestskater

Large Playground Towers

Source: Vincent Olcott, MHTN

06. BRANDON COMMUNITY PARK

Source: Focus Consulting

This park accommodates a large stormwater management system and features pickleball and basketball courts and a hammock grove.

12.04 acres

4696 N Brandon Park Rd.

AMENITIES

- Parking Lot
- 2 Restrooms
- 2 Drinking Fountains
- 2 Tot-Lots
- 1 Basketball court
- 8 Pickleball Courts
- 2 Small Pavilions
- 8 Picnic Tables
- 2 BBQs
- 2 Trash Cans
- 4,580 ft Paths
- 145 Trees

07. FIREFLY REGIONAL PARK

Source: Vincent Olcott, MHTN

This park in West Side neighborhood is still being finished and will become a regional park. Currently it features a bike pump track, skate park, and pickleball courts.

7.02 acres

N Eagle Mountain Blvd.

AMENITIES (EXISTING)

- 1 Bleacher
- 1 Basketball Court
- 9 Pickleball Courts
- 1 Skate Park
- Small Pavilion
- 23 Benches
- 4 Trash Cans
- Bike Rack
- 3,904 ft Paths
- 177 Trees
- 3 Shade Structures
- Bike Pump Track

08. NOLEN PARKS

Source: MHTN

Nolen Park includes Nolen Park, Nolen Park East, and is near developed open space to the west.

15.37 acres

7862 N Tinamous Rd.

AMENITIES

- 1 Restroom
- 1 Tot-Lot
- 4 Bleachers
- 2 Baseball Fields
- 4 Dugout Benches
- 3 Picnic Tables
- 4 Benches
- 7 Trash Cans
- 2,692 ft Paths
- 246 Trees

09. Silverlake Ampitheatre

Source: Eagle Mountain City

A popular area that features an outdoor entertainment venue.

7.09 acres
7862 N Silverlake Pkwy

AMENITIES

- Parking Lot
- Restrooms
- 1 Tot-Lot
- 1 Medium Pavilion
- 3 Picnic Tables
- 2 BBQs
- 3 Benches
- 1 Trash Can
- 1,771 ft Paths
- 110 Trees
- 1 Ampitheatre

10. Silverlake Woodhaven Park

Source: Vincent Olcott, MHTN

Features a modern creative playground design with surrounding views and natural open space.

11.12 acres
7415 N Silver Park Dr.

AMENITIES

- 2 Tot-Lots
- 1,887 ft Paths
- 71 Trees

11. Sweetwater Park

Source: Eagle Mountain City

Ideal for those looking for trails while having access to amenities and nature.

8.81 acres
1887 E Shadow Dr.

AMENITIES

- Parking Lot
- 1 Tot-Lot
- 1 Medium Pavilion
- 2 Picnic Tables
- 2 BBQs
- 4 Benches
- 2 Trash Cans
- 906 ft Paths
- 34 Trees

12. ARRIVAL PARK

2.16 acres
414 E Hindley Lane

Source: Focus Consulting

AMENITIES

- Parking Lot
- 2 Tot-Lots
- 1 Medium Pavilion
- 2 Picnic Tables
- 1,166 ft Paths
- 30 Trees

13. CEDAR CORNERS PARK

4.41 acres
2108 E Frontier Street

Source: Eagle Mountain City

AMENITIES

- 1 Basketball Court
- 5 Picnic Tables
- 1 BBQ
- 764 ft Paths
- 38 Trees

14. EAGLE POINT B

2.85 acres
1938 E Sunrise Drive

Source: Eagle Mountain City

AMENITIES

- 1 Tot-Lot
- 6 Benches
- 1,251 ft Paths
- 7 Trees

15. EAGLE POINT C

2.21 acres
3742 N Partridge Lane

Source: Eagle Mountain City

AMENITIES

- 1 Tot-Lot
- 1 Basketball Court
- 1 Small Pavilion
- 6 Picnic Tables
- 2 BBQs
- 7 Benches
- 484 ft Paths
- 14 Trees

16. EAGLE POINT J

2.27 acres
Carriage Hill Drive

Source: Eagle Mountain City

AMENITIES

- Parking Lot
- 2 Tot-Lots
- 1 Basketball Court
- 1 Small Pavilion
- 2 Picnic Tables
- 1,111 ft Paths
- 44 Trees

17. NEW PARK

4.46 acres
Ranches Gateway Neighborhood

Source: Vincent Olcott, MHTN

AMENITIES

- 1 Tot-Lot
- 1 Small Pavilion
- 1 Bench
- 2,311 ft Paths
- 91 Trees
- 1 Dumpster

18. North Ranch

7.68
9242 N Canyon Wash Dr.

Source: Eagle Mountain City

AMENITIES

- Parking Lot
- 1 Drinking Fountain
- 1 Tot-Lot
- 3 Picnic Tables
- 1 BBQ
- 2 Benches
- 2 Trash Cans
- 947 ft Paths
- 32 Trees
- 1 Flagpole
- 1 Dumpster

19. Overland Trails Park

2.17 acres
1016 E Waddell Road

Source: Eagle Mountain City

AMENITIES

- 1 Tot-Lot
- 4 Picnic Tables
- 3 BBQs
- 2 Benches
- 1 Trash Can
- 1,083 ft Paths
- 8 Trees
- 1 Teatherball
- 1 Horse Shoe

20. Pinnacles Park

6.65 acres
Clear Granite Way

Source: Vincent Olcott, MHTN

AMENITIES

- Parking Lot
- 1 Tot-Lot
- 2,211 ft Paths
- 59 Trees

21. Pioneer Park

7.43 acres
4558 N Silver Spur Way

Source: EM Utah Real Estate

AMENITIES

- 1 Tot-Lot
- 1 Basketball Court
- 1 Volleyball Court
- 1 Small Pavilion
- 2 Picnic Tables
- 2 Benches
- 2 Trash Cans
- 1 Bike Rack
- 2,712 ft Paths
- 87 Trees

22. Sage Park II

6.43 acres
5212 N Cliffrose Drive

Source: Eagle Mountain City

AMENITIES

- Parking Lot
- 1 Tot-Lot
- 1 Basketball Court
- 1 Small Pavilion
- 1 Picnic Table
- 2,861 ft Paths
- 96 Trees

23. Sage Valley

4.07 acres
1448 E Smithfield Rd

Source: Eagle Mountain City

AMENITIES

- 1 Tot-Lot
- 1 Volleyball Court
- 1 Small Pavilion
- 4 Picnic Tables
- 1 BBQ
- 2,247 ft Paths
- 30 Trees

24. Silverlake Neighborhood Park

3.77 acres
4599 E Harvest Crop Dr.

Source: Vincent Olcott, MHTN

Also called Harvest Crop Park

AMENITIES

- Parking Lot
- 2 Tot-Lots
- 2 Small Pavilions
- 2 Picnic Tables
- 1,648 ft Paths
- 67 Trees

25. Skyline Ridge Park

2.6 acres
Ranches Gateway Neighborhood

AMENITIES

- Parking Lot
- 1 Tot-Lot
- 1 Basketball Court
- 1,069 ft Paths
- 34 Trees

Source: Eagle Mountain City

26. Spring Run Park

3.7 acres
3434 E Spring Mtn. Dr.

Source: Eagle Mountain City

AMENITIES

- Parking Lot
- Restrooms
- 1 Tot-Lot
- 1 Small Pavilion
- 8 Picnic Tables
- 1,198 ft Paths
- 51 Trees

27. Spring Run II

7.43 acres
North Benches Neighborhood

AMENITIES

- 1,745 ft Paths
- (more planned)

28. Sunset Ridge Park

3.93 acres
7962 N Secretariat Rd.

AMENITIES

- Parking Lot
- 1 Tot-Lot
- 1 Basketball Court
- 2 Small Pavilions
- 1,829 ft Paths
- 23 Trees

29. Valley View Park

3.39 acres
2227 Autumn Dr.

Source: Eagle Mountain City

AMENITIES

- Parking Lot
- 2 Tot-Lots
- 1 Zip Line
- 1 Small Pavilion
- 10 Picnic Tables
- 3 Benches
- 897 ft Paths
- 37 Trees

30. Walden Park

5.95 acres
4337 N Frontier St.

Source: Eagle Mountain City

AMENITIES

- Parking Lot
- 1 Tot-Lot
- 2 Basketball Courts
- 9 Picnic Tables
- 4 Benches
- 3 Trash Cans
- 1 Bike Rack
- 696 ft Paths
- 114 Trees

31. ASH POINT PARK

0.67 acres
7870 N Ash Point Dr.

AMENITIES

- 2 Tot-Lots
- 2 Small Pavilions
- 2 Picnic Tables
- 24 Trees

32. AUTUMN RIDGE

1.48 acres
4492 N Hunter Ln.

AMENITIES

- 1 Tot-Lot
- 1 Basketball Court
- 2 Benches
- 2 Trash cans
- 227 ft Paths
- 22 Trees

33. BRANDON PARK

0.61 acres
526 E Abajo Peak Dr.

AMENITIES

- 1 Tot-Lot
- 23 ft Paths

34. EAGLE PARK

1.58 acres
1396 E Harrier St.

AMENITIES

- 1 Tot-Lot
- 1 Volleyball Pit
- 1 Small Pavilion
- 1 Picnic Table
- 1 BBQ
- 1 Trash Can
- 237 ft Paths
- 23 Trees
- 1 Teatherball

35. EAGLE PARK ENTRANCE

1.18 acres
NA

Also called ENERGI Prime Park

AMENITIES

- Parking Lot
- 1 Drinking Fountain
- 1 Tot-Lot
- 588 ft Paths
- 16 Trees
- 1 Exercise Equipment

36. EAGLE POINT G

1.25 acres
2325 E Maple Dr.

AMENITIES

- Parking Lot
- 2 Tot-Lots
- 1 Small Pavilion
- 2 Picnic Tables
- 360 ft Paths
- 10 Trees

37. EAGLE GATE EAST

1.11 acres
8308 Prestwich Ln.

AMENITIES

- 1 Tot-Lot
- 1 Volleyball Pit
- 1 Picnic Table
- 2 BBQs
- 2 Benches
- 1 Bike Rack

38. EAGLE GATE WEST

0.93 acres
8398 N Scotscraig Dr.

AMENITIES

- 1 Tot-Lot
- 1 Basketball Court
- 6 Picnic Tables
- 1 BBQ
- 4 Benches
- 2 Trash Cans
- 321 ft Paths
- 24 Trees

39. EAGLE VILLAGE

0.74 acres
3608 N Bountiful Ln.

AMENITIES

- Parking Lot
- 2 Tot-Lots
- 1 Small Pavilion
- 2 Picnic Tables
- 431 ft Paths
- 10 Trees

40. FREMONT SPRINGS

0.49 acres
7348 N Ute Dr.

AMENITIES

- 1 Tot-Lot
- 2 Picnic Tables
- 4 Benches
- 1 Trash Can
- 1 Bike Rack
- 150 ft Paths
- 13 Trees

41. HARMONY PARK II

1.48 acres
1267 E Reichert St.

AMENITIES

- Parking Lot
- 1 Small Pavilion
- 5 Picnic Tables
- 392 ft Paths
- 18 Trees

42. KIOWA VALLEY

1.59 acres
4146 E Golden Eagle Rd.

AMENITIES

- 1 Parking Lot
- 1 Tot-Lot
- 3 Picnic Tables
- 1 BBQ
- 3 Benches
- 1 Trash Can
- 1 Bike Rack
- 357 ft Paths
- 23 Trees

43. LAKE VIEW ESTATES

1.64 acres
2854 E Lakeside Dr.

AMENITIES
- 1 Tot-Lot
- 1 Small Pavilion
- 8 Picnic Tables
- 1 Trash Can
- 669 ft Paths
- 29 Trees

44. LIBERTY FARMS EAST

0.36 acres
7682 N Rose St.

AMENITIES
- 1 Tot-Lot
- 1 Small Pavilion
- 3 Picnic Tables
- 3 Benches
- 2 Trash Cans
- 1 Bike Rack
- 10 Trees

45. LIBERTY FARMS WEST

0.47 acres
7625 N James St

AMENITIES
- 1 Small Pavilion
- 2 Picnic Tables
- 1 BBQ
- 3 Benches
- 2 Trash Cans
- 63 ft Paths
- 17 Trees

46. LONE TREE PARK

1.51 acres
2117 E Lone Tree Pkwy

AMENITIES
- Parking Lot
- 1 Tot-Lot
- 3 Picnic Tables
- 1 BBQ
- 2 Benches
- 2 Trash Cans
- 1 Bike Rack
- 12 Trees

47. MEADOW RANCH AUTUMN PARK

0.83 acres
2863 E Autumn Ln.

AMENITIES
- 1 Tot-Lot
- 1 Bench
- 1 Trash Can
- 1 Bike Rack
- 261 ft Paths
- 17 Trees

48. MEADOW RANCH ELK RIDGE

1.15 acres
NA

AMENITIES
- Parking Lot
- 240 ft Paths
- 12 Trees

49. MEADOW RANCH HIDDEN DRIVE

0.75 acres
NA

AMENITIES
- 1 Tot-Lot
- 1 Volleyball Pit
- 1 Picnic Table
- 2 BBQs
- 2 Benches
- 1 Bike Rack

50. MT. AIREY PARK

1.43 acres
NA

AMENITIES
- 743 ft Paths
- 5 Trees

51. OAK HOLLOW PARK

0.81 acres
7834 N Bridleway Dr.

AMENITIES
- 1 Tot-Lot
- 1 Basketball Court
- 5 Benches
- 325 ft Paths
- 23 Trees

52. OVERLAND TRAILS III

1.51 acres
1392 E Bell Buoy Wy.

AMENITIES
- 1 Tot-Lot
- 1 Bench
- 686 ft Paths
- 11 Trees

53. PACIFIC SPRINGS

1.64 acres
1420 E Wilbur Ln.

AMENITIES
- 1 Tot-Lot
- 10 Picnic Tables
- 2 BBQs
- 1,065 ft Paths
- 36 Trees

54. PIONEER ADD. 5

0.34 acres
1894 E Church Wy.

AMENITIES
- 1 Tot-Lot
- 3 Benches
- 1 Trash Can
- 104 ft Paths
- 6 Trees

55. Pioneer Add. 6

0.27 acres
2102 E West Jordan Wy.

AMENITIES
- 1 Tot-Lot
- 3 Benches
- 2 Trash Cans
- 6 Trees

56. Pioneer Add. 7

0.24 acres
2329 E Ox Yoke Dr.

AMENITIES
- 1 Tot-Lot
- 2 Benches
- 95 ft Paths
- 4 Trees

57. Pony Express Estates II

1.24 acres
1184 E Coachline Wy.

AMENITIES
- 2 Tot-Lots
- 2 Small Pavilions
- 2 Picnic Tables
- 707 ft Paths
- 23 Trees

58. Porter's Crossing

1.41 acres
4046 E Cattle Dr.

AMENITIES
- 1 Tot-Lot
- 1 Basketball Court
- 1 Small Pavilion
- 4 Picnic Tables
- 3 Benches
- 1 Trash Can
- 1 Bike Rack
- 472 ft Paths
- 3 Trees

59. Rush Valley Park

0.37 acres
7946 N Geronimo Dr.

AMENITIES
- 1 Tot-Lot
- 7 Trees

60. Saddleback Park

1.07 acres
3835 E Chilton Circle

AMENITIES
- 1 Tot-Lot
- 4 Picnic Tables
- 1 BBQ
- 1 Bench
- 1 Trash Can
- 455 ft Paths
- 28 Trees

61. Silverlake 8 Park

0.24 acres
NA

AMENITIES
- Parking Lot
- 1 Tot-Lot
- 1 Trash Can
- 378 ft Paths
- 24 Trees

62. Stonebridge Park

1.43 acres
8747 N Stonebridge Ln.

AMENITIES
- 1 Tot-Lot
- 2 Basketball Corurts
- 4 Picnic Tables
- 8 Benches
- 2 Trash Cans
- 1 Bike Rack
- 579 ft Paths
- 12 Trees

63. Sunset Ridge North

2.2 acres
7962 N Secretariat Rd.

AMENITIES
- 1 Tot-Lot
- 2 Basketball Courts

64. Sunset Ridge West

0.83 acres
NA

AMENITIES
- 1 Tot-Lot
- 794 ft Paths
- 13 Trees

65. Westview Heights

1.64 acres
2412 E Prairie View Dr.

AMENITIES
- 1 Tot-Lot
- 9 Picnic Tables
- 5 Benches
- 2 Bike Racks
- 443 ft Paths
- 51 Trees

66. White Hills Park

0.51 acres
18628 W Wilson Ave.

AMENITIES
- Parking Lot
- 1 Tot-Lot
- 2 Picnic Tables
- 2 Benches
- 1 Trash Can
- 7 Trees

AP

APPENDIX B: OPEN SPACE EVALUATION WORKSHEET

EAGLE MOUNTAIN OPEN SPACE EVALUATION WORKSHEET

Purpose

Open space is one 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 improvements. For details regarding open space classifications, please see ***Chapter 05 Open Space***. Setting criteria can help evaluate options for undeveloped open space by grounding discussions in long-term goals.

Using clear criteria helps the Eagle Mountain City:

- Make decisions that are **consistent and fair**
- Help **compare options** and understand **community priorities**.
- **Balance** community needs, ecological value, and costs
- Explain why certain choices are made and their **trade-offs**
- Protect options for **future generations**

The worksheet is a tool intended to guide discussion, not replace policy judgment, public input, or decision-making processes. The most appropriate and effective plan for improvements is to be reclassified (conservation, naturalized, or developed open space), developed into a park, or sold and transitioned to 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

How to Use This Worksheet

1. **Review the site**
   Look at the map, photos, or description of the open space.
2. **Answer each question**
   For every category, choose a score from **1 (low opportunity)** to **5 (high opportunity)** based on your perspective. Apply weights if desired.
3. **Write one short reason (optional)**
   A few words explaining your score can help others understand your thinking
4. **Add up your scores**
   Total all numbers to get a **final score**.
    1. Maximum possible score *(not weighted):* 95
    2. Minimum possible score *(not weighted):* 19

EAGLE MOUNTAIN OPEN SPACE EVALUATION WORKSHEET

Scoring Reference

1	2	3	4	5
Very limited alignment or opportunity	Some constraints; limited benefit	Moderate potential; mixed conditions	Strong opportunity or benefit	Exceptional value or alignment

Category	Criteria	Score (1,2,3,4,5)	Weight (Optional)	Weighted Score (Optional)	Notes
Vision & Community Value	Contribution to community identity or sense of place				
	Addresses unmet community needs				
	Alignment with the original intended plan for the property				
	Alignment with existing or anticipated City plans for trail or park expansion				
	Alignment with existing or anticipated development				
Connectivity & Access	Proximity to neighborhoods, parks, and/or activity centers				
	Proximity near a pedestrian corridor				
	Ability to connect to trails, sidewalks, or bike networks				
Programming Suitability	Suitability for passive recreation				
	Flexibility for seasonal or evolving uses				

	Size to accommodate community or regional-sized parks				
Ecological Value & Preservation	Presence of sensitive resources or ecological value				
	Proximity near public health and safety areas (i.e. steep slopes, or water retention areas)				
	Opportunity for habitat preservation or restoration				
Stewardship & Maintenance	Low long-term maintenance requirements and costs				
	Opportunities for partnerships, volunteers, or shared stewardship				
	Alignment with city staffing and operational capacity				
Adaptability & Future Flexibility	Ability to respond to future community needs for future generations				
	Potential for interim uses or buffers related to fire abatement and/or wildlife corridors				
Total Score					

Scoring:

- Divide the **Total Score** by the **Maximum Possible Score.**
    - Maximum possible score *(not weighted):* 95
    - Minimum possible score *(not weighted):* 19

- Higher total scores indicate stronger justification for conservation or light enhancements
- Medium scores may indicate shared or mixed uses

- Lower scores may indicate suitability for limited maintenance, environmental management, or may be considered for sale

Score Range *(unweighted score)*	**General Recommended Direction**
80-100% *(Score: 76-95)*	Developed Open Space or Potential Parks *(see recommendations on page 05.6)*
60-79% *(Score: 57-75*	Keep as Undeveloped Open Space or Consider for Land Sale *(see recommendations on page 05.7)*
40-59% *(Score: 38-56)*	Naturalized Open Space *(see recommendations on page 05.8)*
40% or less *(Score: 19-37)*	Conservation Open Space *(see recommendations on page 05.9)*

Note: The score ranges above are based on unweighted rankings. Specific categories or criteria may be weighted depending on the level of importance. Lower or higher scores within each category may be further discussed in addition to the general recommended directions above, which may need adjustments.

AP

APPENDIX C: SURVEY RESULTS (SEPTEMBER 2025)

Closed

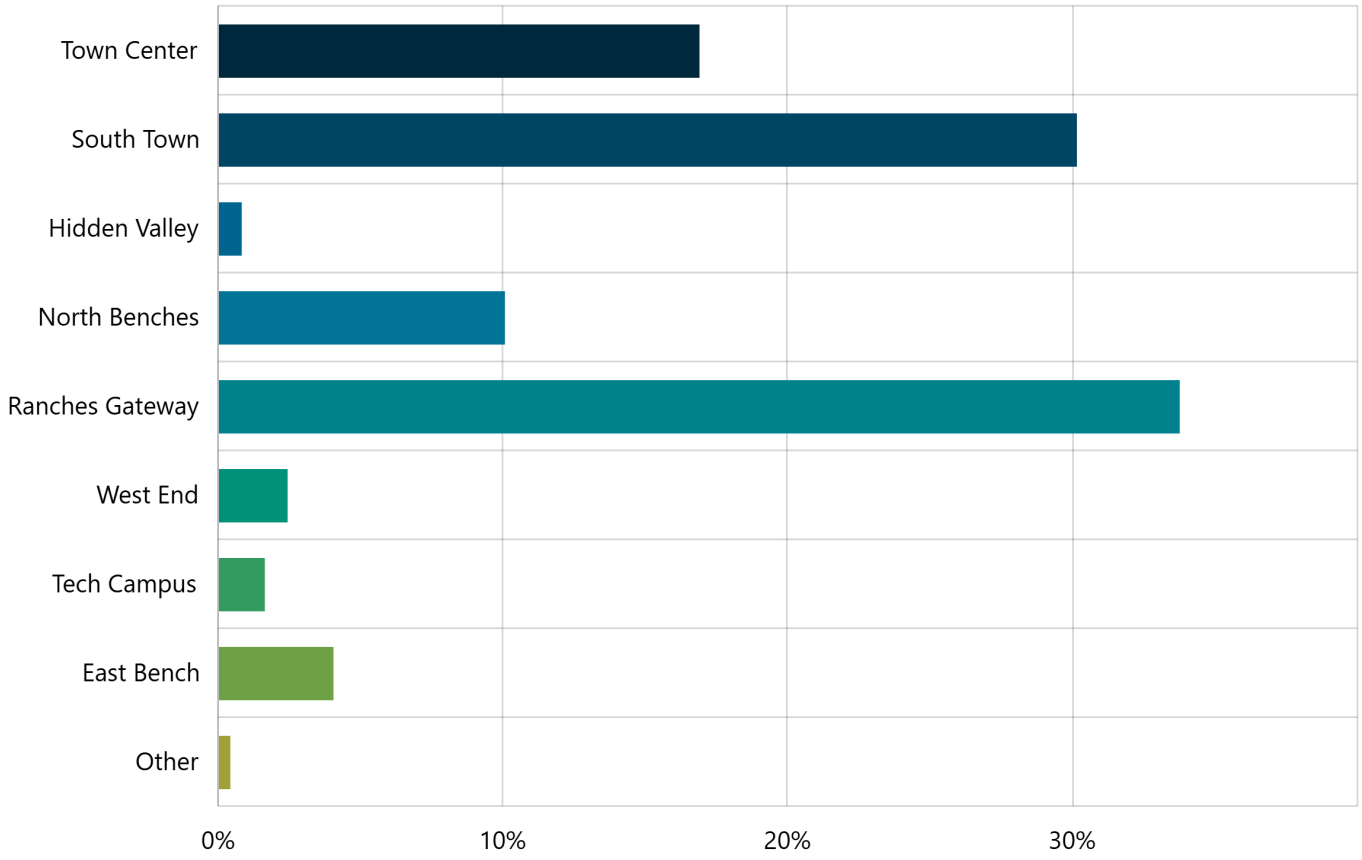
Eagle Mountain Parks, Trails, and Open Space Survey
Eagle Mountain Parks, Trails, and Open Space Plan Update

229 Contributors | **249** Contributions

Contribution Summary

1. What general area in Eagle Mountain do you live in? See map above. Required

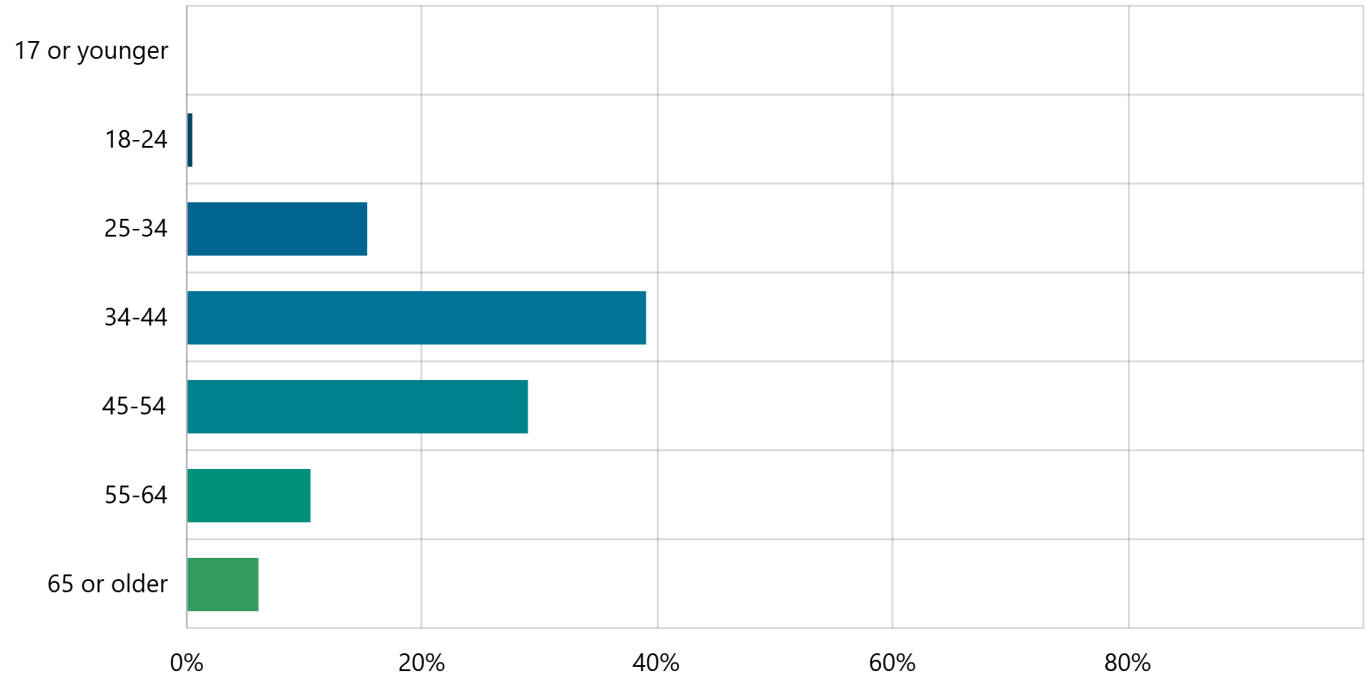
Multi Choice | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
Town Center	16.87%	42
South Town	30.12%	75
Hidden Valley	0.80%	2
North Benches	10.04%	25
Ranches Gateway	33.73%	84
West End	2.41%	6
Tech Campus	1.61%	4

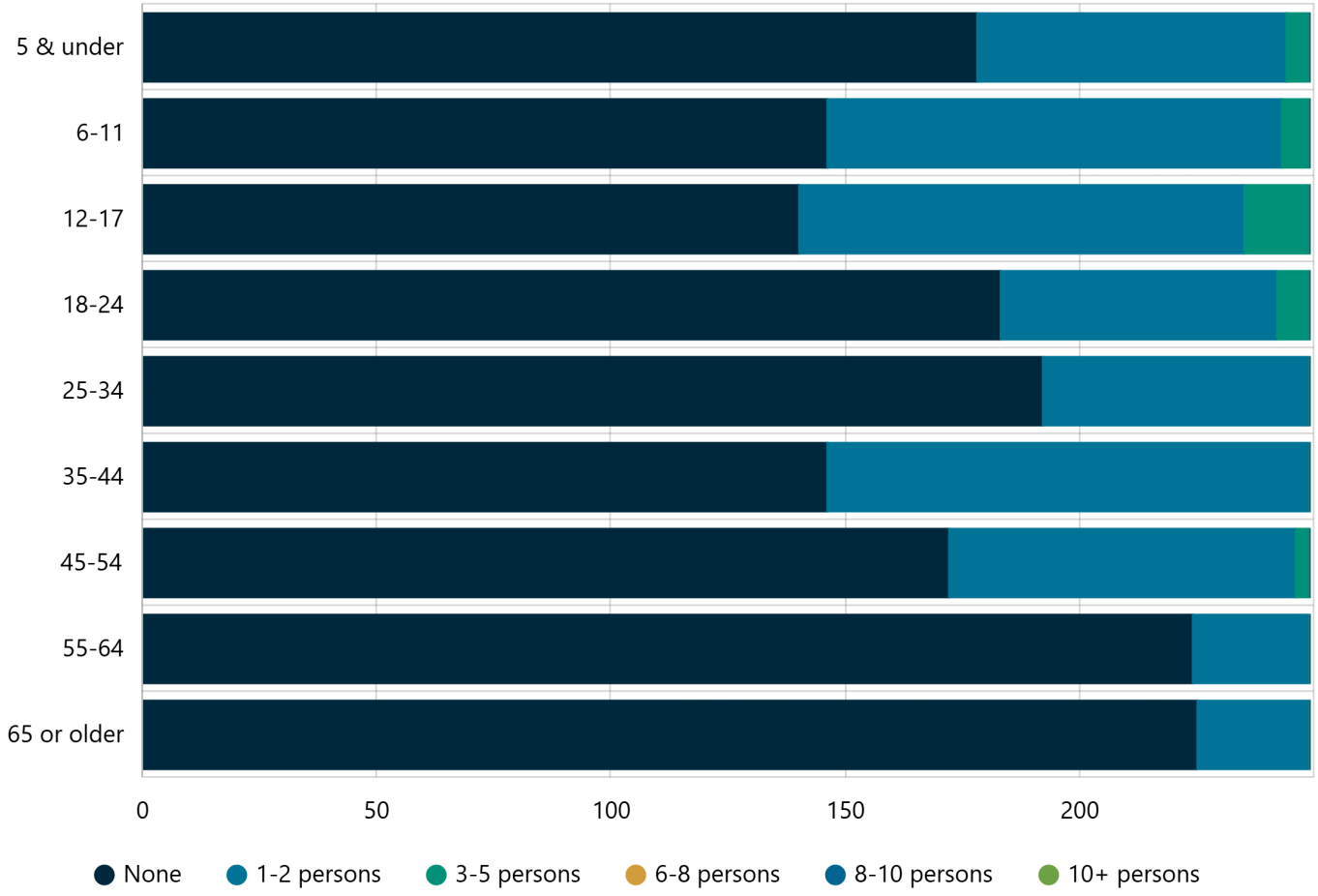
East Bench	4.02%	10
Other	0.40%	1
Total	**100.00%**	**249**

2. What is your age group? Required
Select Box | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
17 or younger	0%	0
18-24	0.40%	1
25-34	15.26%	38
34-44	38.96%	97
45-54	28.92%	72
55-64	10.44%	26
65 or older	6.02%	15
Total	**100.00%**	**249**

3. Please select the number of people in each age group living in your household. Do not include yourself.
Required
Matrix | Skipped: 0 | Answered: 249 (100%)

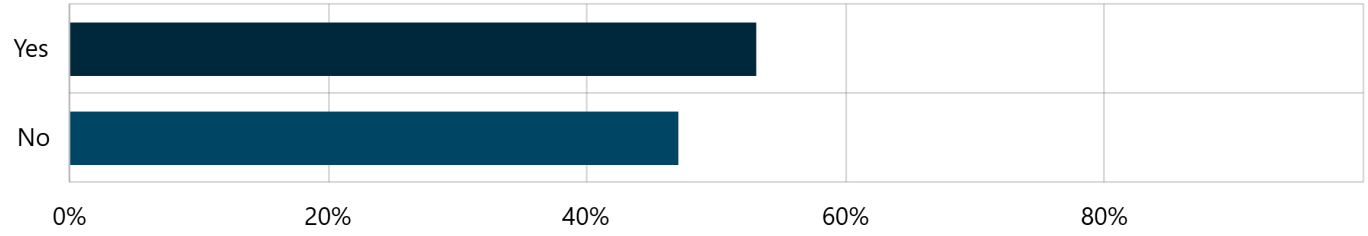


	None	1-2 persons	3-5 persons	6-8 persons	8-10 persons	10 persons	Count	Score
5 & under	71.49% 178	26.51% 66	2.01% 5	0% 0	0% 0	0% 0	249	1.31
6-11	58.63% 146	38.96% 97	2.41% 6	0% 0	0% 0	0% 0	249	1.44
12-17	56.22% 140	38.15% 95	5.62% 14	0% 0	0% 0	0% 0	249	1.49
18-24	73.49% 183	23.69% 59	2.81% 7	0% 0	0% 0	0% 0	249	1.29
25-34	77.11% 192	22.89% 57	0% 0	0% 0	0% 0	0% 0	249	1.23
35-44	58.63% 146	41.37% 103	0% 0	0% 0	0% 0	0% 0	249	1.41
45-54	69.08% 172	29.72% 74	1.20% 3	0% 0	0% 0	0% 0	249	1.32

55-64	89.96% 224	10.04% 25	0% 0	0% 0	0% 0	0% 0	249	1.10
65 or older	90.36% 225	9.64% 24	0% 0	0% 0	0% 0	0% 0	249	1.10

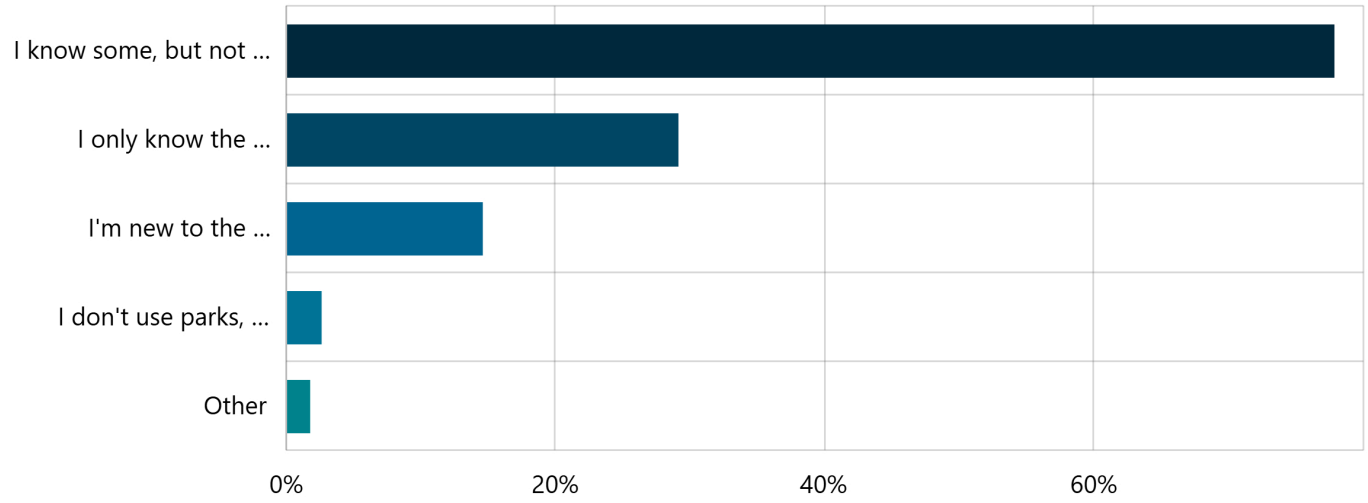
4. Do you know about the complete range of parks, park facilities, trails, and natural open space areas in Eagle Mountain? Required

Select Box | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
Yes	53.01%	132
No	46.99%	117
Total	**100.00%**	**249**

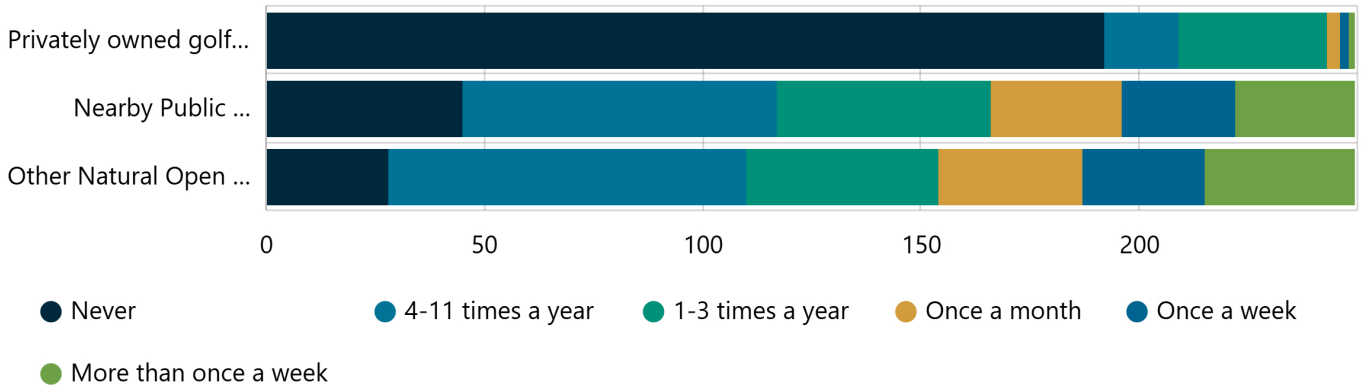
5. If you selected "No," please specify why. Required
Multi Choice | Skipped: 132 | Answered: 117 (47%)



Answer choices	Percent	Count
I know some, but not all of them.	77.78%	91
I only know the ones near by home/neighborhood.	29.06%	34
I'm new to the community and still learning.	14.53%	17
I don't use parks, open space, or trails very often.	2.56%	3
Other	1.71%	2

6. Which open space do you visit and how often? Required

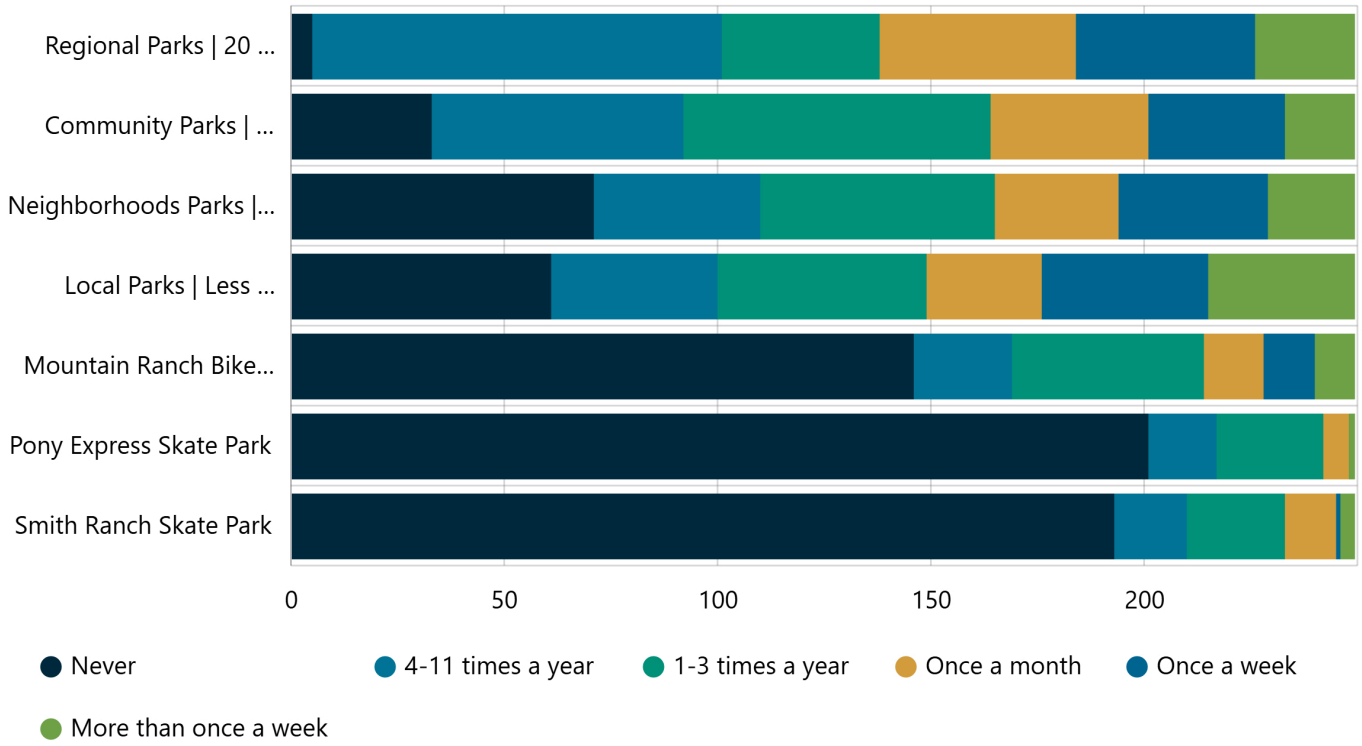
Matrix | Skipped: 0 | Answered: 249 (100%)



	Never	4-11 times a year	1-3 times a year	Once a month	Once a week	More than once a week	Count	Score
Privately owned golf course	77.11% 192	6.83% 17	13.65% 34	1.20% 3	0.80% 2	0.40% 1	249	1.43
Nearby Public Lands / Bureau Land Management (BLM) Lands	18.07% 45	28.92% 72	19.68% 49	12.05% 30	10.44% 26	10.84% 27	249	3.00
Other Natural Open Space Areas	11.24% 28	32.93% 82	17.67% 44	13.25% 33	11.24% 28	13.65% 34	249	3.21

7. Which parks do you visit and how often? Required

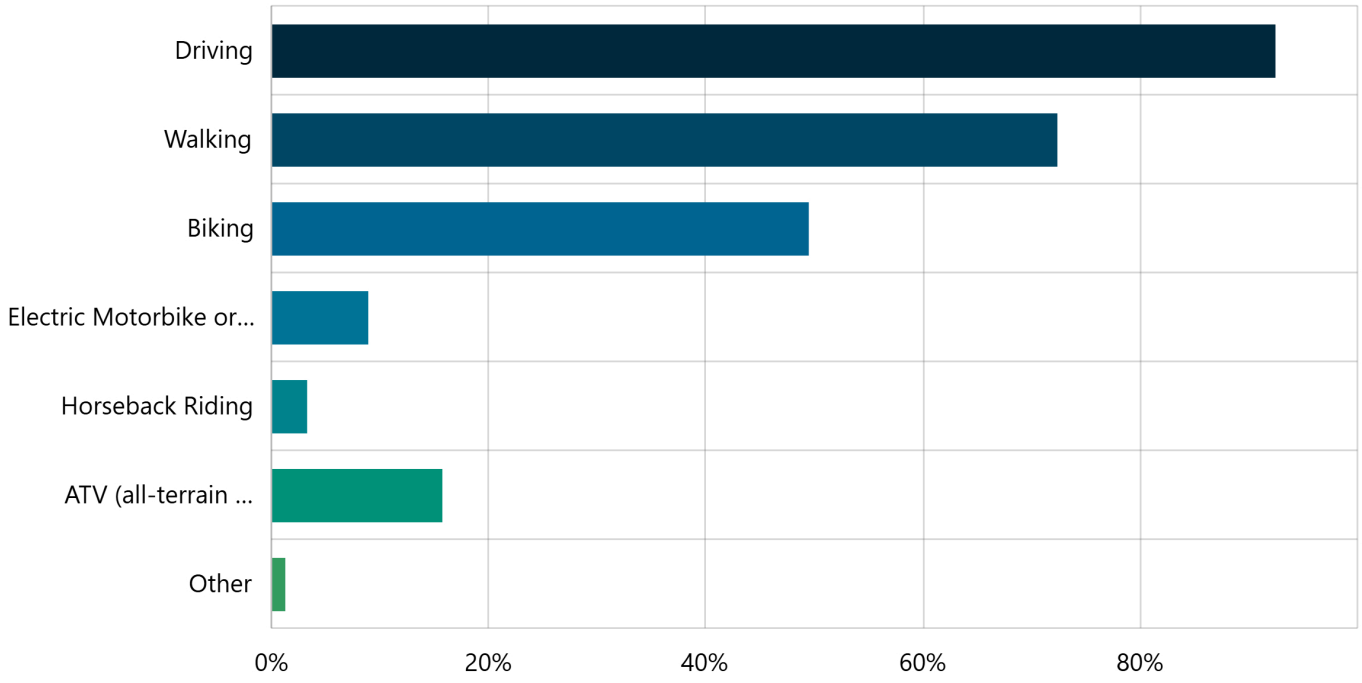
Matrix | Skipped: 0 | Answered: 249 (100%)



	Never	4-11 times a year	1-3 times a year	Once a month	Once a week	More than once a week	Count	Score
Regional Parks | 20 acres (e.g. Smith Ranch Regional Park, Pony Express Park, Cory B. Wride Park)	2.01% 5	38.55% 96	14.86% 37	18.47% 46	16.87% 42	9.24% 23	249	3.37
Community Parks | 10-20 acres (e.g. Nolen Park, Pioneer Park, Brandon Park)	13.25% 33	23.69% 59	28.92% 72	14.86% 37	12.85% 32	6.43% 16	249	3.10
Neighborhoods Parks | 2-10 acres (e.g.	28.51% 71	15.66% 39	22.09% 55	11.65% 29	14.06% 35	8.03% 20	249	2.91

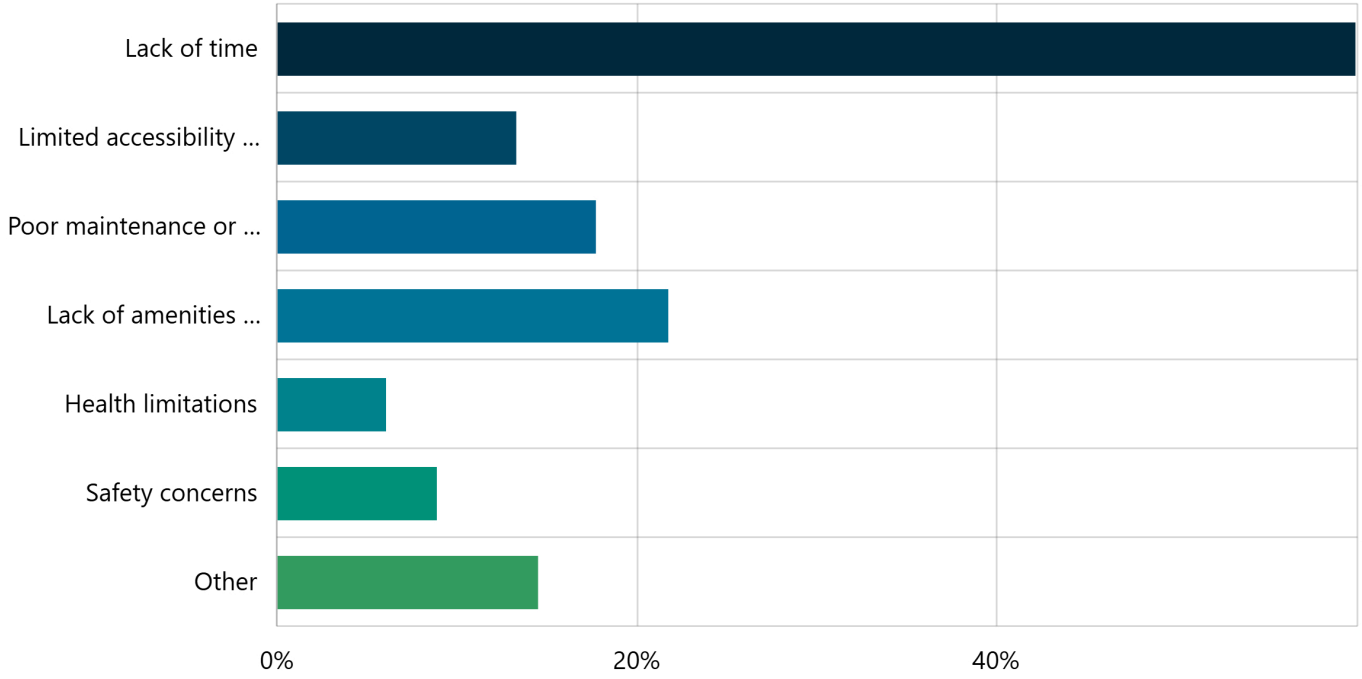
Walden Park, Hidden Valley Park, Kiowa Valley Park)								
Local Parks | Less than 2 acres (e.g. HOA or pocket parks)	24.50% 61	15.66% 39	19.68% 49	10.84% 27	15.66% 39	13.65% 34	249	3.18
Mountain Ranch Bike Park	58.63% 146	9.24% 23	18.07% 45	5.62% 14	4.82% 12	3.61% 9	249	2.00
Pony Express Skate Park	80.72% 201	6.43% 16	10.04% 25	2.41% 6	0% 0	0.40% 1	249	1.36
Smith Ranch Skate Park	77.51% 193	6.83% 17	9.24% 23	4.82% 12	0.40% 1	1.20% 3	249	1.47

8. What method of transportation do you use to access the City's parks? (Choose all that apply) Required
Multi Choice | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
Driving	92.37%	230
Walking	72.29%	180
Biking	49.40%	123
Electric Motorbike or Electric Motorcycle	8.84%	22
Horseback Riding	3.21%	8
ATV (all-terrain vehicles) or OHV (off-highway vehicles)	15.66%	39
Other	1.20%	3

9. What factors prevent you from using parks and recreational spaces in Eagle Mountain? (Select up to 3)
Required
Multi Choice | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
Lack of time	59.84%	149
Limited accessibility (e.g. no sidewalks, crossing conditions)	13.25%	33
Poor maintenance or cleanliness	17.67%	44
Lack of amenities (e.g. restrooms, seating)	21.69%	54
Health limitations	6.02%	15
Safety concerns	8.84%	22
Other	14.46%	36

10. If you selected "Safety concerns" as a factor preventing you from using parks, please specify. Required
Long Text | Skipped: 227 | Answered: 22 (8.8%)

Sentiment

No sentiment data

Tags

Tag	Percent	Count
Disruptive Behavior from Teens	50%	11
Vandalism	23%	5
Unmaintained Facilities	14%	3
Needs More Surveillance	14%	3
Unfriendly Skate Parks	14%	3
Fire Hazards	5%	1
Lack of Safe Areas for Kids with Special Needs	5%	1
Busy Parks	5%	1
High-Speed Devices on Walking Paths	5%	1
Feeling Unsafe at Night	5%	1
Kidnapping	5%	1
Inaccessible Play Areas	5%	1
Unsafe Crossing at Lehi Fairfield Road	5%	1

Featured Contributions

Playground equipment falling apart. 3 crossings park
Contribution 7 of 7 | September 21, 2025

The Lehi Fairfield Road is an area we would use to cross to walk to parks but with it being so dangerous these days we won't let our kids cross it. The large semi trucks and other construction vehicles fly down it at dangerous speeds. Police have occasionally been there giving tickets but it doesn't prevent most of the speeders. Please turn that road into a walking/ equestrian trail sooner rather than later. Thank you! □□
Contribution 6 of 7 | September 20, 2025

The park closest to us requires stepping down into a play area several feet in the ground with no ramp, which is extremely difficult for pregnant women, those with knee injuries, small toddlers, and the elderly to navigate. I couldn't go when I was pregnant, and I've seen several people almost injure themselves trying to get in and out of the play area
Contribution 5 of 7 | September 20, 2025

Smith ranch has poor law enforcement presence and there are frequently disruptive teens causing damage, harassing children and preventing them from using the equipment All of the major parks and many of the smaller ones have little to no shade to the point where it is largely unsafe to play there during hot summer days, which is when they would be used the most
Contribution 4 of 7 | September 19, 2025

When the parks get too busy, I worry about people who may use that as a means of harming kids. It's also harder to enjoy busy parks because the parking is poor or there may be other kids (or adults) who are behaving poorly that make it hard for my kids to have a good time or be safe.
Contribution 3 of 7 | September 19, 2025

Hearing stories from other moms about dealing with the teenagers at Smith Ranch Regional Park has really made me more cautious going there. Teenagers should be able to use the space but it's the fighting and cussing that I don't want my kids around.
Contribution 2 of 7 | September 13, 2025

I have special needs kids and I can't keep track of them at larger parks. Especially those with multiple access points.
Contribution 1 of 7 | September 12, 2025

11. If you selected "Limited accessibility" as a factor preventing you from using parks, please specify what and where. Required

Long Text | Skipped: 224 | Answered: 25 (10%)

Sentiment

No sentiment data

Tags

Tag	Percent	Count
Lack of Safe Sidewalks	56%	14
Unsafe Crossing Conditions	20%	5
Lack of Protected Bike Lanes	16%	4
Parks are Too Far	8%	2
Need Better Walking Routes	8%	2
Conflicts with Parking Areas and Paths	4%	1
Need Transit Access	4%	1
Speeding Vehicles	4%	1
Limited Horse Access	4%	1
Limited Parking	4%	1
Fenced Park	4%	1

Featured Contributions

No sidewalk on pony express side near Holiday Oil. Existing ones are open to hot sun and not pretty. Sidewalks in Ranches side have more shade trees, curvy paths, just more appealing to walking

Contribution 14 of 14 | September 27, 2025

Lonetree neighborhood park has been fenced off for months for some water tank install that isn't happening.

Contribution 13 of 14 | September 25, 2025

There's technically no sidewalk down to the light at SR73 and Ranches Parkway from the North side. So it's a bit sketchy crossing that road to get to bigger parks unless I'm in a car.
Contribution 12 of 14 | September 22, 2025

Very limited parking at Nolan’s park
Contribution 11 of 14 | September 22, 2025

The Sage Valley neighborhood has limited access to get anywhere without driving. Until recently, SR 73 was the only way to drive out of the neighborhood. Even now, the lack of a sidewalk or path on Old Airport Road is a major limitation to leaving out neighborhood without driving.
Contribution 10 of 14 | September 21, 2025

Lack of sidewalks and safety to cross from the intersection from North of SR 73 to ranches parkway. The light is not enough and I’ve almost been hit by cars not paying attention to pedestrians when crossing.
Contribution 9 of 14 | September 21, 2025

The dangerous crossing conditions on the Lehi Fairfield road as stated above.
Contribution 8 of 14 | September 20, 2025

There is only one main sidewalk leading to Cory b wride park from the Brandon park community. There are no shortcut walking trails.
Contribution 7 of 14 | September 20, 2025

I live in White Hills subdivision, so I'm far enough removed from the rest of EM that I just don't think to drive to another area of the city to go to a park.
Contribution 6 of 14 | September 20, 2025

Lehi Fairfield road is dangerous (used for racing, constant speeding vehicles including heavy trucks, etc) and the park/rodeo grounds area is often used for dangerous driving (racing, donuts, drifting, etc)
Contribution 5 of 14 | September 20, 2025

Not enough sidewalks and safe, easy ways to get places. We need sidewalks and bike lanes EVERYWHERE in our city, along with some bus routes.
Contribution 4 of 14 | September 20, 2025

Don't always feel comfortable biking with kids along sidewalk due to cars pulling out or in driveway blocking sidewalk. Could use more off-road biking /walking.
Contribution 3 of 14 | September 19, 2025

Paved sidewalk paths to walk to Corey B. Wride on both sides of Pony Express.
Contribution 2 of 14 | September 13, 2025

Getting to lots of the parks is difficult because there are often not logical crossing points or only sidewalks on one side of the street through out the city. I try as much as possible to walk out ride my bike while close to home but there often aren't great options on how to get places, especially the lack of bike lanes

Contribution 1 of 14 | September 7, 2025

12. If you selected "Poor maintenance or cleanliness" as a factor preventing you from using parks, please specify what and where. Required

Long Text | Skipped: 206 | Answered: 43 (17.3%)

Sentiment

No sentiment data

Tags

Tag	Percent	Count
Unmaintained Grass and Weeds	42%	18
Unclean Restrooms	33%	14
Scattered Trash or Full Bins	23%	10
Locked Restrooms	9%	4
Dog Waste	9%	4
Vandalism	5%	2
Broken Equipment	5%	2
Broken Water Fountains	5%	2
Broken Trails	5%	2
Old Playground Equipment	2%	1
Unmaintained Pocket Parks	2%	1
Unmaintained Rodeo Arena	2%	1
Not Paved	2%	1

Featured Contributions

The parks are always great when they’re first built but then we see a steady decline of all of them with what I would assume to be poor maintenance. They end up looking run down and feeling gross.

Contribution 14 of 14 | September 22, 2025

splash pad at Cory Wride park often closed or not maintained. Poor parenting allowing dirt, sand, and other things in the splash pad. The Restrooms at almost every park (Cory Wride, Nolen, Spring Run Park) are regularly closed/locked.
Contribution 13 of 14 | September 20, 2025

The rodeo arena is not maintained to be able to ride there. The ground is hard and uneven. Riding there could easily injure my horses legs.
Contribution 12 of 14 | September 20, 2025

Most the pocket parks this year were in awful shape early on, they have improved towards the end of summer
Contribution 11 of 14 | September 20, 2025

Can you please fix the trails we do have? They have been torn up under construction for months now. It has gotten dangerous and riddled.
Contribution 10 of 14 | September 20, 2025

Cory B Wride park is not well maintained and the sidewalks and roads are full of weeds and trash
Contribution 9 of 14 | September 20, 2025

The grass fields are covered in mole and vole holes. There is garbage left throughout the park.
Contribution 8 of 14 | September 20, 2025

Just a lot of the grass is constantly dying. Also, the dog park out here is a lost cause. So many holes and tons of fecal waste from people not picking up after their dogs. No grass and extremely small.
Contribution 7 of 14 | September 20, 2025

There is often trash and poor draining (rodeo grounds/park area and Brandon Park neighborhood park)...a lot of it seems to be from construction
Contribution 6 of 14 | September 20, 2025

Pioneer park has a broken water fountain, kids play with it and make it worse (already reported to the city). A lot of the time Cory B Wride park bathrooms are pretty disgusting and run out of soap/paper towels. We don't go to Smith Ranch Skatepark as often as we might because the bathrooms are often locked due to vandalism. Not very convenient when it's a 15 min drive just to get there.
Contribution 5 of 14 | September 20, 2025

Brandon Park (south side) and the soccer field at Cory Wride are largely weeds and dirt. The bathrooms at all the parks I've been to (Nolen, Cory Wride, Brandon Park, Walden, etc) are, more often than not, messy and the soap is frequently gone (though this says more about the people using it than the city).
Contribution 4 of 14 | September 19, 2025

Eagle pointe C park as it took some time to fix some broken pieces and one was just removed entirely. Grass is also a bit dry to enjoy in the summer.
Contribution 3 of 14 | September 18, 2025

Woodhaven Community Park: so many weeds, really pathetic grass that is too dry or dead to sit on most of the time. Plus those hills that are always full of weeds and trash. Not sure what those are for.
Contribution 2 of 14 | September 13, 2025

Frequently have had toilets that don't flush or lack of toilet paper, mainly at the Hidden Hollow trailhead parking but also had it at Cory B. Wride and Brandon Park. Often the stalls are covered in toilet paper or worse, but I blame people more than maintenance on that one
Contribution 1 of 14 | September 7, 2025

13. If you selected "Lack of amenities" as a factor preventing you from using parks, please specify what and where. Required

Long Text | Skipped: 207 | Answered: 42 (16.9%)

Sentiment

No sentiment data

Tags

Tag	Percent	Count
More Accessible Restrooms	62%	26
Lack of Shade	33%	14
Lack of Drinking Water Fountains	21%	9
Lack of Seating	17%	7
Pavilions and Tables	14%	6
Splash Pads	2%	1

Featured Contributions

I live in the North Bench and we don’t have any sports courts. We’d love pickleball. Courts.
Contribution 12 of 12 | September 25, 2025

I have a special needs child. No bathrooms isn’t really an option for us.
Contribution 11 of 12 | September 25, 2025

General lack of parks in general. Hold the residential developers accountable to put in what is planned; and, enforce higher green space percentages (and don't accept dumb landscaping that provides no value, recreation, or amenity) as their greenspace. No landscaped medians, etc. We want parks, places to play, things to do.
Contribution 10 of 12 | September 20, 2025

I would love to use the dog park more but there is not much shade or places to sit. I also feel it’s lacking for the dogs.
Contribution 9 of 12 | September 20, 2025

I'd spend longer if the park or trail etc. had a restroom. It definitely helps a lot with kids and adults.
Contribution 8 of 12 | September 20, 2025

Parks and splash pads are too small to support the growing community
Contribution 7 of 12 | September 20, 2025

Large local parks, like sunset ridge park, where no amenities are available.
Contribution 6 of 12 | September 20, 2025

There is not many seats or shade to sit down in the heat of the summer.
Contribution 5 of 12 | September 20, 2025

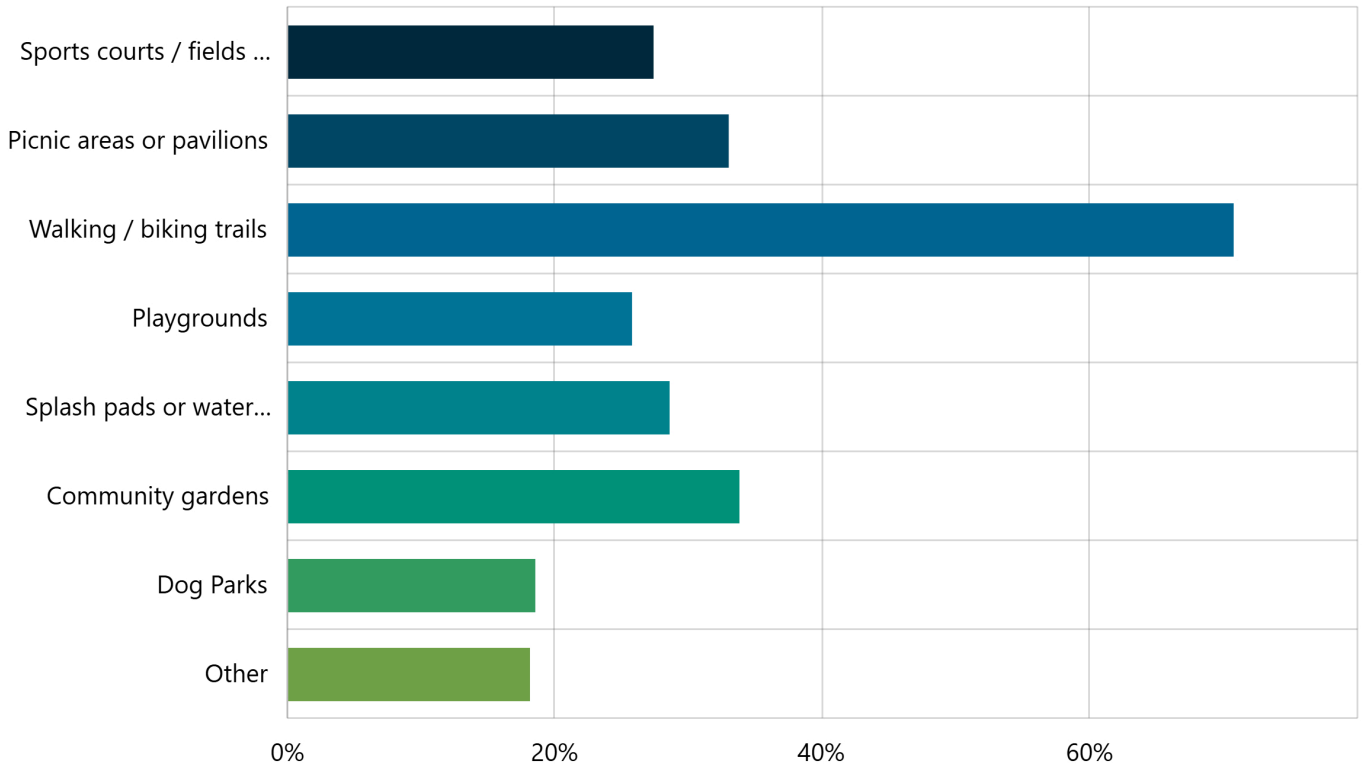
None of the nearby pocket parks have bathrooms (Harmony area in South Town), or water fountains. They are close enough to walk to, but too far away when a little kid suddenly has to use the bathroom. The worst though is the dog park. Rodeo grounds has water, why not make an extension so people and their pets have access to water at the dog park? A pavilion on a solid deck/patio/foundation that the dogs can't dig up would be nice too, those trees are pretty useless for shade.
Contribution 4 of 12 | September 20, 2025

Our biggest struggle is the lack of shade. The parks are only doable for most uses in the spring and winter due to hot playground equipment in the summer (for younger relatives). So we go to other parks where the playgrounds are in the shade. Also, in general, none of our close parks have restrooms. And it seems weird to drive to a park just for bathrooms. So we either stay super local for walking or don't use a park.
Contribution 3 of 12 | September 13, 2025

It's hard when the parks close the bathrooms for 6+ months of the year. I enjoy hiking on the trails behind Hidden Hole Elementary but it's hard when the restroom isn't open. Similarly, our neighborhood park (Brandon Park) will have the bathrooms closed and I've had children have accidents because we can't make it home in time.
Contribution 2 of 12 | September 7, 2025

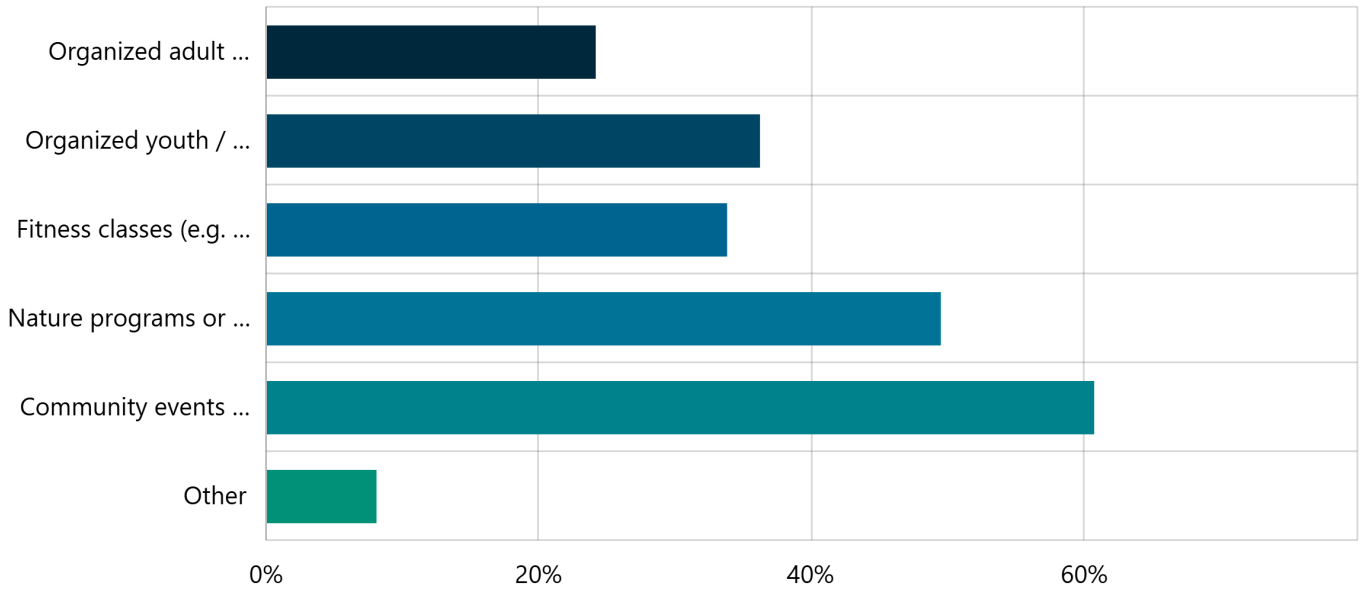
Eagle Point Park J does not have much shade in grassy areas or any over the black (hot!) playset, no water or restrooms so we cant stay long when we go often.
Contribution 1 of 12 | September 6, 2025

14. What types of built amenities or features would you like to see most in Eagle Mountain? (Select your top 3)
Required
Multi Choice | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
Sports courts / fields (e.g. basketball, soccer)	27.31%	68
Picnic areas or pavilions	32.93%	82
Walking / biking trails	70.68%	176
Playgrounds	25.70%	64
Splash pads or water features	28.51%	71
Community gardens	33.73%	84
Dog Parks	18.47%	46
Other	18.07%	45

15. What types of recreational activities would you like to see most in Eagle Mountain? (Select your top 3)
Required
Multi Choice | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
Organized adult sports leagues	24.10%	60
Organized youth / teen sports leagues	36.14%	90
Fitness classes (e.g. yoga, aerobics)	33.73%	84
Nature programs or outdoor education	49.40%	123
Community events (e.g. concerts, festivals)	60.64%	151
Other	8.03%	20

16. If you selected "Organized adult sports leagues," please specify. Required
Long Text | Skipped: 203 | Answered: 46 (18.5%)

Sentiment

No sentiment data

Tags

Tag	Percent	Count
Softball	48%	22
Soccer	39%	18
Pickleball	37%	17
Basketball	22%	10
Volleyball	20%	9
Baseball	15%	7
Flag Football	9%	4
Tennis	9%	4
Run Club	2%	1
Mountain Bike Races	2%	1
Ice Skating	2%	1
Ultimate Frisbee	2%	1
Archery	2%	1
Lacrosse	2%	1
Road Cycling	2%	1
Dodgeball	2%	1
Community Dances	2%	1

Featured Contributions

No featured contributions

17. If you selected "Organized youth / teen sports leagues," please specify. Required
Long Text | Skipped: 177 | Answered: 72 (28.9%)

Sentiment

No sentiment data

Tags

Tag	Percent	Count
Soccer	32%	23
Baseball	17%	12
Football	14%	10
Softball	14%	10
Basketball	13%	9
Volleyball	11%	8
Tennis	10%	7
Sports for Older Youth and Teens	7%	5
Lacrosse	4%	3
Already Doing Sports in Saratoga Springs	4%	3
Variety of Sports	4%	3
Aquatic Sports	1%	1
Kickball	1%	1
Rugby	1%	1
Adaptive Sports	1%	1
Better Organized Sports	1%	1
Sports for Younger Kids	1%	1

Featured Contributions

I think sports can do great things for kids as they grow. Club sports have gotten crazy, so I believe local less competitive sports fill a great gap in helping kids stay active, compete, and learn how to win and lose.
Contribution 4 of 4 | September 30, 2025

I would love to see more neighborhood parks with a few playing fields scattered across the city, instead of only one huge, overcrowded complex. We usually do sports leagues with Saratoga for that reason--it's closer and there aren't 30+ games of multiple sports going on at the same time in 1-2 locations
Contribution 3 of 4 | September 20, 2025

More affordable local youth sports teams in all sports for all genders and youth ages.
Contribution 2 of 4 | September 20, 2025

I would love if there were more recreational sports for older youth and teens. My kids are looking to play and move without the addition of major competition.
Contribution 1 of 4 | September 7, 2025

18. If you selected "Fitness classes," please specify. Required
Long Text | Skipped: 180 | Answered: 69 (27.7%)

Sentiment

No sentiment data

Tags

Tag	Percent	Count
Yoga	49%	34
Recreation Center	17%	12
More Fitness Classes	14%	10
Pilates	13%	9
Weight Training	12%	8
Aerobics	10%	7
Senior Fitness Classes	7%	5
Zumba	7%	5
Tai Chi	4%	3
Spin Classes	1%	1
Flexible and Affordable	1%	1
Martial Arts	1%	1
Trail Running	1%	1
Outdoor Cross Training	1%	1
Daycare	1%	1

Featured Contributions

Many people would stay more local if there were a rec center that offered a variety of fitness classes, including indoor track and weight lifting
Contribution 3 of 3 | September 21, 2025

There is such a high demand for fitness classes in our city. Most people use local church buildings, but it would be nice to have somewhere that wasn't religiously affiliated to go.
Contribution 2 of 3 | September 20, 2025

Classes that are flexible times and reasonable prices both for children, teens and adults
Contribution 1 of 3 | September 7, 2025

19. If you selected "Nature programs or outdoor education," please specify. Required
Long Text | Skipped: 158 | Answered: 91 (36.5%)

Sentiment

No sentiment data

Tags

Tag	Percent	Count
Hiking Clubs	12%	11
Learn about Native Landscape	12%	11
Stewardship Programs	11%	10
Wildlife Preservation	9%	8
Astronomy Shows	8%	7
Learn About Gardening	8%	7
Learn about Dark Skies	8%	7
Survival Courses	5%	5
Junior Ranger Program	3%	3
Foraging Classes	3%	3
Community Service Projects	3%	3
Community Garden	2%	2
Horseback Riding	2%	2
Water-wise Landscaping	2%	2
Summer Camps	2%	2
Homeschooling Education Programs	2%	2
Scorpion Hunts	2%	2

Learn about Wildlife	2%	2
More Educational Signage	1%	1
Water Conservation	1%	1
Scavenger Hunts	1%	1
History of City and Landscape	1%	1
Field Trips	1%	1
"Leave No Trace" Education	1%	1
Nature Exchange	1%	1
Rehabilitation-Focused Park	1%	1
Bird Watching	1%	1
Resource for Outdoor Programs	1%	1
Plant More Trees	1%	1
Learn from Experts	1%	1
Tour of Trails	1%	1
Indigenous Landscaping	1%	1

Featured Contributions

I'd love to see more involvement opportunities for service projects in the wildlife corridor, washes, and other wild places in Eagle Mountain. I think too often we expect 'the city' to do it not realizing we are the city.
Contribution 10 of 10 | September 30, 2025

Astronomy shows, night time events that utilize the Night Skies initiatives and are educational to kids. Outdoor nature hikes / education for teens to learn more about wildlife preservation, keeping communities small to preserve life, liberty, and happiness.
Contribution 9 of 10 | September 25, 2025

I'd love a gardening class. A class that teaches about the natural plants that grow in the area. Herbs, etc.
Contribution 8 of 10 | September 24, 2025

Something like the nature exchange or a park designated to teaching about and rehabilitating local wild life.
Contribution 7 of 10 | September 21, 2025

Wildlife education, Leave No Trace education, night sky/astronomy
Contribution 6 of 10 | September 21, 2025

Programs educating about local wildlife and plant life. Volunteer opportunities to clean up roadsides, natural habitats, etc.
Contribution 5 of 10 | September 20, 2025

Community camp outs Organized nature scavenger hunts for youth Native wildflower seed planting Nature documentary nights at the library Adopt a trail Polinator gardens at the city buildings with signs, education and maintenance volunteer opportunities
Contribution 4 of 10 | September 20, 2025

Any sort of community based education related to local nature, points of interest, facts about life or geology that can be found in the area.
Contribution 3 of 10 | September 20, 2025

Fishing instruction for kids and teens, led hikes, someone SHOWING us how to use the land around us
Contribution 2 of 10 | September 13, 2025

I would love more information on the places around us. Even if they weren't lead events, but plaques that teach about native plants and animals that could be along trails
Contribution 1 of 10 | September 7, 2025

20. If you selected "Community Events," please specify. Required
Long Text | Skipped: 136 | Answered: 113 (45.4%)

Sentiment

No sentiment data

Tags

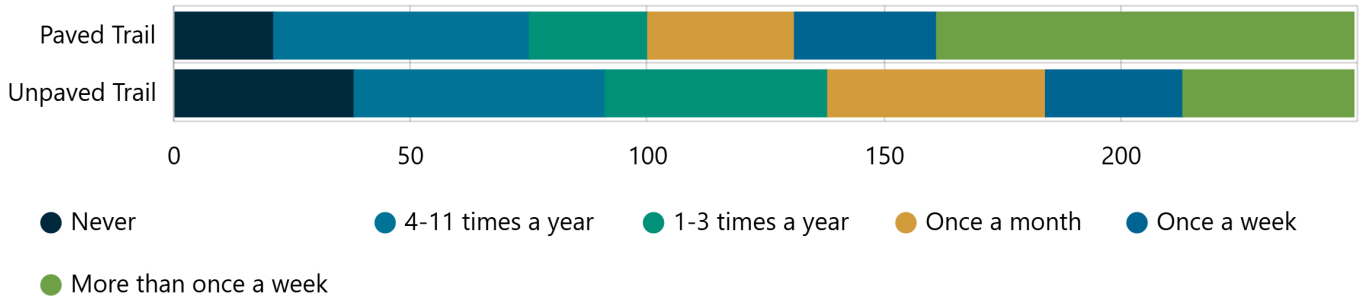
No tag data

Featured Contributions

No featured contributions

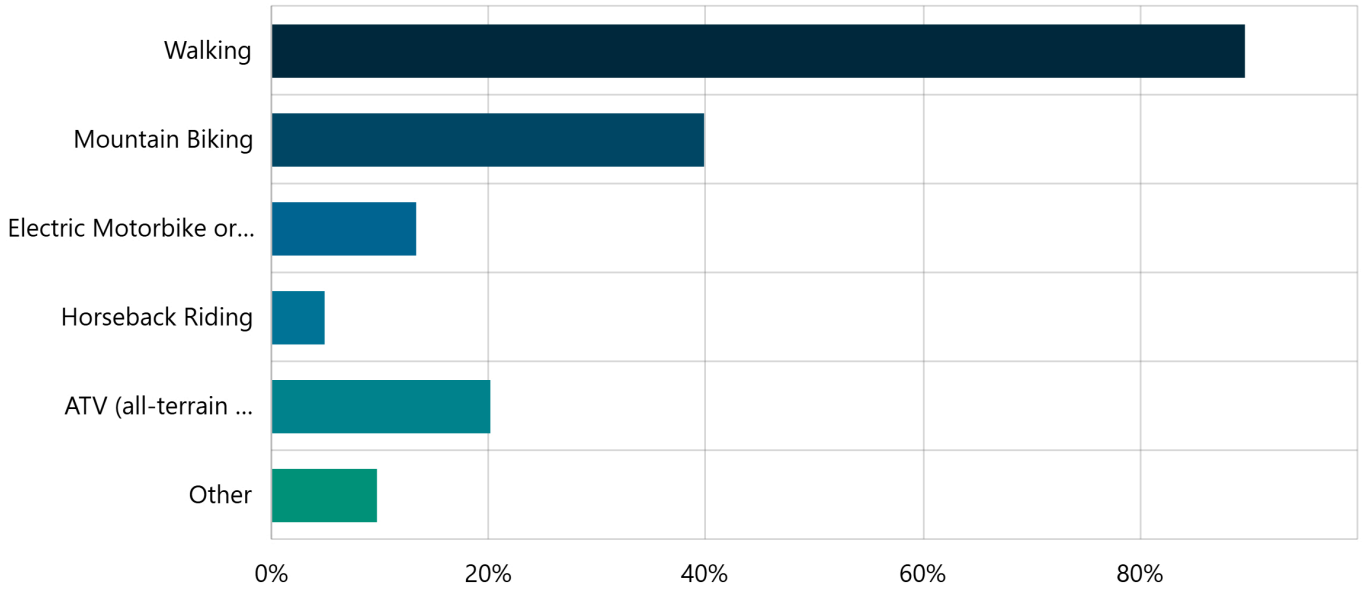
21. Which trails do you visit and how often? Required

Matrix | Skipped: 0 | Answered: 249 (100%)



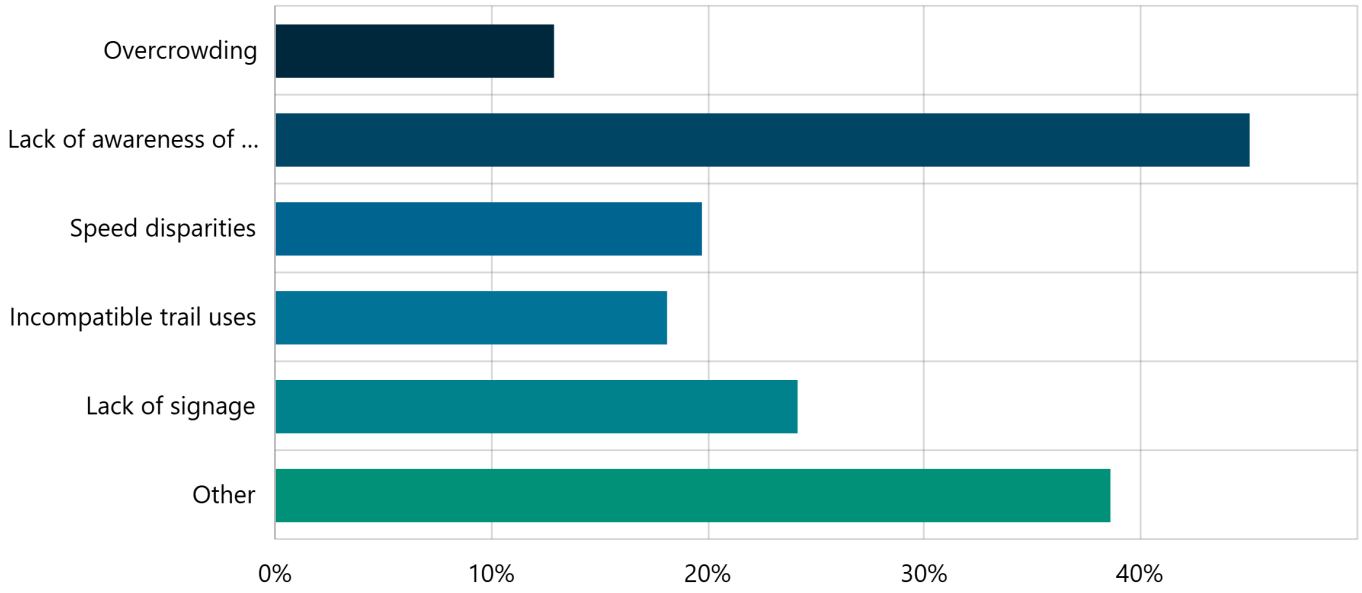
	Never	4-11 times a year	1-3 times a year	Once a month	Once a week	More than once a week	Count	Score
Paved Trail	8.43% 21	21.69% 54	10.04% 25	12.45% 31	12.05% 30	35.34% 88	249	4.04
Unpaved Trail	15.26% 38	21.29% 53	18.88% 47	18.47% 46	11.65% 29	14.46% 36	249	3.33

22. How do you use the City's trail systems? (Choose all that apply) Required
Multi Choice | Skipped: 0 | Answered: 249 (100%)



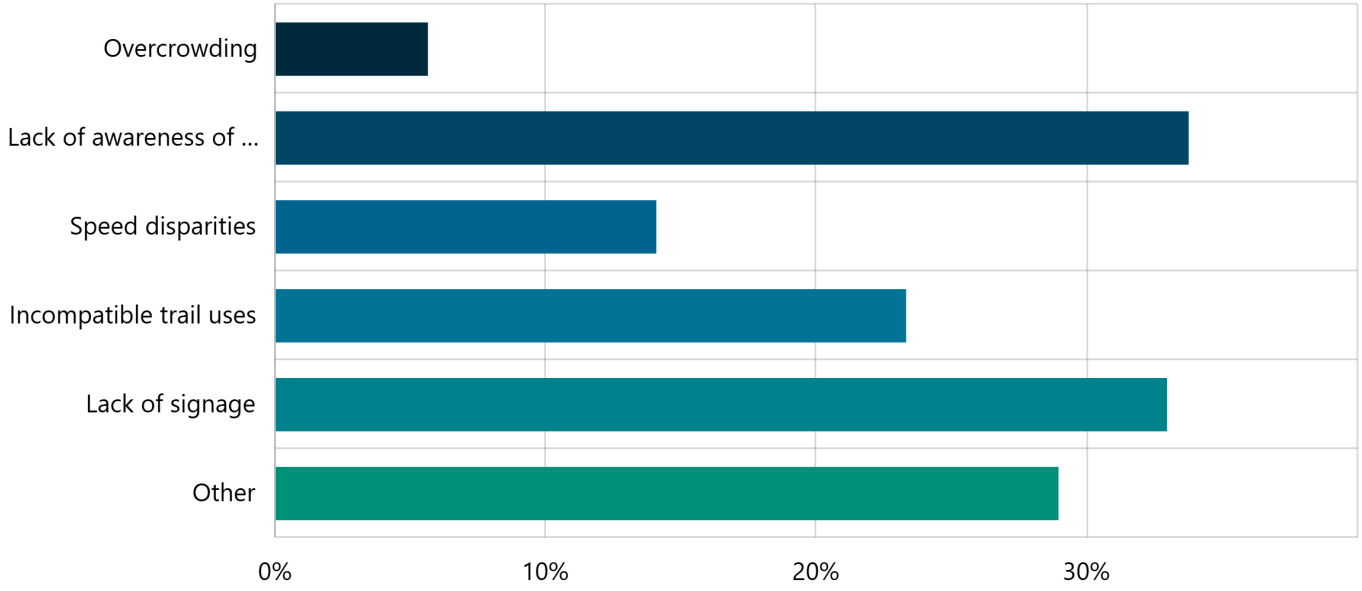
Answer choices	Percent	Count
Walking	89.56%	223
Mountain Biking	39.76%	99
Electric Motorbike or Electric Motorcycle	13.25%	33
Horseback Riding	4.82%	12
ATV (all-terrain vehicle) or OHV (off-highway vehicle)	20.08%	50
Other	9.64%	24

23. What type of conflicts do you experience on PAVED trails? (Select all that apply) Required
Multi Choice | Skipped: 0 | Answered: 249 (100%)



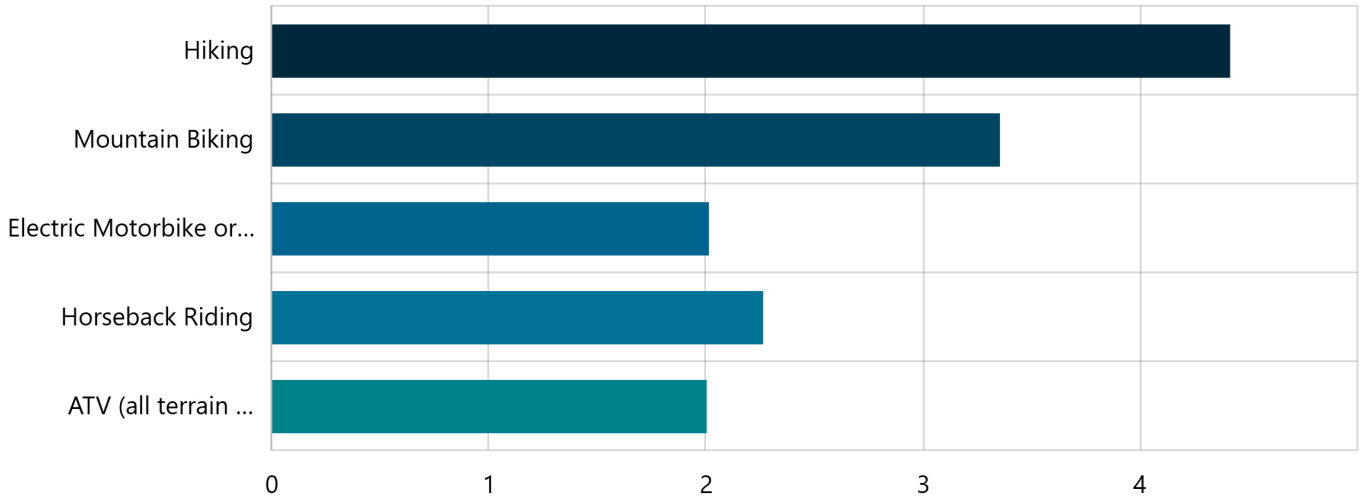
Answer choices	Percent	Count
Overcrowding	12.85%	32
Lack of awareness of trail etiquette	44.98%	112
Speed disparities	19.68%	49
Incompatible trail uses	18.07%	45
Lack of signage	24.10%	60
Other	38.55%	96

24. What type of conflicts do you experience on UNPAVED, NATURAL SURFACE trails? (Select all that apply)
Required
Multi Choice | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
Overcrowding	5.62%	14
Lack of awareness of trail etiquette	33.73%	84
Speed disparities	14.06%	35
Incompatible trail uses	23.29%	58
Lack of signage	32.93%	82
Other	28.92%	72

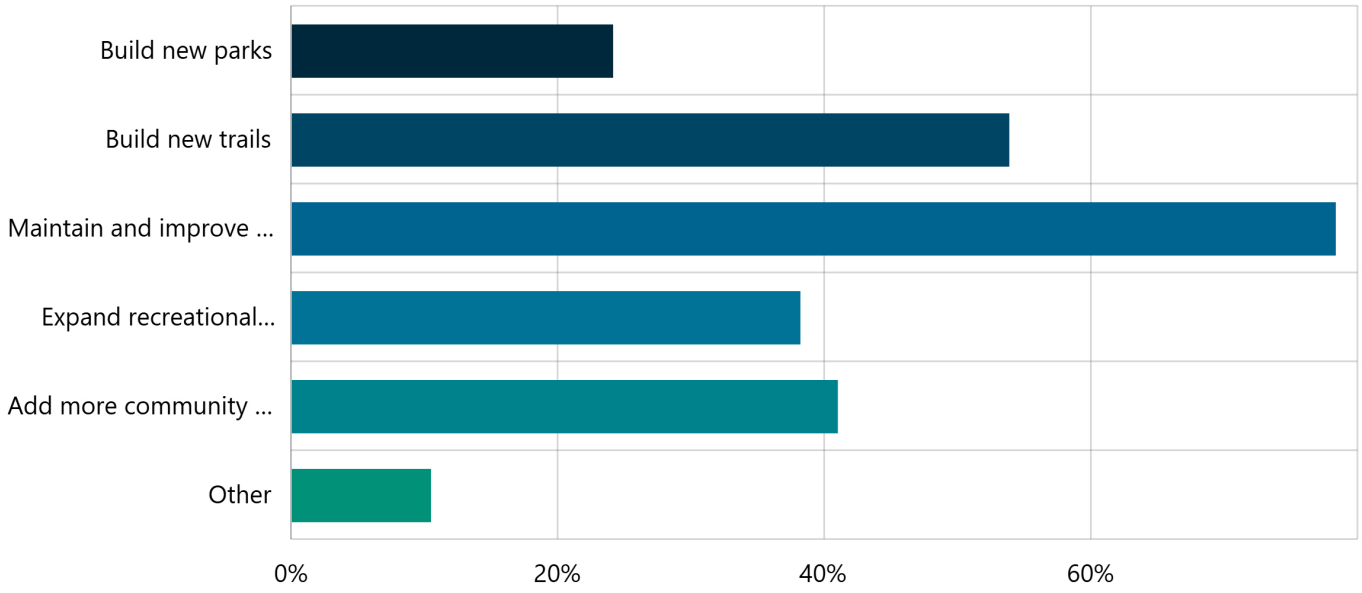
25. Please rank the type of user experience you would like to see on natural surface trails Required
Ranking | Skipped: 0 | Answered: 249 (100%)



	1	2	3	4	5	Count	Score	Avg Rank
Hiking	68.31% 166	20.58% 50	6.58% 16	3.29% 8	1.23% 3	243	4.41	1.49
Mountain Biking	15.35% 35	48.68% 111	26.75% 61	4.82% 11	4.39% 10	228	3.35	2.34
Electric Motorbike or Electric Motorcycle	5.53% 12	9.22% 20	19.82% 43	41.01% 89	24.42% 53	217	2.01	3.70
Horseback Riding	4.55% 10	16.36% 36	32.27% 71	23.64% 52	23.18% 51	220	2.26	3.45
ATV (all terrain vehicles) or OHV (off highway vehicles)	12.04% 26	10.19% 22	13.89% 30	23.61% 51	40.28% 87	216	2.00	3.70

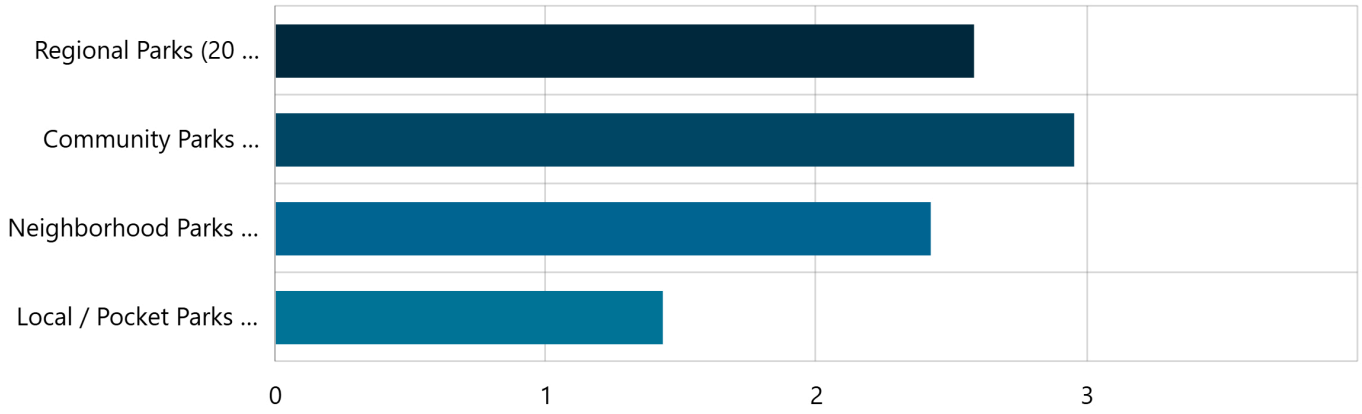
Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

26. How do you feel the city should prioritize investment in its parks and trails? (Select your top 3) Required
Multi Choice | Skipped: 0 | Answered: 249 (100%)



Answer choices	Percent	Count
Build new parks	24.10%	60
Build new trails	53.82%	134
Maintain and improve existing parks and trails	78.31%	195
Expand recreational programming	38.15%	95
Add more community amenities (e.g. seating, lighting, restrooms)	40.96%	102
Other	10.44%	26

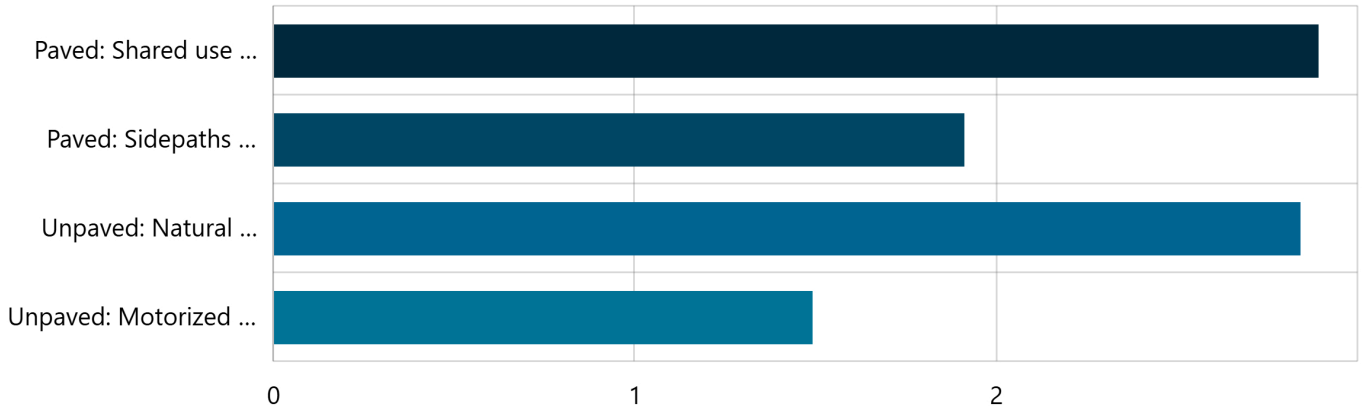
27. If you selected "Build new parks" please specify what type of parks. Required
Ranking | Skipped: 189 | Answered: 60 (24.1%)



	1	2	3	4	Count	Score	Avg Rank
Regional Parks (20 acres)	40.00% 22	21.82% 12	18.18% 10	20.00% 11	55	2.58	2.18
Community Parks (10-20 acres)	40.00% 22	43.64% 24	14.55% 8	1.82% 1	55	2.95	1.78
Neighborhood Parks (2-10 acres)	21.82% 12	25.45% 14	47.27% 26	5.45% 3	55	2.42	2.36
Local / Pocket Parks (Less than 2 acres)	7.55% 4	13.21% 7	13.21% 7	66.04% 35	53	1.43	3.38

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

28. If you selected "Build new trails" please specify what type of trails. Required
Ranking | Skipped: 115 | Answered: 134 (53.8%)

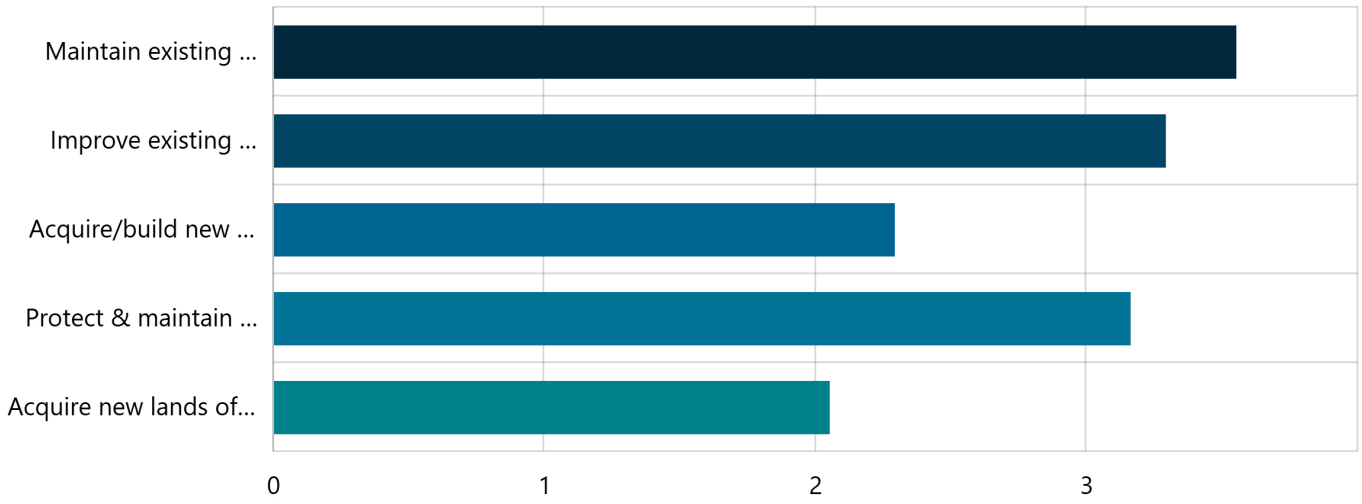


	1	2	3	4	Count	Score	Avg Rank
Paved: Shared use paths (paved facilities that are designed to accommodate non-motorized users and are detached from primary vehicular roadways)	50.00% 61	25.41% 31	16.39% 20	8.20% 10	122	2.89	1.83
Paved: Sidepaths (shared use paths that run parallel to a road in a shared right-of-way.)	10.62% 12	30.97% 35	32.74% 37	25.66% 29	113	1.91	2.73
Unpaved: Natural surface trails	38.89% 49	27.78% 35	30.16% 38	3.17% 4	126	2.84	1.98
Unpaved: Motorized trails	11.11% 12	17.59% 19	15.74% 17	55.56% 60	108	1.49	3.16

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

29. Please rank how Eagle Mountain should prioritize their conservation and recreational efforts over the next ten years? Required

Ranking | Skipped: 0 | Answered: 249 (100%)



	1	2	3	4	5	Count	Score	Avg Rank
Maintain existing parks and trails	34.87% 83	26.89% 64	19.33% 46	13.03% 31	5.88% 14	238	3.55	2.28
Improve existing parks and trails	24.07% 58	25.73% 62	24.07% 58	18.26% 44	7.88% 19	241	3.29	2.60
Acquire/build new park and trails	12.28% 28	14.04% 32	18.86% 43	21.49% 49	33.33% 76	228	2.29	3.50
Protect & maintain existing conservation land	27.16% 63	18.97% 44	26.72% 62	19.83% 46	7.33% 17	232	3.16	2.61
Acquire new lands of conservation interest	7.69% 17	18.10% 40	11.76% 26	22.17% 49	40.27% 89	221	2.05	3.69

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

30. Please enter in your email to submit the survey. This will ensure one survey entry per person. This information will NOT be shared or distributed outside of the City. This will NOT sign you up for a recurring newsletter. Thank you for sharing your feedback! Your input will play a key role in shaping the final plan..
Required
Short Text | Skipped: 0 | Answered: 249 (100%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Zions Public Finance, Inc

for

Eagle Mountain City

DRAFT

Eagle Mountain Parks & Trails Impact Fee Facilities Plan

April 2026

Table of Contents

Executive Summary....2
Background....2
Identify the Existing and Proposed Levels of Service and Excess Capacity....2
Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service....3
Identify How the Growth Demands Will Be Met....3
Consideration of Revenue Sources to Finance Impacts on System Improvements....4
Chapter 1: Utah Code Legal Requirements....5
Notice of Intent to Prepare Impact Fee Facilities Plan....5
Preparation of Impact Fee Facilities Plan....5
Certification of Impact Fee Facilities Plan....6
Chapter 2: Existing Service Levels, Proposed Service Levels, and Excess Capacity....7
Growth in Demand....7
Existing Service Levels....7
Proposed Service Levels....11
Identify Excess Capacity....11
Chapter 3: Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service and how Those Demands Will Be Met....11
Demands Placed on Facilities by New Development Activity....11
Identify the Means by Which the Political Subdivision Will Meet the Growth Demands....13
Chapter 4: Consideration of All Revenue Sources....15
Certification....16

DRAFT

Executive Summary

Background

Eagle Mountain City ("City") has created this Parks and Trails Impact Fee Facilities Plan ("IFFP") in accordance with all legal requirements of Utah Code 11-36a. New development will place increased demand on existing park and trail facilities and therefore is responsible for contributing its fair share of the capital costs necessitated by new development.

Demand for park and trail facilities comes from residential development and the associated population growth. Commercial development is not considered to create more demand on park and trail facilities and is therefore not included in the calculation of impact fees. Projected population growth in the City is estimated as follows:

TABLE 1: PROJECTED POPULATION GROWTH, 2026-2036

Year	Total City Population
2026	79,314
2027	85,183
2028	91,487
2029	98,257
2030	105,528
2031	108,693
2032	111,954
2033	115,313
2034	118,772
2035	122,335
2036	126,005
Population Growth, 2026-2036	46,692

Source: Eagle Mountain City, ZPFI

DRAFT

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only system-wide park and trail facilities for the purpose of calculating impact fees. Project-wide park and trail facilities cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from the City, a system-wide park and trail facility is defined as a facility that serves more than one local development area.

Existing service levels are based on the 2026 levels of service in the City for parks and trails. The City manages a total of 455.88 park acres, but 94.27 acres are not considered to be system facilities. The remaining 361.61 acres of parks results in a standard of 4.56 park acres per 1,000 persons.

For asphalt trails, the City has a total of 176,088 linear feet of asphalt trails and 52,800 linear feet of dirt trails. This means the City provides 2.22 linear feet of asphalt trails per capita and 0.666 linear feet of dirt trails per capita.

TABLE 2: EXISTING AND PROPOSED IMPACT-FEE ELIGIBLE LEVELS OF SERVICE (LOS)

Category	Existing LOS	Proposed LOS
Parks (acres, with improvements, per 1,000 person)	5.29	5.29
Asphalt Trails (liner feet per capita)	2.22	2.22
Dirt Trails (liner feet per capita)	0.666	0.666

Source: Eagle Mountain City, ZPFI

The City intends to maintain current service levels for parks and trails. The existing and proposed levels of service have been expressed in acres per 1,000 persons (parks) or linear feet per capita (trails) and are then converted to a cost level per capita.

Improvements include the costs of park amenities and the cost of constructing trails.

TABLE 3: CURRENT IMPROVEMENT VALUE AND COST PER CAPITA

Category	Improvement Value	Cost per Capita
Parks	$84,957,451	$1,071.16
Asphalt Trails	$13,074,534	$164.85
Dirt Trails	$157,400	$2.00

Source: Wasatch County, ZPFI

Parks and trails development within the City functions as one overall recreation system designed to meet the needs and desires of residents for physical and leisure activities and therefore, the overall cost service level reflects the combined level of service for all parks and trails in Eagle Mountain City.

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

Table 4 shows the declining service levels that will occur in the City due to the projected population growth in the next ten years if no new facilities are added. Service levels are shown in terms of acres per 1,000 persons for parks, linear feet per capita for trails, and in terms of cost per capita.

TABLE 4: IMPACTS TO SERVICE LEVELS DUE TO NEW DEVELOPMENT IF NO IMPROVEMENTS ARE MADE

Category	2026 Service Levels	2036 Service Levels	Investment LOS 2026 per Capita	Investment LOS 2036 per Capita
Parks	4.56	2.87	$1,071.16	$674.24
Asphalt Trails	2.22	1.40	$164.85	$103.76
Dirt Trails	0.67	0.42	$2.00	$1.26

Source: Eagle Mountain City, ZPFI

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

For the City to maintain the existing level of service, the projected population growth attributed to new development over the next ten years will require the construction of new facilities in the amount of $57,804,169.

DRAFT

TABLE 5: NEW FACILITIES COSTS NEEDED TO MEET THE DEMANDS OF NEW GROWTH, 2026-2036

Category	Amount
Parks	$50,014,009
Asphalt Trails	$7,696,910
Dirt Trails	$93,249
Total	**$57,804,169**

Source: Eagle Mountain City, ZPFI

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for park and trail improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

DRAFT

Chapter 1: Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan ("IFFP") before preparing an Impact Fee Analysis ("IFA") and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. ("ZPFI") to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP by posting notice.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an Impact Fee Facilities Plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

(i) identify the existing level of service
(ii) establish a proposed level of service
(iii) identify any excess capacity to accommodate future growth at the proposed level of service
(iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
(v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

(i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
(ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an Impact Fee Facilities Plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

(a) grants
(b) bonds
(c) interfund loans
(d) transfers from the General Fund

DRAFT

(e) impact fees; and
(f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an Impact Fee Facilities Plan shall include a written certification from the person or entity that prepares the Impact Fee Facilities Plan. This certification is included at the conclusion of this plan.

DRAFT

Chapter 2: Existing Service Levels, Proposed Service Levels, and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Growth in Demand

Impacts on park and trail facilities will come from growth in the population.

TABLE 6: PROJECTED POPULATION GROWTH, 2026-2036

Year	Total County Population
2026	79,314
2027	85,183
2028	91,487
2029	98,257
2030	105,528
2031	108,693
2032	111,954
2033	115,313
2034	118,772
2035	122,335
2036	126,005
Population Growth, 2026-2036	46,692

Source: Eagle Mountain City, ZPFI

According to population projections, the City will grow by 46,692 residents by 2036.

Existing Service Levels

Parks

The entire parks system consists of sixty-six parks and nearly 456 acres.

TABLE 7: TOTAL PARK ACREAGE

Park	Address	Total Acres
Cory B. Wride Memorial	5806 North Pony Express Pkwy	95.75
Mountain Ranch Bike Park	3450 E Golden Eagle Rd	78.79
Pony Express Memorial	4447 North Major Street	54.76
Firefly Bike Park	8V2C+5X	27.86
Smith Ranch Regional Park	3885 E. Smith Ranch Road	20.95
Nolen Park	7862 N Tinamous Rd	15.37
Brandon Community Park	4696 N Brandon Park Dr	12.04
Silverlake Woodhaven Park	7415 N Silver Park Dr	11.12
Sweetwater Park	1887 E Shadow Drive	8.81
Silverlake Amphitheater	7862 N SilverLake Parkway	7.90
North Ranch	9242 N Canyon Wash Dr	7.68

DRAFT

Park	Address	Total Acres
Pioneer Park	4558 N Silver Spur Way	7.43
Firefly Regional Park	3405 N Firefly Blvd	7.20
Pinnacles Park	8XC7+M4Q	6.55
Sage Park II	5212 N Cliffrose Dr	6.43
Walden Park	4337 N Frontier St	5.95
New Park	40.366944678223504, -111.96173506546798	4.46
Sage Valley	1448 E Smithfield Rd	4.07
Spring Run II	92QC+P7W	3.94
Sunset Ridge Park	7962 N Secretariat Rd	3.93
Silverlake Neighborhood Park	4599 E Harvest Crop Dr	3.77
Spring Run Park	3434 E Spring Mountain Dr.	3.70
Cedar Corners Park	2278 E Frontier St	3.41
Valley View Park	2227 Autumn Dr	3.39
Eagle Point B	1938 E Sunrise Drive	2.85
Skyline Ridge Park	662760039	2.60
Eagle Point J	Carriage Hill Dr	2.27
Eagle Point C	3742 N Partridge Lane	2.21
Sunset Ridge North	7962 N Secretariat Rd	2.20
Overland Trails Park	1016 E Waddell Rd.	2.17
Arrival Park	1414 E Hindley Ln	2.16
Westview Heights	2412 E Prairie View Dr	1.72
Lake View Estates	2854 E Lakeside Dr.	1.64
Pacific Springs	1420 E Wilbur Ln	1.64
Kiowa Valley	4146 E Golden Eagle Rd	1.59
Eagle Park	1396 E Harrier St	1.58
Lone Tree	2117 E Lone Tree Parkway	1.51
Overland Trail III Park	1392 E Bell Buoy Way	1.51
Autumn Ridge	4492 N Hunter Ln	1.48
Harmony Phase 2 Park	1267 E Reichert St	1.48
Mt. Airey	465430069	1.43
Porter's Crossing	4046 E Cattle Dr	1.41
Eagle Point G	2325 E Maple Dr	1.25
Pony Express Estates 2	1184 E Coachline Way	1.24
Eagle Park Entrance	382600210	1.18
Meadow Ranch Elk Ridge	40.383395250436976, -111.99018177643906	1.15
Eagle Gate East	8308 Prestwich Lane	1.11
Saddleback	3835 E Chilton Circle	1.07
Eagle Gate West	8398 N Scotscraig Dr	0.93
Meadow Ranch Autumn Park	2863 E Autumn Lane	0.83
Sunset Ridge West	40.35717440821206, -112.01047420160243	0.83
Oak Hollow	7834 N Bridleway Rd	0.81

DRAFT

Park	Address	Total Acres
Meadow Ranch Hidden Drive	40.383117387095936, -111.99460205701233	0.75
Eagle Village Park	3608 N Bountiful Lane	0.74
Stonebridge Park	8747 N Stonebridge Lane	0.71
Ash Point	7870 N Ash Point Dr	0.67
Brandon Park (small)	526 E Abajo Peak Dr	0.61
White Hills	18628 W Wilson Avenue	0.51
Fremont Springs Park	7348 N Ute Dr.	0.49
Liberty Farms West	7625 N James St	0.47
Rush Valley	7946 N Geronimo Dr.	0.37
Liberty Farms East	7682 N Rose St	0.36
Pioneer Addition 5	1894 E Church Way	0.34
Pioneer Addition 6	2102 E West Jordan Way	0.27
Pioneer Addition 7	2329 E Ox Yoke Dr	0.24
Silverlake 8 Park		0.24
Total Acres		**455.88**
LOS per 1,000 Residents		**5.75 acres**

The City operates fourteen parks that are considered impact fee eligible.

TABLE 8: IMPACT FEE ELIGIBLE PARK ACREAGE

Park	Address	Total Acres
Cory B. Wride Memorial	5806 North Pony Express Pkwy	95.75
Mountain Ranch Bike Park	3450 E Golden Eagle Rd	78.79
Pony Express Memorial	4447 North Major Street	54.76
Firefly Bike Park	8V2C+5X	27.86
Smith Ranch Regional Park	3885 E. Smith Ranch Road	20.95
Nolen Park	7862 N Tinamous Rd	15.37
Brandon Community Park	4696 N Brandon Park Dr	12.04
Silverlake Woodhaven Park	7415 N Silver Park Dr	11.12
Sweetwater Park	1887 E Shadow Drive	8.81
Silverlake Amphitheater	7862 N SilverLake Parkway	7.90
North Ranch	9242 N Canyon Wash Dr	7.68
Pioneer Park	4558 N Silver Spur Way	7.43
Firefly Regional Park	3405 N Firefly Blvd	7.20
Walden Park	4337 N Frontier St	5.95
Total Impact-Fee Eligible Acres		**361.61**
LOS per 1,000 Residents		**4.56 acres**

Source: Eagle Mountain City, ZPFI

The existing level of service for parks, for the purpose of calculating impact fees, is 4.56 acres per 1,000 persons, calculated by dividing the 361.61 eligible park acres by the 2026 population of 79,314 persons divided by 1,000.

DRAFT

Existing impact-fee eligible park improvements are summarized in Table 8.

TABLE 9: SYSTEM PARK IMPROVEMENTS

Improvement	Cost per Unit	Units	Total Investment
Improved Turf SF	$2.50	3,657,003	$9,142,508
Parking SF	$4.06	418,235	$1,698,034
Restrooms	$248,400	10	$2,484,000
Drinking Fountain	$2,500	9	$22,500
Playgrounds	$650,000	8	$5,200,000
Tot-Lot	$80,000	11	$880,000
Bleachers	$2,500	15	$37,500
Baseball Field	$250,000	7	$1,750,000
Dugout Benches	$2,500	14	$35,000
Basketball Court	$70,000	10	$700,000
Volleyball Pit	$50,000	1	$50,000
Tennis Court	$150,000	4	$600,000
Pickleball Court	$150,000	31	$4,650,000
Skate Park	$1,200,000	3	$3,600,000
Splash Pad	$2,000,000	2	$4,000,000
Zip Line	$80,000	2	$160,000
Large Pavillion	$414,000	3	$1,242,000
Medium Pavillion	$310,500	3	$931,500
Small Pavillion	$200,000	12	$2,400,000
Picnic Table	$2,500	88	$220,000
BBQs	$1,300	14	$18,200
Benches	$2,500	78	$195,000
Trash Cans	$1,300	103	$133,900
Bike Rack	$1,300	3	$3,900
Streetlights	$8,000	221	$1,768,000
Path Lengths - miles	$370,260	8	$2,899,809
Trees	$300	1,674	$502,200
Flagpole	$10,000	5	$50,000
Amphitheater	$500,000	2	$1,000,000
Baseball Complex	$500,000	1	$500,000
Concession Building	$350,000	1	$350,000
Shade Structure	$124,200	12	$1,490,400
Kiosks	$3,000	3	$9,000
Bike Ramps & Jumps	$5,000	3	$15,000
Dumpster	$2,000	4	$8,000
Exercise Equipment	$50,000	1	$50,000
Land Cost per Acre	$100,000	362	$36,161,000
	Park Improvements Total Investment		**$84,957,451**

Source: Eagle Mountain City, ZPFI

DRAFT

The existing level of service for parks (land and improvements) is therefore calculated by taking the total investment/value of park improvements of $84,957,451 and dividing by the existing population of 79,314 which results in a service level of $1,071.16 per capita.

Asphalt Trails

In addition to parks, the City also maintains asphalt trails throughout the City, totaling 176,088 linear feet of asphalt trails. This results in an existing service level of 2.22 linear feet of asphalt trails per capita, given the City's population of 79,314.

These trails cost $74.25 per linear foot to construct, equating to a total investment of $13,074,534, or $164.85 per capita.

Dirt Trails

The City also maintains 52,800 linear feet of dirt trails. This results in an existing service level of 0.666 linear feet of asphalt trails per capita.

These trails cost $3.00 per linear foot to construct, equating to a total investment of $157,400, or $2.00 per capita.

DRAFT

Proposed Service Levels

The City has decided to maintain its existing service levels for park and trail facilities. Therefore, the proposed level of service for park and trail facilities for the next ten years will be at least the same as, or greater than, the existing level of service. Impact fees for park and trail facilities, however, will only be calculated based on the existing level of service. If the City chooses to increase its service levels, it will be done through funding sources other than impact fees.

Identify Excess Capacity

The City has not identified any excess capacity in any of its parks or trail facilities. In other words, the City intends to at least maintain its existing service levels for parks and trail facilities. Therefore, it will need to build additional parks and trail facilities.

Chapter 3: Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service and how Those Demands Will Be Met

Utah Code 11-36a-302(1)(a)(iv)(v)

Demands Placed on Facilities by New Development Activity

Parks

Park service levels will decline due to population growth from new development activity, from the existing cost service level of $1,071.16 to $674.24 per person by 2036 if no new facilities are acquired or constructed. To maintain existing service levels, the City will need to make an investment of $50,014,009 by 2036.

TABLE 10: PARK SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2026-2036

Year	Population	Population Growth	Land Acres per 1000 Persons if No New Facilities	Additional Land (Acres) Needed	Cost Service Levels per Capita if No New Facilities	Additional Investment Needed
2026	79,314		4.56		$1,071.16	
2027	85,183	5,869	4.25	26.76	$997.35	$6,286,851
2028	91,487	6,304	3.95	28.74	$928.63	$6,752,078
2029	98,257	6,770	3.68	30.87	$864.65	$7,251,732
2030	105,528	7,271	3.43	33.15	$805.07	$7,788,360
2031	108,693	3,166	3.33	14.43	$781.62	$3,391,094
2032	111,954	3,261	3.23	14.87	$758.86	$3,492,827
2033	115,313	3,359	3.14	15.31	$736.76	$3,597,612
2034	118,772	3,459	3.04	15.77	$715.30	$3,705,540
2035	122,335	3,563	2.96	16.25	$694.46	$3,816,706
2036	126,005	3,670	2.87	16.73	$674.24	$3,931,208
Total		**46,692**		**212.88**		**$50,014,009**

Source: Eagle Mountain City, ZPFI

Asphalt Trails

The existing level of service of 2.22 linear feet per capita of asphalt trails would decline to 1.40 linear feet per capita if no new improvements are made. To maintain existing service levels, the City will need to add 103,662 linear feet of asphalt trails over the next 10 years, costing an estimated $7,696,910 in additional investment.

TABLE 11: ASPHALT TRAIL SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2026-2036

Year	Population	Population Growth	Trail LF per Capita	Additional LF Needed	Cost Service Levels per Capita if No New Facilities	Additional Investment Needed
2026	79,314		2.220		$164.85	
2027	85,183	5,869	2.067	13,031	$153.49	$967,516
2028	91,487	6,304	1.925	13,995	$142.91	$1,039,112
2029	98,257	6,770	1.792	15,030	$133.07	$1,116,006
2030	105,528	7,271	1.669	16,143	$123.90	$1,198,590
2031	108,693	3,166	1.620	7,029	$120.29	$521,873
2032	111,954	3,261	1.573	7,239	$116.78	$537,529
2033	115,313	3,359	1.527	7,457	$113.38	$553,655
2034	118,772	3,459	1.483	7,680	$110.08	$570,264
2035	122,335	3,563	1.439	7,911	$106.87	$587,372
2036	126,005	3,670	1.397	8,148	$103.76	$604,994
Total		**46,692**		**103,662**		**$7,696,910**

Source: Eagle Mountain City, ZPFI

Dirt Trails

The existing level of service of 0.666 linear feet per capita of dirt trails would decline to 0.419 linear feet per capita if no new improvements are made. To maintain existing service levels, the City will need to add 31,083 linear feet of asphalt trails over the next 10 years, costing an estimated $93,249 in additional investment.

DRAFT

TABLE 12: DIRT TRAIL SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2026-2036

Year	Population	Population Growth	Trail LF per Capita	Additional LF Needed	Cost Service Levels per Capita if No New Facilities	Additional Investment Needed
2026	79,314		0.666		$2.00	
2027	85,183	5,869	0.620	3,907	$1.86	$11,722
2028	91,487	6,304	0.577	4,196	$1.73	$12,589
2029	98,257	6,770	0.537	4,507	$1.61	$13,521
2030	105,528	7,271	0.500	4,840	$1.50	$14,521
2031	108,693	3,166	0.486	2,108	$1.46	$6,323
2032	111,954	3,261	0.472	2,171	$1.41	$6,512
2033	115,313	3,359	0.458	2,236	$1.37	$6,708
2034	118,772	3,459	0.445	2,303	$1.33	$6,909
2035	122,335	3,563	0.432	2,372	$1.29	$7,116
2036	126,005	3,670	0.419	2,443	$1.26	$7,330
Total		**46,692**		**31,083**		**$93,249**

Source: Eagle Mountain City, ZPFI

Identify the Means by Which the Political Subdivision Will Meet the Growth Demands

The City will need to acquire and construct additional park and trail facilities to maintain its existing service levels. After extensive internal discussions, the City has identified the following types of projects that may be undertaken in the future:

TABLE 13: PLANNED SYSTEM IMPROVEMENTS, 2026-2036

Project	Construction Year	Estimated Cost (2026)
Pony Express Regional Park Phase 1	2027	$2,400,000
Recreational Trail	2027	$1,340,807
Silverlake Community Park Phase 2	2027	$1,000,000
Mountain Bike Park - Phase 1	2028	$1,500,000
Recreational Trail	2028	$1,340,807
Property Acquisition	2028	$3,000,000
Property Acquisition	2029	$1,000,000
Sweetwater Park	2029	
Property Acquisition	2030	$1,000,000
Cory Wride Memorial Park Phase 3	2030	$3,500,000
Property Acquisition	2031	$1,000,000
Recreational Trails	2031	$1,340,807
Rodeo/Fairgrounds - Phase 1	2032	$7,000,000
Property Acquisition	2032	$1,000,000
Property Acquisition - NW Quadrant Park (40 Acres)	2033	$8,800,000
Mountain Bike Park - Phase 2	2033	$2,000,000

DRAFT

Project	Construction Year	Estimated Cost (2026)
Property Acquisition	2033	$1,000,000
Property Acquisition	2034	$1,000,000
NW Quadrant Park	2035	$20,000,000
Recreation Trails	2035	$1,304,807
	Total Est Cost	**$60,527,228**

Source: Eagle Mountain City

DRAFT

Chapter 4: Consideration of All Revenue Sources

Utah Code 11-36a-302(2)

Grants. The City is unaware of any potential grant sources for future park and trail developments. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

Bonds. The City does not have any outstanding bonds for park and trail improvements.

Interfund Loans. The City currently has no plans to purchase park, recreation, or trail facilities through any interfund loans and has not done so in the past.

Transfer from General Fund. To the extent that the City can generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund. It is most likely that, if net revenues should be generated for park facilities, they will be used to raise existing service levels rather than offset the demands generated by new development which is anticipated to be offset with impact fees.

Impact Fees. Because of the growth anticipated to occur in the City, impact fees are necessary and are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks and Trails may be prepared and the City may charge impact fees for Parks and Trails.

Anticipated or Accepted Dedications of System Improvements. Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

DRAFT

Certification

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and

3. Complies in each and every relevant respect with the Impact Fees Act.

DRAFT

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Current Zoning Designations to the Brandon Park Area.
ITEM TYPE:	General Plan Amendment & Rezone
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designations: Neighborhood Residential One Zone: Residential Tier II and Park	Approximately 216 Acres

PUBLIC HEARING
Yes

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Current Zoning Designations to the Brandon Park Area.

BACKGROUND:
Since the Eagle Mountain City Zoning Map was adopted, some properties have been listed with historic zoning designations. The Eagle Mountain City Council has asked that these properties be assigned updated zoning that coincides with current zoning designations. They also want to make sure the zoning fits with the City's Future Land Use Map, updating that map if needed.

<u>Proposed Zoning</u>
Agriculture: These properties are included within the public rights-of-way and are developed as roads.
Improved Open Space (OS-I): These properties are either improved parks or improved pedestrian pathways.
Residential 2 (R2): These lots are no smaller than 8,000 sq. ft, with many of them being at least 10,000 sq. ft. The R2 zone seems to be the best fit for these lots.
Rural Density 2 (RD2): These lots are around 1/2 acre (21,780 sq. ft.) in size, matching most closely with the RD2 zone.

ITEMS FOR CONSIDERATION:
The criteria for approval of a Rezone are listed in EMMC 17.90.060:

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

- 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's General Plan.
- Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.
- City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.
- Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.
- Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

PLANNING COMMISSION ACTION/RECOMMENDATION:

At their April 14, 2026, meeting, the Planning Commission forwarded a positive recommendation (5-0) of the proposed Future Land Use Map and Rezone Map amendments.

ATTACHMENTS:

1. Ordinance
2. Rezone Map
3. Current Future Land Use Map
4. Rezone Table
5. Presentation

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE OFFICIAL ZONING MAP AND FUTURE LAND USE MAP TO ASSIGN FINAL ZONING DESIGNATIONS TO THE BRANDON PARK AREAS

PREAMBLE

WHEREAS, Eagle Mountain City adopted an updated Zoning Map on February 20, 2024; and

WHEREAS, at the time of adoption, a small number of areas—including the Brandon Park Areas —were labeled "historic," as the precise zoning designations for those parcels had not yet been finalized; and

WHEREAS, the City Council has directed staff to review and update such properties to ensure consistency with current zoning designations and the City's Future Land Use Map; and

WHEREAS, the proposed zoning updates are intended to better reflect existing conditions, lot configurations, and current land use patterns; and

WHEREAS, the proposed zoning designations include Agriculture (rights-of-way), Improved Open Space (OS-I), Residential 2 (R2), and Rural Density 2 (RD2), based on the characteristics of the subject properties; and

WHEREAS, the City Council finds that these amendments promote accuracy, transparency, and proper administration of the City's land use documents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Eagle Mountain City, Utah, that the Official Zoning Map and Future Land Use Map are hereby amended to assign final zoning designations to the affected properties within the Brandon Park Areas, as depicted in Exhibit A.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May, 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 5th day of May, 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

Brandon Park Proposed Rezoning

N

Red Creek Road
Old Cobble Way
Lukes Street
Orange Stone Road
Hudson Creek Way
Quartz Creek Lane
Slate River Road
River Rock Drive
Black Quartz Way
Clear Granite Way
Clear Granite Way
Red Creek Road
Slate River Road
4890 ft
Garden Grove Drive
Hearth Lane
Willow Tree Road
Lintel Road
Damper Drive
Willow Tree Road
Oak Creek Drive
Espalier Drive
Folkstone Drive
Oak Creek Drive
Espalier Drive
Folkstone Drive
Stonebriar Drive
Stonebriar Drive
Eagle Mountain Boulevard
Pony Express Memorial Cemetery
Cemetery Road
Pony Express Park
Eagle Mountain City Trails
4873 ft
Lehi Fairfield Road

Brandon Park

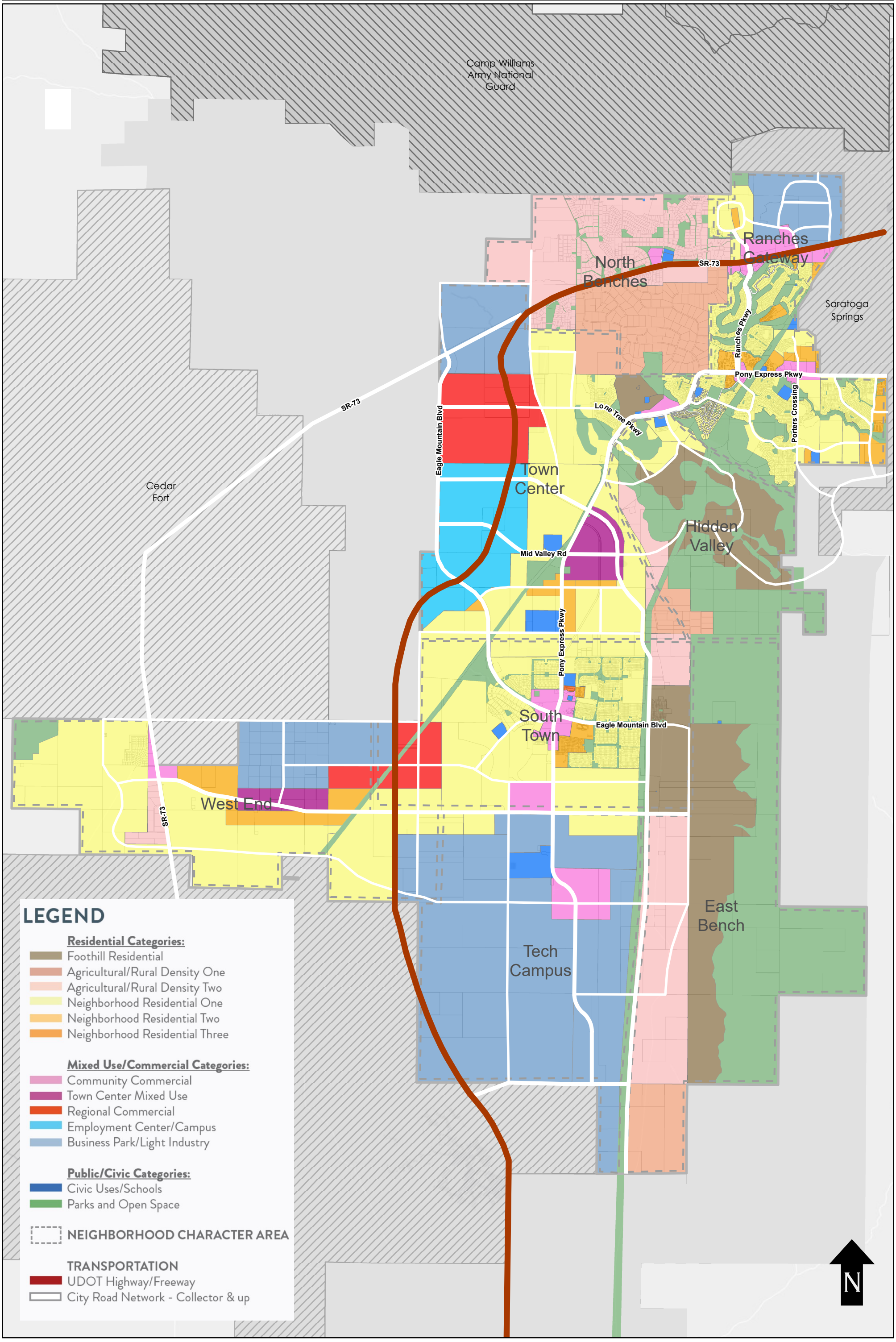
Proposed Rezone

- Agriculture
- Improved Open Space (OS-I)
- Residential 2 (R2)
- Rural Density 2 (RD2)

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

0 0.07 0.15 0.3 0.45 0.6 Miles

FUTURE LAND USE & TRANSPORTATION MAP



Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357941507	4645 N EYRIE PEAK LN LLC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941535	ACEVEDO - DORA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690827	ACREE - MONTANA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460315	ADAMS - BRIAN & DANA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570640	ADAMSON - BRETT & CASSIDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931419	ADBULLAH - GARY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357370147	AIELLO - AUSTIN & NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460332	AKANA - CRAIG K	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470402	ALLEN - DAVID (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931410	ALLEN - JOSHUA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690804	ALVEY - JACOB BYRON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690845	ANDERSEN - JOHN PAUL & RACHEL LYNN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550523	ANDERSON - CAMERON & ANGELA NELSON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370114	ANDERSON - DAKODA A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470404	ANDERSON - HUNTER MARK & KATELIND PRATT	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370140	ANDERSON - JEREMIAH JOSEPH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600024	ANDERSON - KAILEE & MATT	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600035	ANTHIAN - JOSHUA PIERRE & SHANEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781124	ANTHONY - ALEXANDER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460319	ARCHER - BODIE & LINDSAY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941520	ARGUELLO - DIEGO ALBERTO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370148	ARGYLE - JORDON & ANNE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690823	ARGYLE - WYATT & HALIEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600004	ASHINHURST - ADRIAN & HAILEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590704	AUELUA - HOBART ISAIAH & LORA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570620	AVERETT - TAYLER & MORGAN	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570618	AVERETT - TAYLER RAY (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357801332	AVERY - CRAIG & LIZBETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357690835	AWASUM - NELSON (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941541	AYLETT - MICHAEL & DANICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470414	BAILEY - DANIEL KEVIN & LAURALEE MOODY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801329	BAKER - TONYA & DAVID ERIC (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420217	BALANDRAN - AXA E	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801324	BALLARD - KEVIN & MIRANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590709	BANGON - KHAMLA & MAI CHEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370131	BARCLAY - STEVEN & SHAYANNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791208	BARGER - CASSANDRA MARIE & JOHN M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550505	BARKER - TROY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700911	BARNES - PATRICK HAYDEN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420203	BARNETT - STEVE & EMILY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550508	BARNUM - BRAD A & DEANNA M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690843	BARTLESON - BRETT & BONNIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781126	BEACH - JUSTIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420228	BEAVIN - MARK A & BRITTANY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600013	BEINS - AMOS DELOY & BRENDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791215	BELL - JARIN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570628	BELL - JAROMY JUSTIN & TORI NICHELE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420242	BELLOWS - JESSICA MAGAAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550513	BELNAP - GREGORY BRENT & JALYNN MARIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931439	BEVINGTON - WESLEY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941515	BILLMAN - WESLEY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570623	BJORKMAN - NICK & REBECCA M	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941532	BLACKMAN - NEIL & AMANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781107	BLACKWELL - JAMIE & WILLIAM	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590703	BLEA - WILLIAM & KIMBERLY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357370115	BLYTHE - COREY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931425	BODILY - SCOTT & BRITTANY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357801330	BRADSHAW - NICK L & SHANTEL ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590710	BRADY - ANDREW & CATHERINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460333	BRADY - ERICA & RANDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460304	BRAILSFORD - CODY BRAYDEN & HEATHER CHRISTINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570637	BRANNING - JORDAN REBECCA & MITCHELL THOMAS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570610	BRIGGS - KYLE LAVARRE & BRITTANY NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690816	BRIMHALL - KURTIS & CHEYENNE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801327	BRINKERHOFF - RILEY & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470421	BROWER - KYLER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570601	BROWN - CASEY DON & CAMILA BEATRIZ	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370121	BROWN - JEFFREY & JULIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931440	BROWN - JOSHUA & MEGNA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600010	BROWN - TERRY R	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791219	BROWNE - ZACHARY S & KIRSTA ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801322	BRUIN - BRYAN & LINDSAY M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420249	BRYAN - LINDSEY MARIE & TRAVIS LEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420220	BUHLER - MICHAEL B & MEGAN R (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470409	BULLOCK - RYAN ALEXANDER & KATE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700908	BUNNELL - CRYSTAL & CORY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600011	BURNSIDE - ROBERT J & JANET S	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420206	BURT - KENNETH & LAURA A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357460310	BUTLER - MICHAEL REED & ANDREA DAVIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570611	CABRERA - EVELYN (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357781105	CAHOON - TYLER & MEGAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600036	CALLAHAN - CHRISTIAN & EMMA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600019	CAMACHO - J JESUS MORENO (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420240	CAMARGO - MARIO & JENNIFER H	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690805	CAMPBELL - SPENCER & KRISTEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370112	CAMPOS - BORIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460341	CAMPOS - BORIS P	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690831	CAMPOS - IVAN & VERONICA ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781127	CAMUSO - BRYAN STEPHEN & FELICIA CHRISTINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931432	CANELON - JESUS & LILIANA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690837	CARROLL - SHAUNA & ETHAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460305	CARTER - CHERYL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931416	CARTER - MIKE & PAMELA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931442	CASTILLO - DANIEL CERVANTES	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357700920	CEPEDA - DENISSE S & DENISSE S	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931407	CERVANTES - CHANTELLE ATKINSON & GEORGE JESSE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357781119	CHALK - MARK E & SHELLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470408	CHAMBERLAIN - BRET & TIFFINY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791205	CHAVEZ - CESAR & IRMA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941533	CHEN - CHRISTINE MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600001	CHIRINOS - CARMEN A CHIRINOS & EUKARIS M SANCHEZ (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420241	CHRISTENSEN - BLAKE & YANERY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941524	CHRISTENSEN - SAMUEL SCOTT & MADELINE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357470428	CHRISTIANSEN - CHRISTOPHER & AMANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801328	CHRISTIANSEN - SEAN LARRY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470422	CLARK - ADAM H & AMY E	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370151	CLARK - DAVID L & TRIXIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420238	CLARK - RILEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931411	CLARK - WESLEY VERN & MICAELA SHENAE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420208	CLEMENTS - CARL G & KRISTINA M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590706	COLLIER - MICHAEL JAY & DESIREE MARIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781102	COLLINS - MIKHAIL & STEPHANIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690813	COMPTON - MARY NOREEN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801310	CORDERO - ALEX & NANCY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600045	CORDOVA - FREDDY & ANA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420234	CORONA - NICHELLE & ERIC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931402	COSTON - KELLY R & KANDYCE M (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931421	COURAUD - JUSTIN MICHAEL & HILARY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357460306	COWAN - CRAIG FRANK & ROXANNE MURPHY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420218	COWAN - MELINDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931422	COWART - GRAYSON & MICHELLE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600006	CRESPO - ISAIAH BENJAMIN & KALA DORIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550524	CROSSLEY - JUSTIN & DENICE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690815	CROWTHER - TODD J & KAREN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690829	CRUZ - ROLANDO RAMIREZ & MARISOL RAMIEREZ (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941504	CUMMING - JOHN & LINDSAY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550512	CURTIS - SHEILA & DAVID	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357550516	CUSHING - TROY W	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
358601041	DAHL - TYSON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801317	DAVILA - DOMINIC (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781128	DAVIS - JOSHUA & HAYLEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941508	DAVIS - KYLE & MARY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570626	DAVIS - MATTHEW & AMANDA VENABLES	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570615	DAY - MISTY DEANN	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357470411	DAY - SHAYNE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460338	DEATON - MASON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600047	DELGADO - HECTOR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460309	DELMAS - LORAN & LACEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570604	DEMING - ROGER & AMY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570639	DEMKE - JEFF & MELISSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600015	DENNISON - SARA M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420233	DICKENS - ANDREW & TIFFANY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370118	DIMMICK - JAMES & NATALIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470412	DIMOND - KIRA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931426	DOMNIK - DENNEY & LORRIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370132	DOTY - BREANNA LYNN & JARED LEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791211	DOUANGDARA - PHOUKHOM (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570627	DOW - ERIC BOONE & AMANDA (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600009	DOYLE - MICHAEL II & JOLENE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570606	DUNCAN - AUSTIN PAUL & MONIQUA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370106	DUPAIX - TANNER T & CASSIDY N	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600007	DYRENG - RODNEY M & TERESA J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370153	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357370154	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357420253	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357420254	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357460345	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357470431	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357550531	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357570642	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357570643	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357590714	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357600052	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357690851	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357690852	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357700924	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357781131	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357791227	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357791228	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357801338	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357931445	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357941549	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357941550	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Agriculture
357370152	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357420250	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357420251	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357420252	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357460343	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357460344	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357470430	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357550530	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357570641	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357590712	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357590713	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357600050	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357600051	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357670001	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Park	Parks and Open Space	Improved Open Space (OS-I)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357670002	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Park	Parks and Open Space	Improved Open Space (OS-I)
357690850	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357700922	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357700923	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357791225	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357791226	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357801335	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357801336	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357801337	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357931443	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357931444	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941543	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941544	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941545	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941546	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941547	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357941548	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Residential Tier II	Parks and Open Space	Improved Open Space (OS-I)
357690803	EAKLE - ALEXANDER COLE & SUSAN LEANN BURNETT	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941513	ELLIOTT - KATIE FAYE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600037	EMPEY - GILE & MCKINZIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600032	EMPEY - TRAVIS & LANCE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420216	EQUITY HOLDING CORP (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700904	EVANS - ALEC & NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941516	EVERETT - TAZZ & JENTRY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801308	EZQUIVEL - LUIS PENALOZA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370144	FABER - BRADY & CASSIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420239	FABRIZIO - ANTHONY & ASHLY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781110	FALEPAPALANGI - SAMASONI & LESIELI	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931408	FALEPAPALANGI - SAMASONI (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357370104	FARR - ANTHONY LAURENCE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931424	FEATHERHAT - ELI	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931413	FERREIRA - JORGE (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420230	FIEDLER - KRISTOPHER & NURY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791203	FIGUEROA - HENRY & TANIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420227	FITCH - TRAVIS & KIMBERLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600021	FITZGERALD - KODY & IRIDIAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570630	FITZGERALD - SCOTT BARRY	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357460313	FOVAL - EUGENE & ANGELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370137	FRAUGHTON - COLTON & BRITTNEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370137	FRAUGHTON - COLTON & BRITTNEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590702	FRAZIER - PRESTON & ANGELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570609	FRYE VENTURES LLC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801311	FULLER - BRANDON S & RANDI C	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550522	FULLMER - STEPHEN B & KIRSTEN J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600027	GALICIA - EDGAR (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690830	GARBER - TODD & KARALEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570624	GAST - MICHAEL LAWRENCE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570602	GEE - LARRY STEPHEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420205	GIL - CESAR ENRIQUE PALOMINO (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781104	GILES - TREVOR & ELISHA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781108	GILL - COLIN & SAMANTHA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370130	GILMORE - JAAK & AMY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690825	GLINES - BRANDON & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690814	GOMES-VARELLA - DANIEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370146	GOMEZ - NATHAN & ERIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700919	GONZALEZ - DAVID STEWART & ALISHA NICOLE WEISS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550517	GONZALEZ - FAVIO ENRIQUE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357470415	GONZALEZ - VICTOR MANUEL VALENCIA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690828	GRAHAM - MICHAEL J & SANDEE K	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791218	GREEN - CAROL & JENNIFER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420231	GUERRA - ANGEL ISMAEL & EMILY ROSE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370133	GUNNELL - RACHEL & DANIEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420210	GUNTER - WALTER EUGENE & AMBER JILL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801333	HADLOCK - STEPHEN & SARAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690809	HAIGHT - BENJAMIN FRANCIS & SHAUNA LAREE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420248	HALL - JUSTIN & SHERRIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690822	HALL - SCOTT & MILISSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470427	HAMBLIN - JOSEPH JAY & ASHLEY LAUREL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941509	HAMILTON - CHRISTINA L & MASON T	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700916	HANCOCK - NATHAN & NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700909	HANSEN - GRANT MERRILL (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690806	HANSEN - MATIAS JAMES & JENNIFFER AMANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460321	HANSEN - MATTHEW & MCKENZIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600043	HARLEY - GREGORY & JENNIFER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781129	HARPER - HEATH & SHEREE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690818	HARRIS - AARON & TRYKELL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420246	HASLAM - KERRA & MARK	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690849	HAWKINS - JENSEN JOSEPH & HOLLY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801313	HAWS - MICHELLE & WESLEY JOSEPH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460331	HAYNES - CLARK & LINDSEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570607	HEATON - MICHAEL STEPHEN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357931431	HEFFELFINGER - MATTHEW & KAREN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370150	HERBERT - COLTON S	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570605	HERMANSEN - DANIEL & KENNEDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690840	HERRERA - ANAHI LIMONES	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931429	HERRERA - PERLA & BENJAMIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600048	HESS - MASON & JACQUELINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801301	HESSICK - MICHAEL PATRICK	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550509	HEUPEL - LINDSAY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781112	HICKEN - DOUG & JENA (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570619	HILL - KELLEN	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420235	HILL - SCOTT & TAYLOR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690839	HILLEGAS - CONSUELO & JAMES C III	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570636	HOEHNE - JOSEPH BRYANT & EMILY JOY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600038	HOFFE - ROBERT AUSTIN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420224	HOLIDAY - BLAKE & ALYSSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791209	HOLLADAY - BRAD SCOTT & AUBREY NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801302	HOLTZ - DEREK LEE & RIENA SUENE KALILIMOKU	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420212	HOOGVELDT - GAGE & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460327	HORLACHER - DAVID SHAWN & AMY ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590705	HOSKIN - ZACHARY PAUL & KINSIE LYNN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941523	HOUSEWRIGHT - JORDAN ZACHARY & CAROLINA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470429	HOWARD - ZACKERY B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460336	HOWE - CHRISTOPHER J & ARIELA P	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370126	HUGHES - KAREN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357460326	HUNTER - ALANNA KATIE & MATTHEW MICHAEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550518	HUNTSMAN - MATTHEW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941505	HUTCHINSON - LESLIE B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600034	INDREBOE - MARTIN J & ARLISS M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690808	ISAACSON - DALLIN & JADEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600031	JAAR - JOSE R & ANGELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370149	JAAR - JOSE RAUL & ANGELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931409	JACKMAN - JOSHUA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357801314	JAMES - LANCE & JESSICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550504	JAMES - ROGER & KRISTI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931441	JEFFS - MATTHEW (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357700915	JENSEN - ERIK C & BRIANNA B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801325	JENSEN - SANDRA & STEVEN R (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370107	JEPSON - MICHAEL D & NICOLE B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420229	JOHNS - JAYSON & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460303	JOHNSON - GEORGE A & LORILEE A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690838	JOHNSON - JUSTIN SMITH & SAMANTHA NICOLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420213	JOHNSON - KEVIN M & SHARLEE C	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941531	JOHNSTON - DRU K & PAUL A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690821	JOHNSTON - SKIP JORDAN & JENNIFER L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590707	JOLLEY - STEPHEN & JILLIAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690848	JONES - JON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931414	JONES - PARKER & BROOKE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357470425	JUDSON - PERRY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941501	KALUBA - JOSEPH & BERIHANE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931430	KANYUCK - COLLIN & JACQUELINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460302	KEATE - KENDALL JAMES (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357570613	KEATE - WINSTON (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690846	KELLEY - JOHN & SUSAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470416	KELLMAN - TERESA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370111	KEMP - BRYSON & JACKIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370123	KEMP - MICHAEL & SHAUNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931420	KENDALL - JUSTIN & HEATHER	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941503	KENISON - CHRISTOPHER & TORRI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370134	KINSMAN - STEVEN & ALI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370142	KIRALY - STEPHEN J & DEBRA K (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370135	KONOLD - BREANN M & TRAVIS R	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460318	LAIRD - KAYLA & ROGER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370125	LAKE - STUART BERT & KRISTEN KAY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931412	LAMBERT - JANEAN & BRANDON	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600026	LANDEN - MICHAEL ALAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600039	LARSEN - ALLAN SCOTT & MESINA DAWN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570616	LARSEN - MIKE & BROOKE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357460307	LARSEN - NATHAN LEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370138	LARSON - SHAWN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600012	LAVIN - NATHAN & MYKALEEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801326	LAWRENCE - JEREMY & EMILY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460312	LEAVITT - MALORIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700917	LEE - JUSTIN & CHELSEA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460339	LEFLER - MART WILLIAM (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420244	LIDDLE - TANNER & MALLORY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690847	LIGHT - MATTHEW D & PAULA B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570634	LINDSAY - RYAN S & MONICA J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781101	LINDSEY - JESSICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941522	LITTLE - ELIZA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357570632	LIVAI - SEMISI & NORMA-JEAN (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357370105	LOFTES AND AGGIE TRYK FAMILY TRUST 07-19-2015 THE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550525	LOPSHIRE - BENJAMIN LYN & LAURA LYNN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700903	LOVATO - EMILEE & KEITH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570617	LOWDER - GREGORY & ABIGAIL	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941512	LOWE - CHRISTOPHER & SAOFAI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781111	LOWE - CURTIS M & ANNA JADE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931435	LOWE - ELDEN & EARL RAY (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357801304	LOYA - CARLOS SOLIS (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420243	LUCKAU - BRIAN & AMY JO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690817	LUKE - WILLIAM	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931438	LYDOLPH - KIRSTEN ELISA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941518	MACKINTOSH, WILLIAM & JORDAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931436	MADSEN - JEFFREY (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357570622	MADSEN - SHERRI TANYA CLARK & RICHARD GOULD	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357781116	MAKIN - SHAYLA JOLENE & HEATH SCOTT	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690836	MARSHALL - PATRICIA & MATTHEW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941527	MARTINEZ - DANIEL ANTONIO BERMUDEZ (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781121	MARTINEZ - DAVID J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600046	MASCARO - WESTON & SARAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690801	MASTRACOLA - MICHELLE & ROBERT KEITH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690802	MASTRACOLA - NICHOLAS & MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931406	MATAAFA - HARRIS & MIRANDA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690811	MAXSON - CORY & RHONDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357801305	MAY - JACKLYN RILEY & ALEXANDER MITCHELL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570633	MAYER - DYLON A (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801315	MAYER - SIGURD PAUL & APRIL ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470420	MCDONALD - ANDREW & STEPHANIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931417	MCGEE - BENJAMIN	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357370122	MCGEE - PATRICK & DEBRA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470403	MCGINNIS - DANIEL RAWSON & KALEIGH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801316	MCLAUGHLIN - MICHAEL P & ALYSSA E	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550502	MCTEE - JUSTIN ANTHONY KEONI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941526	MEADE - KYLE & MEGAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550506	MERRITT - TYLER JORDAN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370145	MILLER - ALEXCIA & BRIAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370113	MIRANDA - ALEJANDRO H LEON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420209	MOLI - ALO & ASHLEY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941521	MOON - JOSHUA J & EMILY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941534	MORENO - NANCY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781109	MORTENSEN - DANIEL C & CASEY L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791212	MOSES - SAMUEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791204	MOSQUEDA - JOSE ADRIAN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420247	MOULTON - CODY J & CHELSEA M	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370117	MUNOZ - MICHAEL & APRIL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791222	MYERS - CHRIS & CHRISTINA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700905	NAPOLEON - TITUS KN III	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590711	NASH - NATHAN & KARYN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781130	NAVARRETE - EDWARD & YESENIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470413	NAVARRO - LUIS F & LUIS ENRIQUE JR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600005	NAY - JONATHAN MATTHEW & SHANNON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357570638	NELSON - ALEXANDER J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550526	NENNIG - ANDREAS KONRAD & TAMIRA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931418	NEUMANN - TIMOTHY R	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357700907	NEWMAN - RICHELLE & CHRISTOPHER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700918	NIELSEN - BREANNA & AUSTIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791214	NIKOLAEV - IRINA & ARTHUR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931405	NOGUEZ - EMILIANO (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690812	NORRIS - AARON MICHAEL & JENNIFER STJARSTEN OLSEN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370116	NOTT - ADAM & JAMIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931423	NSEREKO - BUSULWA (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357931401	O'DONNELL - PAUL & TAUNI	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357550527	OLDROYD - TREVOR & MAX	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690807	OLSEN - MICHAEL & DEBORAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600017	OLSON - DONALD REED & JANE ANNETTE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370128	OLSON - TAD L & ANNETTE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460328	OLZACK - DUSTIN ROBERT & TERRI BUHLER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460301	ORTEZ - DAN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570621	ORWIN - CHASE & REBECCA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357791220	OSBORNE - DALLAS & S ELYSE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791201	OTANEZ - ANNE MARIE MICHELLE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941502	PACK - SCHUYLER B (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801331	PAEZ - JUAN & BRITTANY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460308	PALMER - ALEX & SAMANTHA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420221	PALMER - MATTHEW & ASHTON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941540	PARADISE INVESTMENT LLC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357801323	PAREDES - MARCO ANTONIO & DICIFREDO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801309	PATCHETT - MELISSA & DUSTIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570614	PAUL - LOUIS W & TAMERA	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357791213	PEARCY - ALISHA & MATTHEW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370109	PEARSON - DANIEL & KYLEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420245	PENA - MIGUEL (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460323	PERKINS - DANIEL LEVI & HEIDI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420214	PETERSON - BENJAMIN H	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420226	PETERSON - MICHAEL & KAITLIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420237	PETERSON - TIMMY & TERRIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600029	PHILLIPS - ANDREW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460316	PIERSON - GARRETT & TASHINA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941525	PINEDA - CARLOS ENRIQUE URIBE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941511	POLLARD - DAVID & ASHLEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781122	PORRAS - CARMEN CASIMIRO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791223	PORTER - ANDREW & JESSA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781114	PORTER - JENNIFER ANN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781115	POWELL - JESSICA & TYLER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791224	PRINCE - JOSHUA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370143	PROFFIT - STEVEN E & RHONDA L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600003	PUGH - BRYAN & CRYSTAL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470418	QUINN - JORDAN & MELISA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570629	R & C ASSET PROTECTION TRUST 10-23-2018 THE (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600020	RACKLIFFE - ISAAC & ROCHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700902	RASMUSON - CHARLES HENRY & CORREY BETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470417	RASMUSSEN - GARY & COLETTE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357460337	REID - DUSTIN DOUGLAS & SYDNEY MCCALL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801334	REYNA - DANIEL AGUILERA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700910	RICH - JEFF & KRISTI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570635	RICH - MATT TYLER & DESIREE JANAE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550511	RIDEOUT - ZACHARY DAVID & MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550515	RIGGS - ELIZABETH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931415	RINKER - JEFFREY WILLIAM	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357600033	ROBERTS - MICHAEL & JESSICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470423	ROBINSON - DAVID K	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700921	ROBINSON - HOWARD	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470410	RODGERS - JEREMY LAWRENCE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931404	RODRIGUEZ - ANA M (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357370108	ROEBUCK - DAVID MARK & DEBORAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460330	ROJAS - ERICK (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690819	ROTHEY - RILEY & SUNNIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370110	ROWE - PAUL & SHARON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941537	ROZO - LEIDY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600049	RUESCH - CHRISTOPHER & KARLIE BRE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420225	RUIZ - DACHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801318	RUSSELL - RYLEE & DAVID SCOTT (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690841	RUWODO - CHRISTINE L (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791217	SAINT FELIX - GERARD S & MARIE C (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941506	SALAZAR - GUILLERMO P CHICO (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941538	SALAZAR-SORIA - SAMUEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941517	SALDIVAR - HUGO E PEREZ (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357370120	SALISBURY - WHITNEY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570612	SANCHEZ - OMAR ALBERTO	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357690844	SANTIAGO - ELISA GONZALEZ	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791216	SARMIENTO - FERNANDO & ELAINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470419	SARMIENTO - HEBER & ALISA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941514	SCHAFER - CHRISTOPHER DOUGLAS & ASHLEY RAND (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600008	SCHAUERHAMER - JACOB & KALI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550501	SCOVILLE - BRENT HARMON & DEANNA LENE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460342	SCOVILLE - JACOB & ALEXIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941542	SEEGRIST - BRANDON TAYLOR (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570625	SELF - JARED & KATHERINE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357420215	SHAW - CHRISTIAN W & AMBER LEIGH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420236	SHAY - DAVID & BRANDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931427	SHEIKH - JEREMY SALIM	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700912	SHOWALTER - MATTHEW & JULIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420204	SHUTT - NATHANEAL HARRIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781106	SILVA - MANOEL & PAOLA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690833	SIMMONS - GARY JEROME & IRYNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370119	SINGLETON - MARK (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550529	SIPE - MARTIN A II & SHANNON C (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570631	SIPPLE - CARRIE LAWTON & WADE AARON	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357791206	SISOUPHANH - ADAM & MONICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460335	SIVONGSA - SATI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420207	SLADE - ERNEST S & KOSHEILA T	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801306	SMITH - CRYSTAL & JENS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801312	SMITH - MAJOR & KELSIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781123	SMITH - ROGER & BARBARA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357570608	SNAPE - JUSTIN & ARIANNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690820	SOLORIO - RAMON & ERIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370129	SOLORZANO - YLZE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470406	SORENSON - ROYAL JOHN & COLLEEN THOMAS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370102	SOTELO - JULIE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600030	SPENCE - BRADEN & PAMELA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550514	STANGER - BRADY R & SHAE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460322	STARR - JARED & ATHENA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700901	STEELE - LORETTA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600028	STEVENS - JONATHAN DAVID	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801303	STEWART - BLAINE FRANKLIN & TERRY LYN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420219	STIRLAND - CRAIG & STACI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931428	STOPPEL - ROSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357570603	STOWELL - PETER VINCE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941529	SUMBOT - HEIDI WILCOX & JUDSON HOWARD	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931437	SUMMERS - DAVID J & STACY JO	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941530	SUMMERS - ZACHARY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791207	SUMNER - DAVID C & KYLEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931434	SUMNER - VANESSA R & VINCENT J (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357791202	TALBOT - DALE WARREN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460317	TANNER - JOSPEH V & NICHELLE SHAW	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600002	TAPIA - GLORIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941539	TATE - JARED WILLES & JAMEE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781117	TAYLOR - DUANE ALLEN & TIFFANY DIANE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460320	TE'O - LEVI & PAIGE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357600042	THACKER - DAVID BRADLEY & AMANDA LOUISE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470426	THOMAS - BRYCE JAMES & KIMBERLY SUE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420211	THOMAS - JARED & VALYSSA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470401	THOMAS - PRESTON R & AMANDA J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370136	THOMPSON - CRAIG & MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370136	THOMPSON - CRAIG & MICHELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460314	THOMPSON - DARRELL & LORI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460325	THOMPSON - JOSEPH LYMAN & HALEIGH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781125	THORN - JIMMY & GLADYS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550519	TIMOTHY - STEVEN MATTHEW & MEGAN SARAH	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781118	TINNEY - J R & JESSICA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690832	TOLBERT - RUFUS FREDRICK JR & MANDOLYNN THAMAR	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470407	TOLTON - DEVIN JOHNNY & BAILIE LYNN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420202	TORRES - WILLIAM RICARDO	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460334	TUALAU - TEVITA PALEIONO (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550507	TURNER - ANDREW & BRITTANY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931403	TURNER - CLIFFORD L & JAMIE	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357700914	TURNER - CLINTON & MANDY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700913	TURNER - DONALD B	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370103	TURNER - JULIE ANNA & JONATHAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801320	URE - CAMERON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420223	VALENTINE - JULIA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600016	VAN ORMAN - ERIK R & STEPHANIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420201	VARGAS - MONICA (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941536	VARGAS - XIMENA J	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357420222	VEENENDAAL - GABRIEL L & MALLORY A	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590701	VIDAL - SAMUEL JAMES & MELANIE BIENER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357931433	VILORIO - MARLON (ET AL)	Neighborhood Residential One	Residential Tier II	Agricultural/Rural Density Two	Rural Density 2 (RD2)
357941519	VOELLER - BRITTNEY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781120	VOGEL ENT LLC	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801321	WAITE - GRACE & MICHAEL RICHARD	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370139	WALKER - CAMERON & ANNALI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460340	WALTON - TREVOR J & JENNIFER L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781103	WANG - ZHIGUANG	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600044	WARENSKI - BEAU & AMBER ELAINE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690826	WARLIN - NATHAN JOHN & DANIELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370127	WARREN - JAKE (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550503	WAY - WILLIAM W & SHELLY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690834	WEATHERS - GREGORY SCOTT & MORGAN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600023	WEBB - JILL & NATHAN AARON	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460329	WEBB - MICHAEL & LISA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600022	WEBB - SHAWN D & JESSICA MARIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690842	WEBSTER - MARK MASON & KELLY LEWIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550520	WENERSTROM - JOEL & ARIELLE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370141	WENTZ - TONY & RHONDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600040	WEST - JESSICA & DUSTIN	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791210	WHITE - BRIAN M & SANDRA S (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357690810	WHITE - EDWARD II	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550521	WHITFORD - AMANDA NICOLE & JOSEPH KALAEOKUMUKAHI IV	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550510	WHITING - TREVER A & JESSICA L	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
357690824	WIDMER - ROBERT GREGORY & LILIANE WINDMULLER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600014	WILDER - JACOB A & SHANNON (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357700906	WILLIAMS - LOGAN RICHARD & NATASHA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801307	WILSON - JASON NICHOLAS & EMILY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460324	WILSON - RYAN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600018	WINSOR - SCOTT & HEIDI	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357550528	WINTERS - LARRY & JOY	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357600025	WINWARD - ROB TERRY JR & SHELLI S	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941510	WINZELBERG - JULIEN (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470424	WITTMAAK - ROBERT T & ISABEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357791221	WOERNER - RACHEL & ALEX	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370124	WOLFGRAMM - TONY N & DORIS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357420232	WOOD - BLAINE & JOANNA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357801319	WOODHEAD - STACI & MICHAEL	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357590708	WOODHEAD - ZACH & KIRSTIE	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357370101	YMCMP SERIES 667	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357781113	YOURSTON - ERIC & YOLANDA	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357941528	ZARAGOZA - MARIA & MARCOS	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357470405	ZDUNICH - BRADY (ET AL)	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)
357460311	ZITTING - BRADLEY & JENNIFER	Neighborhood Residential One	Residential Tier II	No Change	Residential 2 (R2)

Brandon Park

Rezone

LEGEND

Residential Categories:

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

Mixed Use/Commercial Categories:

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

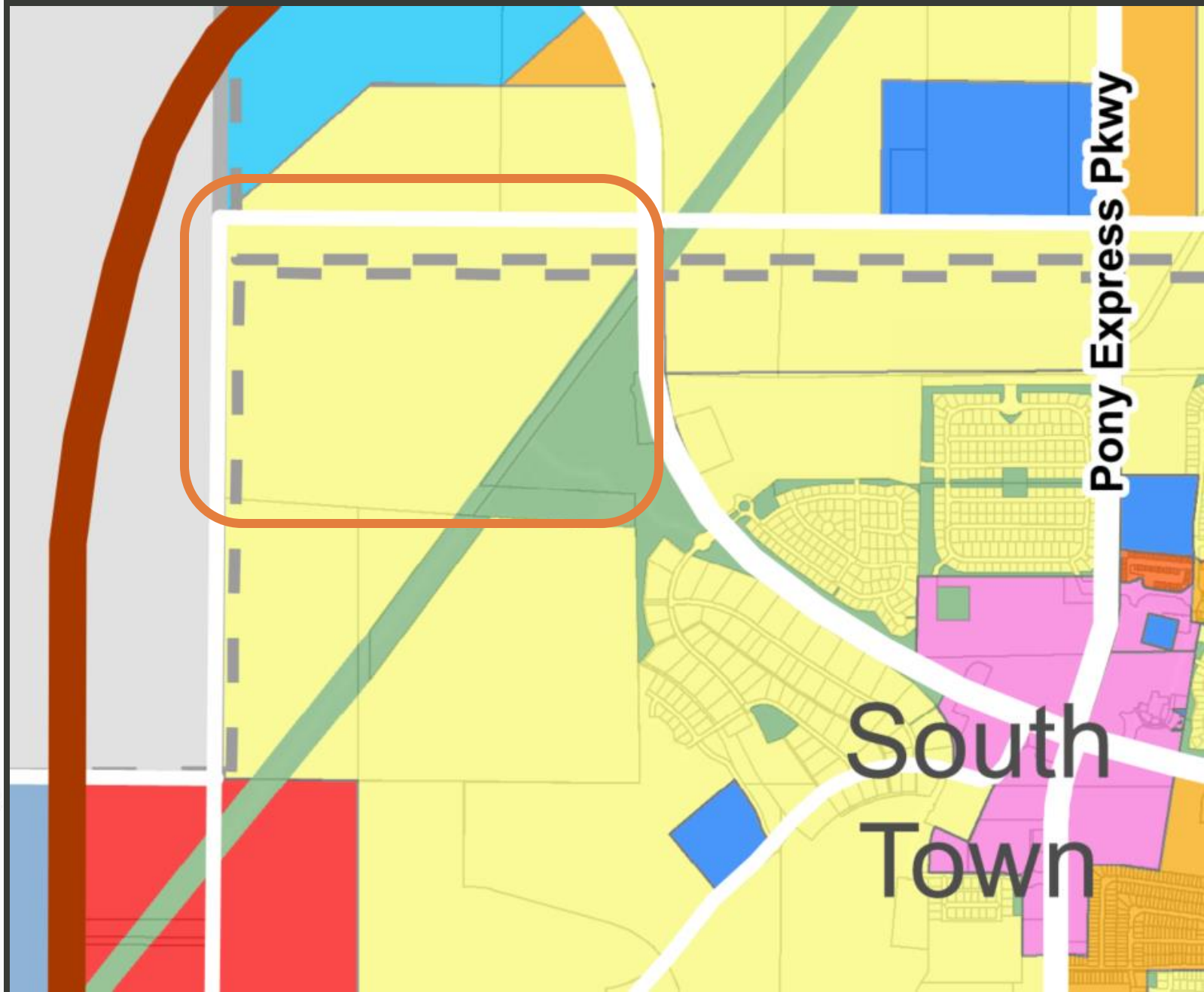
Public/Civic Categories:

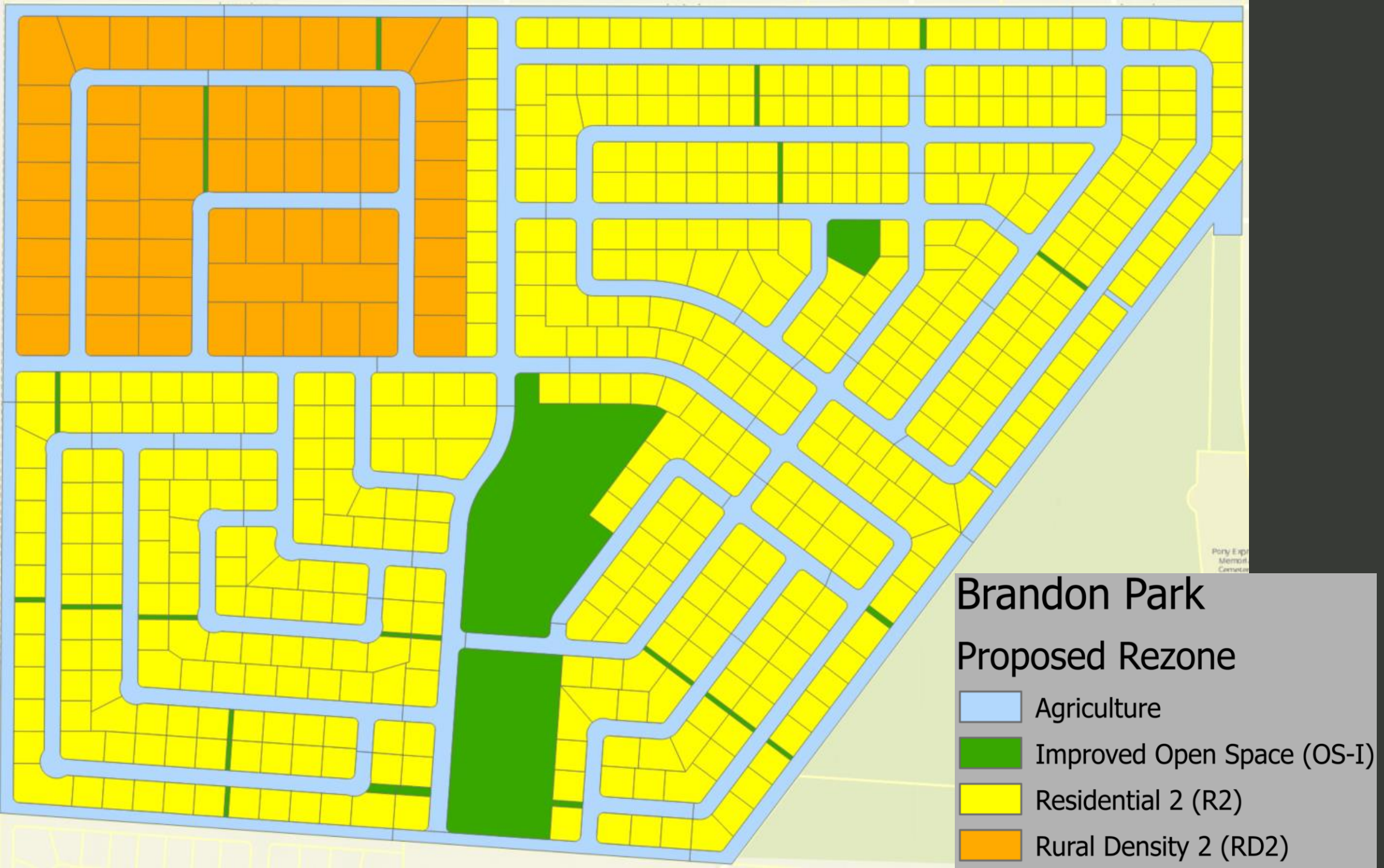
- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

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




Brandon Park
Proposed Rezone
Agriculture
Improved Open Space (OS-I)
Residential 2 (R2)
Rural Density 2 (RD2)

Recommendation

Staff recommends that the City Council approve the proposed Zoning Map and Future Land Use Map amendments for Brandon Park.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72 regarding Commercial and Multifamily Design Standards..
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	David Stroud, Senior Planner	David Stroud

RECOMMENDATION:
Staff recommends the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72 regarding Commercial and Multifamily Design Standards.

BACKGROUND:
In October 2025, the City Council approved a substantial text amendment to the design standards regarding commercial and multifamily development. One of the changes proposed by the consultant was to prohibit drive-through lanes from being located between a building and a public right-of-way. Drive-throughs were shown to be possible to the side or rear of a building and not between the building and right-of-way.

The amendment also includes removing structured parking from the Commercial Neighborhood zone, which was likely an error when compiling the table.

ITEMS FOR CONSIDERATION:
Negative feedback from developers was given to Staff regarding the prohibited drive-through location.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends 4-1 to the City Council the changes as proposed regarding drive-through requirements.

ATTACHMENTS:
1. Ordinance
2. Redlines

ORDINANCE NO. O- -2025

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

PREAMBLE

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

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Sections 17.72 Commercial and Multi-Family Design Standards, as described in Exhibit A.

2. The amendment described in Exhibit A is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May, 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 5th day of May, 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 17.72
COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

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

17.72.010 What this chapter does.

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

17.72.020 Purpose.

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

17.72.030 Definitions.

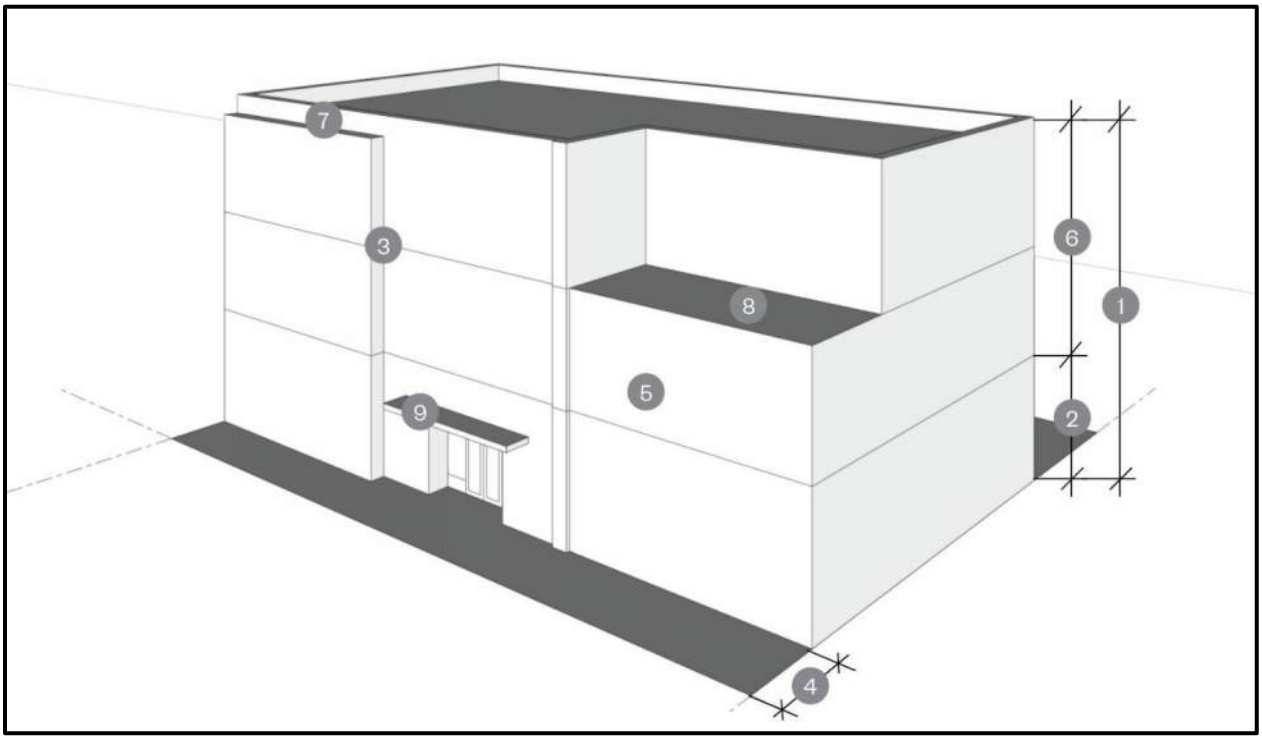
Commercial zones. Reference Chapter 17.35 COMMERCIAL ZONES. The commercial zones referenced in this document will be referred to by the following: Commercial Downtown (CD), Commercial Neighborhood (CN), Commercial Community (CC), and Commercial Regional (CR).

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

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

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

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



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

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

17.72.040 Commercial Design Standards.

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

17.72.050 Commercial Site Design Standards.

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

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

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

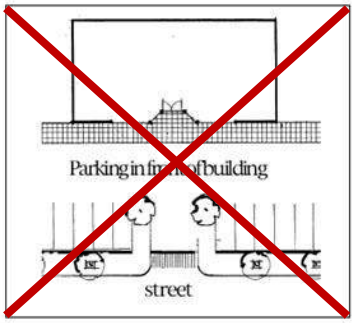
2. Commercial Community and Commercial Regional zone districts. The entryway may be located to face the parking area, however both the entry façade and the façade facing the primary street shall be design in alignment with the primary façade architectural standards.

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

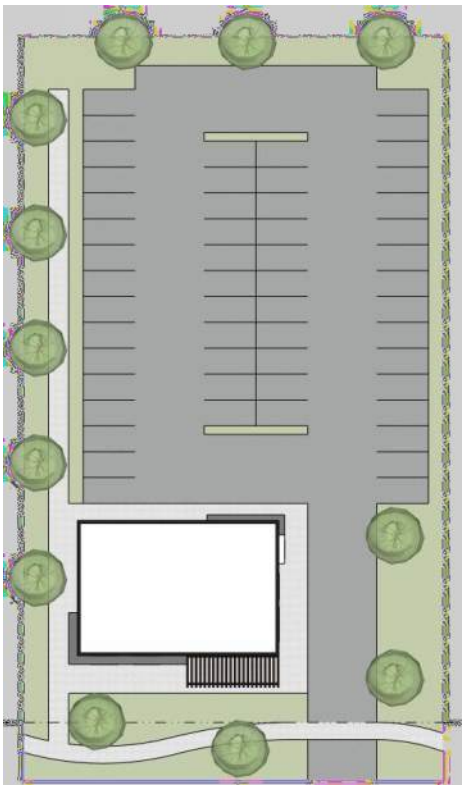
B. Parking. Locate surface parking to the side or the rear of buildings so that it is screened from view from the primary street. Parking is limited between any commercial building and the street as noted in Table 1 below. This is especially important on corners. Large buildings (those with a footprint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

Table 1. Commercial Parking

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



Not Permitted – Parking between building and street



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

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

Table 2. Drive Through Standards

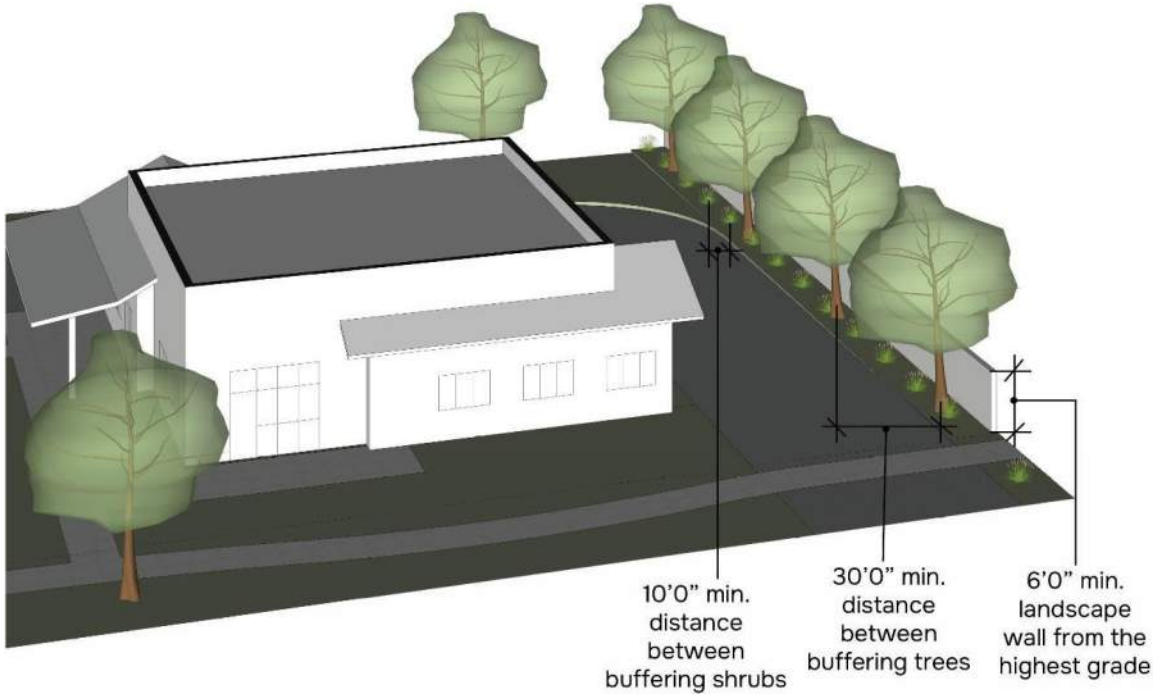
	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Drive Through Screening	NA	100% - Any drive throughs shall be screened from view from the primary street by the building (or located behind the building).	~~0% —~~Drive~~-~~throughs at pad sites ~~shall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

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

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

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

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



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

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

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

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

Table 3. Activity Zone Standards

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

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

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

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

17.72.060 Commercial Architectural Standards.

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

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

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

Required: Clearly identifiable covered entry

Not Permitted: Entryway not clearly defined; no sheltering element

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

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

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

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

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

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

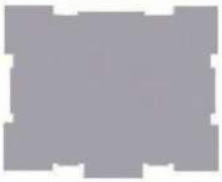
E. Level Differentiation. For Commercial Downtown (CD), Commercial Neighborhood (CN), and Commercial Community (CC) zones, buildings shall be designed with a clear delineation between the ground floor and upper floors. This may be articulated through material variation or architectural detailing above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

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

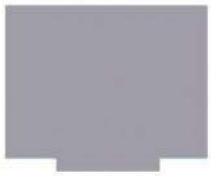
- Modulate the facade by stepping portions of the building in or out the distance required by Table 4 to create shadow lines and visually delineate areas of the building, or visually highlight the building column structure of the building by using detailing to express engaged columns at the building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

Table 4. Articulation Standards

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



Appropriate Articulation



Inappropriate Articulation

Not Permitted: Flat facades with only color changes

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

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

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

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

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

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

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

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

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

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

1. Commercial Downtown (CD). Flat roofs are preferred. Pitched roof elements shall be used for architectural interest and variation. No pitched roof shall extend more than 20% the length of the street-facing façade. Parapets shall be varied and feature cornice treatments and/or an architecturally detailed cap elements to clearly delineate the top of the building.

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

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

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

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

Not permitted due to lack of building articulation

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

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

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

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

Table 5. Building Material

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

Sawgrass

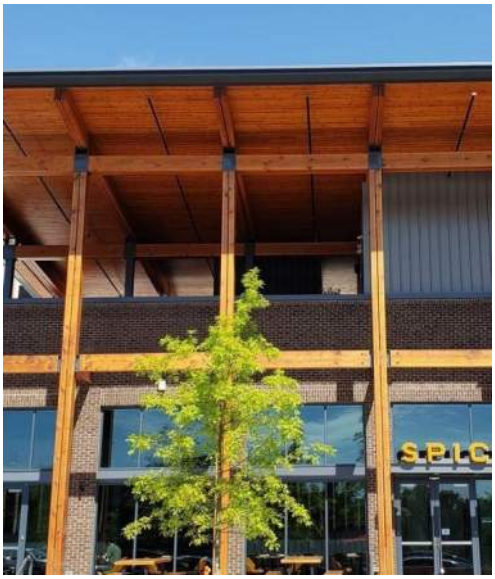
Bronzestone

Ironstone

Tumbleweed

Mocha

Recommended Brick Colors



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

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

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

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

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

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

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

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

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

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

Screening wall – same materials as building

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

17.72.070 Multi-Family Design Standards.

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

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

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

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

17.72.080 Multi-Family Site Design.

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

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

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

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

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

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

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

Appropriate – Multifamily facades not dominated by garages

Garages accessed by private service drive

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

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

Buildings are clustered to maximize useable open space

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

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

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

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

17.72.090 Multi-Family Architectural Standards.

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

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

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

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

Multifamily unit entry defined with covered porch

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

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

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

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

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

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

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

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

Bathroom windows can be sized appropriately for privacy.

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

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

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

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

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

Decorative parapets and multiple roof planes/projections

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

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

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

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

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

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

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

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

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

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

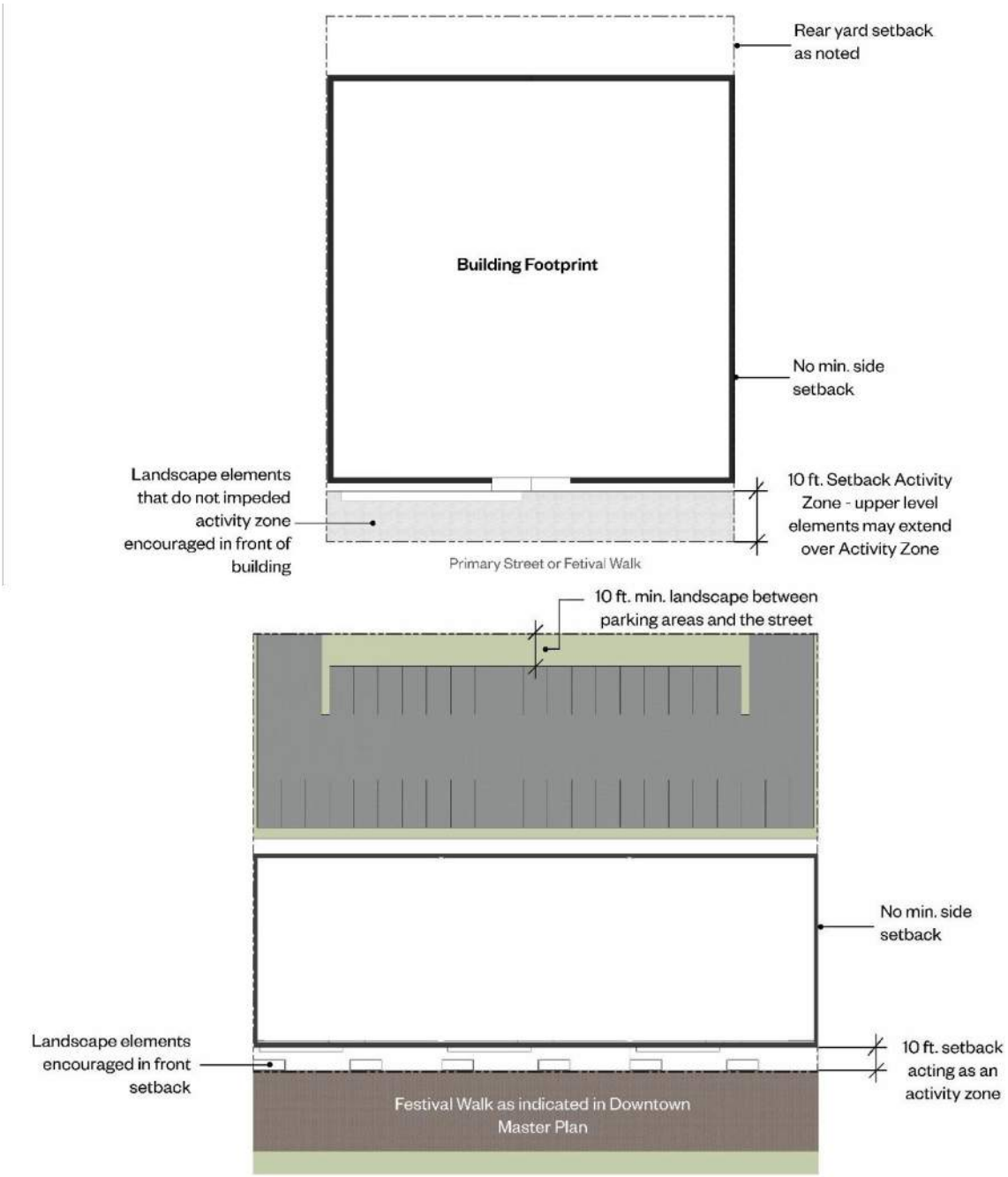
Not Permitted

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

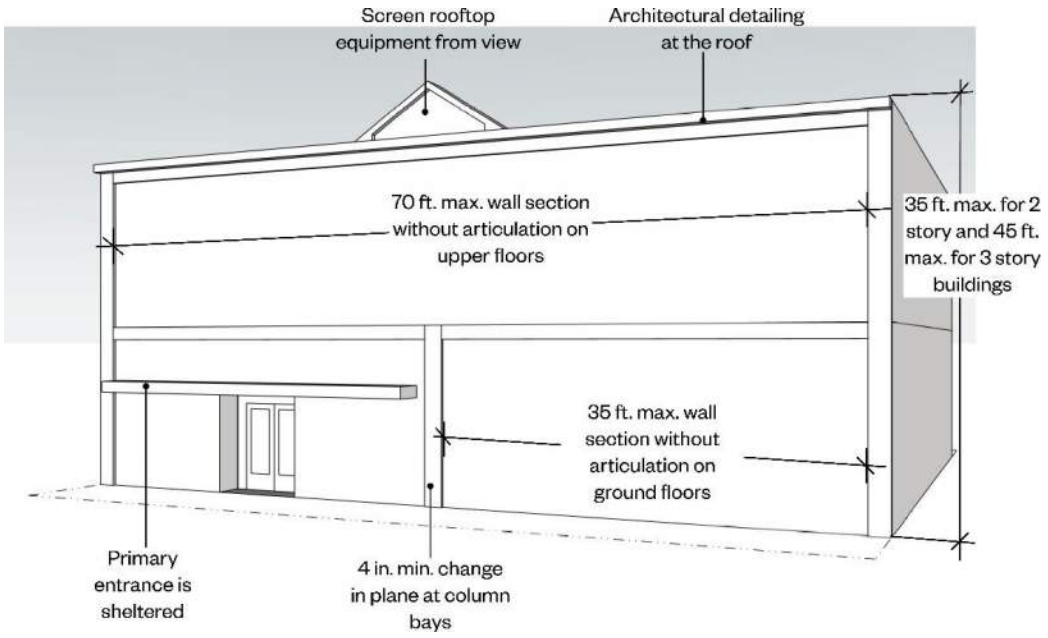
K. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be designed to reflect the colors and materials of the primary building(s). Screening may include solid walls, landscaping, screened walls, or a combination thereof.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

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

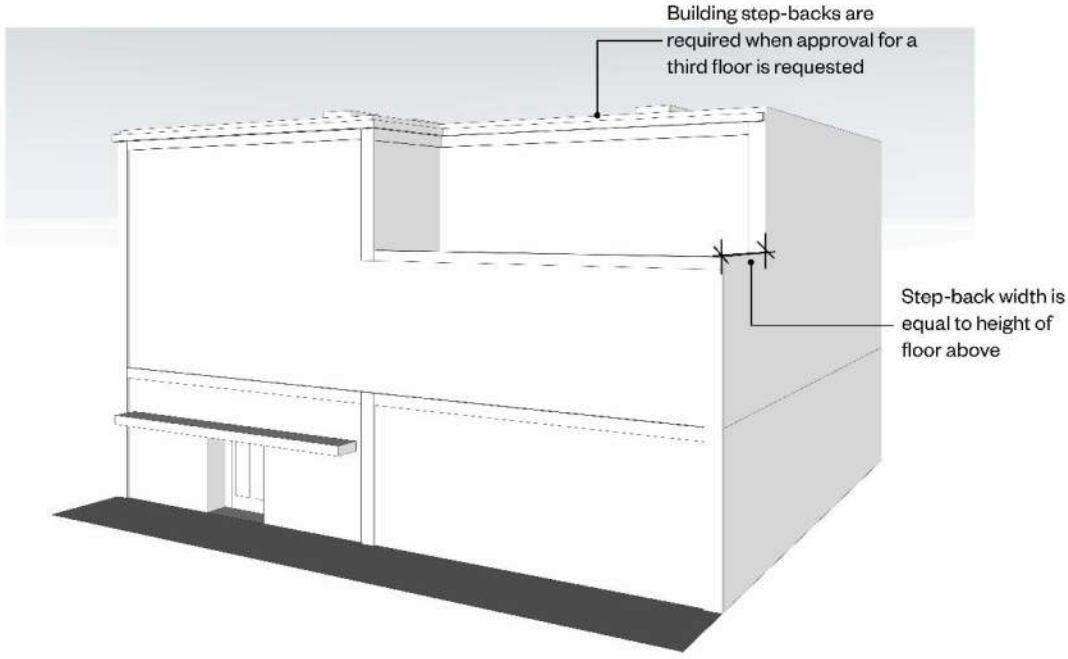
17.72.100 Appendix A: Commercial Downtown Diagrams



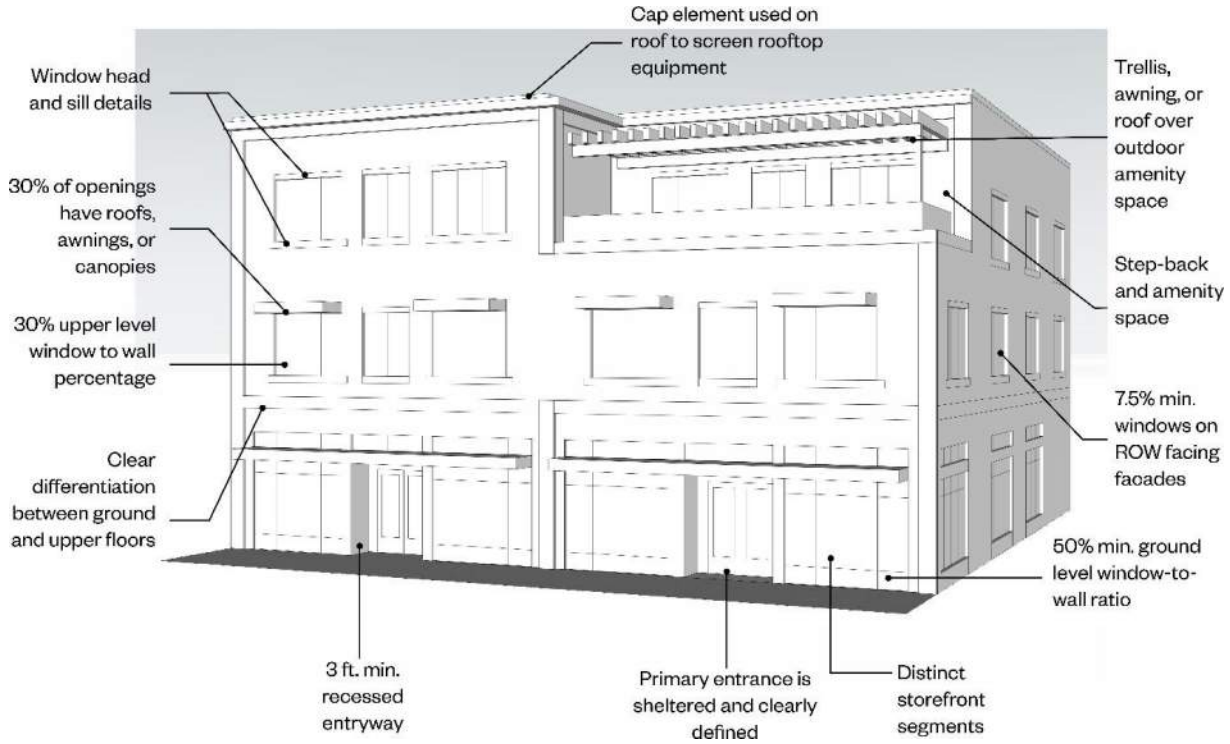
Commercial Downtown Site and Setting Diagrams.



Commercial Downtown Height, Massing and Articulation Diagrams.



Commercial Downtown Permitted Upon Approval Step-Back Diagram.

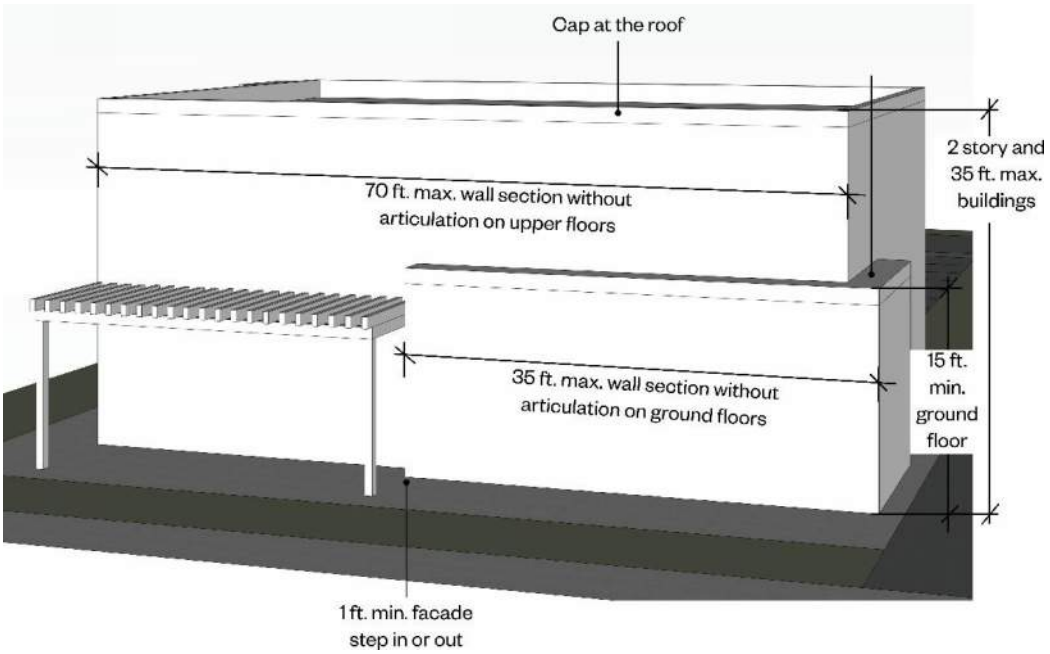


Commercial Downtown Architectural Variation Diagram.

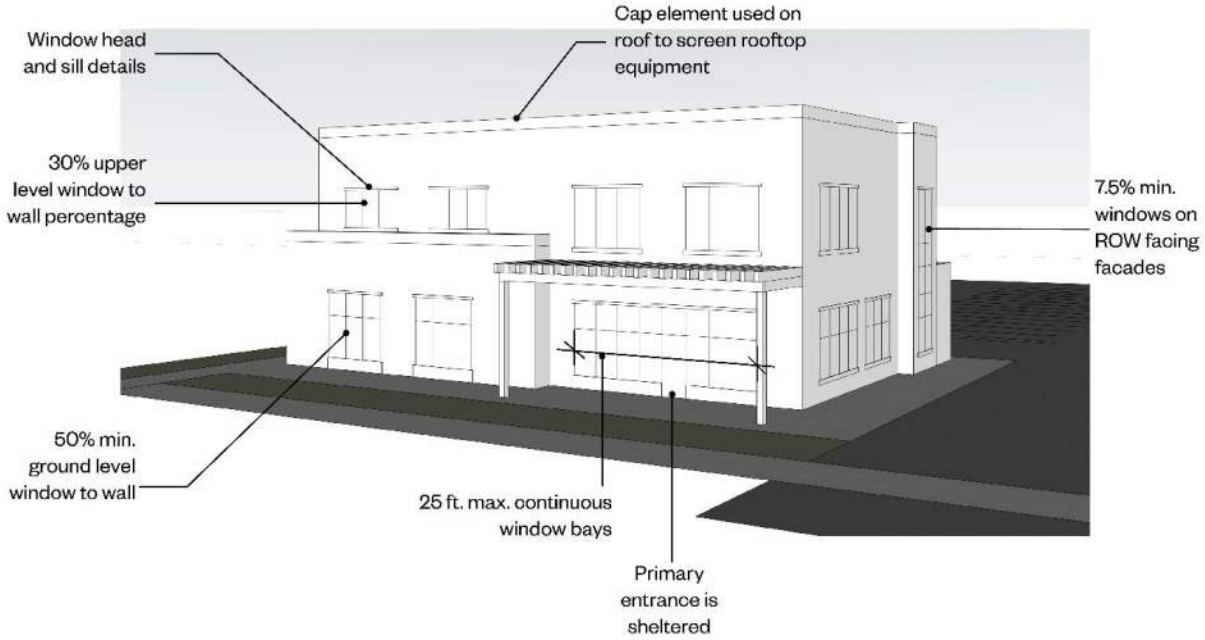
Commercial Downtown Materials Diagram.

17.72.110 Appendix B: Commercial Neighborhood Diagrams

Commercial Neighborhood Site and Setting Diagram.



Commercial Neighborhood Height, Massing, and Articulation Diagram.



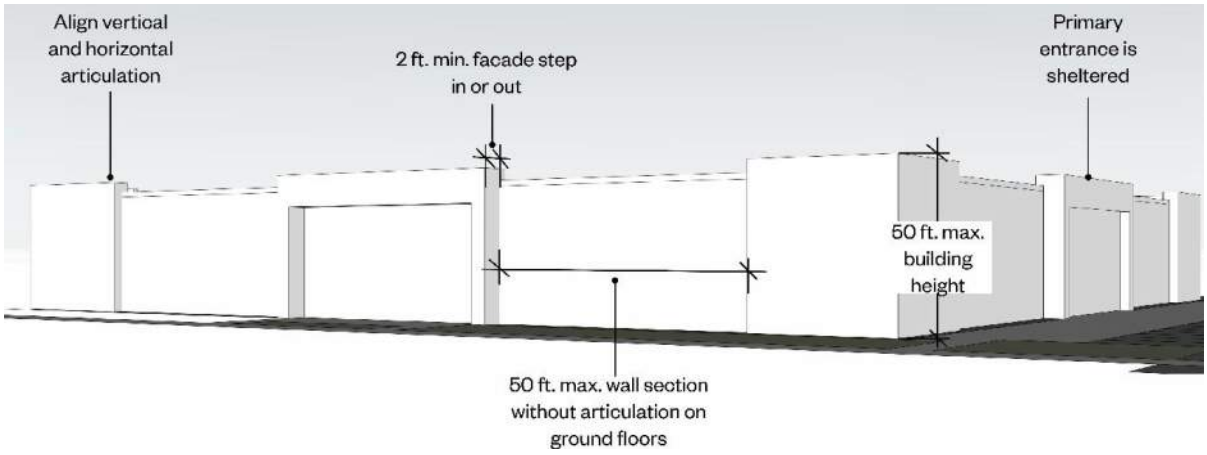
Commercial Neighborhood Architectural Detail Diagram.

Commercial Neighborhood Materials Diagram.

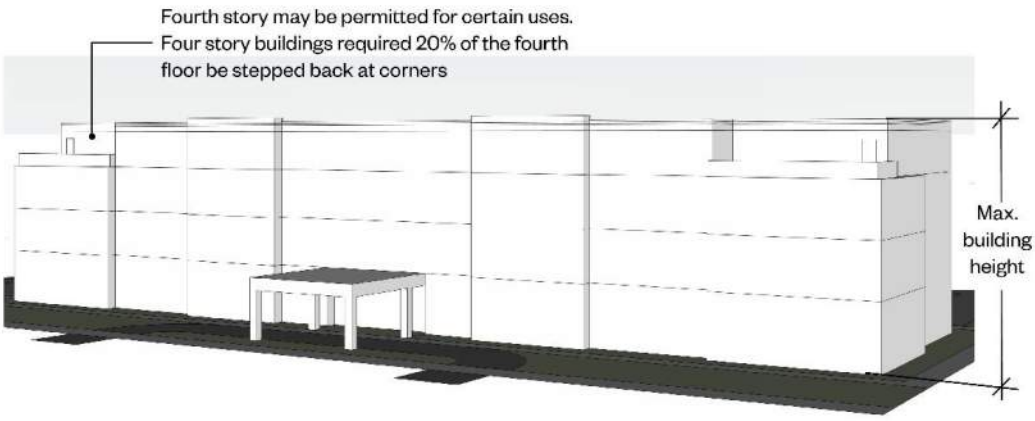
17.72.120 Appendix C: Commercial Community & Regional Diagrams

Drive through lanes are encouraged to be located on the non-street elevation of the building

Commercial Community & Regional Site and Setting Diagram.



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

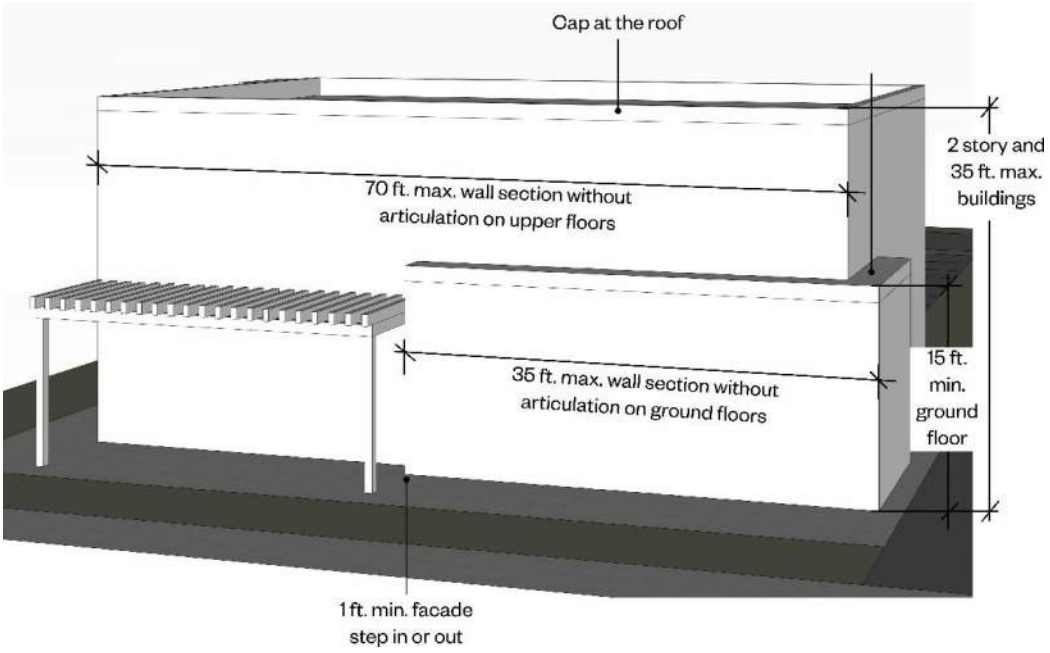


Commercial Community & Regional Permitted Upon Approval Step-Back Diagram.

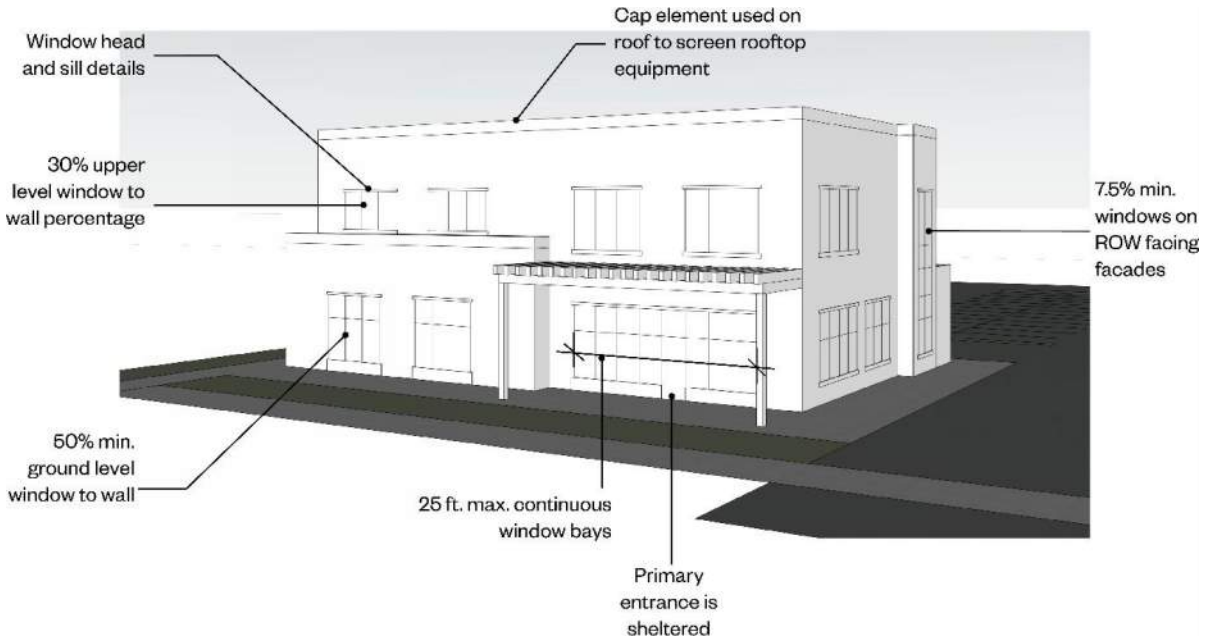
Commercial Community & Regional Architectural Detail Diagram.

Commercial Community & Regional Materials Diagram.

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



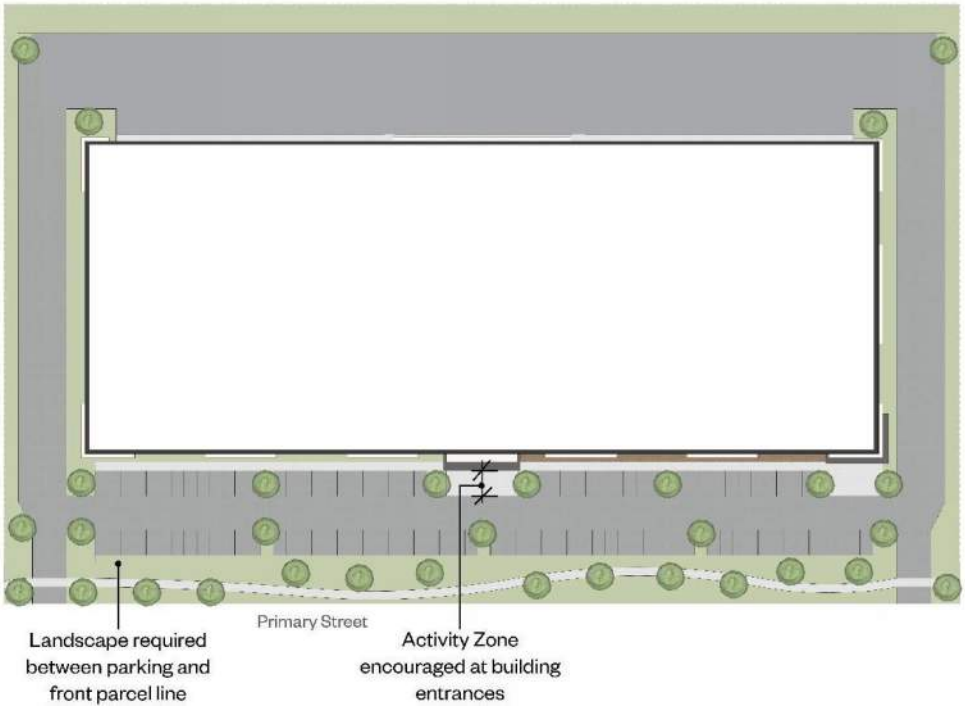
Pad Site Height, Massing, and Articulation Diagram.



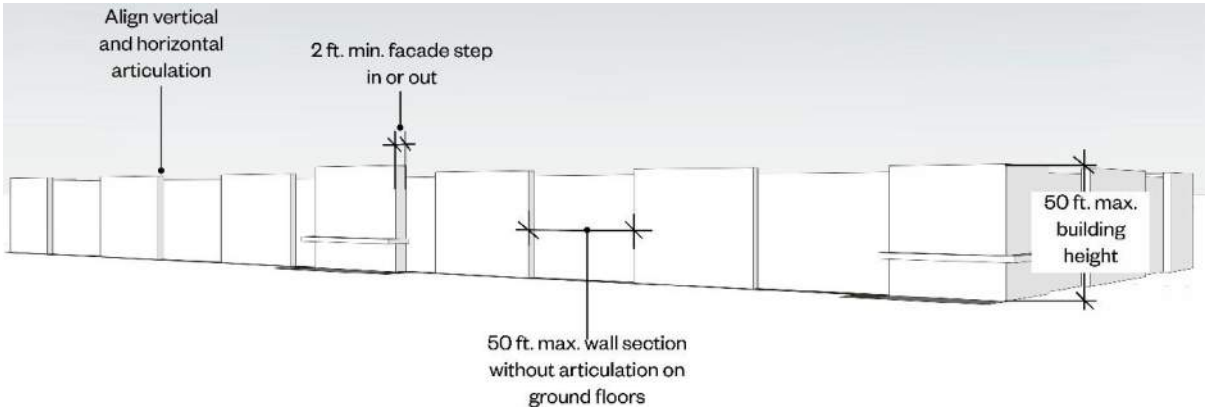
Pad Site Architectural Detail Diagram.

Pad Site Materials Diagram.

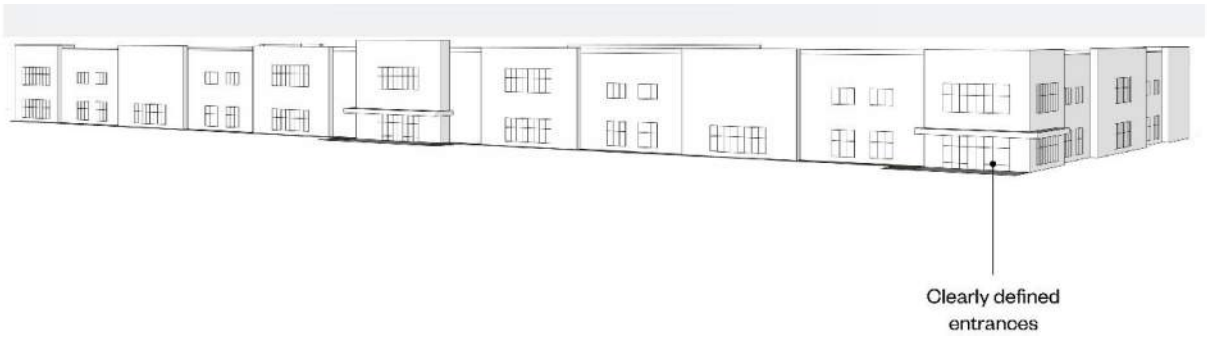
17.72.130 Appendix D: Business Park Diagrams



Business Park Site and Setting Diagram.



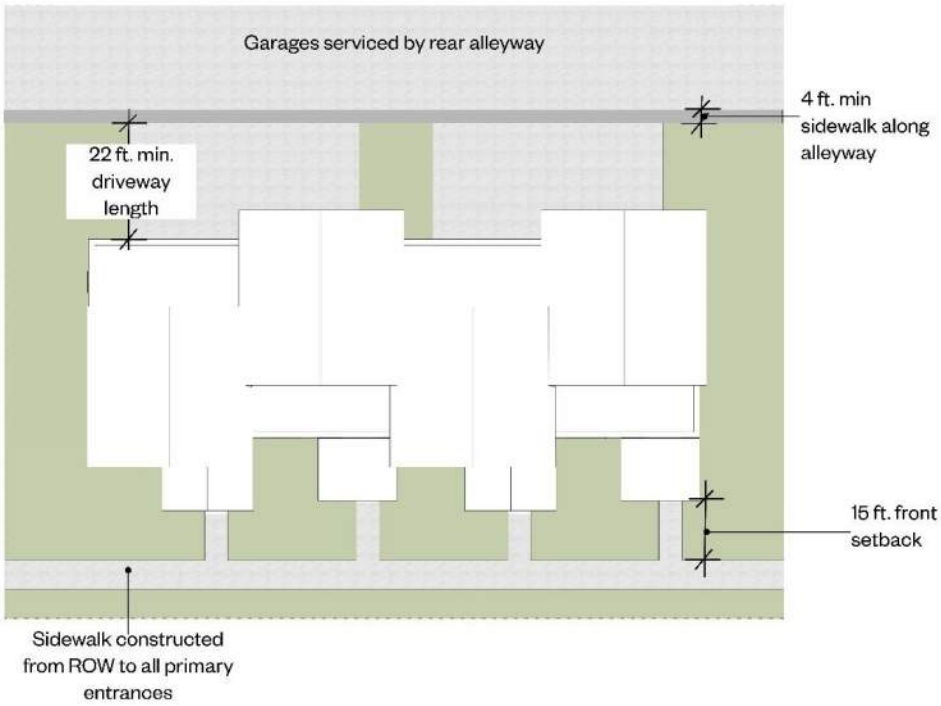
Business Park Height, Massing, and Articulation Diagram.



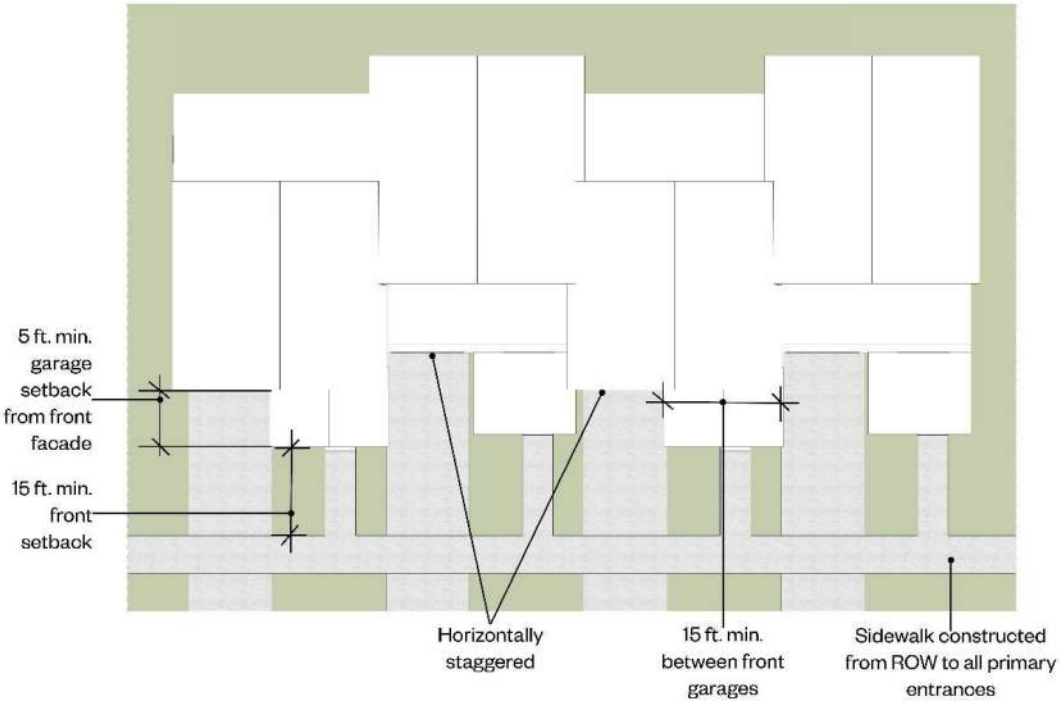
Business Park Architectural Detail Diagram.

Business Park Materials Diagram.

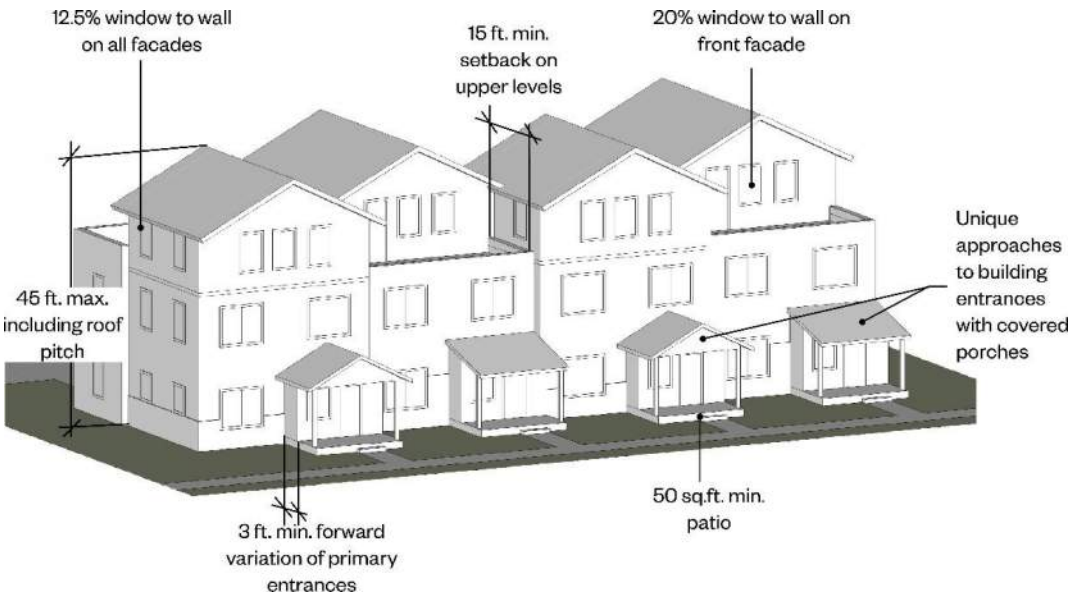
17.72.140 Appendix E: Multi-Family Diagrams



Multi-Family Site and Setting with Alley Access Diagram.



Multi-Family Site and Setting with Front Garages Diagram.



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

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

Multi-Family Building Materials with Alley Access Diagram.

Multi-Family Building Materials with Front Garages Diagram.

17.72.150 Appendix F: Commercial Zoning Addition.

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

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

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

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

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

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

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

Commercial Development Standards

Zone Designation	CN (Commercial Neighborhood)	CC (Commercial Community)	CR (Commercial Regional)
Maximum Height of Structures	35'[1]	50'[1]	50'[1]
Minimum Setback Requirements[2]			
Front	10' Min; 25' Max	10' Min; 25' Max	10' Min
Rear	20'	20' (35'[3])	20' (35'[3])
Side	None (20'[3])	None (Equal to building height[3])	None (Equal to building height[3])

[1] Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

[2] The approval authority may approve alternative setbacks if, in its judgment, the setbacks comply with the following:

1[a]. Does not interfere with the use, enjoyment, and character of adjacent properties;

2[b]. The success of the business necessitates the setbacks, proven by data or research; and

3[c]. The setbacks are not solely to provide space for parking between the building and the street.;

4. Topography or natural features make it impossible or impracticable to place the building within the setback.Lots will be reviewed in the platting process to determine if it buildable. Variances are for unique hardships tied to the land, not something an owner creates. Platting a lot and then saying unbuildable is owner-created.

* Maximum setback does not apply to anchor buildings if pad sites are provided which comply with this standard.

[3] If adjacent to residential.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55 Off-Street Parking and Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	David Stroud, Senior Planner	David Stroud

RECOMMENDATION:
Staff recommends the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55 Off-Street Parking and Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning.

BACKGROUND:
A complaint from a resident regarding vehicle lights caused Staff to review the EMMC and propose changes to the landscape standards. The current standards require a landscape buffer at least 3.5 feet high to block headlights. However, EMMC only requires shrubs to be 1-gallon at planting, which is an immature plant that will likely take a few years to reach maturity and then successfully screen headlights. The proposed change requires plants that are used as a screen to be evergreen, 3-gallon in size, and the minimum height at planting to provide the minimum screen wall from the start. Shrubs that will not be used as a headlight screen may continue to be 1-gallon at planting.

ITEMS FOR CONSIDERATION:
The current EMMC does not require screen shrubs to be evergreen. However, there is wisdom in requiring all shrubs used as screening to be evergreen or otherwise for over half a year the shrubs will not screen headlights which is contrary to the purpose of this requirement. Evergreen is typically perceived as pine, juniper, arborvitae, or similar but can also include plants such as boxwood, grasses or other species. Perhaps the language should be changed to "year-round foliage" and modified (PC recommendation) to include any type of plant provided the screen is the acceptable height and year-found foliage. A copy of the PC minutes is included as an attachment. The proposed text exhibit is what the Planning Commission reviewed and their recommendation (PC minutes) of changes is included as an additional attachment.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends 5-0 to the City Council to approve the proposed text amendments to EMMC regarding landscaping and the land use authority with the addition to include other types of plant material in addition to evergreen as a buffer material.

ATTACHMENTS:

1. Ordinance
2. Redlines
3. PC recommendation

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.55 OFF-STREET PARKING AND CHAPTER 17.60 LANDSCAPE, BUFFERING, FENCING AND TRANSITIONING.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Chapter 17.55 regarding Off-Street Parking and 17.60 regarding Landscape, Buffering, Fencing and Transitioning, 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 Chapter 17.55 regarding Off-Street Parking and 17.60 regarding Landscape, Buffering, Fencing and Transitioning, 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 5th day of May, 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 5th day of May, 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

17.55.040 General provisions for nonresidential and multifamily off-street parking facilities.

A. Materials for Parking Areas. Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the Eagle Mountain City Construction Standards and Specifications manual.

B. Maintenance of Parking Areas. Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as is practical and possible.

C. Parking Area Access. Parking areas serving more than one structure may use a common access. Common access locations shall be based upon acceptable standard design geometry, road alignment, and traffic volumes of the surrounding public streets. All nonresidential and mixed-use structures must be designed so that vehicles are not required to back up onto the public street.

D. Lighting in Parking Areas. Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Such lighting shall be directed in such a way as to not be a nuisance to adjacent properties or uses. Parking lot luminaries shall be in conformance with Chapter 17.56 EMMC.

E. Location of Parking Areas. Required off-street parking areas for nonresidential uses shall:

1. Keep the closest edge of a parking lot within at least 100 feet of the main entrance to the building for which it serves.

2. Ensure that parking lot areas serving multifamily projects are spread throughout the development with sections of parking lots adjacent or near the buildings they serve. City site plan approval shall be required for lot placement.

F. Storm Water Runoff. All parking areas other than single-family and two-family dwellings shall be reviewed and approved by the city engineer for adequate drainage of storm water runoff.

G. Headlight Screen. Headlight screening is required around the perimeter of all parking areas adjacent to residential uses, or as deemed necessary by the planning director. A headlight screen shall consist of a berm, fence, wall, or landscaping follow standards in 17.60.110 EMMC. consisting of at least three and one-half feet in

height and capable of blocking headlight glare. Headlight screening may also be provided by buildings.

H. Parking Lot Slopes. Parking lots shall not have slopes on which vehicles park greater than five percent.

I. Service Drives. Service drives shall comply with the following design standards:

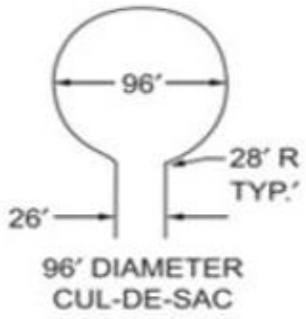
1. Service Drives in Setback Areas. Service drives shall be allowed to cross over and/or through required setback areas when they provide linkage between a parking area and a street or alley or between parking areas or properties.

2. Service Drive Width Requirements. Service drives, or sections thereof, lacking parking spaces to either side shall be at least 12 feet wide when designed to move traffic in a one-way direction and at least 20 feet wide when designed to move traffic in two ways. Where such service drives abut one or more parking stalls, the service drive shall instead be sized the same as the required back up area of the adjoining stall(s) as per Table 17.55.120(a). For example, a service drive being accessed by parking spaces oriented 90 degrees to the drive shall not be but 20 feet wide; rather, it shall be at least 24 feet wide at the point(s) where the parking stalls abut (i.e., connect into) the drive.

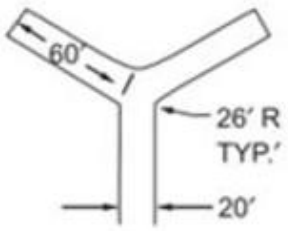
3. Services Drives Exceeding 150 Feet. Service drives exceeding 150 feet in length shall have a fire department turnaround at the 150-foot mark. The configuration of the turnaround shall match one of the four diagrams below (unless approved otherwise by the Fire Department), shall be configured to support 75,000 pounds GVW, shall not exceed 10 percent in grade, and, shall be surfaced per fire department requirements unless superseded by the city.

4. Service drives functioning as fire service lanes (access roads) shall be signed with 18-inch high, 12-inch wide “No Parking -- Fire Lane” signs.

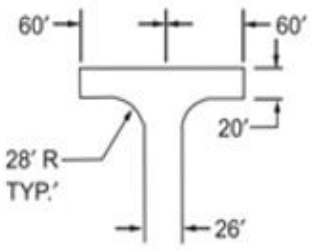
Fire Turnaround Illustrations:



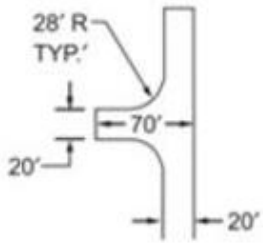
96′ DIAMETER
CUL-DE-SAC



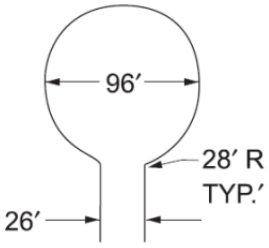
60-FOOT "Y"



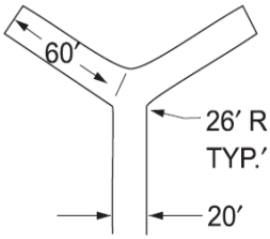
120′ HAMMERHEAD



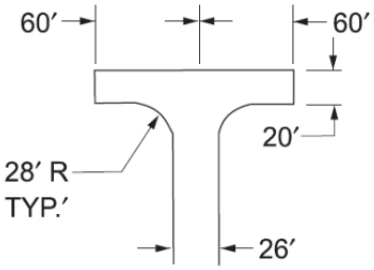
ACCEPTABLE ALTERNATIVE
TO 120′ HAMMERHEAD



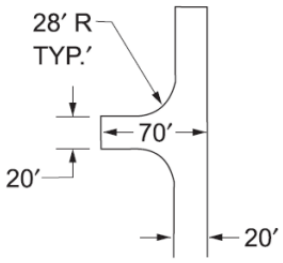
96′ DIAMETER
CUL-DE-SAC



60-FOOT "Y"



120′ HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120′ HAMMERHEAD

17.60.070 Planting standards.

The planting standards are the minimum size of landscaping that the city will accept towards meeting the landscaping required in this chapter. The planning commission and city councilland use authority shall use the planting standards in evaluation of any landscaping plan. The following are planting standards for required landscaping that shall be followed for all new development:

A. Trees. Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height. The applicant may elect to use either deciduous or evergreen trees to meet this requirement.

B. Ornamental Trees. All ornamental trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line.

C. Shrubs. All non-screening shrubs shall be a minimum of one-gallon containerized stock planted that will attain a height of at least two feet. Screening shrubs standards are in 17.60.110 EMMC.

D. Weed Barrier. Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment. Areas containing rock or wood mulch and little or no plant material shall also contain a weed barrier.

17.60.110 Required buffer widths and improvements.

Table 17.60.170(a), Required Buffer Widths and Improvements, defines the presumptive standards for minimum required buffer widths and improvements for adjacent land uses. Where the combination of land uses is not found in the table, the planning director shall make a recommendation to the planning commission. The planning commission shall then determine an appropriate buffering requirement. The planning commission may also approve alternative buffering requirements that may be more or less restrictive than the standards contained in the table when the planning commission determines that the alternative standard eliminates nuisance concerns. Required buffers may be crossed by driveways, utility lines, sidewalks, and trails. Permitted freestanding signs may be based in required buffers. Outdoor sales, displays, or storage shall not be permitted within a required buffer. The required buffer areas are required to be landscaped with live ground cover and/or other approved landscaping that meets the following requirements:

A. Trees. Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height. The applicant may elect to use either deciduous or evergreen trees to meet this requirement. Trees may not be spaced more than 40 feet apart.

B. Berming. Berms shall be at least three and one-half feet in height and shall not exceed a slope of 2.5:1, except where a retaining wall is used to support one side of the berm.

C. Headlight Screen. A headlight screen shall consist of a berm, fence, wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlights. Headlight screening may also be provided by buildings. Headlight screening shall address the impact to adjacent property and/or across any right-of-way and meet the following:

1. Use of evergreen plants may be required by the city to provide year-round screening.
2. Vegetation used to screen headlights from encroaching upon an adjacent or across a right-of-way residential use shall be a minimum of 3-gallon containerized stock at least 3.5 feet high at the time of planting as measured from the nearest on-site parking stall or drive aisle. Plants that screen non-residential uses or an adjacent right-of-way shall be at least 2 feet high at planting and will reach a mature height of at least 3.5 feet.
3. If a minimum height vegetation screen wall is required at the time of site plan approval to screen a residential use, the plantings shall be placed in such a way to create a solid barrier at the time of planting whether by a single row or offset rows.
4. A landscaped berm used as a screen shall be at least 3.5 feet high as measured from the nearest on-site parking stall or drive aisle.
5. Fences, walls, screens, and berms shall comply with clear vision area and applicable standards of the zone in which they are located.

Discussion summary points:

- Planner David Stroud explained the issues with current landscape screening requirements and the proposed changes to ensure immediate screening of headlights.
- Commissioner Hess suggested revising the language to require a minimum three-foot-tall, continuous vegetative barrier to screen headlights.
- The Commissioners discussed the importance of evergreen plants and the need for clear, enforceable language in the ordinance.

Commissioner Hess opened the public hearing at 7:23 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of Item 6.D.,* EMMC 17.55 and 17.60, *Landscape and buffering text Code Amendment, with the language under 17. 60.110C be revised or amended as such:***
Provide perennial and evergreen plant material, including trees, shrubs, ornamental grasses or perennials, in a configuration at the time of planting that will provide a minimum 3.5-foot tall, continuous vegetative barrier to screen headlights.
. Commissioner Allen seconded the motion.

Jason Allen	**Yes**
Bryan Free	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Mandy Lane	**Yes**
Chad DeCoursey	**Not Voting - Alternate**

The motion passed with a unanimous vote.

6.E. Flagship Master Development Agreement

Presentation Summary Points: The City is proposing to enter into a Development Agreement with BCP Development LLC dba Flagship Homes regarding a portion of the Harmony development. Eagle Mountain Municipal Code requires builders to install privacy fencing along the rear lot lines of homes abutting arterial and collector roads prior to the construction of any homes along those roads. The City would allow Flagship to bond for the fencing and begin construction of the fence within nine (9) months of the effective date of the agreement.

Applicant's statements summary: Cameron Spencer with Flagship Homes explained the reason why the fencing needs to go in after the road is complete.

Discussion summary points:

- City Attorney Marcus Draper explained the Development Agreement with Flagship Homes, allowing them to bond for fencing installation at a later date.
- Commissioner Strong and Marcus Draper discussed the bonding process and the developer's dispute over fencing type.
- Brandon Larsen and other Commissioners agree that delaying the fencing installation is beneficial.

Commissioner Hess opened the public hearing at 8:03 p.m. As there were no comments, he closed the hearing at 8:05 p.m.

MOTION: ***Commissioner Strong moved to recommend approval to the City Council of Item 6.E., Flagship Development Agreement. Commissioner Lane seconded the motion.***

Jason Allen	**Yes**

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	PRELIMINARY PLAT - Spring Run Plaza
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	To be determined
APPLICANT:	Steven Allred, Owner Jason Thompson, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community	27.35 Acres

PUBLIC HEARING
No

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council approve the Spring Run Plaza Preliminary Plat with the following conditions:

1. The Spring Run Plaza Master Development Agreement is approved and executed.

BACKGROUND:
The Applicants for the Spring Run Plaza are proposing a Preliminary Plat for a 27.35-acre parcel located on the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. The first phase of the project (8.15 acres) would be subdivided into six lots. The current proposal would leave lots 7 and 8 undeveloped with the understanding that when they are ready for development, the master development documents would be amended.

Road A will be classified as a minor arterial (122' right-of-way), though only a portion of it will be constructed with Phase 1. It is anticipated that Road A will be widened as needed, either due to further development of the property or the ability to create a connection elsewhere.

ITEMS FOR CONSIDERATION:
The City Council shall take action on the proposed development application if the proposed development:

- Complies with all applicable development requirements and utility standards for the site;
  - Landscaping **(Yes)**
  - Access and circulation **(Yes)**
  - Right-of-way cross sections and dedications **(Yes)**

    - Phasing **(Yes)**
    - Traffic impact **(Yes)**
- Is in the public interest; **(Yes)**
- Is fully consistent with any applicable master development plan and development agreement previously approved by the city; and **(to be determined)**
- Is complete in all respects **(Yes)**
- Is compatible with Camp Williams **(Yes)**

PLANNING COMMISSION ACTION/RECOMMENDATION:

At their April 28, 2026, meeting, the Planning Commission forwarded a positive recommendation (5-0) to the City Council with the following conditions:

1. The Spring Run Plaza Master Development Agreement is approved and executed;
2. The City consider extending the right turn lane from Road A onto Spring Run Parkway back to the first private road.

ATTACHMENTS:

1. Preliminary Plat
2. UDVMA Letter of Determination
3. Presentation

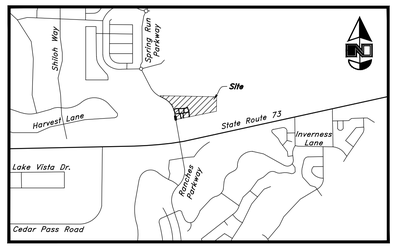
24-120 Plat

Spring Run Plaza Subdivision

A part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah

2026

Owner / Developer
ACD
6400 S Fiddlers Green Circle,
Suite 182
Greenwood Village, CO
80111



Vicinity Map
Not to Scale

Narrative

This Subdivision Plat was requested by ACD to create 8 Lots in the Commercial Regional Zone.

This Plat retraces and honors multiple filed documents including: Spring Run Parkway, by that Dedication recorded July 20, 2015, as Entry No. 64938:2015, Map Filing No. 14685, Arm 159, of Official Records, Less and Excepting that property conveyed to Eagle Mountain City, in Quit Claim Deed recorded April 16, 2024, as Entry No. 24351:2024, properly conveyed in that Special Warranty Deed to Utah Department of Transportation, recorded October 9, 2015, as Entry No. 92628:2015, of Official Records. Spring Run Phase D Plat 4 Recorded February 3, 2022 as Entry No. 15699 of Official Records, and Warranty Deed recorded December 06, 2016 as Entry No. 122571 of Official Records.

Brass Cap Monuments were found at the Northwest Corner, the Southwest Corner and the East Quarter Corner of Section 17 and the fieldwork was collected on the NAD83 Utah Central Zone State Plane Datum, which verifies the official underlying UCS Dependent Resurvey Section Control data dated May 13, 2010. The underlying 2022 Galloway Survey calls from the West Quarter Corner of said Section 17, but the Monument was not in place and UCS published monument locations were honored to determine the correct position.

Spring Run Parkway was reconciled to the UCS Section Control utilizing the mile long Quarter Section bearing shown on the dedication plat to align the roadway to the UCS base and fits the local road improvements well.

The 2015 UDOT Highway Plans were honored for the Highway Right-of-way and control as it is already on the UCS basis.

Plat Calculations

Total Acreage	27.326 acres
Total Acreage in Lots	24.220 acres
Total Acreage in ROW	3.106 acres
Total Open Space	0.000 acres
Total Improved Open Space	0.000 acres
Average Lot Size	3.026 acres
Largest Lot Size	11.828 acres
Smallest Lot Size	0.674 acre
Total Number of Lots	8

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 effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law

Approved this_____day of_____, 20____.

Rocky Mountain Power Company

By-_____.

Title-_____.

Enbridge Gas Utah

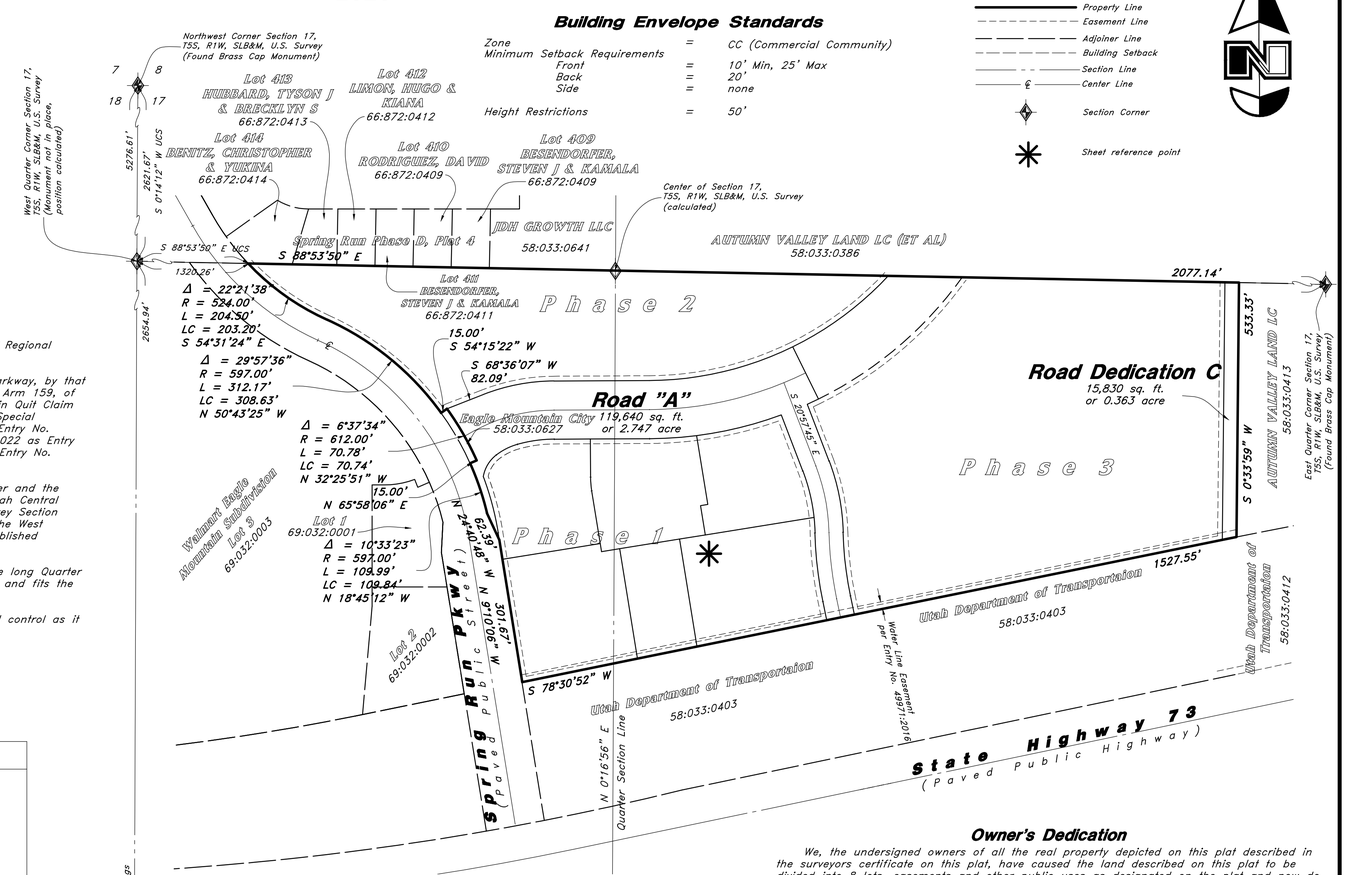
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS_____ DAY OF_____, 20____.

BY- _____.

TITLE- _____.



Building Envelope Standards

Zone	=	CC (Commercial Community)
Minimum Setback Requirements		
Front	=	10' Min, 25' Max
Back	=	20'
Side	=	none
Height Restrictions	=	50'

Scale: 1" = 150'
300' 0 150' 300'

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Building Setback
- Section Line
- ℄ Center Line
- Section Corner
- Sheet reference point

Acceptance by Legislative Body

The City Council of Eagle Mountain City, County of Utah, Approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this____ day of _____, 20____.

Approved by Mayor

Approved by City Attorney

Approved by City Engineer (See Seal Below)

Attest by City Recorder (See Seal Below)

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 8 lots, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this_____, day of _____, A.D. 20____.

RCA 65, LLC

by:
Its:

Acknowledgment

State of }
County of } ss

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____of RCA 65, LLC and that the foregoing instrument was duly authorized by the limited partnership at a lawful meeting or by authority of its bylaws and signed in behalf of said limited partnership.

Residing at:_____
Commission Expires:_____

Print Name

A Notary Public

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.

Comcast Representative

Date

Direct Communications

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

Direct Communications

Date

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Land Surveyor in the State of Utah and that I hold License No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Utah Record of Survey No. 26-009, being the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Walmart Eagle Mountain Subdivision.

Record Descriptions

Beginning at a point which is South 88°53'50" East 1320.09 feet along the Mid-Section line from the West quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°53'50" East 1362.63 feet along said Mid-Section line to the center of Section; thence South 88°53'50" East 1307.01 feet along said Mid-Section line; thence South 00°33'59" West 821.88 feet to the North right of way line of Highway 73; thence South
78°12'35" West 1184.28 feet along said North line; thence with a curve turning to the right with an arc length of 1516.13 feet, with a radius of 6191.82 feet, with a chord bearing of South 83°12'22" West, with a chord length of 1512.35 feet to the East boundary line of Meadow Ranch Subdivision, Plat 1; thence North 1293.95 feet along said East line to the point of beginning.

Less and Excepting Spring Run Parkway, by that Dedication recorded July 20, 2015, as Entry No. 64938:2015, Map Filing No. 14685, Arm 159, of Official Records.

Also less and excepting from above, all land lying West of said Spring Run Parkway. Also less and excepting that property conveyed in that Special Warranty Deed to Utah Department of Transportation, recorded October 9, 2015, as Entry No. 92628:2015, of Official Records, described as follows:

A parcel of land in fee for Corridor Preservation, known as UDOT Project S-0073(29)0, being part of entire tract of property, situate in the NE1/4 SW1/4 and NW1/4 SE1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the existing Northerly right of way line of SR-73 of UDOT Project S-0073(20)33 at the Southwest corner of said entire tract which point is 1320.00 feet South 88°53'47" East along the section line and 1295.08 feet South 0°36'41" West from the West quarter corner of said Section 17 (Note: said point is also the Southeast corner of Meadow Ranch Plat 1, recorded May 27, 1998, as Entry No. 52732 Map Filing No. 7551 in the office of the Utah County Recorder); and running thence North 0°36'41" East 238.76 feet (Deed=North) along the East boundary line of said Meadow Ranch Plat 1 to a point designated as Point "A" which point is 312.41 feet perpendicularly distant Northerly from the control line of State Route 73 of said Project No. S-0073(20)33 at Engineer Station 113+17.37; thence North 86°54'12" East 131.10 feet; thence Easterly 28.40 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 86°44'02" East for a distance of 28.40 feet) to a point designated as Point "B" which point is 318.83 feet radially distant Northerly from said control line at Engineer Station 114+78.95; thence continuing Easterly 66.00 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 86°10'14" East for a distance of 66.00 feet) to a point designated as Point "C" which point is 321.52 feet radially distant Northerly from the said control line at Engineer Station 115+48.54; thence continuing Easterly 608.40 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 82°08'44" East for a distance of 607.99 feet) to a point of tangency which is 353.58 feet radially distant Northerly from said control line at Engineer Station 121+91.49; thence North 78°30'52" East 216.69 feet to a point designated as Point "D" which point is 363.25 feet radially distant Northerly from said control line at Engineer Station 124+21.47; thence continuing North 78°30'52" East 160.00 feet to a point designated as Point "E" which point is 365.15 feet radially distant Northerly from said control line at Engineer Station 125+91.60; thence continuing North 78°30'52" East 628.84 feet to a point designated as Point "F" which point is 362.10 feet perpendicularly distant
Northerly from said control line at Engineer Station 132+21.48; thence continuing North 78°30'52" East 66.00 feet to a point designated as Point "G" which point is 361.77 feet perpendicularly distant Northerly from said control line at Engineer Station 132+87.48; thence continuing North 78°30'52" East 781.01 feet to a point designated as Point "H" which point is 357.95 feet perpendicularly distant Northerly from said control line at Engineer Station 140+68.48; thence continuing North 78°30'52" East 33.00 feet to the Easterly boundary line of said entire tract as determined by Boundary Line Agreement recorded 30 July, 2014 as Entry No. 52400:2014 in the office of the Utah County Recorder at a point which is 357.79 feet perpendicularly distant Northerly from said control line at Engineer Station 141+01.48; thence South 0°33'59" West 287.48 feet along said Easterly boundary line to said northerly right of way line; thence along said Northerly right of way line the following three (3) courses and distances: (1) South 78°12'02" West 1476.65 feet; thence (2) Westerly 1085.62 feet along the arc of a 5654.70-foot radius tangent curve to the right (Note: Chord to said curve bears South 83°42'02" West for a distance of 1083.96 feet); thence (3) South 89°14'01" West 152.04 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Less and Excepting that property conveyed to Eagle Mountain City, in Quit Claim Deed recorded April 16, 2024, as Entry No. 24351:2024, described as follows:

The following property, being a part of the Southwest quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah:Beginning at a point on the Northeasterly line of Spring Run Parkway as it exists at a 47.00 foot half-width; located 3035.55 feet North 88°53'50" West along the Quarter Section Line; and 305.47 feet South 1°06'10" West from a Brass Cap Monument found marking the East Quarter Corner of said Section 17; and running thence North 54°15'22" East 15.00 feet along a radial line to a point on a curve; thence Southeasterly along the arc of a 612.00 foot
radius curve to the right a distance of 125.10 feet (Center bears South 54°15'22" West, Central Angle equals 11°42'44" and Long Chord bears South 29°53'16" East 124.88 feet); thence South 65°58'06" West 15.00 feet along a radial line to a point on a curve on said Northeasterly line of Spring Run Parkway; thence Northwesterly along the arc of a 597.00 foot radius curve to the left a distance of 122.04 feet (Center bears South 65°58'06" West, Central Angle equals 11°42'44" and Long Chord bears North 29°53'16" West 121.82 feet) along said Northeasterly line to the point of Beginning

Date:_____

Bruce D. Pimper
Utah PLS No. 362256

Spring Run Plaza Subdivision

A part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH			

PRELIMINARY

Spring Run Plaza Subdivision

A part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah

2026

24-120 Plat

Legend

- Property Line
- Fence Line
- Adjoiner Line
- Section Line
- Center Line
- Section Corner
- Sheet reference point
- Contour

Scale: 1" = 50'

50' 0 50' 100'

Northwest Corner Section 17, T5S, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument) Benchmark = 4950.571

7 8 18 17

S 0°14'12" W UCS 5276.61'

2621.67'

2634.94'

West Quarter Corner Section 17, T5S, R1W, SLB&M, U.S. Survey (Not in Place - Location Calculated from UCS)

S 88°53'50" E 1912.61'

S 88°53'50" E

Spring Run Phase D, Plat 4

Lot 414 BENTZ, CHRISTOPHER & YUKINA 66:872:0414

Lot 413 HUBBARD, TYSON J & BRECKLYN S 66:872:0413

Lot 412 LIXON, HUGO & KIANA 66:872:0412

Lot 410 RODRIGUEZ, DAVID 66:872:0409

Lot 409 ESKELSON, STEVEN J & KAMALA 66:872:0409

JDH GROWTH LLC 58:033:0641

AUTUMN VALLEY LAND LC (ET AL) 58:033:0386

Quarter Section Line

5030 1342.04'

5020 5010 5000 4992 4990 4982 4980 4978

Phase 2

Lot 7
242,679 sq. ft.
or 5.571 acre

Δ = 22°21'38"
R = 524.00'
L = 204.50'
LC = 203.20'
S 54°31'24" E

15.00'
S 54°15'22" W

10.0' P.U.E.

62.0'

S 68°36'07" W
82.09'

Δ = 29°57'36"
R = 597.00'
L = 312.17'
LC = 308.63'
N 50°43'25" W

C12 C13

Δ = 25°54'09"
R = 750.00'
L = 339.06'
LC = 336.18'
N 76°46'03" E

Road "A"
119,640 sq. ft.
or 2.747 acre

200.00'
S 89°43'07" W

Δ = 28°19'30"
R = 350.00'
L = 173.03'
LC = 171.27'
S 75°33'22" W

61.0'

25.18'
S 61°23'37" W

C18

Δ = 6°37'34"
R = 612.00'
L = 70.78'
LC = 70.74'
N 32°25'51" W

N 89°43'07" E 200.01'

C1 C2 C3 C4 C5 C6

75.79' 124.22'

80.06'

S 0°16'53" E

C13

146.15'

S 9°10'06" E 94.06'

4962

Lot 6
48,574 sq. ft.
or 1.115 acres

Lot 1
50,565 sq. ft.
or 1.161 acres

15.31'
S 80°49'54" W

4960

129.20'

11.87'

S 9°10'06" E

S 9°10'06" E 98.28'

15.00'
N 65°58'06" E

Walmart Eagle Mountain Subdivision Lot 3

Lot 1

62.39'
N 24°40'48" W

15.29'
N 9°10'09" W

40.92'

207.56'

N 80°49'54" E

17.33'

38.71'

220.35'

S 80°49'54" W 127.09'

N 80°49'54" E

Δ = 10°33'23"
R = 597.00'
L = 109.99'
LC = 109.84'
N 18°45'12" W

Spring Run Parkway (Public Street)

Phase 1
Contains:
416,577 sq. ft.
or 9.563 acre

233.44'

228.29'

4952 4950

Lot 4
29,341 sq. ft.
or 0.674 acre

Lot 5
62,314 sq. ft.
or 1.431 acres

260.72'

N 9°10'06" W 301.67'

S 9°10'06" E

10.0' P.U.E.

S 78°30'52" W

Water Line Easement per Entry No. 49971:2016

S 78°30'52" W

58.7' P.U.E.

Lot 2

UTAH DEPARTMENT OF TRANSPORTATION 58:033:0403

S 0°13'32" W NAD83 Basis of Bearings

N 0°12'52" E UCS

18 17 19 20

Southwest Corner Section 17, T5S, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

Curve Table

Curve	Delta	Radius	Length	Chord Data		
C1	42°45'17"	75.27'	54.68'	S 30°59'11" W	53.42'
C2	21°51'55"	130.00'	49.61'	S 63°17'47" W	49.31'
C3	15°29'18"	289.00'	78.12'	S 81°58'24" W	77.89'
C4	19°54'14"	811.00'	281.73'	N 79°46'00" E	280.32'
C5	6°58'59"	811.00'	98.84'	N 86°13'38" E	98.78'
C6	12°55'15"	811.00'	182.89'	N 76°16'31" E	182.50'
C7	14°46'34"	389.00'	100.32'	N 13°34'28" W	100.04'
C8	4°48'27"	389.00'	32.64'	N 3°46'58" W	32.63'
C9	19°35'00"	389.00'	132.96'	N 11°10'14" W	132.31'
C10	10°23'13"	800.00'	145.03'	S 6°34'21" E	144.83'
C11	11°23'40"	612.00'	121.71'	N 14°51'56" W	121.51'
C12	21°07'00"	411.00'	151.48'	S 79°09'37" W	150.62'
C13	25°54'09"	689.00'	311.48'	N 76°46'03" E	308.84'
C13	8°53'14"	185.00'	28.70'	S 4°43'29" E	28.67'
C14	1°49'41"	811.00'	25.88'	N 64°43'49" E	25.88'
C15	19°35'00"	448.00'	153.12'	N 11°10'14" W	152.38'
C16	10°23'13"	741.00'	134.33'	S 6°34'21" E	134.15'
C17	20°51'29"	689.00'	250.83'	N 53°23'14" E	249.44'
C18	6°37'34"	612.00'	70.78'	N 32°25'51" W	70.74'
C19	5°05'10"	612.00'	54.33'	N 26°34'29" W	54.31'
C20	22°05'40"	750.00'	289.22'	N 78°40'17" E	287.43'
C21	3°48'28"	750.00'	49.84'	N 65°43'13" E	49.84'

PRELIMINARY

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

24-120 Plat

Spring Run Plaza Subdivision

A part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah

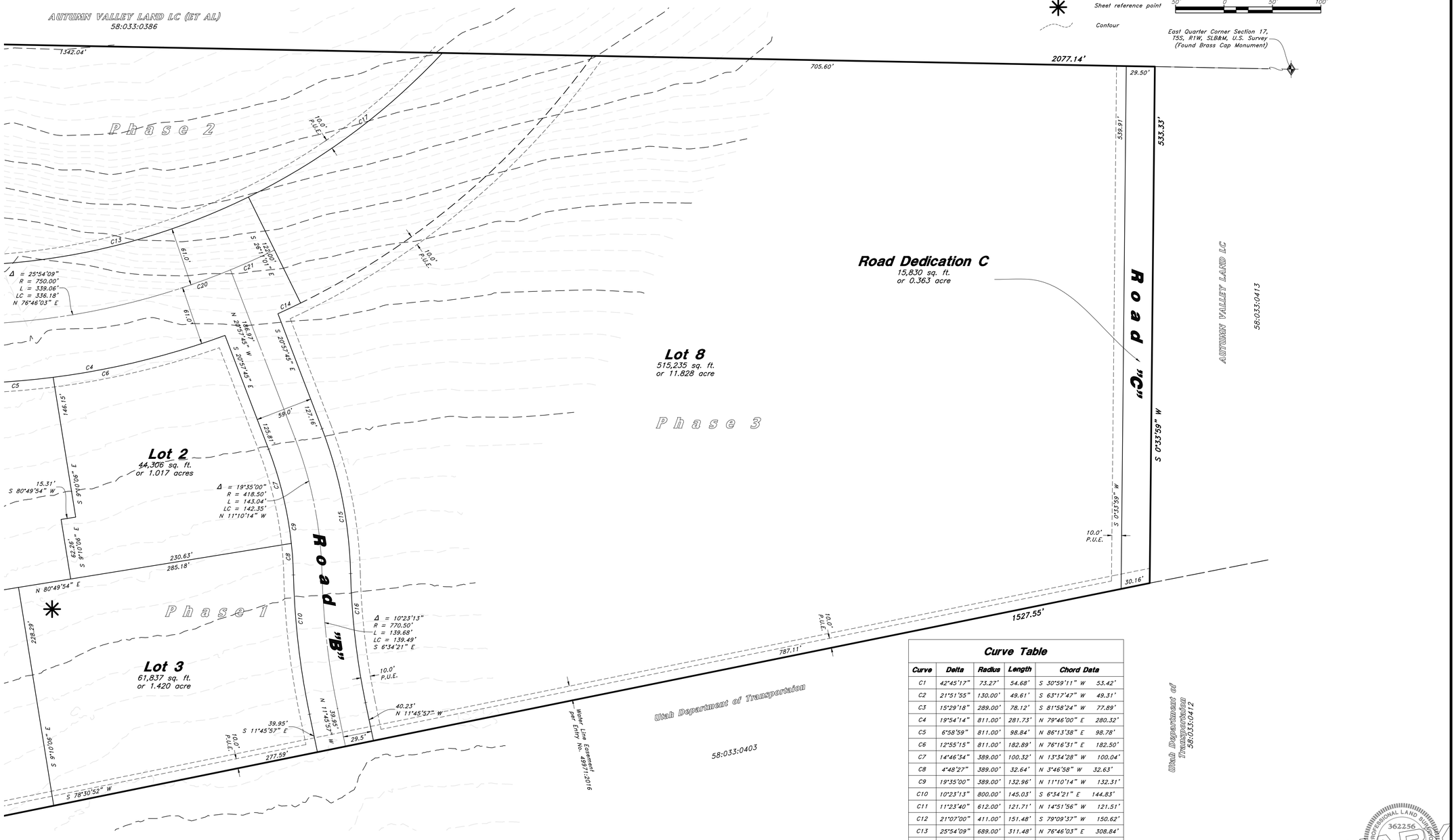
2026

Legend

- Property Line
- Fence Line
- Adjoiner Line
- Section Line
- Center Line
- Future Right-of-Way Line
- Section Corner
- Sheet reference point
- Contour

Scale: 1" = 50'

50' 0 50' 100'

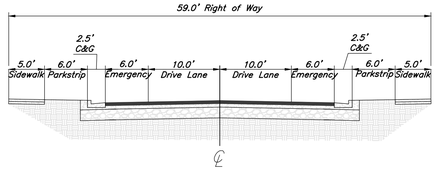


Curve Table

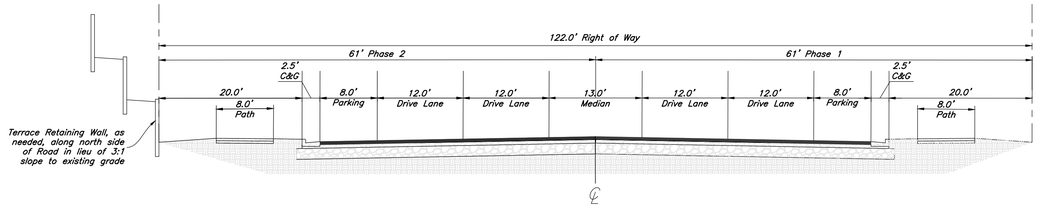
Curve	Delta	Radius	Length	Chord Data
C1	42°45'17"	73.27'	54.68'	S 30°59'11" W 53.42'
C2	21°51'55"	130.00'	49.61'	S 63°17'47" W 49.31'
C3	15°29'18"	289.00'	78.12'	S 81°58'24" W 77.89'
C4	19°54'14"	811.00'	281.73'	N 79°46'00" E 280.32'
C5	6°58'59"	811.00'	98.84'	N 86°13'38" E 98.78'
C6	12°55'15"	811.00'	182.89'	N 76°16'31" E 182.50'
C7	14°46'34"	389.00'	100.32'	N 13°34'28" W 100.04'
C8	4°48'27"	389.00'	32.64'	N 3°46'58" W 32.63'
C9	19°35'00"	389.00'	132.96'	N 11°10'14" W 132.31'
C10	10°23'13"	800.00'	145.03'	S 6°34'21" E 144.83'
C11	11°23'40"	612.00'	121.71'	N 14°51'56" W 121.51'
C12	21°07'00"	411.00'	151.48'	S 79°09'37" W 150.62'
C13	25°54'09"	689.00'	311.48'	N 76°46'03" E 308.84'
C13	8°53'14"	185.00'	28.70'	S 4°43'29" E 28.67'
C14	1°49'41"	811.00'	25.88'	N 64°43'49" E 25.88'
C15	19°35'00"	448.00'	153.12'	N 11°10'14" W 152.38'
C16	10°23'13"	741.00'	134.33'	S 6°34'21" E 134.15'
C17	20°51'29"	689.00'	250.83'	N 53°23'14" E 249.44'
C18	6°37'34"	612.00'	70.78'	N 32°25'51" W 70.74'
C19	5°05'10"	612.00'	54.33'	N 26°34'29" W 54.31'
C20	22°05'40"	750.00'	289.22'	N 78°40'17" E 287.43'
C21	3°48'28"	750.00'	49.84'	N 65°43'13" E 49.84'

PROFESSIONAL LAND SURVEYOR 362256 BRUCE R. PIPER STATE OF UTAH

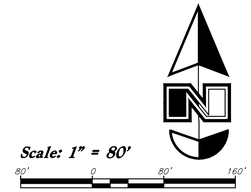
PRELIMINARY

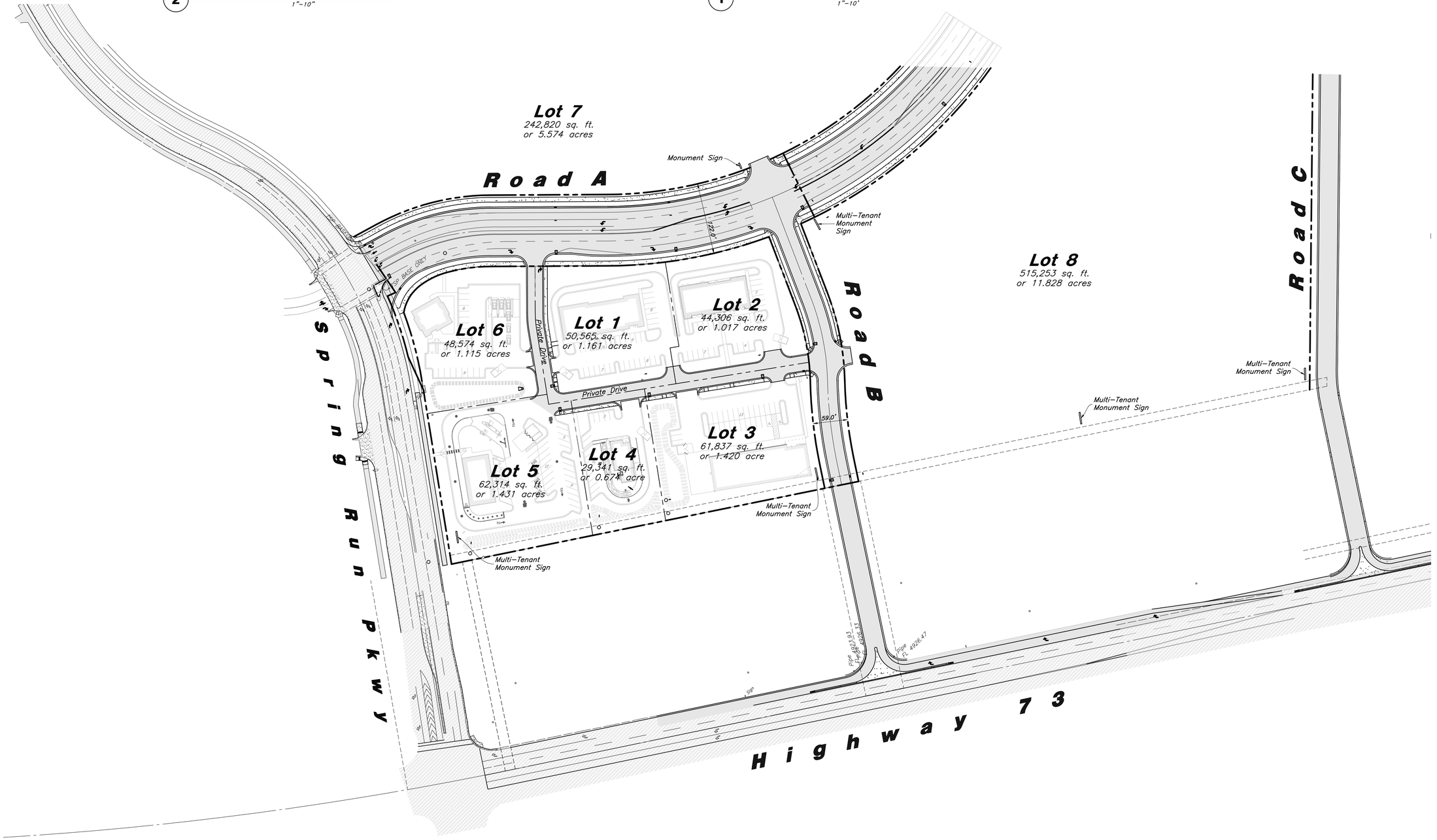


2 Local 59' ROW
1"=10"



1 Minor Arterial - 122' ROW
1"=10'





REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ACD

24-120 SP Prelim

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Site Plan

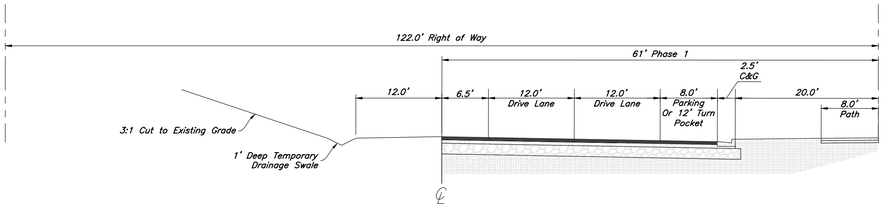
Spring Run Plaza - Preliminary

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

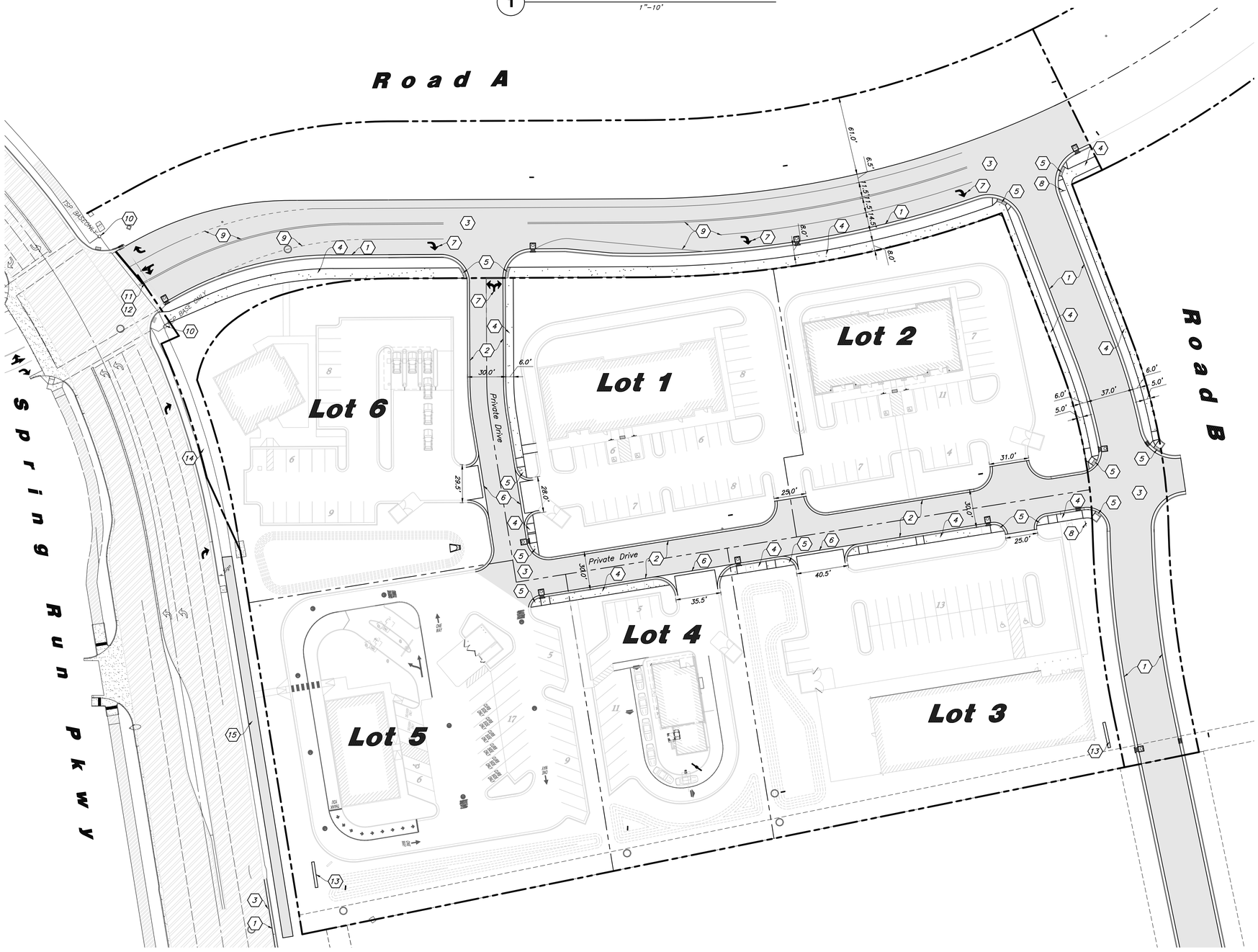
PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
02/10/2026
STATE OF UTAH

10 Feb, 2026

SHEET NO.
C1.0



1 **Minor Arterial - 122' ROW**
1"=10'



Scale: 1" = 40'
40' 0 40' 80'

Site Construction Notes

1. Const. 30" City Std. Curb & Gutter
2. Const. 24" Curb and Gutter
3. Const. Asphalt Paving
4. Const. Concrete Sidewalk
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
6. Const. 36" Waterwoy
7. Const. Directional Arrows per MUTCD
8. Const. Stop Sign per MUTCD R1-1
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Existing Traffic Signal
11. Conn. & Match Existing Improvements
12. Sawcut; Provide a smooth Clean Edge
13. Multi-Tenant Monument Sign
14. Existing Asphalt Trail
15. Const. Asphalt Trail

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ACD
24-120 SP Prelim

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan - Phase 1

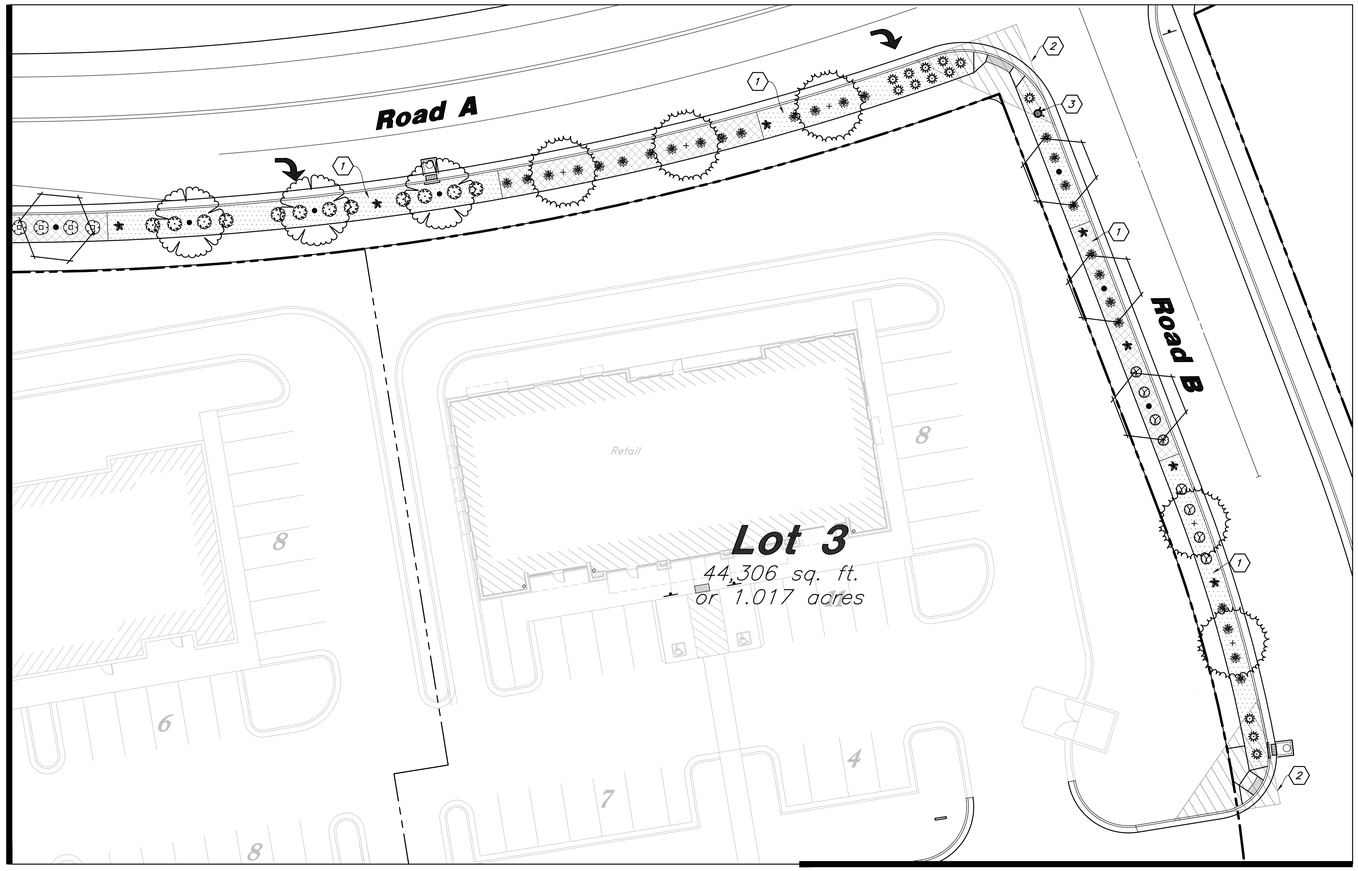
Spring Run Plaza - Preliminary

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
02/10/2026
STATE OF UTAH

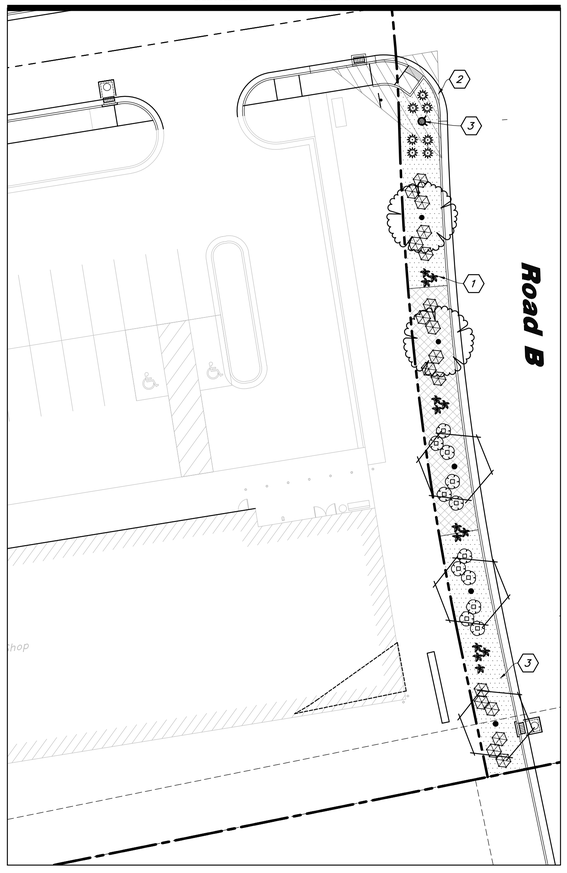
10 Feb, 2026

SHEET NO.
C1.1



Matchline B - See Sheet L1.1

Matchline C - See This Sheet



Matchline C - See This Sheet

Scale: 1" = 20'

20' 0 20' 40'

Landscape Maintenance:

1. The Commercial Property Management Company will Install and Maintain all Landscaping/Irrigation Adjacent to Spring Run Parkway, Road A & Road B.

1. All Public Landscaping Shall be Installed Prior to Plat Recordation or an Assurance Posted (State Law).
2. A Surety Shall be Posted at Plat Recordation to Delay Landscape Installation. An Irrigation Plan Shall be Provided for Each Site Plan at Time of Review.

Landscape Notes:

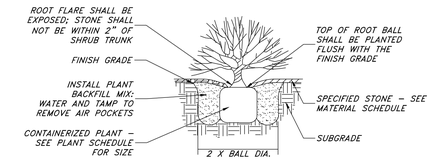
1. See Sheet L1.2 for General Landscape Notes and Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used for Irrigation.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
4. Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
5. See Landscape Notes for Details regarding Landscape Maintenance Period.
6. Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.

Landscape Keynotes

1. Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
2. Clear Vision Triangle – No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')
3. New Fire Hydrant – See Civil Utility Plan for More Detail

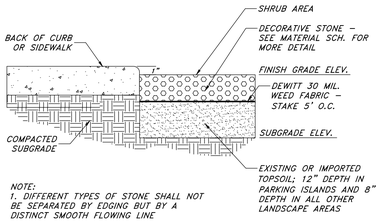
General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing/imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
18. Provide an eight (8) inch depth of imported topsoil in all park strips.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap, cages, and plastic cut and removed from the root ball.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. Provide a tree ring of wood mulch around base of trees and extend to drip line. See material schedule for mulch details.
23. All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. It is the contractors responsibility to remove tree staking after one year.
24. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.



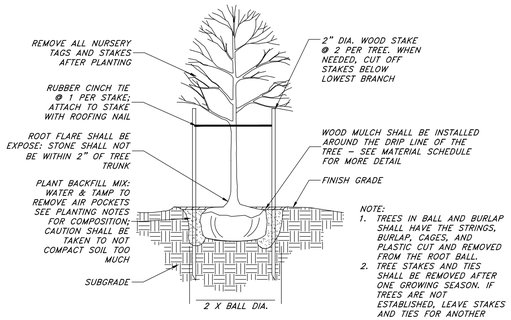
NOTE:
1. SEE GENERAL LANDSCAPE NOTES FOR PLANT BACKFILL MIX COMPOSITION.
2. REMOVE ALL NURSERY TAGS AND STAKES AFTER PLANTING.

1 SHRUB PLANTING



NOTE:
1. DIFFERENT TYPES OF STONE SHALL NOT BE SEPARATED BY EDGING BUT BY A DISTINCT SMOOTH FLOWING LINE

3 LANDSCAPE PREPARATION



NOTE:
1. TREES IN BALL AND BURLAP SHALL HAVE THE STRINGS, BURLAP, CAGES, AND PLASTIC CUT AND REMOVED FROM THE ROOT BALL.
2. TREE STAKES AND TIES SHALL BE REMOVED AFTER ONE GROWING SEASON. IF TREES ARE NOT ESTABLISHED, LEAVE STAKES AND TIES FOR ANOTHER GROWING SEASON.

2 DECIDUOUS TREE PLANTING

Know what's below. Call before you dig.

RCV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ACD
24-120 LS Prelim

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Landscape ROW Plan - Phase 1

Spring Run Plaza - Phase 1

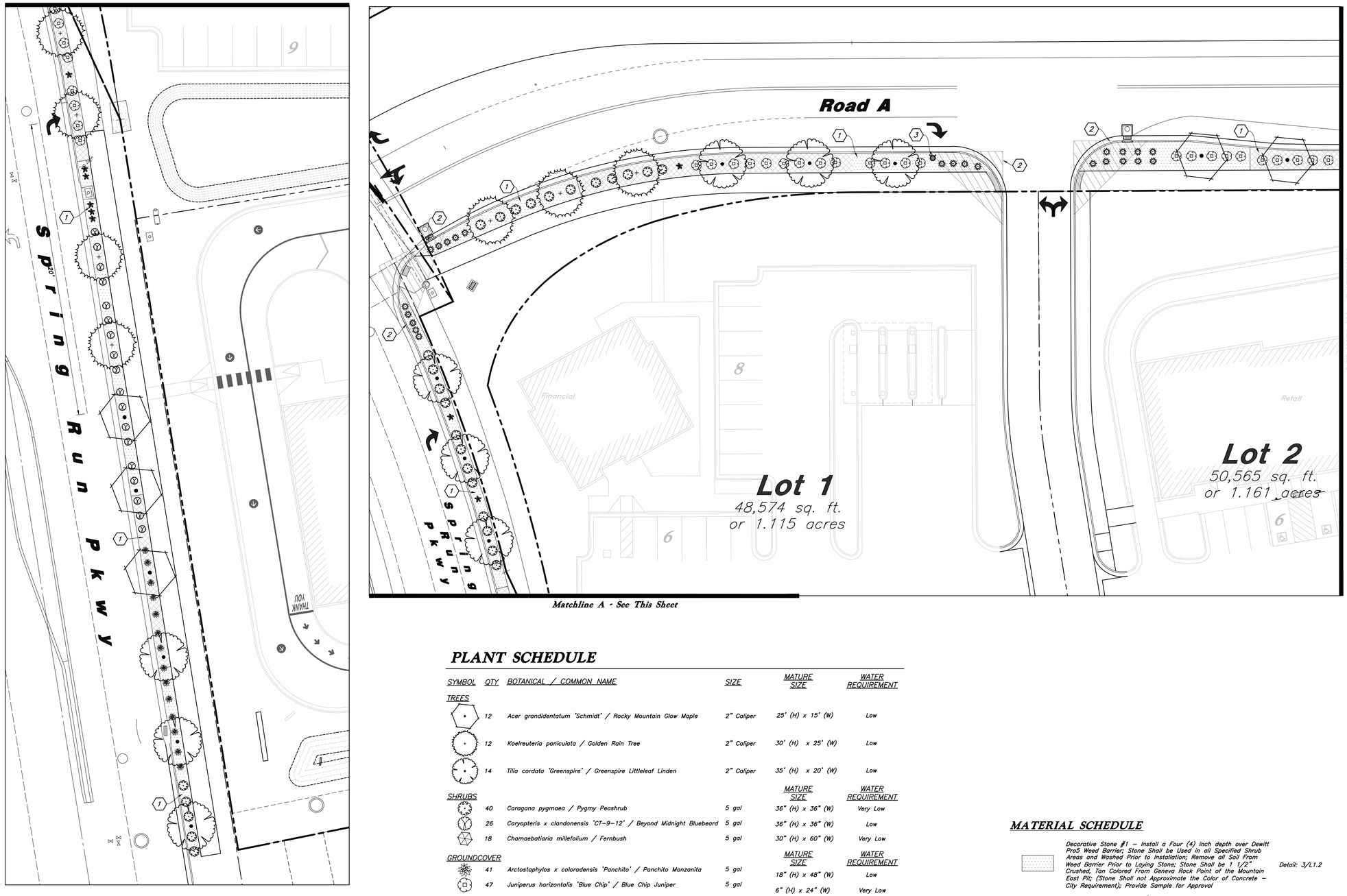
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Jared R. Manscill
No. 7740428-5301
Licensed Landscape Architect
02/10/2026

09 Feb, 2026

SHEET NO.
L1.2

W:\24-120 Eagle Mountain East Retail\dwgs\02_Prelim\24-120 LS Prelim.dwg, 2/10/2026 9:32:15 AM, 1:1



Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Park Strip Landscape Area Provided = 10,502 s.f.
Lawn Area = 0 s.f. (0%)
Xeriscaping = 10,502 s.f. (100%)
Spring Run Pkwy Frontage = 482 l.f.
*Spring Run Pkwy Trees Req. = 13 Trees (13 Provided) **

Road A Frontage = 625 l.f.
*Road A Trees Req. = 20 Trees (20 Provided) ***

Road B Frontage = 392 l.f.
*Road B Trees Req. = 10 Trees (10 Provided) ***

50% of Landscape Area Shall be Live Vegetation
*Drought Tolerant Plant Material = 282/282 (100%) ****

* Small Class I Trees Selected From the Eagle Mtn. Street Tree Guide*

** Small and Large Class Trees Selected From the Eagle Mtn. Street Tree Guide*

*** All Plant Material has been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List.*

Landscape Maintenance:

1. The Commercial Property Management Company will Install and Maintain all Landscaping/Irrigation Adjacent to Spring Run Parkway, Road A & Road B.

1. All Public Landscaping Shall be Installed Prior to Plat Recordation or an Assurance Posted (State Law).
2. A Surety Shall be Posted at Plat Recordation to Delay Landscape Installation. An Irrigation Plan Shall be Provided for Each Site Plan at Time of Review.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER REQUIREMENT
TREES					
	12	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Caliper	25' (H) x 15' (W)	Low
	12	Koelreuteria paniculata / Golden Rain Tree	2" Caliper	30' (H) x 25' (W)	Low
	14	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2" Caliper	35' (H) x 20' (W)	Low
SHRUBS				MATURE SIZE	WATER REQUIREMENT
	40	Caragana pygmaea / Pygmy Peashrub	5 gal	36" (H) x 36" (W)	Very Low
	26	Caryopteris x clandonensis 'CT-9-12' / Beyond Midnight Bluebeard	5 gal	36" (H) x 36" (W)	Low
	18	Chamaebatiaria millefolium / Fernbush	5 gal	30" (H) x 60" (W)	Very Low
GROUNDCOVER				MATURE SIZE	WATER REQUIREMENT
	41	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal	18" (H) x 48" (W)	Low
	47	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	6" (H) x 24" (W)	Very Low
ORNAMENTAL GRASSES				MATURE SIZE	WATER REQUIREMENT
	43	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal	24" (H) x 24" (W)	Low
	29	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	48" (H) x 24" (W)	Low

All Plant Material Has Been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List and the Eagle Mountain Recommended Plant List

MATERIAL SCHEDULE

	Decorative Stone #1 – Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be 1 1/2" Crushed, Tan Colored From Geneva Rock Point of the Mountain East Pit; (Stone Shall not Approximate the Color of Concrete – City Requirement); Provide Sample for Approval	Detail: 3/L1.2
	Decorative Cobble Stone #2 – Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Angular, 4" in Diameter, Dark Gray with Hints of Tan Colored From Staker Parsons Eagle Mountain Pit; (Stone Shall not Approximate the Color of Concrete – City Requirement); Provide Sample for Approval	Detail: 3/L1.2
None	Decorative Shredded Bark Mulch – Install a Tree Ring Around the Base of Trees in Park Strip and Extend to Tree Drip Line; Mulch Shall be Brown in Color, Decorative, and 1–1 1/2 Inch in Diameter From a Local Source; Install at a Four (4) Inch Depth; Provide a Define Straight Line Between Stone and Wood Mulch	None

Landscape Notes:

1. See Sheet L1.2 for General Landscape Notes and Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used for Irrigation.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
4. Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
5. See Landscape Notes for Details regarding Landscape Maintenance Period.
6. Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.

Landscape Keynotes

1. Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
2. Clear Vision Triangle – No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')
3. New Fire Hydrant – See Civil Utility Plan for More Detail

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ACD
24-120 LS Prelim

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Landscape ROW Plan - Phase I

Spring Run Plaza - Phase 1

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
02/10/2026

09 Feb, 2026

SHEET NO.
L1.1

W:\24-120 Eagle Mountain East Retail\dwgs\02_Prelim\24-120 LS Prelim.dwg, 2/10/2026 9:31:35 AM, 1:1

State of Utah

Department of Veterans & Military Affairs

Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Gary R. Harter
Executive Director

Cory Pearson
Deputy Director, Veterans Affairs

Brian Garrett
Deputy Director, Military Affairs

Jeff Hanson
Deputy Director, Facilities

20 April 2026

Steven Lehmitz
Planning and Zoning Department
Eagle Mountain, Utah
slehmitz@eaglemountain.gov

Dear Steven,

The Utah Department of Veterans and Military Affairs (UDVMA) received your request on 16 April 2026 for determination on a parcel within 5000 feet of Camp Williams to ensure the land use is compatible with military operations pursuant to Title 10-9a-5-537. The Spring Run Plaza Development (case #2602) has been evaluated by our Installation Resiliency Program Manager. Due to the parcel's proximity to Camp Williams, it is situated in an area where military training occurs on a daily basis within a mile to the north. Please ensure the developer is aware of these activities and complies with laws and ordinances applicable to ensure compatibility. With concurrence from Camp Williams, the Spring Run Plaza Development is consistent with the Compatible Use Plan. This proposed land use **is compatible** with the military mission of Camp Williams.

We appreciate the city of Eagle Mountain's compliance with the statute and continued support for our military. Please feel free to contact me at gharter@utah.gov or Tyler B. Smith, Installation Resiliency Program Manager at tbsmith1@utah.gov with any questions.

Respectfully,

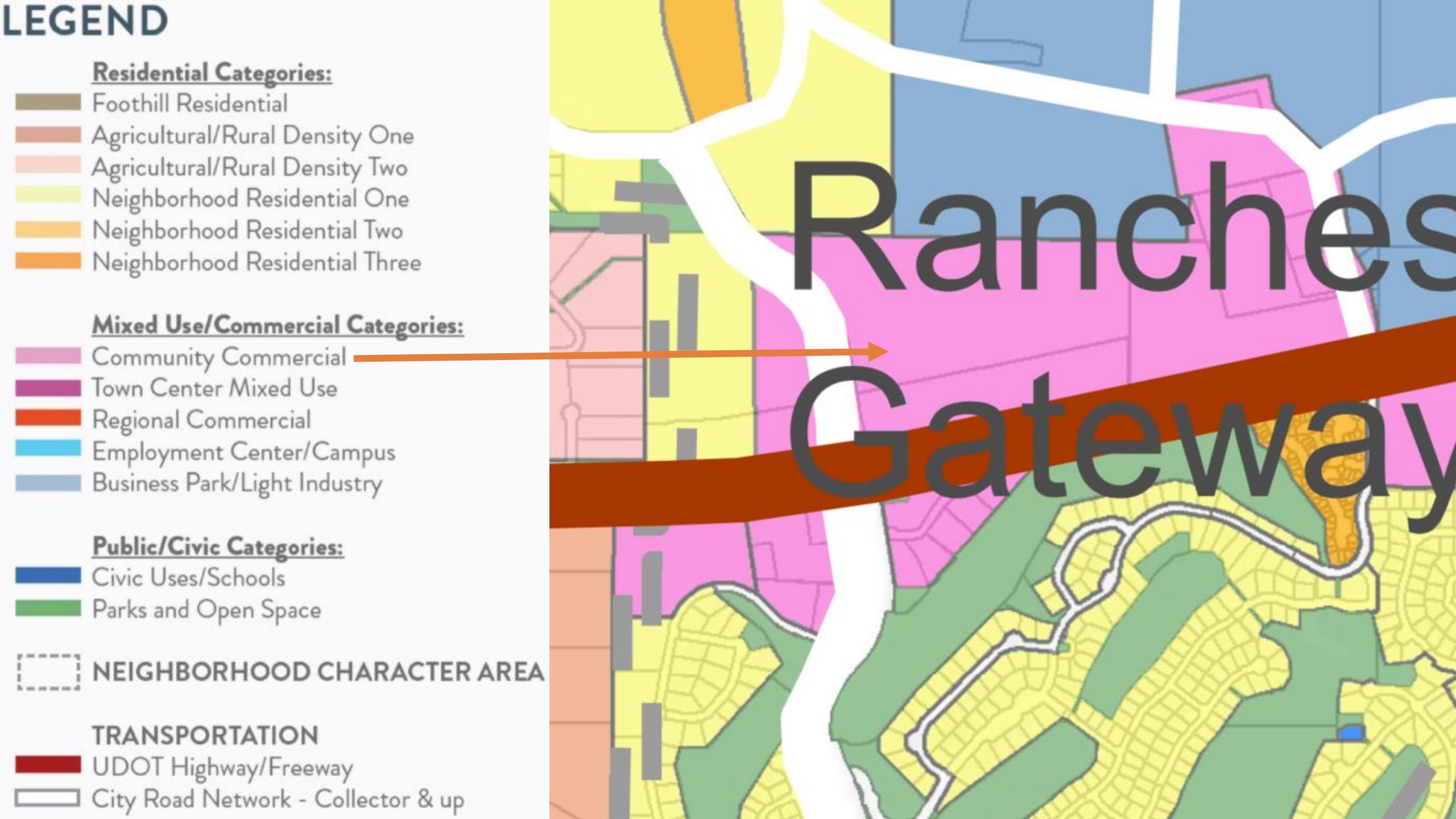
Gary R. Harter
Executive Director
Utah Department of Veterans and Military Affairs

RE: Case #2602

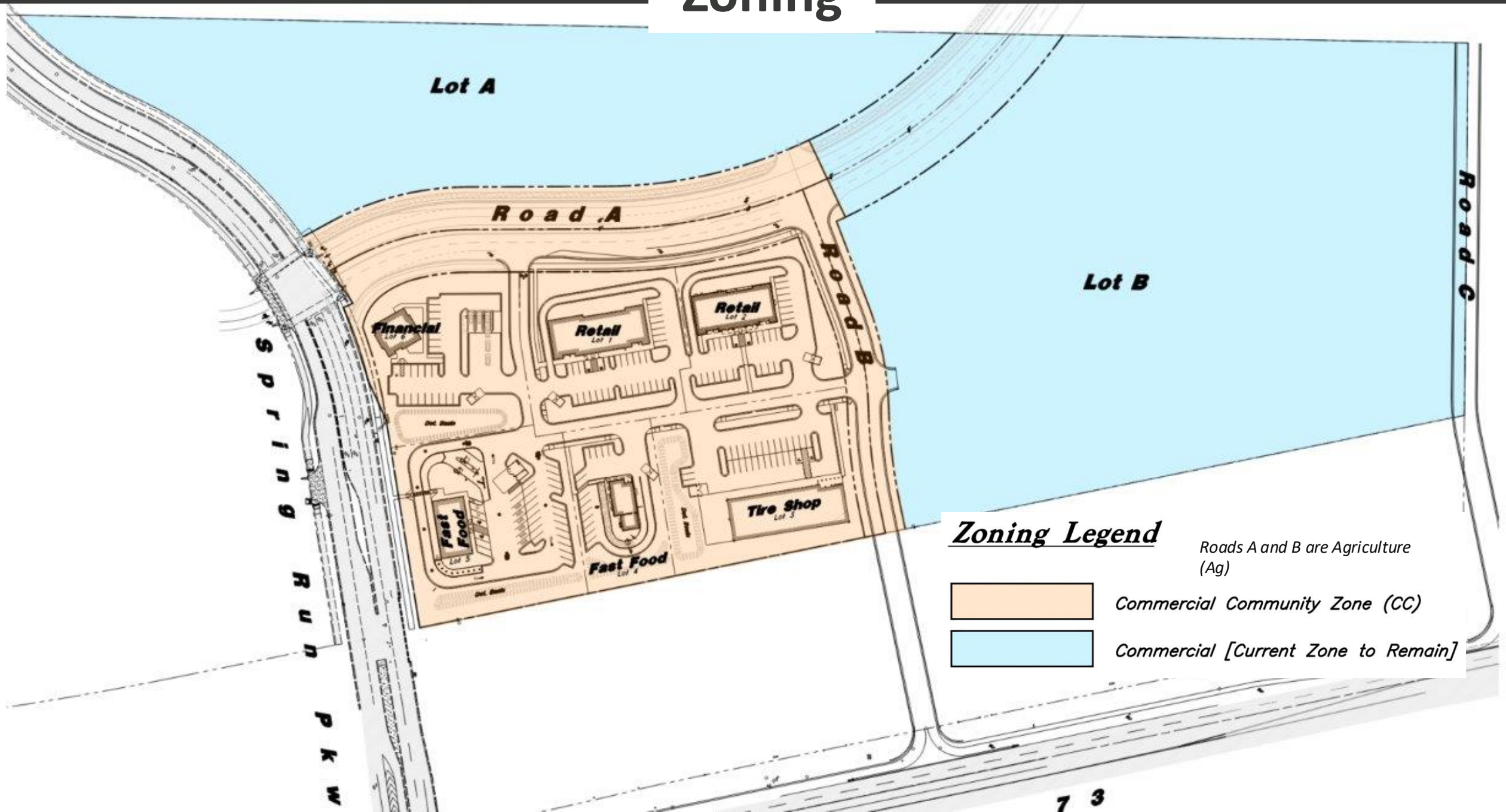
550 Foothill Drive ● Salt Lake City, UT 84113
(801) 326-2372 ● Fax: (801) 326-2369 ● veterans.utah.gov

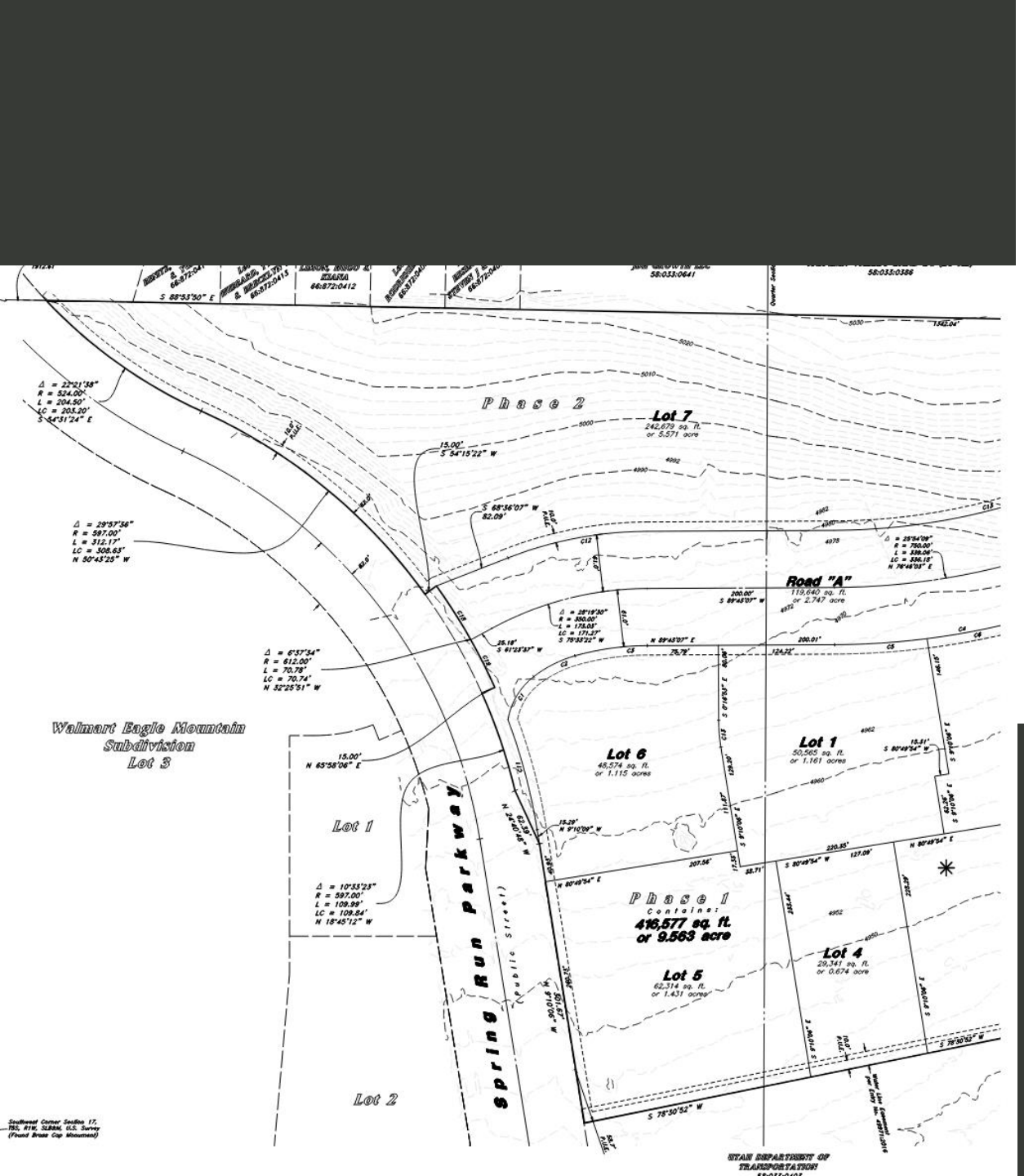
Spring Run Plaza

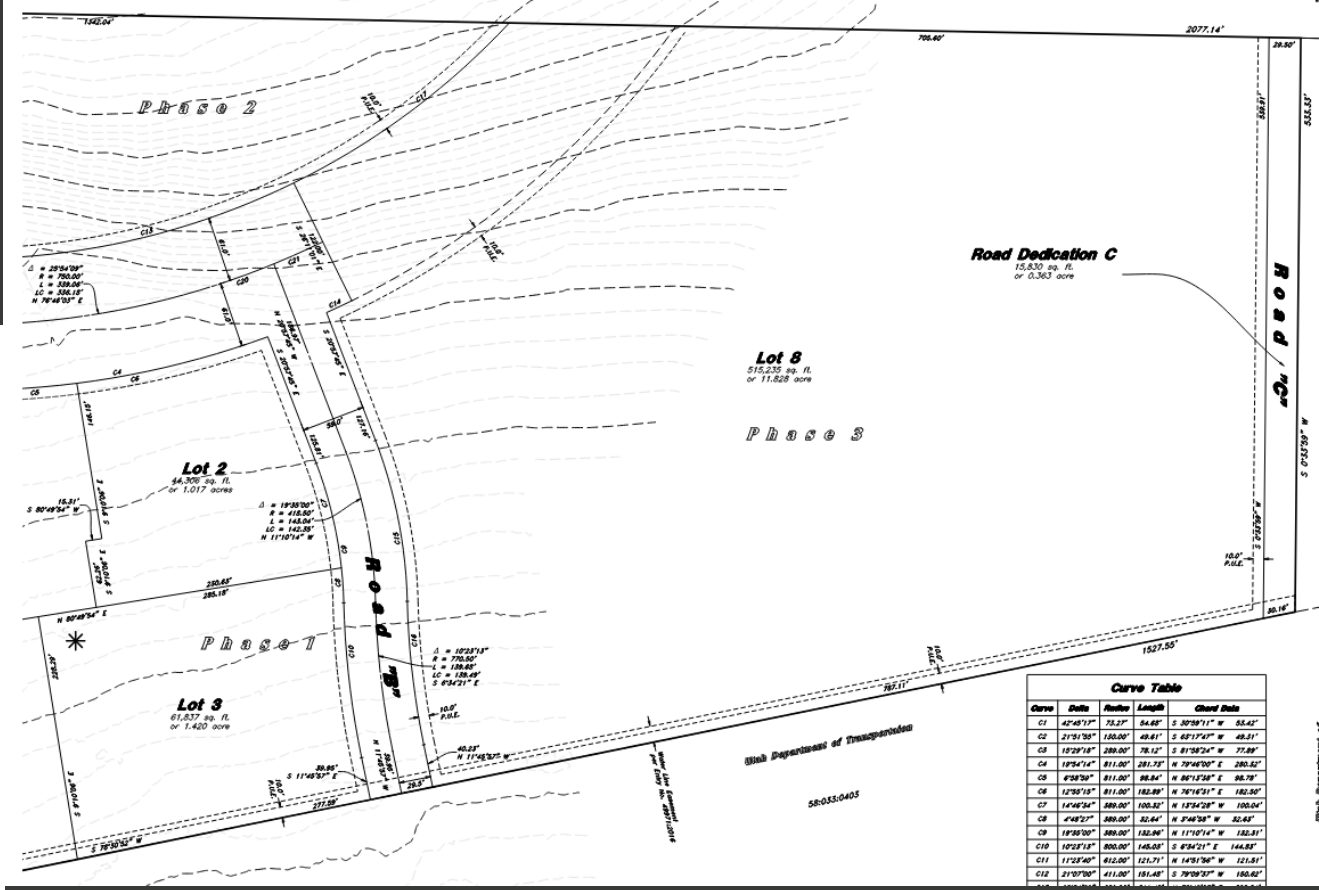
Preliminary Plat


LEGEND
Residential Categories:
Foothill Residential
Agricultural/Rural Density One
Agricultural/Rural Density Two
Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three
Mixed Use/Commercial Categories:
Community Commercial
Town Center Mixed Use
Regional Commercial
Employment Center/Campus
Business Park/Light Industry
Public/Civic Categories:
Civic Uses/Schools
Parks and Open Space
NEIGHBORHOOD CHARACTER AREA
TRANSPORTATION
UDOT Highway/Freeway
City Road Network - Collector & up
Ranches
Gateway

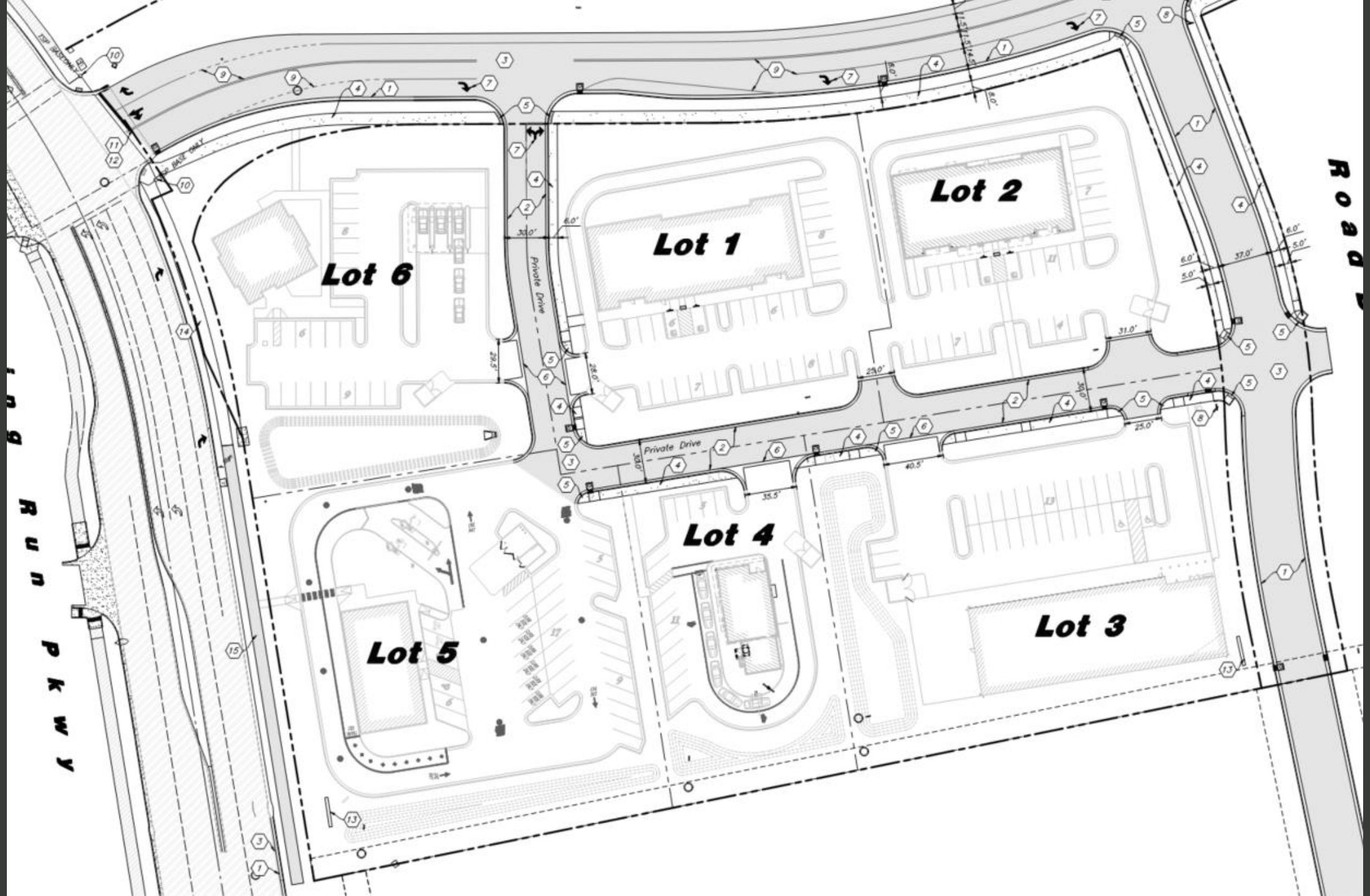
Zoning


Lot A
Road A
Road B
Road C
Lot B
Financial
Retail
Retail
Fast Food
Fast Food
Tire Shop
Spring Run Pkwy
Zoning Legend
Roads A and B are Agriculture (Ag)
Commercial Community Zone (CC)
Commercial [Current Zone to Remain]

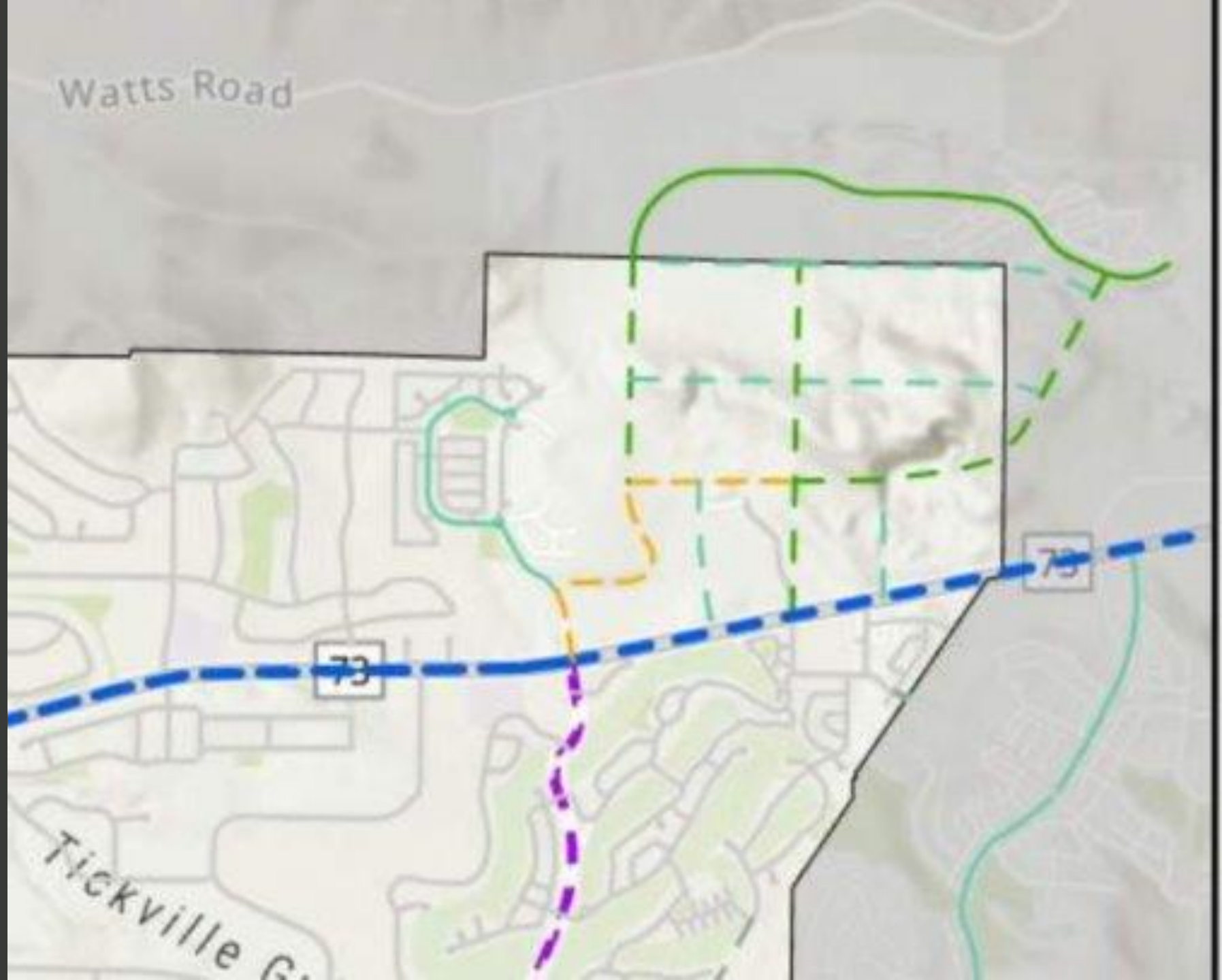




Curve Table				
Curve	Delta	Radius	Length	Chord Data
C1	42°45'17"	75.27'	54.68'	S 30°59'11" W 53.42'
C2	21°51'55"	130.00'	49.61'	S 65°17'47" W 49.31'
C3	15°29'18"	289.00'	78.12'	S 81°58'24" W 77.89'
C4	19°54'14"	811.00'	281.73'	N 79°46'00" E 280.32'
C5	6°58'39"	811.00'	98.84'	N 86°15'46" E 98.78'
C6	12°55'15"	811.00'	182.89'	N 76°16'31" E 182.50'
C7	14°46'34"	389.00'	100.32'	N 13°34'28" W 100.04'
C8	4°48'27"	389.00'	32.64'	N 8°46'58" W 32.63'
C9	19°50'00"	389.00'	132.96'	N 11°10'14" W 132.31'
C10	10°23'13"	800.00'	145.05'	S 6°34'21" E 144.83'
C11	11°25'40"	612.00'	121.71'	N 14°51'56" W 121.51'
C12	21°07'00"	411.00'	151.48'	S 79°09'37" W 150.62'


Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Private Drive
Private Drive
Road
Run Pkwy

Transportation Master Plan



Recommendation

Staff recommends that the City Council approve the Spring Run Plaza Preliminary Plat with the following condition:

1. The Spring Run Plaza Master Development Agreement is approved and executed.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2026**
TITLE:	Spring Run Plaza Development Agreement
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	NA
APPLICANT:	Armstrong Commercial Development

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Commercial Community	7.49

PUBLIC HEARING
No

PREPARED BY
Marcus Draper, City Attorney

PRESENTED BY
Marcus Draper

RECOMMENDATION:
Approve Agreement

BACKGROUND:
The City has negotiated a Master Development Agreement with Spring Run Parkway Partners II, LP and RCA65, LLC regarding a commercial development located on Spring Run Parkway across the street from Walmart. The Master Development Agreement implements the Master Development Plan approved on December 2, 2025. The property is being developed in accordance with the Commercial Community Zone. The Agreement provides for some exceptions to the zoning requirements and governs infrastructure improvements that are necessary to support the development.

ITEMS FOR CONSIDERATION:
NA

PLANNING COMMISSION ACTION/RECOMMENDATION:
Positive Recommendation with recommendation that the City consider widening length of right turn lane from Road A/Spring Run Parkway intersection to 1st service drive.

ATTACHMENTS:
1. Ordinance
2. Master Development Agreement

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE SPRING RUN PLAZA MASTER DEVELOPMENT AGREEMENT

PREAMBLE

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

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Spring Run Plaza Master Development Agreement, as set forth in Exhibit A.

2. The Spring Run Plaza Master Development Agreement is hereby approved, as set forth more specifically in Exhibit A.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May, 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 5th day of May, 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

MASTER DEVELOPMENT AGREEMENT
FOR
SPRING RUN PLAZA

This *Master Development Agreement for Spring Run Plaza* (this "**Agreement**" or "**MDA**") is entered into as of this _____day of _____, 2026 (the "**Effective Date**") between RCA65, LLC, a Utah limited liability company ("RCA"), and SPRING RUN PARKWAY PARTNERS II, LP, a Delaware limited partnership ("**Armstrong**") (collectively "**Developers**" and individually "**Developer**") and Eagle Mountain City, a Utah municipal corporation ("**City**" or "**Eagle Mountain**").

RECITALS

A. RCA owns or controls certain real property within the City's boundaries that is legally described in Exhibit A (the "**Property**").

B. Armstrong intends to develop the portion of the Property legally described in Exhibit B (the "**Vested Property**") as Spring Run Plaza (the "**Project**") in accordance with the master development plan (the "**Master Plan**") attached hereto as Exhibit C. On December 2, 2025, the Eagle Mountain City Council (the "**Council**") approved the rezone and Master Plan of the Vested Property pursuant to the Rezone and Master Development Plan Notice of Decision for Spring Run Plaza, which is attached hereto as Exhibit D.

C. RCA intends to develop the remainder of the Property beyond the Vested Property (the "**Adjacent Property**") by seeking approvals in accordance with then-applicable City ordinances.

D. The Parties intend that certain uses, zoning designations, and densities vest in the Developers under the terms of this Agreement as more fully set forth below.

E. The Parties desire to enter into this Agreement to specify Developer's rights and responsibilities with regard to development of the Property, and to specify the rights and responsibilities of City to allow and regulate such development pursuant to the requirements of this Agreement.

F. The City has determined that construction of an expanded east-west minor arterial roadway through the Property (the "**East-West Roadway**") is an important public improvement that will provide regional connectivity, including connection to Saratoga Springs, improve traffic circulation within the City, and support existing and future business and employment and revenue generating land uses within Eagle Mountain, and has requested that Developers accommodate right-of-way beyond what is needed to serve the Property.

G. Acting pursuant to its authority under the Utah Municipal Land Use and Development Management Act, Utah Code § 10-20-101, *et seq.*, the Council, in exercising its legislative discretion, has determined that entering into this Agreement generally furthers the purposes of the Utah Municipal Land Development and Management Act, the City's General Plan, and Eagle Mountain City.

H. In accordance with Utah Code Ann. § 10-20-508(2)(iii), this Agreement has been reviewed and adopted through the procedures for enacting a land use regulation under Utah Code Ann. § 10-20-502, including a review and recommendation from the planning commission and a public hearing.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developers hereby agree as follows:

1. DEFINITIONS. As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1 **Adjacent Property** means the portion of the Property that is not Vested Property.

1.2 **Applicant** means a person or entity submitting a Development Application.

1.3 **Armstrong** means _____ and its successors and assigns.

1.4 **Armstrong System Reimbursement** means the System Reimbursement due to Armstrong.

1.5 **Buildout** means the completion of all of the development on the entire Project.

1.6 **Council** means the elected City Council of Eagle Mountain.

1.7 **Default** means a breach of this MDA as specified herein.

1.8 **Developer** means RCA or Armstrong, and **Developers** means, collectively, RCA and Armstrong. When this Agreement intends to refer to a specific Developer individually, it shall do so expressly, by reference to "RCA" or "Armstrong."

1.9 **Development Application** means an application to Eagle Mountain for any other permit, certificate, or other authorization from Eagle Mountain required for development of the Project.

1.10 **Direct Payment** means a cash payment from the City to a Developer to fund all or a portion of the System Reimbursement.

1.11 **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.

1.12 **Eagle Mountain's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.13 **Eagle Mountain's Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the Effective Date.

1.14 **East-West Roadway** means the portion of a minor arterial road proposed by the City through the Property, intended to provide connectivity to Saratoga Springs and expected to be one hundred twenty-two feet (122') in width, as depicted on the Master Plan as "Road A." The East-West Roadway includes all required right-of-way, pavement, base, curb, gutter, sidewalk or trail (if applicable), park strip, street lighting, signage, storm drainage, and related utility relocations and restorations.

1.15 **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-20-803 (2026), or any successor provision, and approved by Eagle Mountain, effectuating a subdivision of any portion of the Project.

1.16 **Impact Fees Credits** means a credit against impact fees imposed in connection with development activity on the Property in an amount equal to the total Armstrong System Reimbursement.

1.17 **Master Plan** means the approved plan attached hereto as Exhibit C.

1.18 **MDA** means this Master Development Agreement including all of its Exhibits.

1.19 **Mortgage** means any mortgage or deed of trust or other instrument or transaction in which the Property, or a portion thereof or a direct or indirect ownership or other interest therein, or any improvements thereon, is conveyed or pledged as security.

1.20 **Mortgagee** means any holder of a lender's beneficial or security interest under a Mortgage.

1.21 **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another Party.

1.22 **Party/Parties** means, in the singular, RCA, Armstrong, or Eagle Mountain; in the plural RCA, Armstrong, and Eagle Mountain.

1.23 **Project** means the Spring Run Plaza mixed use project to be constructed on the Vested Property pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this MDA.

1.24 **Property** means the approximately ___ acres of real property owned by RCA and more fully described in Exhibit A.

1.25 **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to Eagle Mountain or other public entities as a condition of the approval of a Development Application.

1.26 **RCA System Reimbursement** means the System Reimbursement due to RCA.

1.27 **Reimbursable Cost** means the actual cost of System Improvements. Except as otherwise specified herein, Reimbursable Costs are subject to the foregoing: (a) all

Reimbursable Costs must be procured through arms-length transactions; (b) Developer, or its principals or affiliates, may not own or have any interest in any of the contractors, engineering firms, or other individuals or entities that provided any services or materials that are included in the Reimbursable Costs; (c) Developer shall provide a notarized certification that all invoices for Reimbursable Costs are true and accurate invoices for the actual cost incurred by Developer; (d) Developer shall provide a notarized certification that Developer has not requested or been provided any kickbacks or reimbursements related to the Reimbursable Costs; (e) the Reimbursable Costs may not include any administrative fees, construction management fees, insurance costs, Developer markups, licensing fees, or attorney fees; and (f) Reimbursable Costs may only include the additional cost to construct upsized improvements, and shall not include a proportionate share of cost that would have been otherwise incurred by Developer, such as mobilization costs.

1.28 **System Improvement Costs** means the cost of System Improvements, including the cost of "upsizing" Public Infrastructure beyond the size required for the Project. System Improvement Costs include (a) the value of the land for any incremental dedication, as of the date of the dedication; (b) incremental construction costs, including additional earthwork, fill, grading, retaining walls, road base, curb and gutter, pavement, or utility relocations, restorations, or upsizing; (c) incremental third-party engineer, design, and construction drawing costs, including additional design and study costs caused by the request for System Improvements; and (d) the lost value of the Property due to the System Improvement, including, without limitation, reduction in developable area and lost development potential.

1.29 **System Improvements** means improvements considered to be in the nature of "System Improvements" as defined in the Utah Impact Fees Act, Utah Code Ann. § 11-36a-101, et seq. (2026).

1.30 **System Reimbursement** means a reimbursement from the City to Developer for any and all System Improvement Costs.

1.31 **Vested Property** means the portion of the Property described in Exhibit B to which the Master Plan applies and for which the City is granting vested rights hereunder.

2. ZONING. As of the Effective Date, the Vested Property is zoned by the City as Commercial Community in accordance with the Master Plan.

3. TERM OF AGREEMENT. This MDA shall expire and terminate six (6) years from the Effective Date, unless extended in accordance with Section 16.10.100 of Eagle Mountain's Vested Laws. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer for which the Developer has provided a bond or other form of completion assurance shall survive termination of this MDA. Developer acknowledges and agrees that upon termination of this Agreement, any vesting of the zoning in this Agreement shall terminate, and the City shall be entitled to rezone any undeveloped portion of the Project.

4. VESTED RIGHTS.

4.1 **General Vesting**. The Parties intend that this MDA grants to Developers all rights to develop the Project in fulfillment of the Master Plan, this MDA, and Eagle Mountain's Vested Laws, except as specifically provided herein. The Parties specifically intend that this MDA grants to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-20-902, which is incorporated into this Agreement. These vested rights are subject to the requirement that Developer proceed with reasonable diligence as contemplated in Utah Code Ann. § 10-20-902 (1)(f).

4.2 **Exceptions.** The vested rights set forth in Section 4.1, and restrictions on the applicability of Eagle Mountain's Future Laws to the Project, are subject to the following exceptions:

4.2.1 Master Developer Agreement. Eagle Mountain's Future Laws or other regulations to which a Developer or Applicant agrees in writing, provided that one Developer shall not be permitted to agree on behalf of another Developer and an assignee shall not be permitted to agree with respect to more property than such assignee owns;

4.2.2 State and Federal Compliance. Eagle Mountain's Future Laws or other regulations which are generally applicable to all properties in Eagle Mountain and which are required to comply with State and Federal laws and regulations affecting the Project;

4.2.3 Codes. Any of Eagle Mountain's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety, or welfare;

4.2.4 Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by Eagle Mountain to all properties, applications, persons, and entities similarly situated;

4.2.5 Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within Eagle Mountain (or a portion of Eagle Mountain as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

4.2.6 Impact Fees. Impact Fees or modifications thereto which are lawfully adopted and imposed by Eagle Mountain pursuant to Utah Code Ann. § 11-36a-101 *et seq*;

4.2.7 Compelling, Countervailing Interest. Laws, rules, or regulations that Eagle Mountain's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-20-902 (1)(a)(ii)(A).

4.3 **Development Standards and Design Guidelines**. Developer shall have a vested right to develop in accordance with the Master Plan. To the extent that anything approved in the

Master Plan, is inconsistent with any requirements of Eagle Mountain's Vested Laws or Eagle Mountain's Future Laws, the Master Plan shall control and Developer shall not be required to comply with such requirement of Eagle Mountain's Vested Laws or Eagle Mountain's Future Laws. Specifically, the following exemptions from Eagle Mountain's Vested Laws shall be allowed, subject to City Council approval through the site plan approval process:

a. Drive-throughs are allowed between the building and the public right-of-way with corresponding design elements to improve the attractiveness of the drive-through.

b. No escape lane is required for drive-throughs where it is impractical due to spacing or other limitations.

c. Parking is allowed between the building and the street where it is impractical to locate it elsewhere.

d. No more than ten feet of landscape buffering is required in any location.

e. The minimum front and rear setback may be as low as ten feet, with no maximum.

f. Retaining walls taller than six feet do not need to be tiered so long as the walls are designed and engineered to provide for structural integrity and geotechnical stability.

5. DEVELOPMENT OF THE PROJECT.

5.1 **General Development.** Development of the Project shall be in accordance with Eagle Mountain's Vested Laws, Eagle Mountain's Future Laws (to the extent they are applicable as specified in this MDA), and this MDA.

5.2 **Phasing and Area Development.**

5.2.1 Developer shall develop the Project in accordance with the Master Plan attached hereto as Exhibit C. Unless otherwise shown on the Master Plan, the project's road and infrastructure construction, including the collector roads along the exterior of the project, shall correspond with adjoining development.

5.2.2 The City acknowledges that RCA intends to develop the Adjacent Property. RCA shall comply with all requirements of Eagle Mountain's Future Laws in developing the Adjacent Property except as explicitly set forth herein.

5.2.3 The City acknowledges Applicants may submit multiple Development Applications from time to time to develop and/or construct portions of the Project and Adjacent Property in phases. The Parties acknowledge that the most efficient and economic development of the Property depends on numerous factors, such as market conditions and demand, infrastructure planning, competition, the public interest, and other similar factors. The Development Application for each phase shall establish that the needs of future phases for infrastructure are properly accounted for. Except as explicitly set forth herein, the development of the Property in phases shall be in the sole discretion of the Developers.

5.3 **Standard for Approval**. All subdivision plats and site plans must be approved in accordance with Eagle Mountain City Code and must conform to applicable requirements of Eagle Mountain's Vested Laws, State and Federal Law, and this Agreement.

5.4 **Site Preparation**. Developer shall not commence construction of any Project improvement on the Property until such time as a final subdivision plat or plats have been approved by City in accordance with the terms and conditions of this Agreement.

5.5 **Changes to Project**. Developer may request approval of material modifications to subdivision plats from time to time as Developer may determine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which (i) increases the number of lots in a subdivision plat, or (ii) changes the location of public roads.

5.6 **Time of Approval**. Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with applicable procedures set forth in Eagle Mountain's Vested Laws.

6. INFRASTRUCTURE.

6.1 **System Improvements.**

6.1.1 The Parties acknowledge and agree that certain elements of the Public Infrastructure to be completed in accordance with this Agreement and the Project represent "oversizing" required by the City or otherwise constitute System Improvements. The City shall reimburse Developer for any and all System Improvement Costs (collectively, the "**System Reimbursement**"). The Parties shall enter into separate agreements (collectively, the "**Impact Fee Reimbursement Agreements**") to address the terms of the System Reimbursement, but the failure of the parties to come to agreement on the terms of the Reimbursement Agreements shall not relieve the City of the System Reimbursement obligation.

6.1.2 Armstrong System Reimbursement.

a. Notwithstanding the fact that the Parties shall enter into a separate agreement to address the System Reimbursement, they desire to set forth certain terms in this Agreement that shall be included in the Impact Fee Reimbursement Agreements. The Parties agree that Armstrong shall receive a credit against impact fees imposed in connection with development activity on the Property in an amount equal to the total Armstrong System Reimbursement (the "**Impact Fees Credits**"). Armstrong shall not be required to pay any storm water, wastewater, transportation, or water impact fees except to the extent that the amount of any such impact fee exceeds the amount of the Impact Fees Credits for such public facility type.. The Impact Fees Credits shall be usable by the Company and any permitted assignee based upon its dollar value.

b. Upon completion of the Public Infrastructure, Armstrong may, from time to time, transfer all or any portion of the Impact Fees Credits to RCA or to any affiliate of either Developer that owns real property within the municipal limits of the City. The City shall thereafter apply such assigned Impact Fees Credits to the impact fees imposed in connection with development activity on such real property for the benefit of such person or entity, in accordance with this Section 6.1.

6.1.3 Excess System Reimbursement. The Parties shall enter into one or more separate Impact Fee Reimbursement Agreements that shall govern the RCA System Reimbursement as well as any Armstrong System Reimbursement that exceeds the amount of impact fees owed for the Project. Such Impact Fee Reimbursement Agreements shall provide that any reimbursement paid from impact fee collections shall, with respect to transportation-related System Improvements, be paid from City-wide impact fee collections.

6.1.4 The City shall maintain an accurate and updated record of (i) the amount of the total Armstrong System Reimbursement and RCA System Reimbursement, (ii) the amount of the Impact Fees Credits, (iii) the amount of the Impact Fees Credits applied to impact fees imposed in connection with development activity on the Property or transferred pursuant to Section 6.1.3.b., (iv) the amount of any Impact Fees Credits tendered back to the City without application to development activity on the Property, and (v) the amount of the System Reimbursement paid to Armstrong and RCA (and the manner in which such System Reimbursement was paid), including any Impact Fees Credits and Direct Payments. When Developer incurs Reimbursable Costs for which Developer has been invoiced and which Developer has actually paid, Developer shall submit such invoices and any other supporting documentation to the City, and the City shall reconcile and adjust the System Reimbursement and Impact Fees Credits within thirty (30) days of receipt thereof.

6.2 **Roads**.

6.2.1 Internal Roads. Developer shall be required to construct all internal roads within the Project and shown on the Master Plan.

6.2.2 Collector Roads. Armstrong shall be responsible to dedicate and construct the road labeled as "Road B" on the Master Plan in connection with the development of the Project

6.2.3 East-West Roadway. The Parties acknowledge that the East-West Roadway is wider than is required to serve the Project. In connection with the development of the Project, RCA shall dedicate sufficient right of way for the full buildout of the East-West Roadway and shall receive a System Reimbursement for System Improvement Costs as set forth in a separate Impact Fee Reimbursement Agreement, including compensation for a diminution in value, as of the Effective Date, to portions of the Property and related improvements, if any. Developer shall improve fifty-nine feet (59') of the road width to the Road A/B intersection but shall not be required to build more than such width or length unless the costs thereof are borne in advance by the City.

6.3 **Utilities.**

6.3.1 Water Rights. Developer agrees that prior to approval of a Final Plat for any parcel of property that is included in the Project, the owner of the subject parcel shall dedicate water rights to the City sufficient to serve that portion of the Project in accordance with the provisions of applicable law. If the City consents, Developer may reserve water from the City from its existing capacity to meet this requirement. The City shall not be required to approve each plat until such water requirements for that plat are fully satisfied.

6.4 **Easements**. Developer shall grant to the City, at no cost to the City except where such easements constitute System Improvements, all easements necessary for the operation, maintenance, and replacement of all utilities located within the Project as the City determines to be necessary.

6.5 **Agreement to Cooperate**. Developer and the City agree to cooperate in good faith with respect to continued planning of the Property and implementation of such plan(s) consistent with the public interest.

6.6 **Reimbursement for Uncontemplated Upsizing**. City may reasonably request or require Developer to upsize infrastructure facilities not otherwise contemplated in this Agreement in excess of the size needed for the Project. If City requires upsizing not contemplated in this Agreement, including without limitation road widths in excess of the City's current standards for the applicable type of road, such upsizing shall be considered a System Improvement and the costs related thereto shall be System Improvement Costs.

7. BENCHMARKS. As required by Section 16.10.080(B) of Eagle Mountain's Vested Laws, the following development benchmarks shall occur: The first preliminary plat or site plan for the Project shall be submitted for approval within six (6) months from the Effective Date. The site work for the first Final Plat or site plan shall occur within two (2) years from the Effective Date, including required Public Infrastructure (including but not limited to curb, gutter, roads), provided that approval of the site plan or Final Plat has not been unreasonably delayed by the City.

8. DEFAULT.

8.1 **Notice.** If a Party fails to perform its respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Parties.

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

8.2.1 Specific Claim. Specify the claimed event of Default;

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

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

8.3 **Mediation.** Upon the issuance of a Notice of Default the Parties shall engage a mediation or other dispute resolution process as agreed by the Parties in writing.

8.4 **Public Meeting.** Before any remedy in Section 10 may be imposed by Eagle Mountain, the Party allegedly in Default shall be afforded the right to attend a public meeting before the Council and address the Council regarding the claimed Default.

8.5 **Default of Assignee.** A Default of any obligations expressly assumed by an

assignee shall not be deemed a Default by the assignor, nor shall a default by one Developer be deemed a default of the other Developer.

8.6 **Attorneys' Fees.** If action is brought by any Party against another Party relating to or arising out of this Agreement or the enforcement hereof, the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs, and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 8.6 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.

9. DEVELOPER'S EXCLUSIVE REMEDY. Developer's sole and exclusive remedy to enforce the rights granted in this Agreement and the City's obligations under this Agreement, including for breach of the implied covenant of good faith and fair dealing, shall be specific performance; provided that monies may be awarded for failure to pay any reimbursements due hereunder, including standard interest thereon, but not including any indirect, special, punitive, incidental, or consequential damages.

IN NO EVENT SHALL EAGLE MOUNTAIN CITY BE LIABLE TO DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, UNDER THE TERMS OF THIS AGREEMENT, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10. EAGLE MOUNTAIN'S REMEDIES UPON DEFAULT. In the case of a Default by a Developer, Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property for the defaulting Developer, and only for the defaulting Developer, until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

11. ASSIGNABILITY. Developer may assign its rights and obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Developer may assign its rights and obligations hereunder, in whole or in part, to one or more of the following without the consent of Eagle Mountain, so long as Developer provides Notice to Eagle Mountain of the assignment: (a) a partial assignment to a subdeveloper who is to develop a portion of the Project or (b) an assignment to an affiliated entity, meaning an entity under common control with, controlled by, or controlling Developer.

11.1 **Notice.** Developer shall give Notice to Eagle Mountain of any proposed assignment and provide such information regarding the proposed assignee that Eagle Mountain may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Eagle Mountain with all necessary contact information for the proposed assignee.

11.2 **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds.

11.3 **Assignees Bound by MDA.** Developer's assignees shall be bound by the terms of this MDA.

11.4 **Mortgagees.** This MDA shall be superior and senior to any lien placed upon the Property, or any portions thereof, including the lien of any Mortgage. Notwithstanding the foregoing, no breach of this MDA shall defeat, render invalid, diminish, or impair the lien of any such Mortgage made in good faith and for value, but all of the terms and conditions contained in this MDA shall be binding upon and effective against any person that acquires title to the Property, or any portions thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise. Notwithstanding the provisions of this Section, no Mortgagee shall have any obligation or duty under this MDA to construct or complete the construction of improvements, or to guarantee such construction or completion. If the City receives a written notice from a Mortgagee requesting a copy of any Notice of Default given to a Developer and specifying the address for service thereof, then the City shall deliver to such Mortgagee, concurrently with service thereon to the Developer, as applicable, any Notice of Default or determination of noncompliance given to a Developer. Each Mortgagee shall have the right (but not the obligation) for a period of 90 days after the receipt of such Notice from the City to cure or remedy the default claimed or the areas of noncompliance set forth in the City's Notice.

12. RECORDING OF AGREEMENT. The provisions of this Agreement shall constitute real covenants, contracts, and property rights, and equitable servitudes which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. This Agreement shall be recorded as a covenant running with the Property herein described to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

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

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

15. CONSTRUCTION OF AGREEMENT. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City. This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

16. STATE AND FEDERAL LAW. The Parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The Parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction, this agreement shall be null and void.

17. NO WAIVER. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder. The provisions may be waived only in writing and signed by the Party intended to be benefited by the provisions being waived.

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

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

20. NOTICES. Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the Parties as follows:

To Armstrong:

Josh Katzer
6400 S Fiddler's Green Circle
Suite 1820
Greenwood Village, CO 80111
jkatzer@acd-co.com

To RCA:

Steve Allred
lawofficesfa@gmail.com
215 S Orem Boulevard Orem, Utah 84058

To the City:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run

Eagle Mountain, UT 84005

21. INCORPORATION OF RECITALS AND EXHIBITS. The recitals and exhibits to this Agreement are hereby incorporated into the Agreement.

22. HOLD HARMLESS. Developer shall hold City and its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf, in connection with the Project, except where caused by the negligence or intentional misconduct of the City.

23. RELATIONSHIP OF PARTIES. This Agreement is not intended to create any partnership, joint venture, or other arrangement between City and Developer. This Agreement is not intended to create any third party beneficiary rights for any person or entity not a party to this Agreement. It is specifically understood by the Parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

24. CERTIFICATE OF COMPLIANCE. Upon fifteen (15) business days' prior written request by Developer, the City will execute a certificate of compliance to any third party seeking to purchase all or a portion of the Property or lend funds against the same, certifying that Developer is not in default of the terms of this Agreement.

25. TITLE AND AUTHORITY. Developer expressly warrants and represents to City that it is a limited liability company in good standing. RCA represents and warrants that such company owns or controls all right, title and interest in and to the Property, that no portion of the Property, or any right, title or interest therein has been sold, assigned, or otherwise transferred to any other entity or individual, and that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on such representations and warranties in executing this Agreement.

26. FURTHER ASSURANCES, DOCUMENTS, AND ACTS. Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each Party as allowed by law.

27. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of this Agreement, any addenda, and any exhibits, and the retransmission of any signed electronic transmission, shall be the same as delivery of an

original. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which together shall constitute one instrument and execution.

28. FORCE MAJEURE. No Party shall be liable for, nor deemed to be in default for, any failure or delay in performing any obligation under this Agreement (other than the obligation to pay money when due) to the extent such failure or delay is caused by a Force Majeure Event, and all deadlines set forth hereunder shall be extended for the duration of a Force Majeure Event. A "Force Majeure Event" means an event or circumstance beyond the reasonable control of the affected party that by the exercise of commercially reasonable efforts could not have been avoided, prevented, or mitigated, including, without limitation, acts of God; extraordinary weather events; fire; flood; earthquake; explosion; epidemic or pandemic and related governmental orders; war, invasion, hostilities, terrorism, civil commotion, or sabotage; embargoes; strikes or other labor disturbances not limited to the affected party's workforce; unanticipated shortages or inability to obtain necessary materials, equipment, utilities, or transportation due to causes beyond the affected party's control; and changes in laws or governmental orders that directly delay performance.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DATED this _____ day of _____, 2026.

[*Signatures appear on subsequent pages*]

RCA65, LLC

By: _____

Print Name: _____

Title: _____

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that (s)he is the _____ of _____, a ____ limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

DATED this _____ day of _____, 2026.

SPRING RUN PARKWAY PARTNERS II, LP

By: _____

Print Name: _____

Title: _____

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that (s)he is the _____ of _____, a ____ limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

DATED this _____ day of _____, 2026.

EAGLE MOUNTAIN CITY

_____
Jared Gray, Mayor

ATTEST:

_____
Lacie Messerly, City Recorder

Approved as to form:

_____
Marcus Draper, City Attorney

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that (s)he is the _____ of _____, a ____ limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

Exhibit List

Exhibit A - Property Legal Description
Exhibit B - Vested Property Legal Description
Exhibit C - Master Plan
Exhibit D - Notices of Decision
Exhibit E - System Improvement Costs

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

EXHIBIT B

VESTED PROPERTY LEGAL DESCRIPTION

EXHIBIT C

MASTER PLAN

EXHIBIT D

NOTICES OF DECISION

Upcoming Staff Agenda Items for City Council Information (Tentative)

Development Projects

- PH Sunset Mountain Property Rezone
- PH Flagship Homes Development Agreement

Code Amendments

- PH Enacting Section on Addressing and Street Naming (WS DISC 1/20)
- PH Amending EMMC 16.15 Concept Plans
- PH Creation of EMMC 17.64 Alternative Energy Overlay Zone

Other Items

- PH Future Land Use Map – General Plan Amendment
- WS DISC – E-bikes/motorcycles on Trails
- WS DISC - Eagle Mountain Properties Phase 2, Part 1 - Rezone of 31 Properties (2/3)
- Overland ARMDA Amendment

Redevelopment Agency

- PH Mid-Valley CRA Project Area Plan & Budget

BUDGET WORK SESSIONS

- 5/26/26 – 3-5pm (before Planning Commission)

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

Updated 4/30/2025 - LM