



EAGLE MOUNTAIN CITY COUNCIL MEETING

SEPTEMBER 15, 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. DISCUSSION - Code for Transmission Lines, Utah Code Requirements
(anticipated time 15 minutes)
- 1.B. DISCUSSION - RV Parking Code Amendment
(anticipated time 15 minutes)
- 1.C. DISCUSSION - Project Recommendations (Community Services Board)
(anticipated time 20 minutes)

2. CITY MANAGER INFORMATION ITEMS

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

3. AGENDA REVIEW

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

4. ADJOURN TO A CLOSED SESSION

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

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. INTRODUCTION/RECOGNITION

8.A. INTRODUCTION - Utah County Sheriff's Office Deputy

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. CHANGE ORDERS

11.A. CHANGE ORDER - 2025 Midvalley Road Extension - Change Orders #6 and #7

12. MINUTES

12.A. September 1, 2026 Minutes - Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN - Spring Run Plaza Lot 1

13.B. SITE PLAN - Spring Run Plaza Lot 2

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Utah Public Solutions LLC to Provide Lobbying Services

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Reimbursement Agreement with Spring Run Parkway Partners II, LP

SCHEDULED ITEMS

15. RESOLUTION/PUBLIC HEARING

15.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2026-2027 Annual Budget

BACKGROUND: *(Presented by Budget Manager Terrence Dela Peña)* The proposed budget amendment includes changes to the General Fund, Capital Project Fund, Special Revenue Funds, Internal Service Funds, and Enterprise Funds.

16. TRAINING

16.A. TRAINING - Open & Public Meetings Act (OPMA)

17. LEGISLATIVE ITEMS

17.A. UPDATE - Legislative Priorities List

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

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

19. COMMUNICATION ITEMS

19.A. Upcoming Agenda Items

20. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 10 day of September, 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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	DISCUSSION - Code for Transmission Lines, Utah Code Requirements
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

N/A

BACKGROUND:

On June 16, 2026, Council and staff discussed how to deal with the fact that transmission lines are not allowed in the Agriculture Zone, and that they are much-needed to bring power from Spanish Fork Canyon to the Mercer Substation. Council asked staff to prepare an overlay zone to provide a vehicle for allowing transmission zones in certain areas of the City. Staff visited with Spanish Fork City to understand an overlay zone they had established for the same purpose.

ITEMS FOR CONSIDERATION:

<https://www.pacificorp.com/transmission/transmission-projects/spanish-fork-to-mercer.html>

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	DISCUSSION - RV Parking Code Amendment
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

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the City Council discuss the proposed changes regarding RV parking and provide Staff with direction on the amendment.

BACKGROUND:

Code enforcement has been working with property owners that are using their property to park and store recreational vehicles owned by separate individuals. This becomes a defacto commercial business. Visually, this can affect a neighborhood depending on the intensity and number and type of vehicles. The proposed amendment prohibits the parking of RVs on residential or agricultural property that do not belong to or are not titled to the landowner.

ITEMS FOR CONSIDERATION:

This proposed code came to a Council meeting last year. The proposal was not approved. However, the Council has asked that this code be put back on this Council agenda for further discussion.

If considered a home occupation, EMMC 17.65.060 requires all activities related to the home occupation to be carried out in the home or in an accessory structure. *"All home business activity, except passive storage, shall be carried out within the home or an accessory building and shall not be observable by the general public or from the street in front of the residence, unless specifically approved in the home business license for such activities as outdoor play time for preschools or day care centers. Garage doors shall remain closed while business activity is conducted therein."* This then requires an exception for such home occupation unless parking/storage is provided in an accessory structure.

The exhibit attached is the staff recommendation. The PC recommended approval with the addition that a property owner be permitted to store up to 2 RVs not titled or registered to the property owner.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Redlines - EMMC 10.10 RV Storage

10.10.090 Definitions.

F. “Recreational vehicle” means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use that is either self-propelled or pulled by another vehicle. “Recreational vehicle” includes:

1. A travel trailer;

2. A camping trailer;

3. Truck camper;

~~34.~~ A motor-home; ~~and~~

~~45.~~ A fifth-wheel trailer; ~~and.~~

6. A boat, OHV, or similar self-propelled vehicle used primarily for recreation.

[Ord. [O-29-2024](#) § 2 (Exh. A); Ord. [O-09-2023](#) § 2 (Exh. A); Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-06-2016](#) § 2 (Exh. A); Ord. [O-11-2007](#) § 1. Formerly 10.10.080].

10.10.100 Parking prohibited on public streets – Exceptions.

A. It is unlawful to park any:

1. Agricultural vehicle, recreational vehicle, or occupied or empty trailer on any public street within a residential zone of the ~~e~~City for a period of time longer than 24 hours;

2. Commercial vehicle on any public street within a residential zone of the ~~e~~City for a period of time longer than one hour, except when actually loading or unloading. In no event shall a commercial vehicle be parked on any public street for longer than eight hours within any 24-hour period;

3. Agricultural vehicle, recreational vehicle, ~~or~~ occupied or empty trailer, or motor vehicle as defined in Utah Code Annotated Section 41-6a-102, as amended, within the front yard area (excluding a paved or gravel driveway) of any residential zone of the ~~e~~City;

4. Recreational vehicle not titled or registered to the owner of a residential or agricultural zoned lot or parcel where the vehicle is parked.

~~45~~. Agricultural vehicle, recreational vehicle, or occupied or empty trailer on a driveway within two feet of a sidewalk (or street if sidewalk is not present);

~~56~~. Commercial vehicle on any lot or parcel within any residential zone of the ~~e~~City; or

~~67~~. Food truck or food cart on a lot or parcel within any residential zone, unless parked on a driveway at least two feet from a sidewalk, or, if there is no sidewalk, at least two feet from the roadway.

B. Exceptions. This section shall not restrict the temporary parking or stopping of a ~~e~~City vehicle or of a vehicle owned and/or operated by a public utility for the purpose of conducting repairs or related work. This section shall not restrict the temporary parking of vehicles actively used to deliver building supplies and materials to property in any residential zone, nor shall it prohibit the temporary parking of vehicles used while performing work upon property in residential zones.

[Ord. [O-29-2024](#) § 2 (Exh. A); Ord. [O-09-2023](#) § 2 (Exh. A); Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-06-2016](#) § 2 (Exh. A); Ord. [O-11-2007](#) § 2. Formerly 10.10.090].



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	DISCUSSION - Project Recommendations (Community Services Board)
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	Various
APPLICANT:	City-Initiated

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

PUBLIC HEARING

No

PREPARED BY

Steve Mumford, Deputy City
Manager

PRESENTED BY

Steve Mumford

RECOMMENDATION:

Staff recommends that the City Council consider the recommended projects for funding/implementation.

BACKGROUND:

City Code Section 2.80.060-D states that "the Community Services Board shall act as an advisory board to the City on all policy and budgetary matters pertaining to the community services functional area which include but are not limited to parks, recreation, arts, cemetery, events, heritage, and culture."

This summer the Community Services Board discussed various parks and trail projects that they recommend the City prioritize, and are presenting those advisory recommendations at this meeting. These recommendations were shared with the Council by email this summer, but the Board specifically requested to present these in a work session for your consideration.

ITEMS FOR CONSIDERATION:

The Community Services Board recommends that the City Council prioritize the following parks and trails projects, and considers funding/implementing these in the near future.

- Smith Ranch Park benches - This park is lacking benches; specifically near the three playground areas and along the fields. The approximate cost is \$960 per bench (\$760/bench & \$300 concrete pad).
- Trail signage. Follow the Off-Street Trails Plan recommendations and start adding signs to some of the trails in the Bike Park and Hidden Valley areas. These signs could include directional signs, regulatory signs, trailhead signs, etc. There are some opportunities to partner with the Lake Mountain Trails Association for sign production and installation, as well as potential funding opportunities. The City has some funding already budgeted for the bike park, and could utilize a portion of that funding for professional consistent signage.

- ADA ramp improvements. The Board has been gathering input from the public specific to park and trail improvements needed in the community, and there seem to be several locations, especially in the City Center area, where asphalt trails end at a curb or sidewalk but don't have an ADA ramp. The Board recommends that these ramps be added where appropriate. The approximate cost is \$4,450 per ADA ramp.
- Regular rodeo ground maintenance. More regular rodeo ground maintenance is requested so the arena is useable more often than once a year. This would either require funding for a contractor to do the work on a regular basis or require parks staff to complete the maintenance, which may reduce the maintenance in other areas.
- Begin the Nolen Park redesign process. Recommend the City hire a design consultant to redesign Nolen Park, and the redesign process should include community input from the neighborhood, which the Board can assist with as needed. The approximate cost is probably in the range of \$30-\$60K.
- Consider options (possibly in Firefly) for a competition-ready disc golf course. Rather than trying to fit a disc golf course in the Ranches (recommended by a resident), which looks less than ideal and/or impossible, we should work with the Firefly developers to create a competition-ready course out there. It sounds like they may have offered to include one in their plans.
- Begin the process for wildlife-themed utility box art. Rocky Mountain Power has worked with communities to allow for art on utility boxes with an agreement. The Board recommends that we move forward with this program, using funding that would be set aside this year for public art from capital projects. Approximate cost is estimated in the range of \$1,000 - \$1,500 per box. The Board would create criteria, choose artists from the community (if possible), and either approve the artwork or recommend approval to the City Council. A vinyl wrap would likely be preferred, as the maintenance cost would be less over time, and the wrap should last about 5-7 years.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	CHANGE ORDER - 2025 Midvalley Road Extension - Change Orders #6 and #7
ITEM TYPE:	Change Order
FISCAL IMPACT:	\$102,561.77
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

David Salazar

RECOMMENDATION:

Staff recommends approval of Change Orders No. 6 and 7 to reconcile actual construction quantities and complete the additional fencing, gate, and street sign work required for the project.

BACKGROUND:

The Mid Valley Roadway project was initiated in 2022 and has progressed through several phases of construction requiring adjustments to the original contract quantities and scope. As construction has advanced, actual field conditions and final constructed quantities have differed from those anticipated during design and bidding, resulting in the need for additional change orders to accurately reconcile the work and complete the project.

Change Order No. 6 addresses earthwork quantity adjustments identified during construction. The actual roadway excavation quantity was less than originally estimated, resulting in an underrun, while the quantities of granular borrow and embankment required to construct the roadway to the approved grades exceeded the original bid quantities. This change order reconciles those quantities based on the work necessary to complete the project.

Change Order No. 7 addresses additional improvements identified as construction progressed. This work includes installation of fencing and a gate along the Eagle Quest property to maintain appropriate property separation and access following construction of the roadway improvements. It also includes updating applicable street signs to reflect the roadway's designation as Lake Mountain Corridor.

Together, Change Orders No. 6 and 7 address necessary quantity adjustments and remaining project improvements to ensure the roadway is completed in accordance with the intended design and current City requirements.

ITEMS FOR CONSIDERATION:

The earthwork adjustments reflect differences between estimated bid quantities and the actual quantities required during construction. The underrun in roadway excavation partially offsets the increased granular borrow and embankment quantities.

The fencing and gate will maintain appropriate property separation and access along the Eagle Quest property. Updating the street signs as part of the current construction contract will also allow the Lake Mountain Corridor designation to be incorporated prior to project completion and avoid separate replacement work at a later date.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Proposed Change Order #6
2. Proposed Change Order #7
3. Presentation



Eagle Mountain City

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

Change Order # 6

Date:	4/29/2026	Change Order Amount:	\$57,611.77
Project Title:	2025 Mid Valley Road Extension	PO #	
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: Underrun of roadway excavation and an overrun of granular borrow and embankment

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

1. Geneva Rock Change Order for underrun and overrun
- 3.
- 4.

Contract Pricing:		Contract Time:	
Original Contract Amount:	\$3,321,911.00	Original Completion Date:	NA
Previously Approved CO's:	\$304,950.00	Previously approved days:	NA
Present Contract Price:	\$3,626,861.00	Increased by:	NA
Change Order Amount:	\$57,611.77	Decreased by:	NA
New Contract Amount:	\$3,684,472.77	New Completion Date:	NA

City Council Budget Approval?	☒ YES ☐ NO	Admin Assistant Reviewed?	☒ YES ☐ NO
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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: Jaret Shaffer (May 27, 2026 17:38:25 MDT)

Project Manager: David Salazar Department Head/Director: Vince Hogge (Jun 1, 2026 18:29:08 MDT)

City Manager: Benjamin A. Reeves (May 30, 2026 17:22:28 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: 4/29/2026

Proposal / Agreement

Submitted to: Eagle Mountain City
(purchaser)

Project Name: Mid Valley Road

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	Project Quantity Over and Under Runs Items to encompass cumulative item over and under runs on the project including but not limited to: Roadway Excavation, Granular Borrow, Embankment, Roadbase, Asphalt, Curb & Gutter, etc.	1	LS	\$ 57,611.77	\$ 57,611.77

Pricing is Good for 30 Days

Total \$ 57,611.77

☒ 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: \$ 57,611.77 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: 4/29/2026

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 CO6 Contract Adjustments

Final Audit Report

2026-06-02

Created:	2026-05-27
By:	Melissa Yates (myates@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_4TfAs1SBYb11vKUiv_zQR5NbeF6RmdY

"Mid Valley West CO6 Contract Adjustments" History

-  Document created by Melissa Yates (myates@emcity.org)
2026-05-27 - 11:12:13 PM GMT
-  Document emailed to Jeret Shaffer (jshaffer@eaglemountain.gov) for signature
2026-05-27 - 11:12:18 PM GMT
-  Document emailed to David Salazar (dsalazar@eaglemountain.gov) for signature
2026-05-27 - 11:12:18 PM GMT
-  Document emailed to Vince Hogge (vhogge@eaglemountain.gov) for signature
2026-05-27 - 11:12:18 PM GMT
-  Document emailed to Benjamin Reeves (breeves@eaglemountain.gov) for signature
2026-05-27 - 11:12:18 PM GMT
-  Email viewed by Jeret Shaffer (jshaffer@eaglemountain.gov)
2026-05-27 - 11:37:48 PM GMT
-  Document e-signed by Jeret Shaffer (jshaffer@eaglemountain.gov)
Signature Date: 2026-05-27 - 11:38:25 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Email viewed by David Salazar (dsalazar@eaglemountain.gov)
2026-05-28 - 2:41:10 PM GMT
-  Document e-signed by David Salazar (dsalazar@eaglemountain.gov)
Signature Date: 2026-05-28 - 3:05:44 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Email viewed by Benjamin Reeves (breeves@eaglemountain.gov)
2026-05-30 - 11:21:54 PM GMT
-  Signer Benjamin Reeves (breeves@eaglemountain.gov) entered name at signing as Benjamin A. Reeves
2026-05-30 - 11:22:26 PM GMT



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

Signature Date: 2026-05-30 - 11:22:28 PM GMT - Time Source: server - Signature Appearance Selected: TYPE



Email viewed by Vince Hogge (vhogge@eaglemountain.gov)

2026-06-02 - 0:28:24 AM GMT



Document e-signed by Vince Hogge (vhogge@eaglemountain.gov)

Signature Date: 2026-06-02 - 0:29:08 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW



Agreement completed.

2026-06-02 - 0:29:08 AM GMT





Eagle Mountain City

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

Change Order # 7

Date:	9/2/2026	Change Order Amount:	\$44,950.00
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: Installation of fencing and gate along Eagle Quest property and updating street signs to read Lake Mountain Corridor

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

1. Geneva Rock Change Order Form
- 3.
- 4.

Contract Pricing:		Contract Time:	
Original Contract Amount:	\$3,321,911.00	Original Completion Date:	NA
Previously Approved CO's:	\$362,561.77	Previously approved days:	NA
Present Contract Price:	\$3,684,472.77	Increased by:	NA
Change Order Amount:	\$44,950.00	Decreased by:	NA
New Contract Amount:	\$3,729,422.77	New Completion Date:	NA

City Council Budget Approval?	☒ YES ☐ NO	Admin Assistant Reviewed?	☒ YES ☐ NO
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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:	<i>Melissa Gates</i>	Project Accountant:	<i>Christopher Waldron</i>
Project Manager:	<i>D. Salazar</i>	Department Head/Director:	<i>Vince Hogge</i> Vince Hogge (Sep 2, 2026 16:52:34 MDT)
City Manager:	<i>Benjamin A. Reeves</i> Benjamin A. Reeves (Sep 2, 2026 17:14:17 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: 8/12/2026

Proposal / Agreement

Submitted to: Eagle Mountain City
(purchaser)

Project Name: Mid Valley Road Signs and Fencing

Location: _____

Estimate Number: P26RP034

Estimated Start: Summer 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.

[illegible]

Pricing is Good for 30 Days

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

Total	\$	44,950.00
-------	----	-----------

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: \$ 44,950.00 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: 8/12/2026

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 7 Signs and Fencing

Final Audit Report

2026-09-02

Created:	2026-09-02
By:	Melissa Yates (myates@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAc7DFHZdbbUY8z00Y_am4PQZtxVDS_d_G

"Mid Valley West 7 Signs and Fencing" History

-  Document created by Melissa Yates (myates@emcity.org)
2026-09-02 - 10:48:03 PM GMT
-  Document emailed to Chris Waldron (cwaldron@eaglemountain.gov) for signature
2026-09-02 - 10:48:07 PM GMT
-  Document emailed to David Salazar (dsalazar@eaglemountain.gov) for signature
2026-09-02 - 10:48:08 PM GMT
-  Document emailed to Vince Hogge (vhogge@eaglemountain.gov) for signature
2026-09-02 - 10:48:08 PM GMT
-  Document emailed to Benjamin Reeves (breeves@eaglemountain.gov) for signature
2026-09-02 - 10:48:08 PM GMT
-  Email viewed by Vince Hogge (vhogge@eaglemountain.gov)
2026-09-02 - 10:52:00 PM GMT
-  Document e-signed by Vince Hogge (vhogge@eaglemountain.gov)
Signature Date: 2026-09-02 - 10:52:34 PM GMT - Time Source: server - Signature Appearance Selected: DRAW
-  Email viewed by David Salazar (dsalazar@eaglemountain.gov)
2026-09-02 - 10:52:59 PM GMT
-  Document e-signed by David Salazar (dsalazar@eaglemountain.gov)
Signature Date: 2026-09-02 - 10:53:26 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Email viewed by Chris Waldron (cwaldron@eaglemountain.gov)
2026-09-02 - 10:58:38 PM GMT
-  Document e-signed by Chris Waldron (cwaldron@eaglemountain.gov)
Signature Date: 2026-09-02 - 10:58:57 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

 Email viewed by Benjamin Reeves (breeves@eaglemountain.gov)

2026-09-02 - 11:13:56 PM GMT

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

2026-09-02 - 11:14:15 PM GMT

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

Signature Date: 2026-09-02 - 11:14:17 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

 Agreement completed.

2026-09-02 - 11:14:17 PM GMT

Change Order 6 and 7 for Lake Mountain Corridor Expansion (formerly Mid Valley Road)



David Salazar, PE
Assistant City Engineer



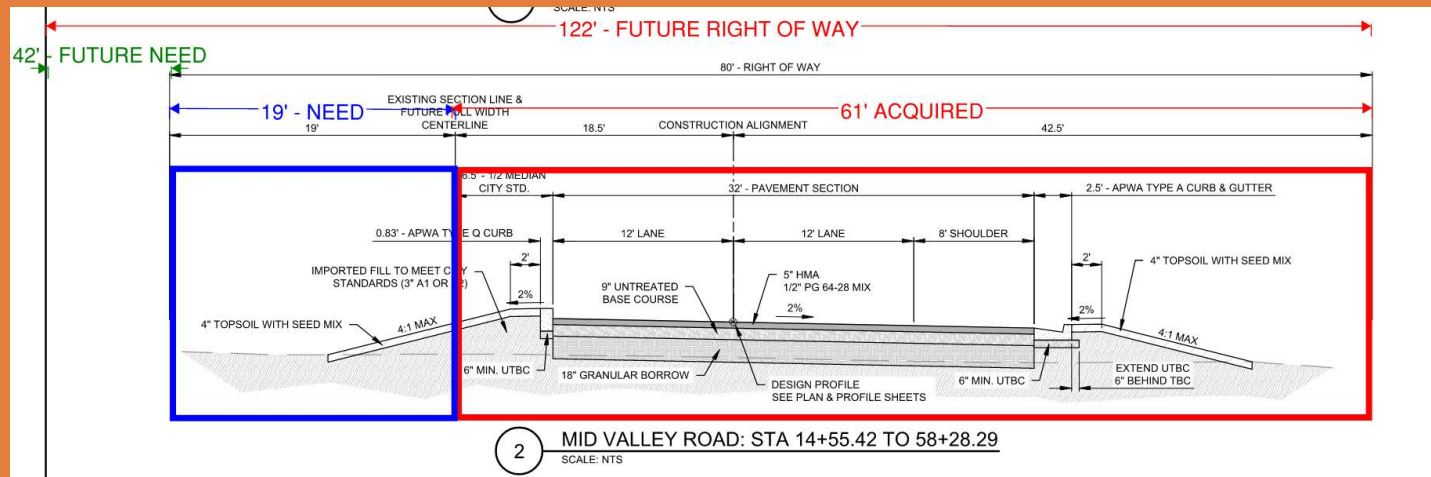
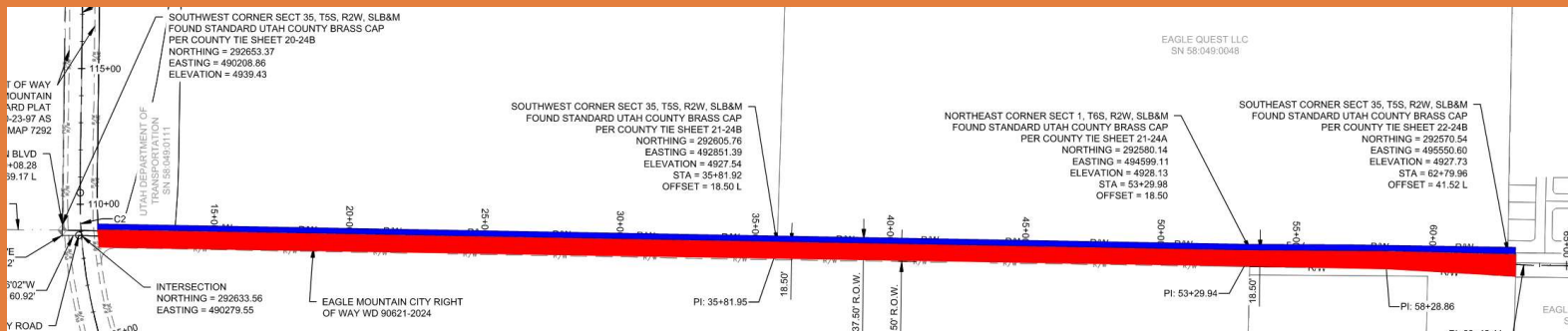
Budget Summary

- Project started by past engineering staff in 2022
- Seven 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 (rest spent in previous years)	\$21,070.00
Geneva Rock Contract	
CO1	\$9,200.00
CO2	\$31,000.00
CO3	\$203,100.00
CO4	\$14,400.00
CO5	\$47,250.00
CO6	\$57,611.77
CO7	\$44,950.00
New Contract Total	\$3,729,422.77
Total without Land Acquisition	\$182,596.23
Land Acquisition	\$754,437.51
Actual Available Budget	-\$571,841.28
FY2027	\$425,000.00
Actual Available Budget	-\$146,841.28



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 (already approved)

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



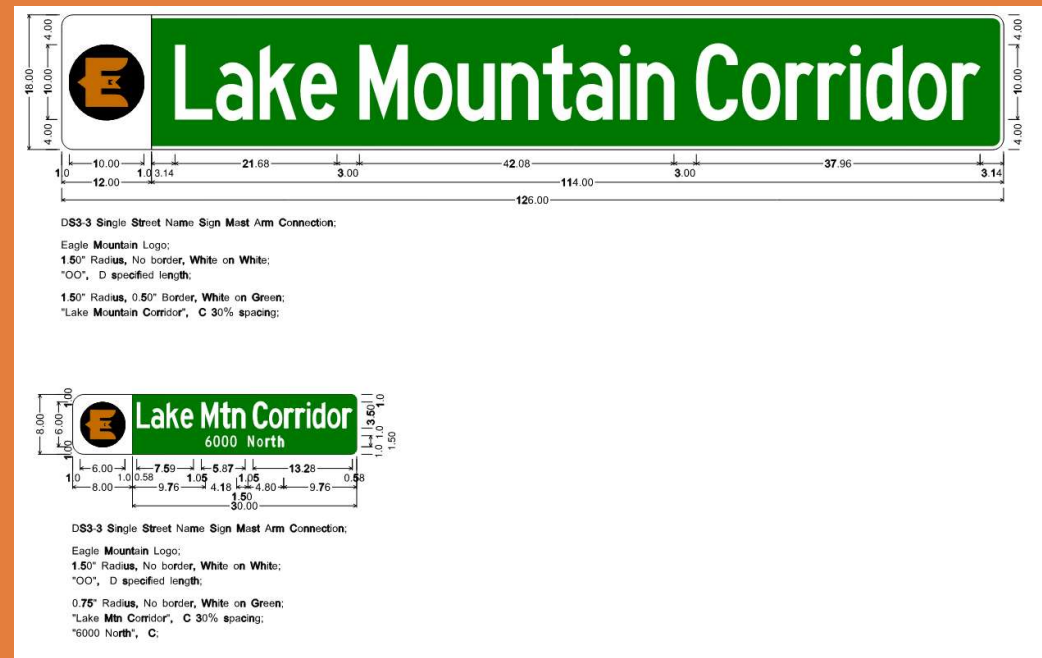
Change Order 6 - \$57,611.77

- Underrun of roadway excavation and an overrun of granular borrow and embankment



Change Order 7 - \$44,950

- Installation of fencing and gate along Eagle Quest property
- Updating street signs to read Lake Mountain Corridor



Budget Summary

- Project started by past engineering staff in 2022
- Seven construction change orders
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Actual Available Budget	-\$146,841.28



Questions?





EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

SEPTEMBER 1, 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, Brett Wright and Zachory Huish.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; John Magness, Legislative and Policy Analyst; Evan Berrett, Director of Legislative and Strategic Services; Marcus Draper, City Attorney; Lacie Messerly, City Recorder; Kimberly Ruesch, Director of Administrative Services; Kyle Ireland, Communications 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; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Ulibarri, Public Safety Director; and Erik Knutzen, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director and Embret Fossum, UFA Battalion Chief.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Gray called the meeting to order at 4:01 PM.

Mayor Gray announced that Item 1.D. and 1.E. would be discussed before Item 1.A.

1. DISCUSSION AND INFORMATION ITEMS

1.D. DISCUSSION – Utah Wellbeing Project Survey Results

[The recording of the discussion can be found online here at 00:03:23.](#)

Economic Development Director Abby Ivory introduced the item and Dr. Courtney Flint, a professor at Utah State University. Dr. Flint presented the results of the Utah Wellbeing Project survey conducted with Eagle Mountain residents. She highlighted findings related to resident demographics, community connection, recreational activities, economic

development, top community concerns, and community values. Dr. Flint also responded to questions from the City Council.

1.E. DISCUSSION – Annual Community Survey

[The recording of the discussion can be found online here at 00:20:12.](#)

Assistant to the City Manager Natalie Winterton introduced the item and Ron Gailey with OnPointe Insights, which will assist the City in conducting an annual community survey. Mr. Gailey outlined the benefits of using OnPointe Insights, including the ability to compare current survey results with results from prior years. He requested direction and feedback from the City Council regarding the annual community survey and led a discussion on potential questions to include. Mr. Gailey also presented examples of survey questions used by other cities and responded to questions from the City Council.

1.A. DISCUSSION – Eagle Square Commercial Sign

[The recording of the discussion can be found online here at 00:38:04.](#)

Planner Steven Lehmitz presented the item and proposed location of the sign within the City's right-of-way. Mr. Lehmitz requested feedback from the City Council regarding the proposed sign placement. Engineer Vince Hogge stated that staff has worked with the applicant regarding the placement of the sign. Applicant Brett Simpson responded to questions from City Council regarding the proposed sign location. The City Council provided feedback moving forward.

1.B. DISCUSSION – Home Business Standards

[The recording of the discussion can be found online here at 00:47:30.](#)

Community Services Director Brandon Larsen stated that the item was added to the agenda at the request of Councilmember Clark to allow for a discussion regarding home business licenses. Councilmember Clark provided additional background and information regarding the matter and suggested a potential code update that would allow greater flexibility for farm-related businesses.

Planner Steven Lehmitz provided clarification regarding the current code.

The City Council requested that the business license code be reviewed regarding home-based businesses and that a potential code update be brought back at a later date for City Council consideration.

1.C. DISCUSSION – Community Garden Presentation

[The recording of the discussion can be found online here at 00:57:55.](#)

Deputy City Manager Steve Mumford introduced the item. Community Services Board Chair Jessie Southworth presented the proposal and shared the Community Services Board's interest in establishing a community garden. The presentation included a project proposal and discussed the benefits, costs, maintenance, and next steps. Ms. Southworth requested feedback from the City Council and responded to questions.

Local gardener Jen Corrington stated that many residents have expressed interest in a community garden and also responded to questions from the City Council.

The City Council requested the Community Services Board develop a policy addressing financial information, signage, and a waiver for the community garden and bring the item back to the City Council at a later date for further consideration.

Mayor Gray announced that Item 3 would be considered before Item 2.

3. CITY MANAGER INFORMATION ITEMS

[The recording of the discussion can be found online here at 01:25:08.](#)

City Manager Ben Reeves provided updates to the City Council.

2. AGENDA REVIEW

12.A. PRELININARY PLAT – Gateway Park Phase 3

[The recording of the discussion can be found online here at 01:29:41.](#)

Councilmember Clark requested that the item be removed from the Consent Agenda and be added to the Scheduled Items for further discussion.

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Brylee Farms Phase B Development Agreement.

[The recording of the discussion can be found online here at 01:30:14.](#)

The City Council discussed whether the applicant had completed the requested items and thanked the applicant for addressing the City Council's requests.

14.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 3.30 regarding Land Disposals.

[The recording of the discussion can be found online here at 01:31:37.](#)

City Attorney Marcus Draper provided clarification and responded to questions from the City Council.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Whiting 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 Clark seconded the motion.*

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

The motion passed with a 4:0 vote.

[The recording of the motion can be found online here at 01:32:22.](#)

The Work Session was adjourned at 5:31 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

Mayor Gray called the meeting to order at 7:02 PM.

[The recording of the discussion can be found online here at 01:37:11.](#)

6. PLEDGE OF ALLEGIANCE

Councilmember Whiting led the Pledge of Allegiance.

Mayor Gray excused Councilmember Wood from the meeting.

7. INFORMATION ITEMS/UPCOMING EVENTS

[The recording of the discussion can be found online here at 01:38:15.](#)

City Manager Ben Reeves provided city events and updates.

Deputy City Manager Steve Munform provided additional information regarding the EM30 Challenge inspired by the America 250 Walk250 Challenge and in celebration of Eagle Mountain's 30th anniversary.

8. PUBLIC COMMENTS

Mayor Gray opened the public comment period at 7:08 PM.

The following individuals spoke during the Public Comment period:

- Jason Ah You – Eagle Mountain resident, provided comments regarding a proposed charter school at Gateway Park Phase 3 and requested City Council consider approving the preliminary plat, Item 12.A. on the agenda.
- Anthony Wood – Thanked the City Council for listening to the residents and considering a lower tax rate and encouraged residents to attend City Council meetings.

Mayor Gray closed the public comment period at 7:13 PM.

[The recording of the discussion can be found online here at 01:41:38.](#)

9. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 01:48:32.](#)

Mayor Gray announced that Item 12.A. would be removed from the Consent Agenda and would be placed under the Scheduled Items.

CONSENT AGENDA

10. CHANGE ORDERS

- 10.A. CHANGE ORDER – White Hills 4MG Tank Change Order #3 – Final True-up Costs

11. MINUTES

- 11.A. August 18, 2026 – Regular City Council Meeting
- 11.B. August 26, 20256 – City Council Meeting – Special Session

12. PRELIMINARY PLATS & SITE PLANS

- 12.A. PRELIMINARY PLAT – Gateway Park Phase 3

13. RESOLUTIONS

- 13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Brylee Farms Phase B Development Agreement.
- 13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, To Become an Official Member of the North Utah County Aquifer Council (NUCAC)

14. ORDINANCES

- 15.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 2.45.010 regarding Youth Council Member Term Limits
- 15.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 3.30 regarding Land Disposals.

MOTION: *Councilmember Clark moved to approve the Consent Agenda with the removal of Item 12.A. from the Consent Agenda and placing it on the Scheduled Items. Councilmember Wright seconded the motion.*

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

Brett Wright Yes

The motion passed with a 4:0 vote.

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

SCHEDULED ITEMS

12. PRELIMINARY PLATS & SITE PLANS

12.A. PRELIMINARY PLAT – Gateway Park Phase 3

[The recording of the discussion can be found online here at 02:03:01.](#)

Planner Steven Lehmitz presented the item, including the plat location and the proposed school location. Mr. Lehmitz reviewed staff recommendations and responded to questions from the City Council.

Councilmember Clark requested discussion regarding the proposed road name change from Gateway Park Boulevard to Wild Blossom Boulevard.

Applicant Scott Hazard provided clarification regarding the proposed plat and responded to questions from the City Council.

MOTION: *Councilmember Whiting moved to approve Gateway Park Phase 3 Preliminary Plat with Condition 1 and omitting Condition 2.*

- *Condition 1: Unless the developer can find a reasonable way to construct internal streets on the proposed lots, that the lots be permitted to front onto the proposed arterial and collector streets.*
- *Condition 2: Gateway Park Boulevard be renamed to Wild Blossom Boulevard.*

Councilmember Clark seconded the motion.

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

The motion passed with a 4:0 vote.

[The recording of the motion can be found online here at 02:16:00.](#)

15. ORDINANCES/PUBLIC HEARING

- 15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Repeal and Replace Section 17.60.130 regarding Retaining Wall Construction Standards.

[The recording of the discussion can be found online here at 02:16:51.](#)

City Engineer Vince Hogge presented the proposed code amendments, which would align the code with modern geographical and structural engineering practice, replace the outdated material-specific rulebook with a single risk-based standard, and address the gap where walls were permitted but not verified as being constructed in accordance with code requirements. Mr. Hogge responded to questions from the City Council.

Mayor Gray opened the Public Hearing period at 7:58 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 7:58 PM.

MOTION: *Councilmember Wright moved to adopt An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Repeal and Replace Section 17.60.130 regarding Retaining Wall Construction Standards, with the removal of the word “multi-family” from Item 5.B. Councilmember Whiting seconded the motion.*

Councilmember Clark suggested adding the word “or” in front of “institutional” in Item 5.B.

MOTION: *Councilmember Wright amended the motion to adopt An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code to Repeal and Replace Section 17.60.130 regarding Retaining Wall Construction Standards with the removal the word “multi-family” from Item 5.B. and the addition the word “or” in front of “institutional” in Item 5.B. Councilmember Whiting seconded the amended motion.*

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

The motion passed with a 4:0 vote.

[The recording of the motion can be found online here at 02:33:18.](#)

15.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Pinnacles and Approving the Pinnacles Master Development Plan/Master Development Agreement Amendment.

[The recording of the discussion can be found online here at 02:35:21.](#)

Senior Planner Robert Hobbs introduced the item, provided a brief background, and presented the applicant's proposed location and purpose for the request. Mr. Hobbs responded to questions from the City Council.

Mayor Gray opened the Public Hearing period at 8:04 PM. Seeing no one wished to speak, Mayor Gray closed the Public Hearing at 8:04 PM.

City Council discussed the requested rezone and Master Development Plan/Master Development Agreement Amendment.

Andy Flamm, representing the property owners, provided clarification regarding the item and responded to questions from the City Council and City Attorney Marcus Draper.

MOTION: *Councilmember Wright moved to deny An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Pinnacles and Approving the Pinnacles Master Development Plan/Master Development Agreement Amendment. Councilmember Whiting seconded the motion.*

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

The motion passed with a 3:1 vote.

[The recording of the motion can be found online here at 02:50:19.](#)

16. ORDINANCES

16.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 3.50 of the Eagle Mountain Municipal Code Establishing Property Tax Allocations.

[The recording of the discussion can be found online here at 02:51:13.](#)

Director of Legislative and Strategic Services Evan Berrett presented background information on the item, including the City Council request to draft the code. Mr. Berrett

explained the purpose of the proposed code, reviewed code basics, and responded to questions from the City Council.

Kimberly Ruesch provided additional information regarding the implementation of the proposed code and responded to questions from the City Council.

MOTION: *Councilmember Huish moved to adopt An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 3.50 of the Eagle Mountain Municipal Code Establishing Property Tax Allocations with the change of the word “adoption” to “acceptance” in the Section 3.50.110 B. Councilmember Whiting seconded the motion.*

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

The motion passed with a 4:0 vote.

[The recording of the motion can be found online here at 03:16:04.](#)

17. LEGISLATIVE ITEMS

17.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 03:17:33.](#)

John Magness shared that he is working on the legislative priorities list for next season and requested any additional items for the priorities list.

MOTION: *Councilmember Wright moved that the Wildlife Migration Corridor be dedicated and renamed to the Todd A. Black Memorial Wildlife Migration Corridor be added to the Legislative Priorities List. Councilmember Clark seconded the motion.*

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

The motion passed with a 4:0 vote.

[The recording of the motion can be found online here at 03:18:47.](#)

The City Council discussed current and future priorities. Councilmember Clark and Whiting will work together on agritourism.

18. 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 03:35:52.](#)

19. COMMUNICATION ITEMS

20. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Whiting 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 Huish seconded the motion.*

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

The motion passed with a 4:0 vote.

[The recording of the motion can be found online here at 03:40:19.](#)

The Policy Session was adjourned to a Closed Session at 9:06 PM.

21. ADJOURNMENT

MOTION: *Councilmember Whiting moved to adjourn the meeting at 9:47 PM. Councilmember Wright seconded the motion.*

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

The motion passed with a 4:0 vote.

[The recording of the motion can be found online here at 03:42:02.](#)

The meeting was adjourned at 9:47 PM.

Approved by the City Council on September 15, 2026.

Lacie A. Messerly
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	SITE PLAN - Spring Run Plaza Lot 1
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Alex Fleischman, AWA Engineering Jason Thompson, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community	1.16 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 Lot 1 Site Plan.

BACKGROUND:

The Applicants for the Spring Run Plaza are proposing a Site Plan on Lot 1 of the development, generally located on the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. The site plan would include a multi-tenant shell building with projected retail and fast food uses.

ITEMS FOR CONSIDERATION:

Subject to City Council approval through the Site Plan Approval process, the Spring Run Plaza Master Development Agreement grants the following exemptions:

1. The ability to have drive-throughs between the building and the public right-of-way with corresponding design elements to improve the attractiveness of the drive-through;
2. No escape lane is required for drive-throughs where it is impractical due to spacing or other limitations;
3. No more than ten feet of landscape buffer width is required in any location;
4. The minimum front and rear setback(s) may be as low as ten feet, with no maximum.

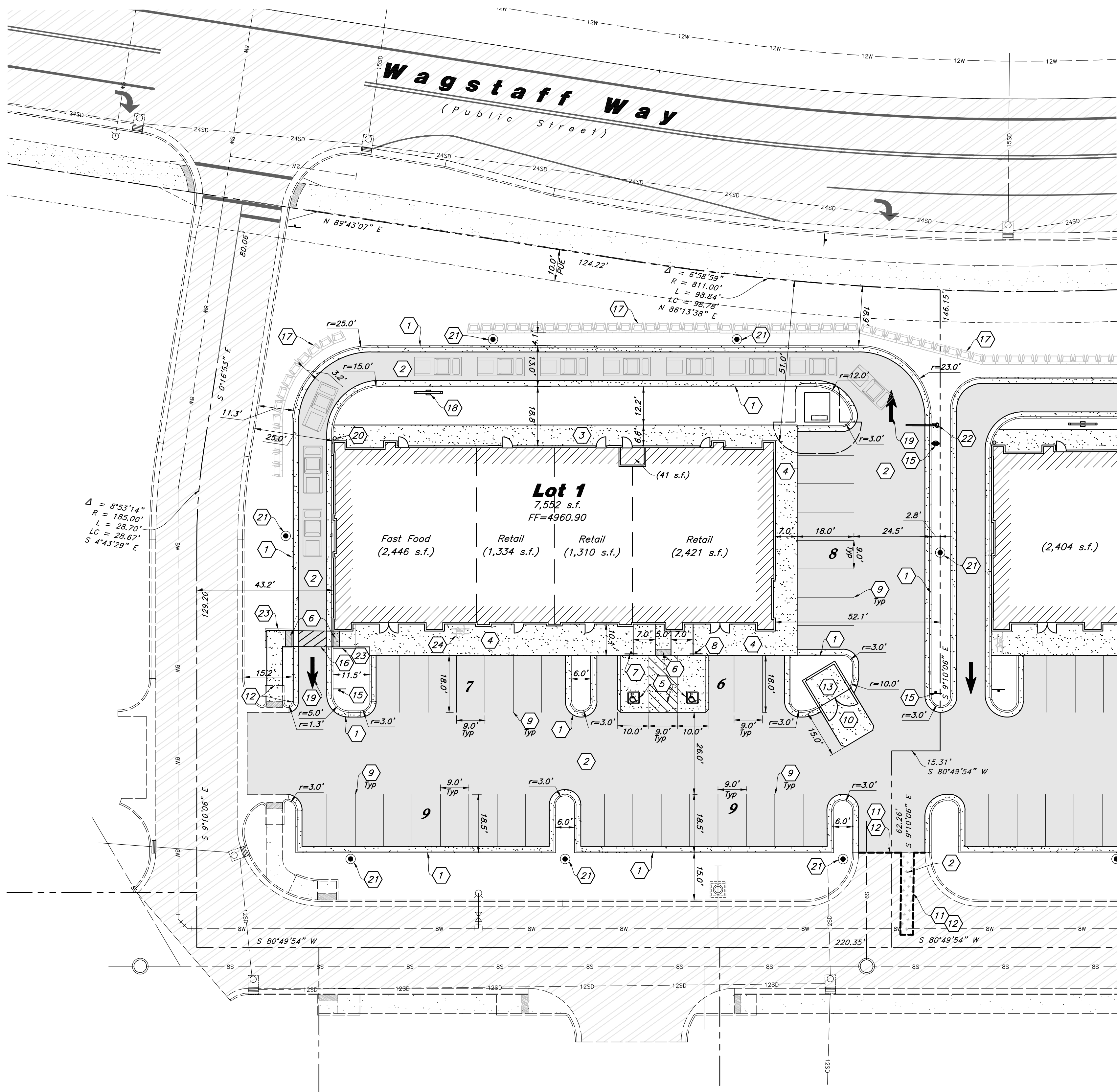
PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:

1. Site Plan
2. Elevations

3. Landscape Plan
4. Lighting Plan
5. Presentation



See Civil Improvement Plans for Lot 2 to be constructed simultaneously with Lot 1

Site Data

Site Area = 50,565 s.f. (1.161 ac.)
Landscape Area Provided = 13,158 s.f. (26%)
Impervious Area Provided = 29,427 s.f. (58.2%)
Building Footprint Area = 7981 s.f. (15.8%)
Parking Required = 37 stalls
Fast Food (1/125) = 20 stalls
Retail (1/300) = 17 stalls
Parking Provided = 39 stalls (5.1/1,000)

Hatch Legend

	Standard Asphalt Paving
	Heavy Duty Asphalt Paving
	Existing Asphalt Paving
	Concrete Paving
	Existing Concrete Paving
	Building Interior

Scale: 1" = 20'

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving
- Sawcut; Provide Smooth Clean Edge
- Conn. & Match Existing Improvements
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Const. Directional Signage (See Arch Plans)
- Const. 4" White Paint Stripe at 45 degrees, 2" o.c. (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Retaining Wall constructed with the Phase 1 Subdivision Improvements
- Menu Board by Others
- Const. Directional Arrow per MUTCD Stds.
- Const. Bollard (See Arch Plans)
- Const. Light Pole and Base (See Arch Plans)
- Const. Drive Through Clearance Bar (See Arch Plans)
- Const. 6" Concrete Curb Wall
- Const. Bike Rack

General Site Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- 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.
- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.

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.



CLIENT INFORMATION:

ACD

CLIENT LOGO:



Site Plan - Lot 1

Spring Run Plaza Phase 1 - Lot 1

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Project No: 24-120

Designer: IK

PM: JHT

OCM:

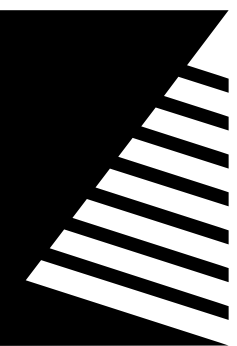
Final Review:

24-120 SP Lot 1

12 Aug, 2026

SHEET NO.

C1.1



Farnsworth
GROUP

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GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: EM

DRAWN: EM

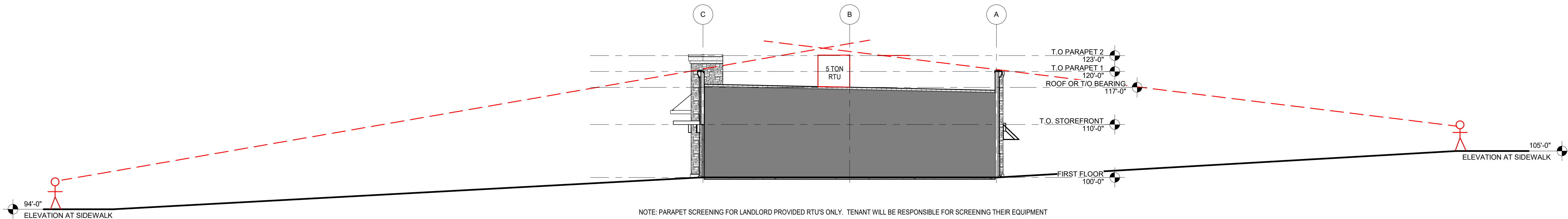
REVIEWED: BN

EXTERIOR
ELEVATIONS - LOT 1

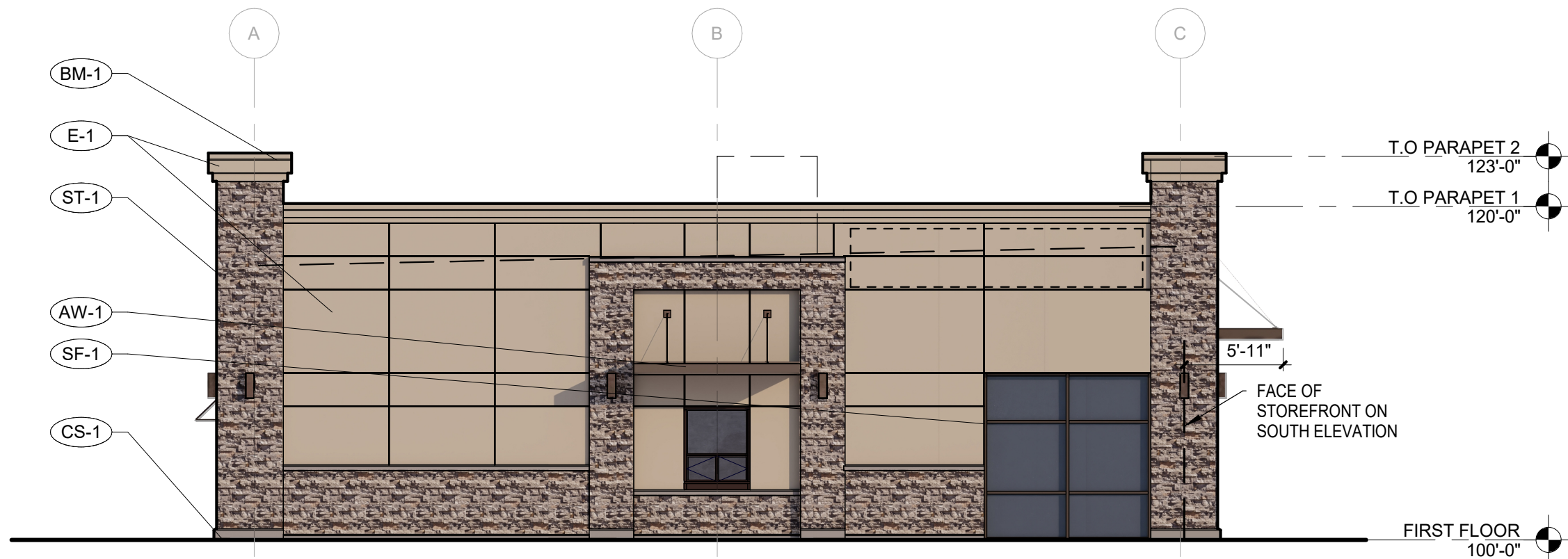
SHEET NUMBER

A1.1

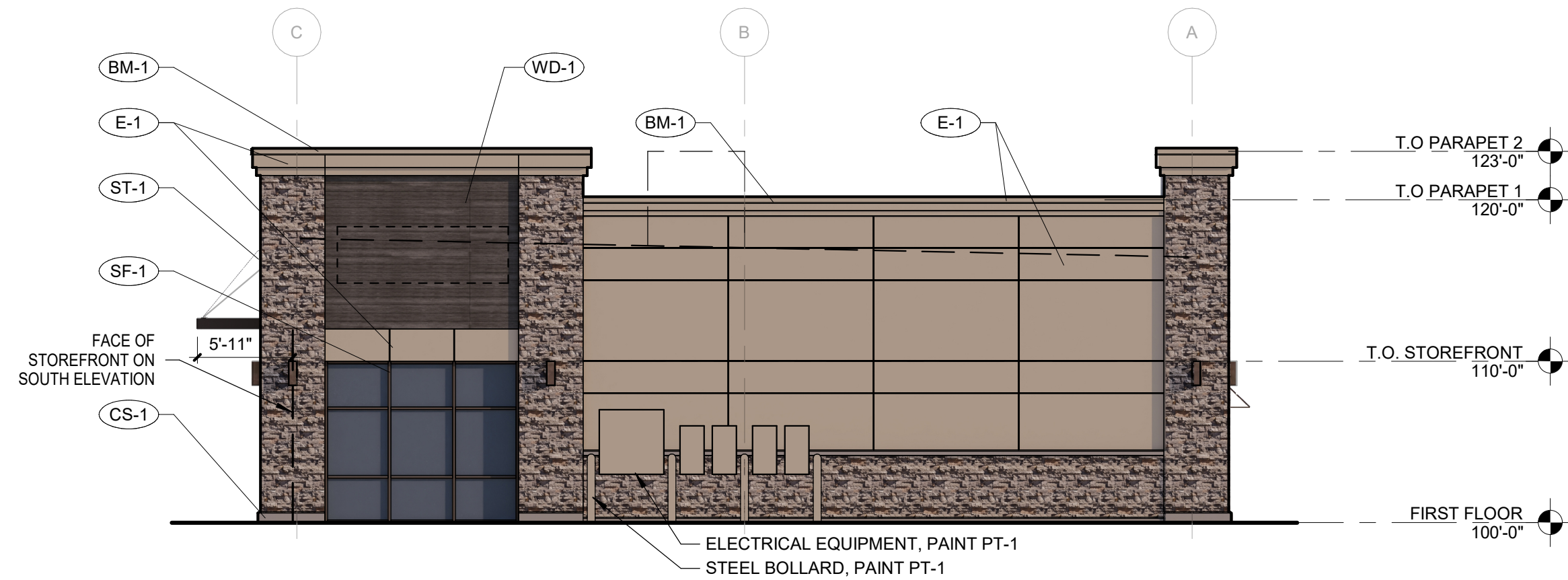
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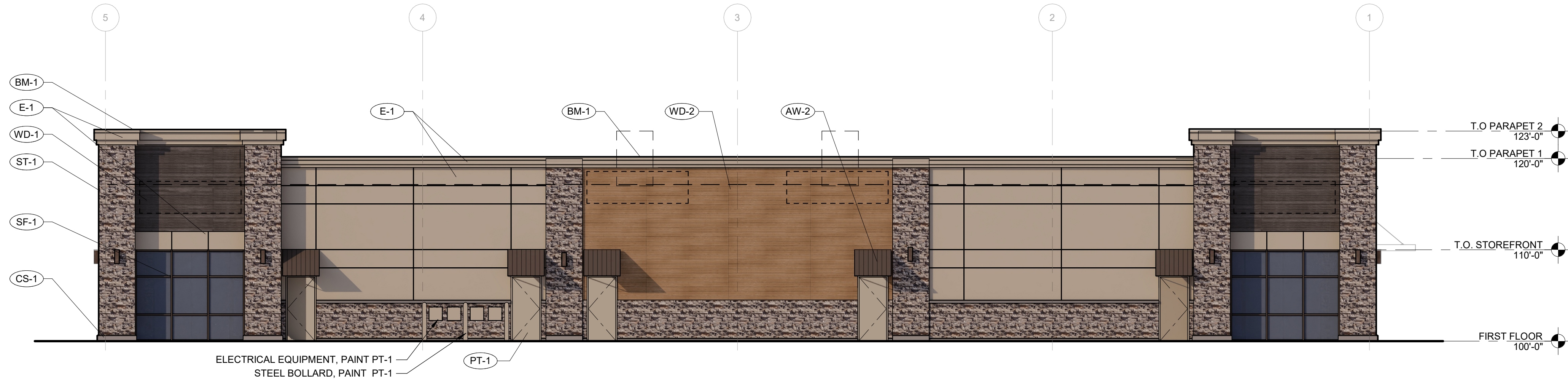
5 ROOF SCREEN DIAGRAM
SCALE: 1" = 10'-0"



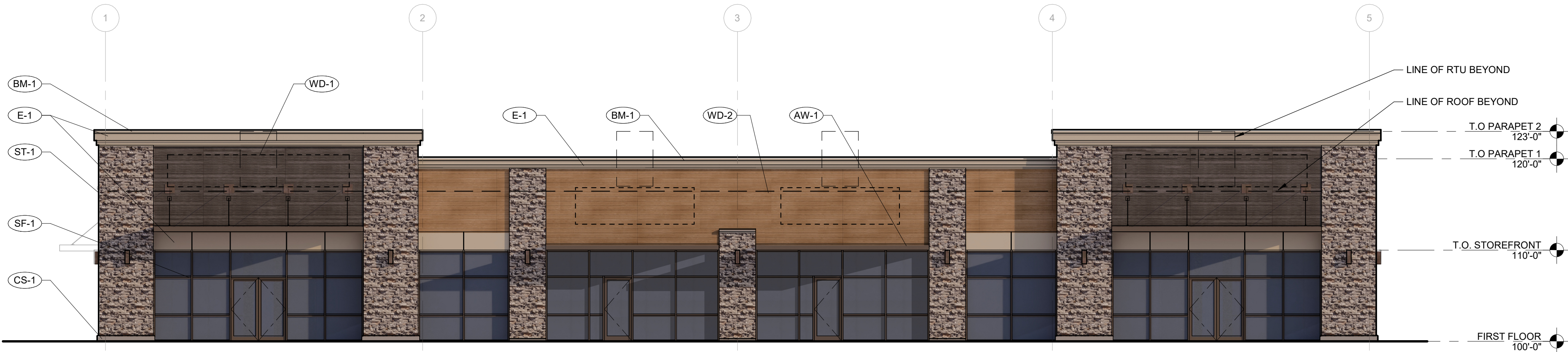
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



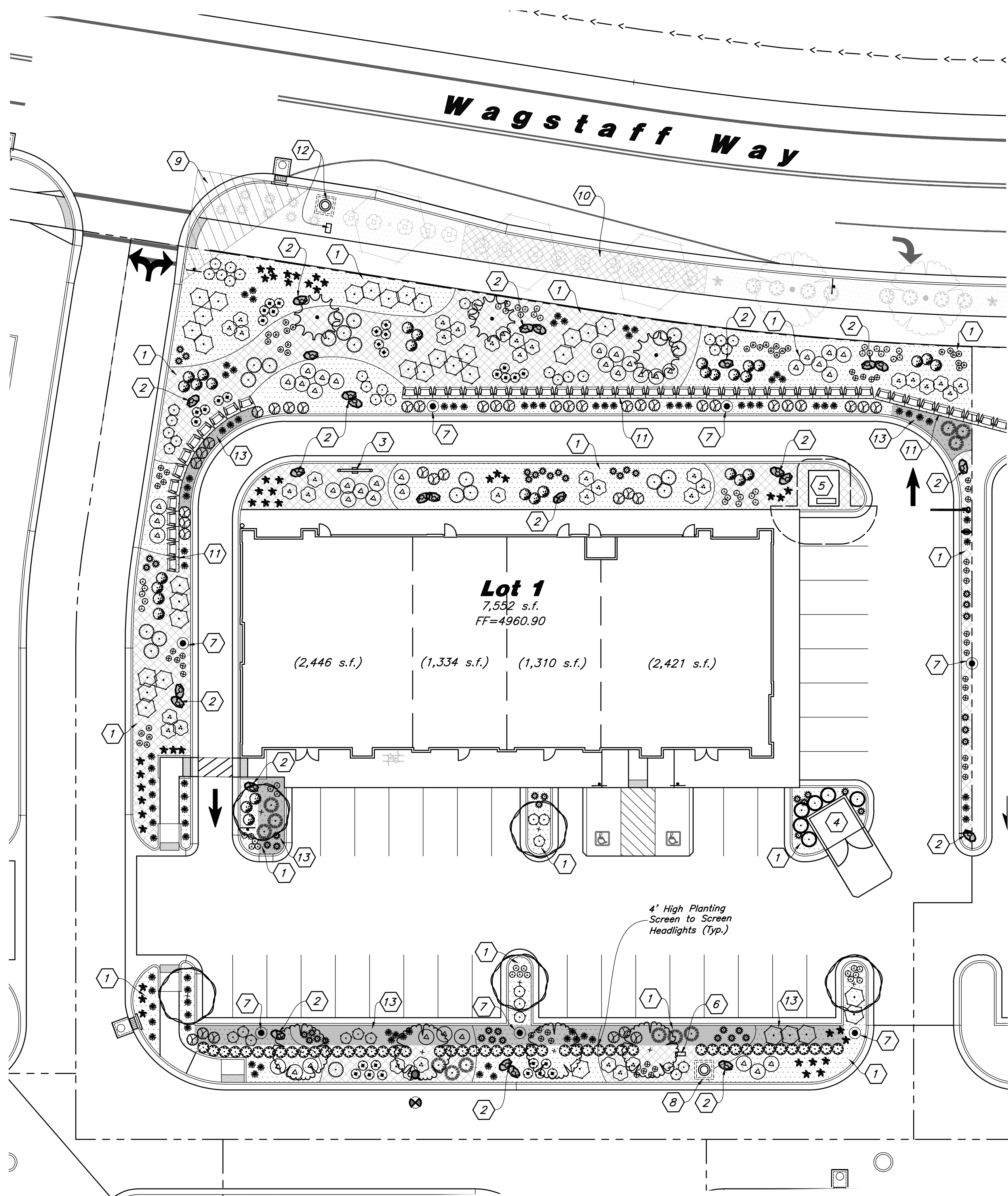
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

- EXTERIOR GENERAL NOTES**
- OWNER PROVIDED ROOF TOP MECHANICAL UNITS TO BE SCREENED BY PARAPET WHEN VIEWED FROM SIDEWALK LEVEL. ALL TENANT PROVIDED MECHANICAL UNITS TO BE SCREENED BY TENANT AS REQUIRED.
 - GENERAL SIGN LOCATION PROVIDED. TENANT TO PROVIDE SIGNAGE PER CITY STANDARDS AND PERMIT SEPARATELY.

EXTERIOR MATERIALS LEGEND			
MARK	DESCRIPTION	MANUFACTURER	PRODUCT
AWNING			
AW-1	PRE-ENGINEERD ALUMINUM SUNSHADE	MAPES	DARK BRONZE
AW-2	METAL AWNING	BERRIDGE	DARK BRONZE
FIBER CEMENT			
WD-1	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - BARK
WD-2	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - CEDAR
METAL PANEL			
BM-1	PREFINISHED BRAKE METAL	BERRIDGE	SIERRA TAN
PAINT			
PT-1	PAINT	SHERWIN WILLIAMS	SW 7548 PORTICO
PRECAST			
CS-1	PRECAST CONCRETE	DAVIS COLLARS	MATCH STONE VENEER
STONE			
ST-1	STACKED STONE VENEER	DUTCH QUALITY	DRY STACK - ASHEN
STOREFRONT			
SF-1	STOREFRONT	KAWNEER	DARK BRONZE
STUCCO			
E-1	EIFS	DRYVIT	451 - CALAHAN

MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	3,012 SF	2,920 SF	1,272 SF	1,224 SF
GLAZING	1,040 SF 34%	240 SF 8%	120 SF 9%	120 SF 10%
	1,971 SF	2,680 SF	1,152 SF	1,104 SF
STONE	720 SF	910 SF	420 SF	433 SF
FIBER CEMENT	947 SF	721 SF	114 SF	-
	84%	61%	46%	40%
EIFS	305 SF	1049 SF	618 SF	658 SF
	16%	39%	54%	60%

W:\124-120 Eagle Mountain East Retail\dwgs\04_Final Site\124-120_LS Lot 1.dwg, 8/12/2026 4:06:21 PM, 1:1



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER REQUIREMENT	PLANT COVERAGE
TREES						
	4	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Caliper	20' (H) x 15' (W)	Low	---
	3	Cedrus atlantica 'Fastigiata' / Columnar Blue Atlas Cedar	6-8' Ht.	40' (H) x 10' (W)	Moderate	---
	6	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	6-8' Ht.	15' (H) x 6' (W)	Low	---
	5	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	2" Caliper	30' (H) x 20' (W)	Low	---
SHRUBS						
	30	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	24" (H) x 36" (W)	Moderate	7 s.f. (210)
	21	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal	48" (H) x 48" (W)	Very Low	16 s.f. (336)
	41	Caryopteris x clandonensis 'CT-9-12' / Beyond Midnight Bluebeard	5 gal	30" (H) x 30" (W)	Low	6.5 s.f. (266.5)
	36	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal	48" (H) x 48" (W)	Low	16 s.f. (576)
	31	Spiraea betulifolia 'Tor' / White Frost Birchleaf Spirea	5 gal	36" (H) x 36" (W)	Low	9 s.f. (279)
	43	Spiraea japonica 'Galen' / Double Play Artisan Spirea	5 gal	36" (H) x 36" (W)	Low	9 s.f. (387)
	49	Taxus x media 'Dark Green Spreading' / Green Spreading Yew *	5 gal	36" (H) x 60" (W)	Moderate	9 s.f. (441)
PERENNIALS						
	30	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal	18" (H) x 12" (W)	Low	1 s.f. (30)
	44	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal	12" (H) x 24" (W)	Low	4 s.f. (176)
	51	Lavandula angustifolia 'Betty's Blue' / Betty's Blue English Lavender	1 gal	12" (H) x 24" (W)	Low	4 s.f. (204)
	41	Salvia nemorosa 'May Night' / May Night Salvia	1 gal	18" (H) x 24" (W)	Low	4 s.f. (168)
GROUND COVER						
	40	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal	12" (H) x 60" (W)	Low	25 s.f. (1,000)
	12	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal	12" (H) x 72" (W)	Very Low	16 s.f. (192)
	33	Rhus aromatica Autumn Amber / Autumn Amber Sumac	5 gal	10" (H) x 64" (W)	Low	64 s.f. (2,112)
ORNAMENTAL GRASSES						
	50	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal	12" (H) x 18" (W)	Low	2.5 s.f. (125)
	88	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass	5 gal	48" (H) x 30" (W)	Low	6.25 s.f. (556.25)
						7,059 s.f. Total

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

	1" to 2" Dia. Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent))	Detail: 4/L3.1
	4" to 8" Dia. 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 Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent))	Detail: 4/L3.1
	Landscape Accent Boulders - Boulders Shall be 3-4' in Diameter, Fractured and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper	Detail: 5/L3.1

General Landscape Notes:

- 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.
- Contractor shall call Blue Stake before excavation for plant material.
- 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.
- 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.
- 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.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- 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.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- 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.
- 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.
- 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.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- 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.
- 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.
- Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- 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.
- 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.
- 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 or plastic cut and removed from the tree.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Sections of weed barrier shall overlap six (6) inches and be staked down using triangular spacing. 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. No edging shall be used between different stone types. Provide a defined edge between stone.

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. Tree ties shall be installed loosely to allow the tree to move. It is the contractors responsibility to remove tree staking after one year warranty period.

24. Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.

25. 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 installers control. Warranty period shall be 12 months and begin at date of final project acceptance.

Landscape Maintenance:

- The Commercial Property Management Company will Install and Maintain all Landscaping/Irrigation Adjacent to Road A

Landscape Data

Site Area = 50,565 s.f. (1,161 ac.)
Onsite Landscape Area Provided = 13,158 s.f. (26%)
Lawn Area = 0 s.f. (0%)
Xeriscaping = 13,158 s.f. (100%)
Plant Coverage Required = 6,579 s.f. (50%)
Plant Coverage Provided = 7,059 s.f. (54%)
Drought Tolerant Plant Material = 641/641 (100%) *
Parking Lot Area = 17,131 s.f.
Parking Lot Snow Storage Required = 5,653 c.f. (4" Depth)
Parking Lot Snow Storage Provided = 943 s.f. Piled @ 6' High

* All Plant Material has been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List. Source for Plant List Approved by the City Biologist.

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
- See Landscape Notes for Details regarding Landscape Maintenance Period.
- Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.

Landscape Installation Keynotes

- Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
- Install Landscape Boulder
- Menu Board - Adjust Plant Material as Needed to Not Block Menu and Ordering Boards
- Dumpster Enclosure with Plant Screening
- New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
- Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Bumper
- New Light Pole - See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
- Water Meter for Building and Irrigation - See Utility Plan for More Detail
- 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')
- Landscape Shall be Installed by Developer in Later Phase
- Retaining Wall - See Civil Plans for More Detail; Install Decorative Stone and Weed Barrier Around Wall; Verify that Wall is Free of Dirt and Washed Off
- Irrigation Water Meter, Backflow Preventer, and P.O.C. for Parkstrip Irrigation System
- Snow Storage Area; See Landscape Data Table for More Info.



Know what's below.
Call before you dig.



2010 North Redwood Road
Salt Lake City, Utah 84118
(801) 521-8529 - awaeng.com



CLIENT INFORMATION:

ACD

CLIENT LOGO:



Landscape Plan

Spring Run Plaza Phase 1 - Lot 1

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Project No: 24-120

Designer: JK

PM: JHT

OCM:

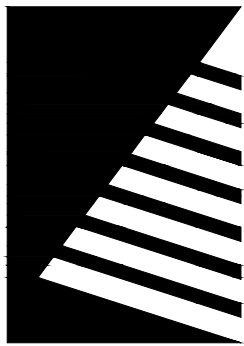
Final Review:

24-120 LS Lot 1

12 Aug, 2026

SHEET NO.

L1.1



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ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: AC

DRAWN: JG

REVIEWED: JG

FIELD BOOK NO.:

SHEET TITLE:

PHOTOMETRIC PLAN
- LOT 1

SHEET NUMBER:

PROJECT NO.: 02502369.001

LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	LUMINAIRE SERIES	SOURCE (TYPE/COLOR TEMP/CRI)	VOLTAGE	LOAD (VA)	LUMEN OUTPUT	FINISH	MOUNTING	DESCRIPTION
S1	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	93	9,830	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, HOUSE SIDE SHIELD, TYPE IV FORWARD THROW, DOUBLE FUSED, DIMMING MOTION SENSOR
S2	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	63	9,180	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, HOUSE SIDE SHIELD, TYPE II W/ SPILL CONTROL, DOUBLE FUSED, DIMMING MOTION SENSOR
S3	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	63	9,645	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE V SQUARE MEDIUM, DOUBLE FUSED, DIMMING MOTION SENSOR
W1	LIGHTWAY INDUSTRIES	TBLW SERIES	LED, 4000K, 90+CRI	120V	24	2,460	BRONZE	10'-0" AFG	WALL PACK WITH PHOTOCELL, 0-10V DIMMING
W2E	LIGHTWAY INDUSTRIES	PDSW SERIES	LED, 4000K, 90+CRI	120V	6	800	BRONZE	12'-0" AFG	WALL PACK WITH PHOTOCELL, BATTERY BACKUP, 5-LED, 0-10V DIMMING
NOTES: A. REMOVE ALL FINGER PRINTS FROM LENSES, REFLECTORS, AND LOUVERS FOLLOWING LIGHT FIXTURE INSTALLATION. B. FOR APPROVAL OF FIXTURES FROM MANUFACTURERS OTHER THAN THOSE LISTED, PROPOSED FIXTURES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER TEN BUSINESS DAYS PRIOR TO BID FOR REVIEW. FINAL DETERMINATION OF "EQUAL" STATUS FOR BIDDING SHALL BE THE SOLE DETERMINATION OF THE ARCHITECT/ENGINEER. C. PROVIDE ALL HOLLOW POLES WITH VIBRATION DAMPERS BY THE FACTORY.									

LOT 1		
TOTAL ACREAGE:		1.16
TOTAL LUMENS ON SITE:		113,430
MAXIMUM PERMITTED LUMENS ON SITE:		116,000

STATISTICS - LOT 1						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE THRU LOT 1	+	3.41 FC	14.4 FC	1.1 FC	13.09	3.11
PARKING LOT 1	+	1.56 FC	3.3 FC	0.6 FC	5.50	2.60
OVERALL SITE	+	1.01 FC	13.3 FC	0.0 FC	N/A	N/A



1 PHOTOMETRIC PLAN - LOT 1
SCALE: 1"=20'



E1.1

Project	Catalog #	Type	S1
Prepared by	Notes	Date	



McGraw-Edison GALN Galleon II

Area / Site Luminaire

Product Features



Interactive Menu

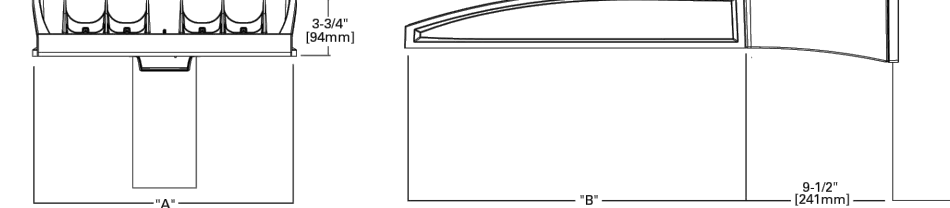
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 17

Quick Facts

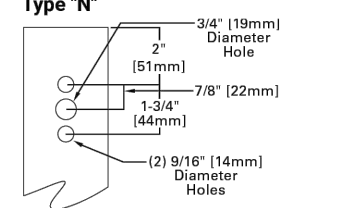
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern



Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or OM Arm	SPA with Standard or OM Arm
1-4	16'	22'	29 lb	0.95
5-6	22'	22'	39 lb	0.95
7-9	22'	28 1/8'	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. IES Certified (2008 CCT and warmer only, fixed mounting options)



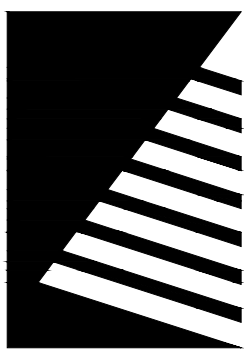
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McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-TAFT-6M

Product Family	Light Engine Configuration	Lumen Output	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN-Galleon II BAA-Bayonet TAA-Taper FADC-Facade Light Authority	1+1 Light Square 2+2 Light Squares 4+4 Light Squares 8+8 Light Squares 16+16 Light Squares	A-Output Level 1 B-Output Level 2 C-Output Level 3 D-Output Level 4 E-Output Level 5 F-Output Level 6 G-Output Level 7 H-Output Level 8 I-Output Level 9 J-Output Level 10 K-Output Level 11 L-Output Level 12 M-Output Level 13 N-Output Level 14 O-Output Level 15 P-Output Level 16 Q-Output Level 17 R-Output Level 18 S-Output Level 19 T-Output Level 20 U-Output Level 21 V-Output Level 22 W-Output Level 23 X-Output Level 24 Y-Output Level 25 Z-Output Level 26 AA-Output Level 27 AB-Output Level 28 AC-Output Level 29 AD-Output Level 30 AE-Output Level 31 AF-Output Level 32 AG-Output Level 33 AH-Output Level 34 AI-Output Level 35 AJ-Output Level 36 AK-Output Level 37 AL-Output Level 38 AM-Output Level 39 AN-Output Level 40 AO-Output Level 41 AP-Output Level 42 AQ-Output Level 43 AR-Output Level 44 AS-Output Level 45 AT-Output Level 46 AU-Output Level 47 AV-Output Level 48 AW-Output Level 49 AX-Output Level 50 AY-Output Level 51 AZ-Output Level 52 BA-Output Level 53 BB-Output Level 54 BC-Output Level 55 BD-Output Level 56 BE-Output Level 57 BF-Output Level 58 BG-Output Level 59 BH-Output Level 60 BI-Output Level 61 BJ-Output Level 62 BK-Output Level 63 BL-Output Level 64 BM-Output Level 65 BN-Output Level 66 BO-Output Level 67 BP-Output Level 68 BQ-Output Level 69 BR-Output Level 70 BS-Output Level 71 BT-Output Level 72 BU-Output Level 73 BV-Output Level 74 BW-Output Level 75 BX-Output Level 76 BY-Output Level 77 BZ-Output Level 78 CA-Output Level 79 CB-Output Level 80 CC-Output Level 81 CD-Output Level 82 CE-Output Level 83 CF-Output Level 84 CG-Output Level 85 CH-Output Level 86 CI-Output Level 87 CJ-Output Level 88 CK-Output Level 89 CL-Output Level 90 CM-Output Level 91 CN-Output Level 92 CO-Output Level 93 CP-Output Level 94 CQ-Output Level 95 CR-Output Level 96 CS-Output Level 97 CT-Output Level 98 CU-Output Level 99 CV-Output Level 100 CW-Output Level 101 CX-Output Level 102 CY-Output Level 103 CZ-Output Level 104 DA-Output Level 105 DB-Output Level 106 DC-Output Level 107 DD-Output Level 108 DE-Output Level 109 DF-Output Level 110 DG-Output Level 111 DH-Output Level 112 DI-Output Level 113 DJ-Output Level 114 DK-Output Level 115 DL-Output Level 116 DM-Output Level 117 DN-Output Level 118 DO-Output Level 119 DP-Output Level 120 DQ-Output Level 121 DR-Output Level 122 DS-Output Level 123 DT-Output Level 124 DU-Output Level 125 DV-Output Level 126 DW-Output Level 127 DX-Output Level 128 DY-Output Level 129 DZ-Output Level 130 EA-Output Level 131 EB-Output Level 132 EC-Output Level 133 ED-Output Level 134 EE-Output Level 135 EF-Output Level 136 EG-Output Level 137 EH-Output Level 138 EI-Output Level 139 EJ-Output Level 140 EK-Output Level 141 EL-Output Level 142 EM-Output Level 143 EN-Output Level 144 EO-Output Level 145 EP-Output Level 146 EQ-Output Level 147 ER-Output Level 148 ES-Output Level 149 ET-Output Level 150 EU-Output Level 151 EV-Output Level 152 EW-Output Level 153 EX-Output Level 154 EY-Output Level 155 EZ-Output Level 156 FA-Output Level 157 FB-Output Level 158 FC-Output Level 159 FD-Output Level 160 FE-Output Level 161 FF-Output Level 162 FG-Output Level 163 FH-Output Level 164 FI-Output Level 165 FJ-Output Level 166 FK-Output Level 167 FL-Output Level 168 FM-Output Level 169 FN-Output Level 170 FO-Output Level 171 FP-Output Level 172 FQ-Output Level 173 FR-Output Level 174 FS-Output Level 175 FT-Output Level 176 FU-Output Level 177 FV-Output Level 178 FW-Output Level 179 FX-Output Level 180 FY-Output Level 181 FZ-Output Level 182 GA-Output Level 183 GB-Output Level 184 GC-Output Level 185 GD-Output Level 186 GE-Output Level 187 GF-Output Level 188 GG-Output Level 189 GH-Output Level 190 GI-Output Level 191 GJ-Output Level 192 GK-Output Level 193 GL-Output Level 194 GM-Output Level 195 GN-Output Level 196 GO-Output Level 197 GP-Output Level 198 GQ-Output Level 199 GR-Output Level 200 GS-Output Level 201 GT-Output Level 202 GU-Output Level 203 GV-Output Level 204 GW-Output Level 205 GX-Output Level 206 GY-Output Level 207 GZ-Output Level 208 HA-Output Level 209 HB-Output Level 210 HC-Output Level 211 HD-Output Level 212 HE-Output Level 213 HF-Output Level 214 HG-Output Level 215 HH-Output Level 216 HI-Output Level 217 HJ-Output Level 218 HK-Output Level 219 HL-Output Level 220 HM-Output Level 221 HN-Output Level 222 HO-Output Level 223 HP-Output Level 224 HQ-Output Level 225 HR-Output Level 226 HS-Output Level 227 HT-Output Level 228 HU-Output Level 229 HV-Output Level 230 HW-Output Level 231 HX-Output Level 232 HY-Output Level 233 HZ-Output Level 234 IA-Output Level 235 IB-Output Level 236 IC-Output Level 237 ID-Output Level 238 IE-Output Level 239 IF-Output Level 240 IG-Output Level 241 IH-Output Level 242 II-Output Level 243 IJ-Output Level 244 IK-Output Level 245 IL-Output Level 246 IM-Output Level 247 IN-Output Level 248 IO-Output Level 249 IP-Output Level 250 IQ-Output Level 251 IR-Output Level 252 IS-Output Level 253 IT-Output Level 254 IU-Output Level 255 IV-Output Level 256 IW-Output Level 257 IX-Output Level 258 IY-Output Level 259 IZ-Output Level 260 JA-Output Level 261 JB-Output Level 262 JC-Output Level 263 JD-Output Level 264 JE-Output Level 265 JF-Output Level 266 JG-Output Level 267 JH-Output Level 268 JI-Output Level 269 JJ-Output Level 270 JK-Output Level 271 JL-Output Level 272 JM-Output Level 273 JN-Output Level 274 JO-Output Level 275 JP-Output Level 276 JQ-Output Level 277 JR-Output Level 278 JS-Output Level 279 JT-Output Level 280 JU-Output Level 281 JV-Output Level 282 JW-Output Level 283 JX-Output Level 284 JY-Output Level 285 JZ-Output Level 286 KA-Output Level 287 KB-Output Level 288 KC-Output Level 289 KD-Output Level 290 KE-Output Level 291 KF-Output Level 292 KG-Output Level 293 KH-Output Level 294 KI-Output Level 295 KJ-Output Level 296 KK-Output Level 297 KL-Output Level 298 KM-Output Level 299 KN-Output Level 300 KO-Output Level 301 KP-Output Level 302 KQ-Output Level 303 KR-Output Level 304 KS-Output Level 305 KT-Output Level 306 KU-Output Level 307 KV-Output Level 308 KW-Output Level 309 KX-Output Level 310 KY-Output Level 311 KZ-Output Level 312 LA-Output Level 313 LB-Output Level 314 LC-Output Level 315 LD-Output Level 316 LE-Output Level 317 LF-Output Level 318 LG-Output Level 319 LH-Output Level 320 LI-Output Level 321 LJ-Output Level 322 LK-Output Level 323 LM-Output Level 324 LN-Output Level 325 LO-Output Level 326 LP-Output Level 327 LQ-Output Level 328 LR-Output Level 329 LS-Output Level 330 LT-Output Level 331 LU-Output Level 332 LV-Output Level 333 LW-Output Level 334 LX-Output Level 335 LY-Output Level 336 LZ-Output Level 337 MA-Output Level 338 MB-Output Level 339 MC-Output Level 340 MD-Output Level 341 ME-Output Level 342 MF-Output Level 343 MG-Output Level 344 MH-Output Level 345 MI-Output Level 346 MJ-Output Level 347 MK-Output Level 348 ML-Output Level 349 MN-Output Level 350 MO-Output Level 351 MP-Output Level 352 MQ-Output Level 353 MR-Output Level 354 MS-Output Level 355 MT-Output Level 356 MU-Output Level 357 MV-Output Level 358 MW-Output Level 359 MX-Output Level 360 MY-Output Level 361 MZ-Output Level 362 NA-Output Level 363 NB-Output Level 364 NC-Output Level 365 ND-Output Level 366 NE-Output Level 367 NF-Output Level 368 NG-Output Level 369 NH-Output Level 370 NI-Output Level 371 NJ-Output Level 372 NK-Output Level 373 NL-Output Level 374 NM-Output Level 375 NN-Output Level 376 NO-Output Level 377 NP-Output Level 378 NQ-Output Level 379 NR-Output Level 380 NS-Output Level 381 NT-Output Level 382 NU-Output Level 383 NV-Output Level 384 NW-Output Level 385 NX-Output Level 386 NY-Output Level 387 NZ-Output Level 388 OA-Output Level 389 OB-Output Level 390 OC-Output Level 391 OD-Output Level 392 OE-Output Level 393 OF-Output Level 394 OG-Output Level 395 OH-Output Level 396 OI-Output Level 397 OJ-Output Level 398 OK-Output 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Level 499 SH-Output Level 500 SI-Output Level 501 SJ-Output Level 502 SK-Output Level 503 SL-Output Level 504 SM-Output Level 505 SN-Output Level 506 SO-Output Level 507 SP-Output Level 508 SQ-Output Level 509 SR-Output Level 510 SS-Output Level 511 ST-Output Level 512 SU-Output Level 513 SV-Output Level 514 SW-Output Level 515 SX-Output Level 516 SY-Output Level 517 SZ-Output Level 518 TA-Output Level 519 TB-Output Level 520 TC-Output Level 521 TD-Output Level 522 TE-Output Level 523 TF-Output Level 524 TG-Output Level 525 TH-Output Level 526 TI-Output Level 527 TJ-Output Level 528 TK-Output Level 529 TL-Output Level 530 TM-Output Level 531 TN-Output Level 532 TO-Output Level 533 TP-Output Level 534 TQ-Output Level 535 TR-Output Level 536 TS-Output Level 537 TU-Output Level 538 TV-Output Level 539 TW-Output Level 540 TX-Output Level 541 TY-Output Level 542 TZ-Output Level 543 UA-Output Level 544 UB-Output Level 545 UC-Output Level 546 UD-Output Level 547 UE-Output Level 548 UF-Output Level 549 UG-Output Level 550 UH-Output Level 551 UI-Output Level 552 UJ-Output Level 553 UK-Output Level 554 UL-Output Level 555 UM-Output Level 556 UN-Output Level 557 UO-Output Level 558 UP-Output Level 559 UQ-Output Level 560 UR-Output Level 561 US-Output Level 562 UT-Output Level 563 UU-Output Level 564 UV-Output Level 565 UW-Output Level 566 UX-Output Level 567 UY-Output Level 568 UZ-Output Level 569 VA-Output Level 570 VB-Output Level 571 VC-Output Level 572 VD-Output Level 573 VE-Output Level 574 VF-Output Level 575 VG-Output Level 576 VH-Output Level 577 VI-Output Level 578 VJ-Output Level 579 VK-Output Level 580 VL-Output Level 581 VM-Output Level 582 VN-Output Level 583 VO-Output Level 584 VP-Output Level 585 VQ-Output Level 586 VR-Output Level 587 VS-Output Level 588 VT-Output Level 589 VU-Output Level 590 VV-Output Level 591 VW-Output Level 592 VX-Output Level 593 VY-Output Level 594 VZ-Output Level 595 WA-Output Level 596 WB-Output Level 597 WC-Output Level 598 WD-Output Level 599 WE-Output Level 600 WF-Output Level 601 WG-Output Level 602 WH-Output Level 603 WI-Output Level 604 WJ-Output Level 605 WK-Output Level 606 WL-Output Level 607 WM-Output Level 608 WN-Output Level 609 WO-Output Level 610 WP-Output Level 611 WQ-Output Level 612 WR-Output Level 613 WS-Output Level 614 WT-Output Level 615 WU-Output Level 616 WV-Output Level 617 WW-Output Level 618 WX-Output Level 619 WY-Output Level 620 WZ-Output Level 621 XA-Output Level 622 XB-Output Level 623 XC-Output Level 624 XD-Output Level 625 XE-Output Level 626 XF-Output Level 627 XG-Output Level 628 XH-Output Level 629 XI-Output Level 630 XJ-Output Level 631 XK-Output Level 632 XL-Output Level 633 XM-Output Level 634 XN-Output Level 635 XO-Output Level 636 XP-Output Level 637 XQ-Output Level 638 XR-Output Level 639 XS-Output Level 640 XT-Output Level 641 XU-Output Level 642 XV-Output Level 643 XW-Output Level 644 XX-Output Level 645 XY-Output Level 646 XZ-Output Level 647 YA-Output Level 648 YB-Output Level 649 YC-Output Level 650 YD-Output Level 651 YE-Output Level 652 YF-Output Level 653 YG-Output Level 654 YH-Output Level 655 YI-Output Level 656 YJ-Output Level 657 YK-Output Level 658 YL-Output Level 659 YM-Output Level 660 YN-Output Level 661 YO-Output Level 662 YP-Output Level 663 YQ-Output Level 664 YR-Output Level 665 YS-Output Level 666 YT-Output Level 667 YU-Output Level 668 YV-Output Level 669 YW-Output Level 670 YX-Output Level 671 YZ-Output Level 672 ZA-Output Level 673 ZB-Output Level 674 ZC-Output Level 675 ZD-Output Level 676 ZE-Output Level 677 ZF-Output Level 678 ZG-Output Level 679 ZH-Output Level 680 ZI-Output Level 681 ZJ-Output Level 682 ZK-Output Level 683 ZL-Output Level 684 ZM-Output Level 685 ZN-Output Level 686 ZO-Output Level 687 ZP-Output Level 688 ZQ-Output Level 689 ZR-Output Level 690 ZS-Output Level 691 ZT-Output Level 692 ZU-Output Level 693 ZV-Output Level 694 ZW-Output Level 695 ZX-Output Level 696 ZY-Output Level 697 ZZ-Output Level 698	222-700R, 2000K 222-700R, 2700K 222-700R, 3000K 222-700R, 3500K 222-700R, 4000K 222-700R, 4500K 222-700R, 5000K 222-700R, 5500K 222-700R, 6000K 222-700R, 6500K 222-700R, 7000K 222-700R, 7500K 222-700R, 8000K 222-700R, 8500K 222-700R, 9000K 222-700R, 9500K 222-700R, 10000K 222-700R, 10500K 222-700R, 11000K 222-700R, 11500K 222-700R, 12000K 222-700R, 12500K 222-700R, 13000K 222-700R, 13500K 222-700R, 14000K 222-700R, 14500K 222-700R, 15000K 222-700R, 15500K 222-700R, 16000K 222-700R, 16500K 222-700R, 17000K 222-700R, 17500K 222-700R, 18000K 222-700R, 18500K 222-700R, 19000K 222-700R, 19500K 222-700R, 20000K 222-700R, 20500K 222-700R, 21000K 222-700R, 21500K 222-700R, 22000K 222-700R, 22500K 222-700R, 23000K 222-700R, 23500K 222-700R, 24000K 222-700R, 24500K 222-700R, 25000K 222-700R, 25500K 222-700R, 26000K 222-700R, 26500K 222-700R, 27000K 222-700R, 27500K 222-700R, 28000K 222-700R, 28500K 222-700R, 29000K 222-700R, 29500K 222-700R, 30000K 222-700R, 30500K 222-700R, 31000K 222-700R, 31500K 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61000K 222-700R, 61500K 222-700R, 62000K 222-700R, 62500K 222-700R, 63000K 222-700R, 63500K 222-700R, 64000K 222-700R, 64500K 222-700R, 65000K 222-700R, 65500K 222-700R, 66000K 222-700R, 66500K 222-700R, 67000K 222-700R, 67500K 222-700R, 68000K 222-700R, 68500K 222-700R, 69000K 222-700R, 69500K 222-700R, 70000K 222-700R, 70500K 222-700R, 71000K 222-700R, 71500K 222-700R, 72000K 222-700R, 72500K 222-700R, 73000K 222-700R, 73500K 222-700R, 74000K 222-700R, 74500K 222-700R, 75000K 222-700R, 75500K 222-700R, 76000K 222-700R, 76500K 222-700R, 77000K 222-700R, 77500K 222-700R, 78000K 222-700R, 78500K 222-700R, 79000K 222-700R, 79500K 222-700R, 80000K 222-700R, 80500K 222-700R, 81000K 222-700R, 81500K 222-700R, 82000K 222-700R, 82500K 222-700R, 83000K 222-700R, 83500K 222-700R, 84000K 222-700R, 84500K 222-700R, 85000K 222-700R, 85500K 222-700R, 86000K 222-700R, 86500K 222-700R, 87000K 222-700R, 87500K 222-700R, 88000K 222-700R, 88500K 222-700R, 89000K 222-700R, 89500K 222-700R, 90000K 222-700R, 90500K 222-700R, 91000K 222-700R, 91500K 222-700R, 92000K 222-700R, 92500K 222-700R, 93000K 222-700R, 93500K 222-700R, 94000K 222-700R, 94500K 222-700R, 95000K 222-700R, 95500K 222-700R, 96000K 222-700R, 96500K 222-700R, 97000K 222-700R, 97500K 222-700R, 98000K 222-700R, 98500K 222-700R, 99000K 222-700R, 99500K 222-700R, 100000K 222-700R, 100500K 222-700R, 101000K 222-700R, 101500K 222-700R, 102000K 222-700R, 102500K 222-700R, 103000K 222-700R, 103500K 222-700R, 104000K 222-700R, 104500K 222-700R, 105000K 222-700R, 105500K 222-700R, 106000K 222-700R, 106500K 222-700R, 107000K 222-700R, 107500K 222-700R, 108000K 222-700R, 108500K 222-700R, 109000K 222-700R, 109500K 222-700R, 110000K 222-700R, 110500K 222-700R, 111000K 222-700R, 111500K 222-700R, 112000K 222-700R, 112500K 222-700R, 113000K 222-700R, 113500K 222-700R, 114000K 222-700R, 114500K 222-700R, 115000K 222-700R, 115500K 222-700R, 116000K 222-700R, 116500K 222-700R, 117000K 222-700R, 117500K 222-700R, 118000K 222-700R, 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Farnsworth GROUP

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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: AC

DRAWN: JG

REVIEWED: JG

FIELD BOOK NO.:

SHEET TITLE:

CUTSHEETS AND
DETAILS - LOT 1

SHEET NUMBER:

E1.3

PROJECT NO.: 02502369.001

TBLW-LED

- Construction:**
- Steel housing and chassis
 - Bottom lens is clear smooth or white frosted acrylic

Light Source:

- LED
- Dimming to 10% **Included**

Notes:

- Integral mounting plate
- Optional all aluminum construction painted finish only
- Optional photocell - specify voltage 120v or 277v
- Optional knockouts centered on all four sides / increases fixture depth by 1/2"
- Build America, Buy America Act Compliant
- UL and CUL listed **WET** location
- LED Components
 - Replaceable Module
 - CRI > 90
 - Universal 120/277 volt standard
 - 5-Year Warranty on LED Components

Type:	W1
Job Name:	



TBLW-13-LED
Height - 13 3/4"
Width - 7 3/4"
Depth - 7 1/4"

ORDERING INFORMATION

Example: TBLW-13-LED-F2D-4-Z3-CSA

TBLW									
Size	LED	Watts	Source Lumens	Dimming	Energy Star	Kelvin	Cage	Finish	Diffuser
13-LED	F2D	24	2460	0-10v	NO	2 3000K 3 3500K 4 4000K		B1 Satin Black B2 Text Black Z1 Satin Bronze Z3 Text Bronze W1 Gloss White W2 Gloss White T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige	CSA Clear Smooth Acrylic WFA White Forsted Acrylic
								Options	
								39 Knockouts located 4 sides	
								42 All Aluminum Construction	
								21 Photocell - See Notes	
								01 120 volt	
								02 277 volt	
								Optional	
								(See Price List)	
								M17 Brass Powder	
								P2 Brushed Alum	
								Battery Back Options	
								BB10 10 Watts for 90-Minutes	



28435 Industry Drive., Valencia, California 91355
800-325-4448 / 661-257-0286 • fax 800-323-2346 / 661-257-0201
www.lightwayind.com • sales@lightwayind.com



Revision: 08/28/2024

PDSW-LED

- Construction:**
- Aluminum housing and chassis
 - Bottom lens is white frosted or clear smooth acrylic, or optional clear prismatic

Light Source:

- LED
- Dimming to 10% **Included**

Notes:

- Center lockup - hardware include
- Optional J-Box with knockouts for surface conduit (39)
- Dark sky compliant
- ADA Compliant
- Optional Battery Backup increases depth to 4"
- **Build America, Buy America Act Compliant**
- UL and CUL listed **WET** location
- LED Components
 - Replaceable Module
 - CRI > 90
 - Universal 120/277 volt standard
 - 5-Year Warranty on LED Components

Type:	W2E
Job Name:	



Shown with
Clear Prismatic Lens



PDSW-5-LED
Height - 5 1/2"
Width - 7 1/4"
Depth - 3 1/2"

PDSW-12-LED
Height - 5 1/2"
Width - 12"
Depth - 3 1/2"

ORDERING INFORMATION

Example: PDSW-5-LED-01A-4-B1-CPA

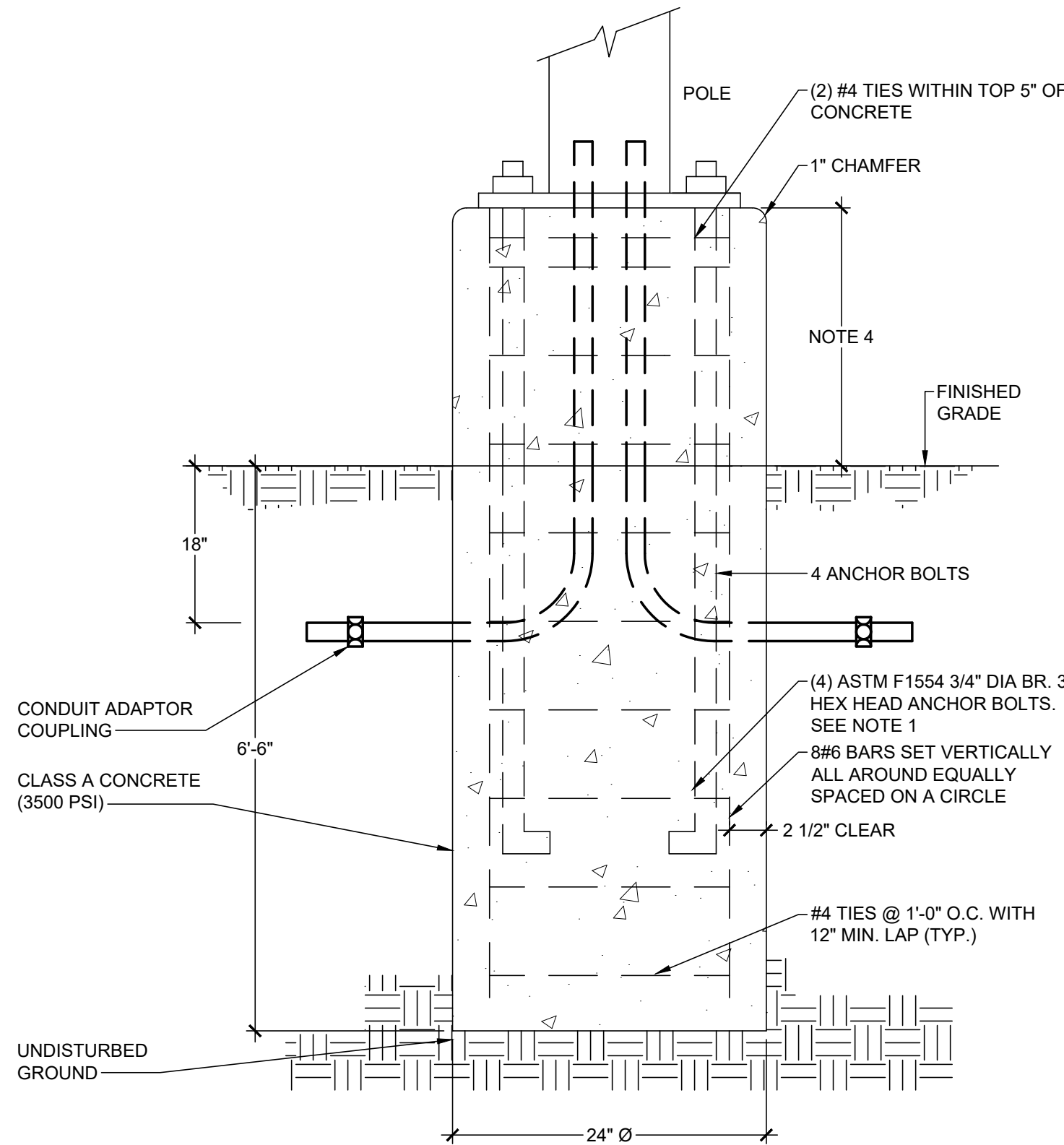
PDSW									
Size	LED	Watts	Source Lumens	Dimming	Energy Star	Kelvin	Cage	Finish	Diffuser
5-LED	O1A	6	800	0-10v	NO	2 3000K 3 3500K 4 4000K		B1 Satin Black B2 Text Black Z1 Satin Bronze Z3 Text Bronze W1 Gloss White W2 Gloss White T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige	WFA White Frosted Acrylic CSA Clear Smooth Acrylic
								Options	
								DIM LED dimming driver (0 - 10v)	
								Optional Lens Material	
								(See Price List)	
								CPA Clear Prismatic Acrylic	
								Optional	
								(See Price List)	
								M17 Gold Brass	
								P2 Brushed Alum	
								P9 Brushed Nickel	
								Battery Backup Options	
								(Increases fixture depth to 4")	
								BB10 10 Watts (1170lm) for 90-Minutes	



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Revision: 05/08/2026



NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATING GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. VARIES - 2'-0" AFG IN PARKING LOT AREAS AND IN AREAS SUBJECT TO VEHICULAR DAMAGE; 6" AFG IN ALL AREAS WHERE NOT SUBJECT TO VEHICULAR DAMAGE.

1 LIGHTING POLE FOUNDATION DETAIL
SCALE: NOT TO SCALE

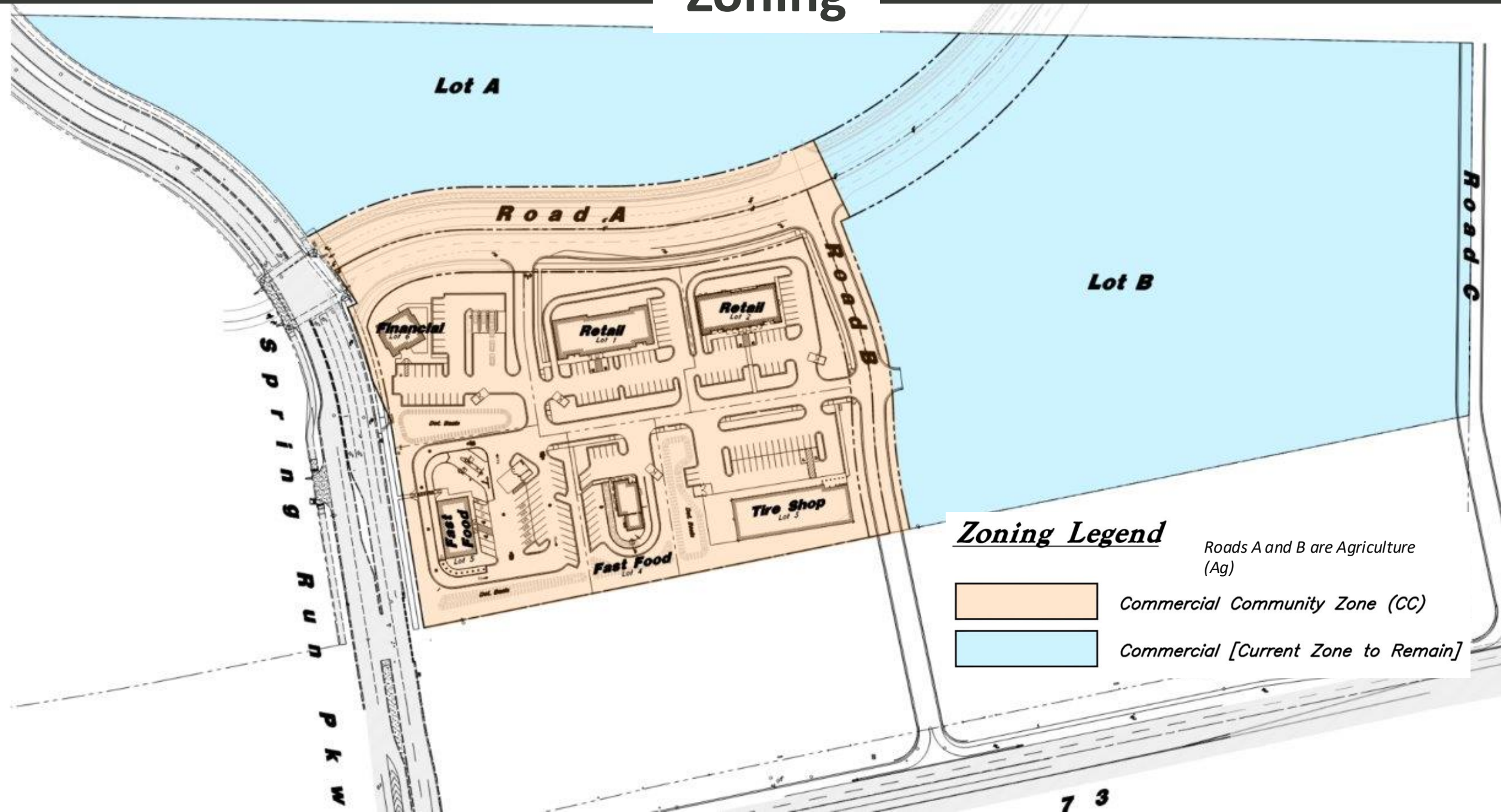
Spring Run Plaza Lot 1

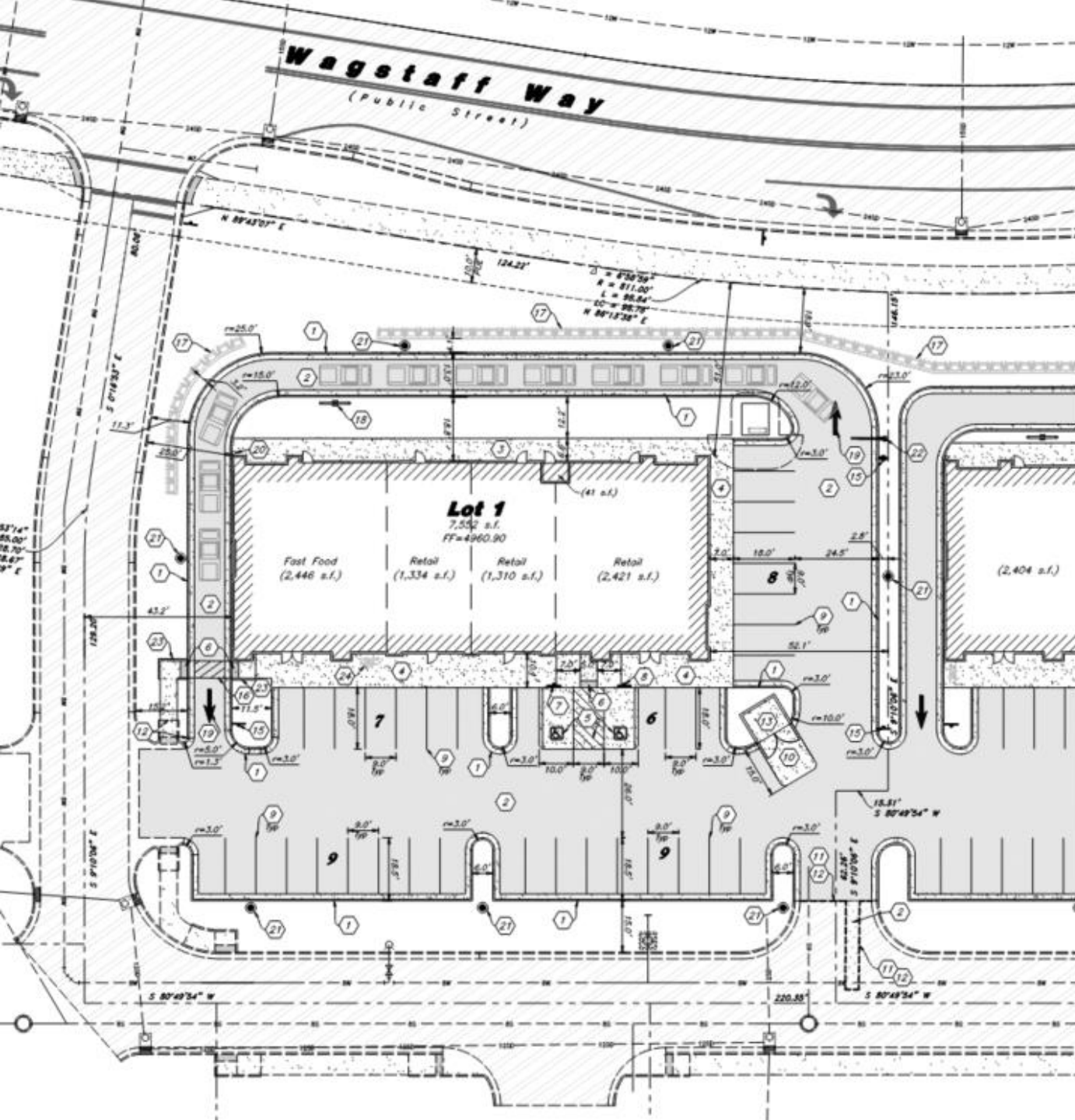
Site Plan





Zoning





Site Data

Site Area = 50,565 s.f. (1.161 ac.)

Landscape Area Provided = 13,158 s.f. (26%)

Impervious Area Provided = 29,427 s.f. (58.2%)

Building Footprint Area = 7981 s.f. (15.8%)

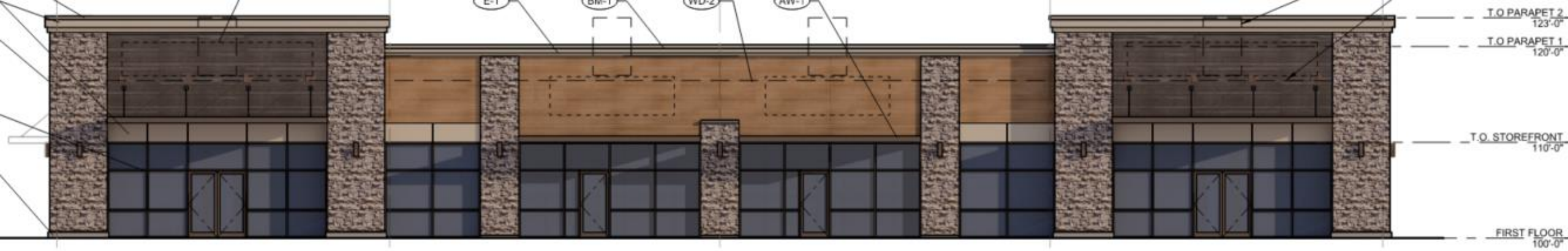
Parking Required = 37 stalls

Fast Food (1/125) = 20 stalls

Retail (1/300) = 17 stalls

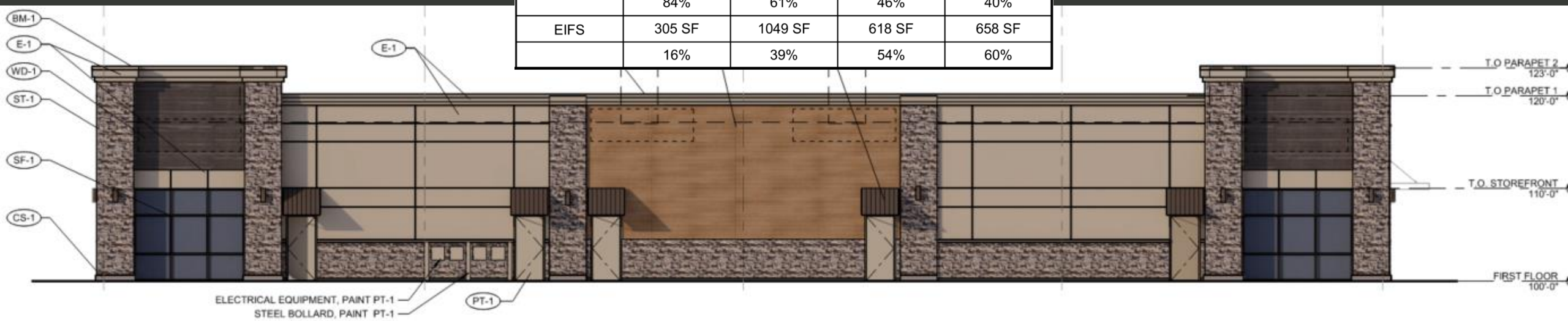
Parking Provided = 39 stalls (5.1/1,000)





SOUTH ELEVATION

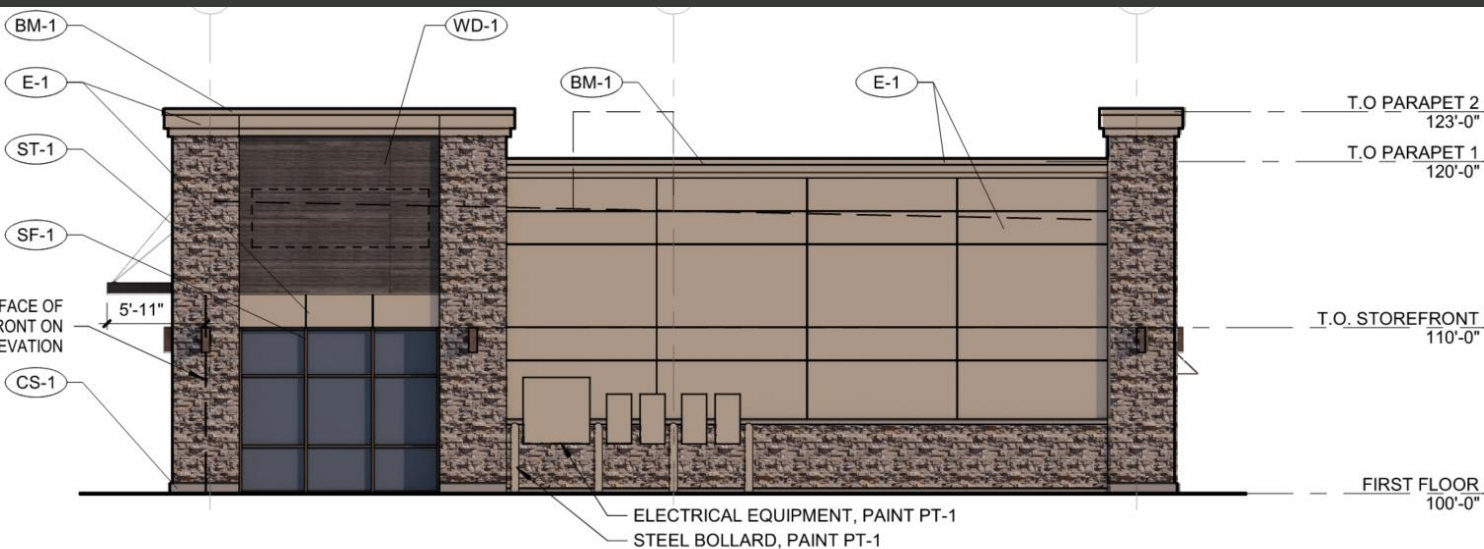
MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	3,012 SF	2,920 SF	1,272 SF	1,224 SF
GLAZING	1,040 SF 34%	240 SF 8%	120 SF 9%	120 SF 10%
	1,971 SF	2,680 SF	1,152 SF	1,104 SF
STONE	720 SF	910 SF	420 SF	433 SF
FIBER CEMENT	947 SF	721 SF	114 SF	-
	84%	61%	46%	40%
EIFS	305 SF	1049 SF	618 SF	658 SF
	16%	39%	54%	60%



2 NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

MATERIAL CALCULATION TABLE

MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	3,012 SF	2,920 SF	1,272 SF	1,224 SF
GLAZING	1,010 SF 34%	240 SF 8%	120 SF 9%	120 SF 10%
	2,002 SF	2,680 SF	1,152 SF	1,104 SF
STONE	768 SF	910 SF	420 SF	433 SF
FIBER CEMENT	929 SF	721 SF	114 SF	-
	85%	61%	46%	40%
EIFS	305 SF	1049 SF	618 SF	658 SF
	15%	39%	54%	60%



Recommendation

Staff recommends that the City Council approve the Spring Run Plaza Lot 1 Site Plan.





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	SITE PLAN - Spring Run Plaza Lot 2
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Alex Fleischman, AWA Engineering Jason Thompson, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community	1.02 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 Lot 2 Site Plan with the following condition:

1. The Shared Parking and Maintenance Agreement be filed with Staff as part of the Site Plan application.

BACKGROUND:

The Applicants for the Spring Run Plaza are proposing a Site Plan on Lot 2 of the development, generally located on the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. The site plan would include a multi-tenant shell building with projected retail and fast food uses.

ITEMS FOR CONSIDERATION:

Subject to City Council approval through the site plan approval process, the Spring Run Plaza Master Development Agreement grants the following exemptions:

1. The ability to have drive-throughs between the building and the public right-of-way with corresponding design elements to improve the attractiveness of the drive-through;
2. No escape lane is required for drive-throughs where it is impractical due to spacing or other limitations;
3. Parking is allowed between the building and the street where it is impractical to locate it elsewhere;
4. No more than ten feet of landscape buffer width is required in any location;
5. The minimum front and rear setback(s) may be as low as ten feet, with no maximum.

This site will also require the City Council to approve a Shared Parking Agreement with Spring Run Plaza Lot 1 to utilize their two extra parking spaces. Staff is not concerned with there not being enough parking between the two lots, though we will require the Applicant to file the Shared Parking and Maintenance Agreement per EMMC 17.55.100.

PLANNING COMMISSION ACTION/RECOMMENDATION:

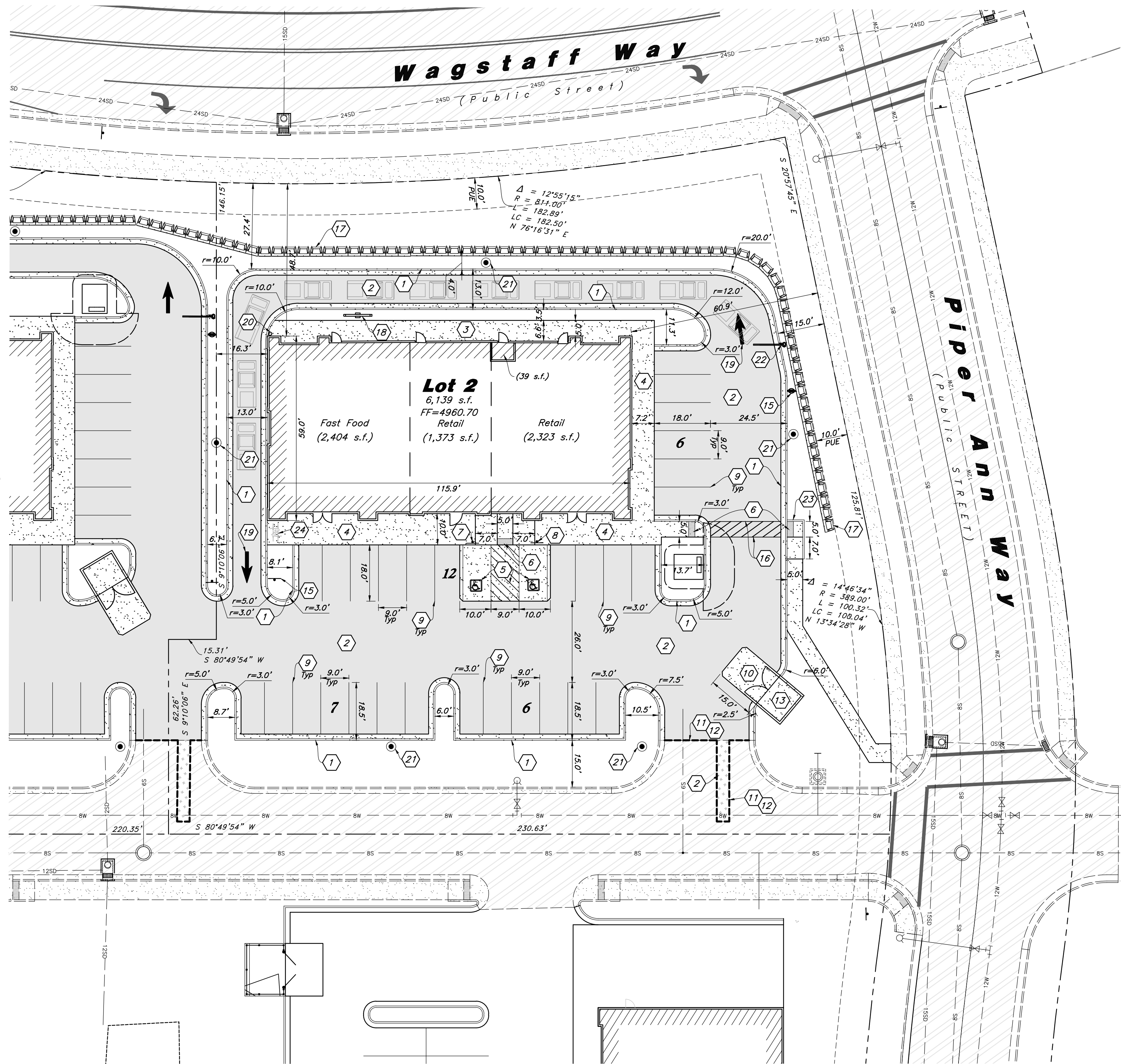
The Planning Commission forwarded a positive recommendation to the City Council for the Spring Run Plaza Lot 2 Site Plan with the following condition(s):

1. The east elevation be clad in at least 60% high-quality natural materials. *(Staff Note: The applicant has since updated the east elevation to contain at least 60% high-quality natural materials.)*
2. The Shared Parking and Maintenance Agreement be filed with Staff as part of the Site Plan application.

ATTACHMENTS:

1. Site Plan
2. Elevations
3. Landscape Plan
4. Lighting Plan
5. Presentation

See Civil Improvement Plans for Lot 1 to be constructed simultaneously with Lot 2



Site Data

Site Area = 44,306 s.f. (1.017 ac.)

Landscape Area Provided = 13,156 s.f. (29.6%)

Impervious Area Provided = 24,659 s.f. (55.7%)

Building Footprint Area = 6,523 s.f. (14.7%)

Fast Food (1/125) = 20 stalls

Retail (1/300) = 13 stalls

Parking Required = 33 stalls

Parking Provided = 31 stalls (5/1,000)

(There will be a shared parking agreement between Lots 1 and 2 for Lot 2 to utilize the extra 2 stalls on Lot 1.

Hatch Legend

	Standard Asphalt Paving
	Heavy Duty Asphalt Paving
	Existing Asphalt Paving
	Concrete Paving
	Existing Concrete Paving
	Building Interior

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving
- Sawcut; Provide Smooth Clean Edge
- Conn. & Match Existing Improvements
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Const. Directional Signage (See Arch. Plans)
- Const. 4" White Paint Stripe at 45 degrees, 2" o.c. (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Retaining Wall constructed with the Phase 1 Subdivision Improvements
- Menu Board by Others
- Const. Directional Arrow per MUTCD Stds.
- Const. Bollard (See Arch. Plans)
- Const. Light Pole and Base (See Arch. Plans)
- Const. Drive Through Clearance Bar (See Arch. Plans)
- Const. 6" Concrete Curb Wall
- Const. Bike Rack

General Site Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- 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.
- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

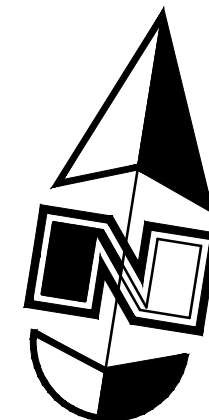
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bid. The Survey Layout proposal has been broken out into Building Costs and Site 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.



Scale: 1" = 20'



CLIENT INFORMATION:

ACD

CLIENT LOGO:



Site Plan - Lot 2

Spring Run Plaza Phase 1 - Lot 2

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Project No: 24-120

Designer: IK

PM: JHT

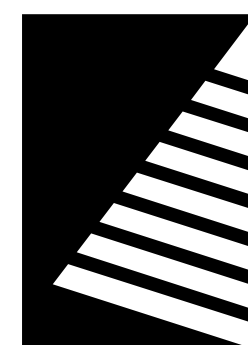
OCM:

Final Review: 24-120 SP Lot 2

12 Aug, 2026

SHEET NO.

C1.1



Farnsworth GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN RETAIL BUILDINGS

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: EM

DRAWN: EM

REVIEWED: BN

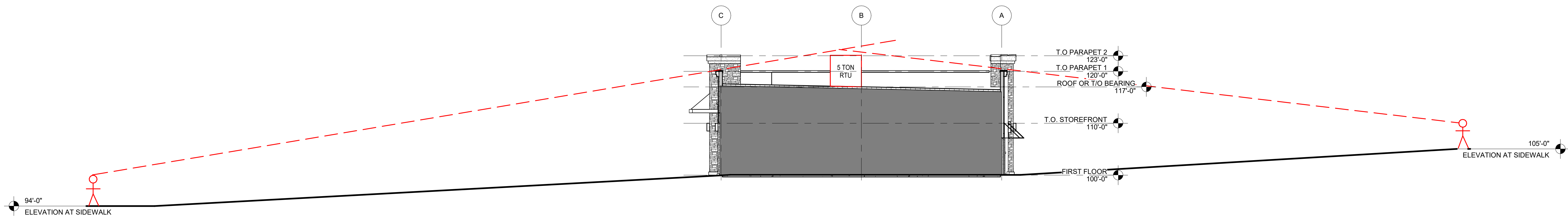
SHEET TITLE:

EXTERIOR ELEVATIONS - LOT 2

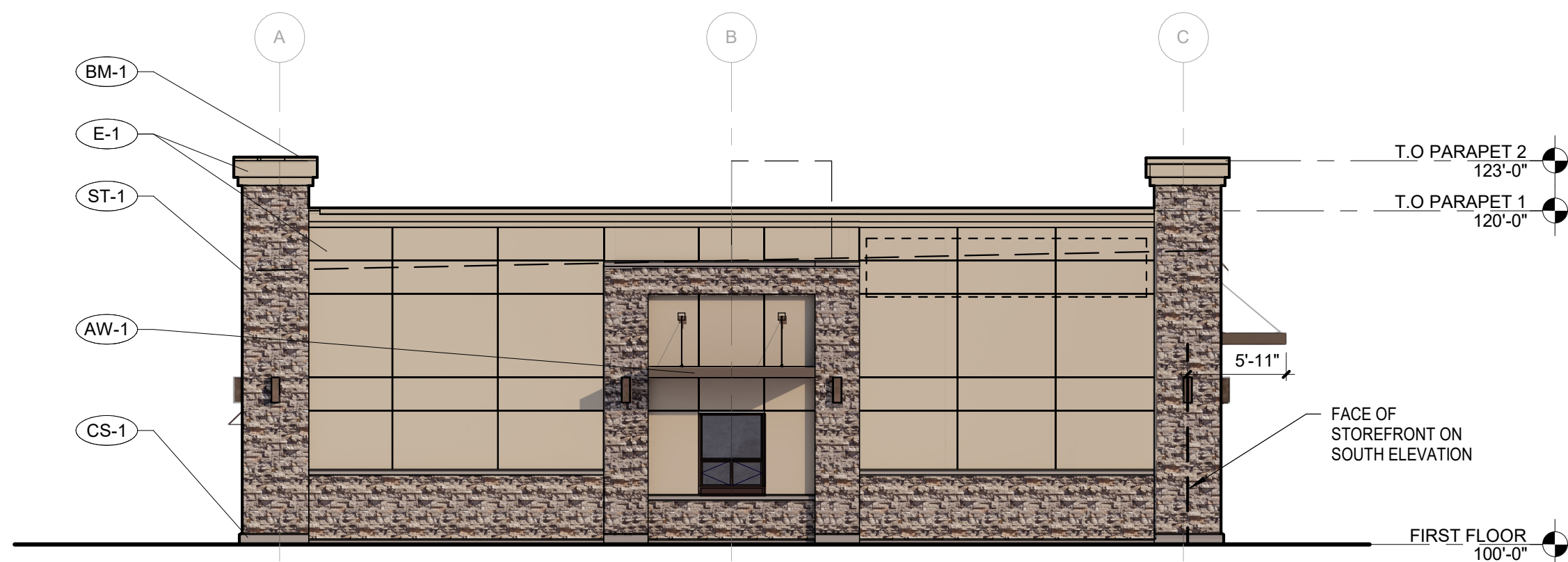
SHEET NUMBER:

A1.1

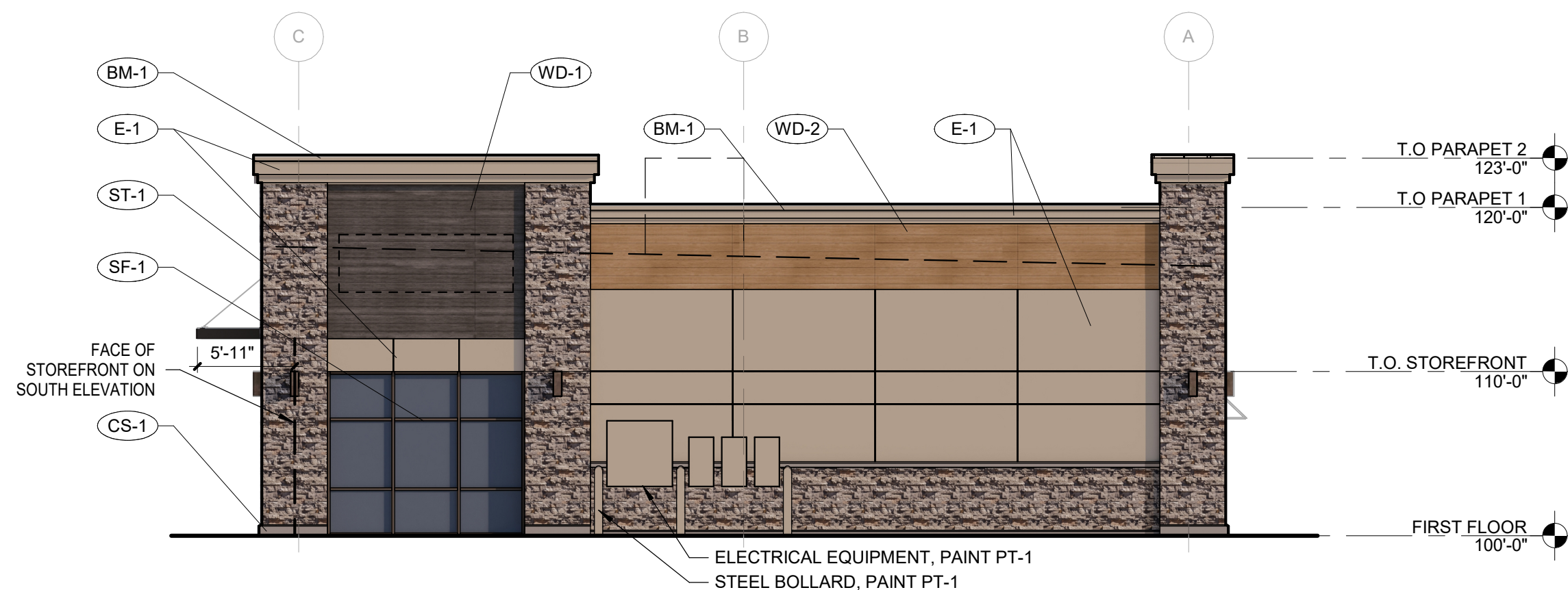
PROJECT NO.: 02502369.001



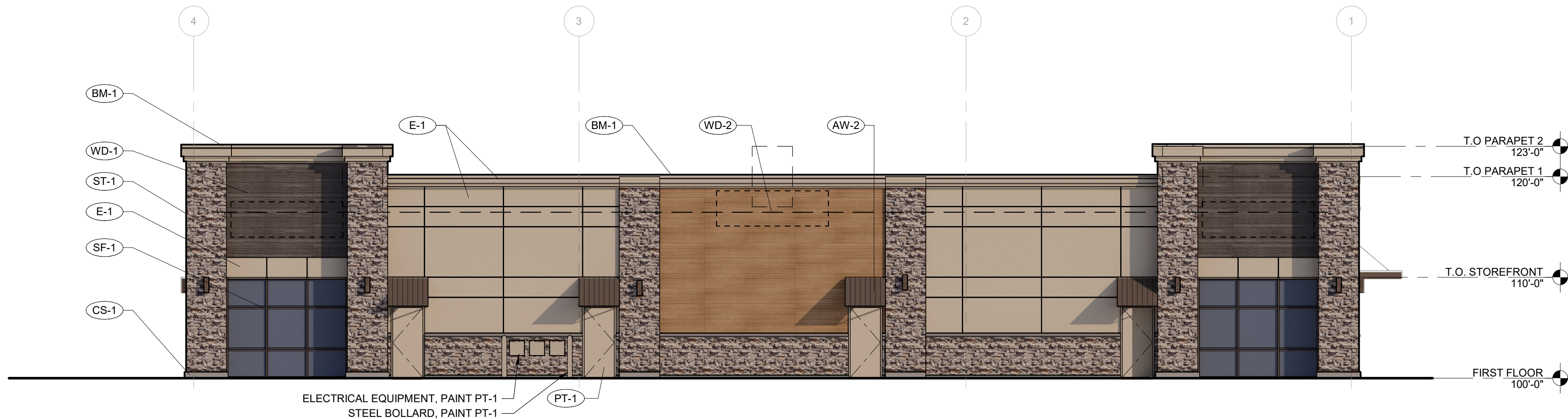
5 ROOF SCREEN DIAGRAM
SCALE: 1" = 10'-0"



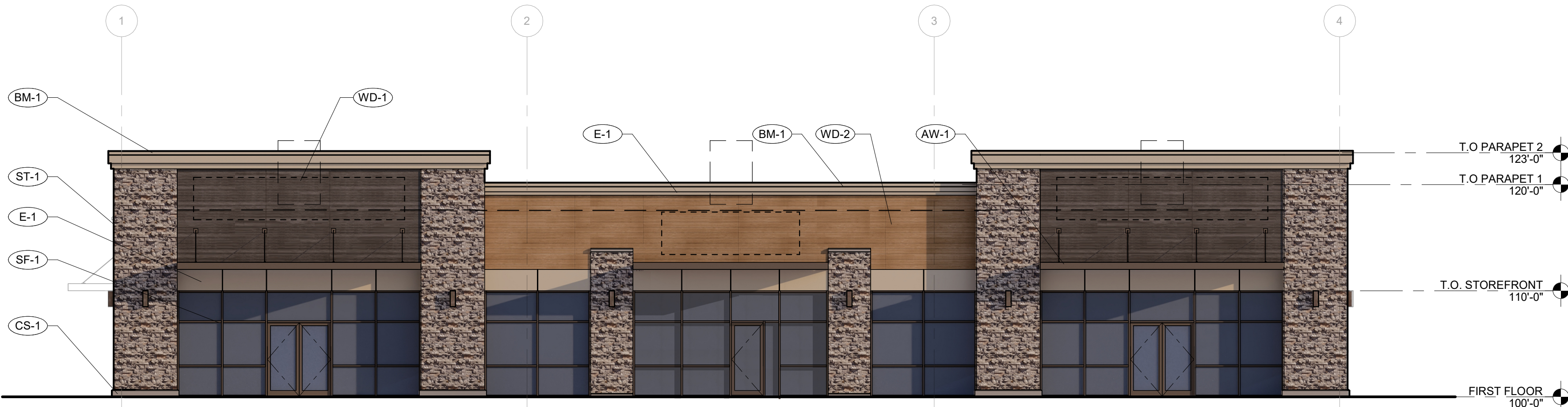
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

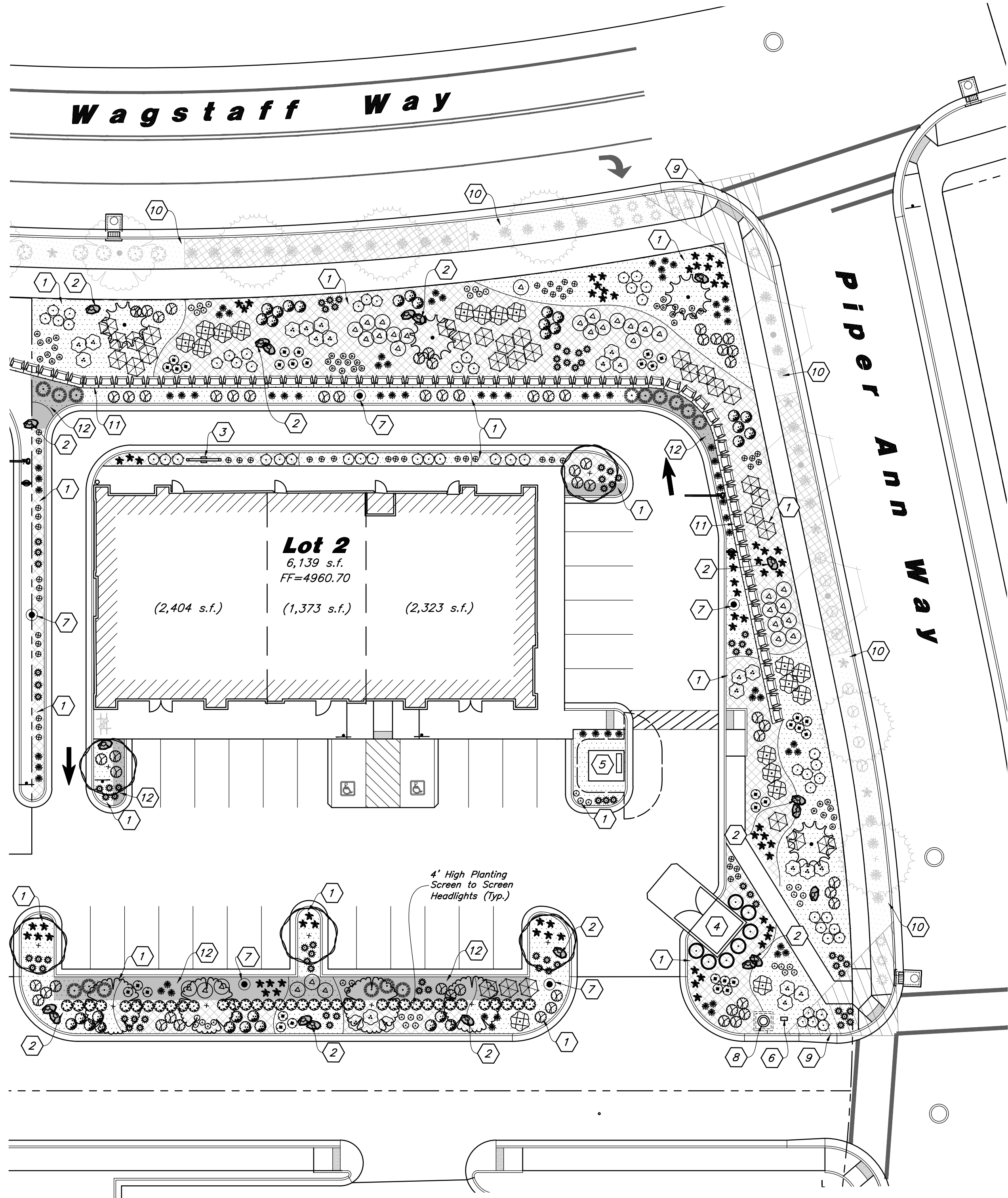


2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR GENERAL NOTES				
1. OWNER PROVIDED ROOF TOP MECHANICAL UNITS TO BE SCREENED BY PARAPET WHEN VIEWED FROM SIDEWALK LEVEL. ALL TENANT PROVIDED MECHANICAL UNITS TO BE SCREENED BY TENANT AS REQUIRED.				
2. GENERAL SIGN LOCATION PROVIDED. TENANT TO PROVIDE SIGNAGE PER CITY STANDARDS AND PERMIT SEPARATELY				
EXTERIOR MATERIALS LEGEND				
MARK	DESCRIPTION	MANUFACTURER	PRODUCT	
AWNING				
AW-1	PRE-ENGINEERD ALUMINUM SUNSHADE	MAPES	DARK BRONZE	
AW-2	METAL AWNING		DARK BRONZE	
FIBER CEMENT				
WD-1	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - BARK	
WD-2	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD - CEDAR	
METAL PANEL				
BM-1	PREFINISHED BRAKE METAL	BERRIDGE	SIERRA TAN	
PAINT				
PT-1	PAINT	SHERWIN WILLIAMS	SW 7548 PORTICO	
PRECAST				
CS-1	PRECAST CONCRETE	DAVIS COLORS	MATCH STONE VENEER	
STONE				
ST-1	STACKED STONE VENEER	DUTCH QUALITY	DRY STACK - ASHEN	
STOREFRONT				
SF-1	STOREFRONT	KAWNEER	DARK BRONZE	
STUCCO				
E-1	EIFS	DRYVIT	451 - CALAHAN	
MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	2,533 SF	2,448 SF	1,245 SF	1,198 SF
GLAZING	844 SF	240 SF	120 SF	22 SF
	33%	10%	10%	1%
	1,689 SF	2,208 SF	1,125 SF	1,176 SF
STONE	628 SF	804 SF	414 SF	471 SF
FIBER CEMENT	741 SF	553 SF	252 SF	-
	81%	61%	60%	40%
EIFS	320 SF	851 SF	459 SF	705 SF
	19%	39%	40%	60%



General Landscape Notes:

- 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.
- Contractor shall call Blue Stake before excavation for plant material.
- 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.
- 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.
- 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.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- 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.
- 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.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- 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.
- 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.
- 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.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- 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.
- 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.
- Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- 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.
- 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.
- 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 or plastic cut and removed from the tree.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Sections of weed barrier shall overlap six (6) inches and be staked down using triangular spacing. 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. No edging shall be used between different stone types. Provide a defined edge between stone.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinch Ties #CT32. Tree ties shall be installed loosely to allow the tree to move. It is the contractors responsibility to remove tree staking after one year warranty period.
- Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
- 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.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE			
TREES						
	4	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Caliper	MATURE SIZE 20' (H) x 15' (W)	WATER REQUIREMENT Low	PLANT COVERAGE ---
	4	Cedrus atlantica 'Fastigiata' / Columnar Blue Atlas Cedar	6-8' Ht.	40' (H) x 10' (W)	Moderate	---
	7	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	6-8' Ht.	15' (H) x 6' (W)	Low	---
	5	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	2" Caliper	30' (H) x 20' (W)	Low	---
SHRUBS						
	32	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	MATURE SIZE 24" (H) x 36" (W)	Moderate	PLANT COVERAGE 7 s.f. (224)
	18	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal	48" (H) x 48" (W)	Very Low	16 s.f. (288)
	59	Caryopteris x clandonensis 'CT-9-12' / Beyond Midnight Bluebeard	5 gal	30" (H) x 30" (W)	Low	6.5 s.f. (383.5)
	23	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal	48" (H) x 48" (W)	Low	16 s.f. (368)
	32	Spiraea betulifolia 'Tor' / White Frost Birchleaf Spirea	5 gal	36" (H) x 36" (W)	Low	9 s.f. (288)
	53	Spiraea japonica 'Galen' / Double Play Artisan Spirea	5 gal	36" (H) x 36" (W)	Low	9 s.f. (477)
	37	Taxus x media 'Dark Green Spreading' / Green Spreading Yew *	5 gal	36" (H) x 60" (W)	Moderate	9 s.f. (333)
PERENNIALS						
	37	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal	MATURE SIZE 18" (H) x 12" (W)	Low	PLANT COVERAGE 1 s.f. (37)
	68	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal	12" (H) x 24" (W)	Low	4 s.f. (272)
	36	Lavandula angustifolia 'Betty's Blue' / Betty's Blue English Lavender	1 gal	12" (H) x 24" (W)	Low	4 s.f. (144)
	49	Salvia nemorosa 'May Night' / May Night Salvia	1 gal	18" (H) x 24" (W)	Low	4 s.f. (196)
GROUND COVER						
	32	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal	MATURE SIZE 12" (H) x 60" (W)	Low	PLANT COVERAGE 25 s.f. (800)
	15	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal	12" (H) x 72" (W)	Very Low	16 s.f. (240)
	30	Rhus aromatica Autumn Amber / Autumn Amber Sumac	5 gal	10" (H) x 64" (W)	Low	64 s.f. (1,920)
ORNAMENTAL GRASSES						
	78	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal	MATURE SIZE 12" (H) x 18" (W)	Low	PLANT COVERAGE 2.5 s.f. (195)
	69	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	5 gal	48" (H) x 30" (W)	Low	6.25 s.f. (431.25)
						6,596.75 s.f. Total

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

- 1" to 2" Dia. Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent)) Detail: 4/L3.1
- 4" to 8" Dia. 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 Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent)) Detail: 4/L3.1
- Landscape Accent Boulders - Boulders Shall be 3-4' in Diameter, Fractured and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper Detail: 5/L3.1

Scale: 1" = 20'

Landscape Maintenance:

- The Commercial Property Management Company will Install and Maintain all Landscaping/Irrigation Adjacent to Road A & B.

Landscape Data

Site Area = 44,306 s.f. (1,017 ac.)
Onsite Landscape Area Provided = 12,533 s.f. (28%)
Lawn Area = 0 s.f. (0%)
Xeriscaping = 12,533 s.f. (100%)
Plant Coverage Required = 6,267 s.f. (50%)
Plant Coverage Provided = 6,597 s.f. (52%)
Drought Tolerant Plant Material = 654/654 (100%) +
Parking Lot Area = 14,507 s.f. @ 4" Depth
Parking Lot Snow Storage Required = 4,787 c.f.
Parking Lot Snow Storage provided = 998 s.f. Piled @ 6' High

* All Plant Material has been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List. Source for Plant List Approved by the City Biologist.

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.2 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
- See Landscape Notes for Details regarding Landscape Maintenance Period.
- Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.

Landscape Keynotes

- Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
- Install Landscape Boulder
- Menu Board - Adjust Plant Material as Needed to Not Block Menu and Ordering Boards
- Dumpster Enclosure with Plant Screening
- New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
- Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Bumper
- New Light Pole - See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
- Water Meter for Building and Irrigation - See Utility Plan for More Detail
- 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')
- Landscape Shall be Installed by Developer in Later Phase
- Retaining Wall - See Civil Plans for More Detail; Install Decorative Stone and Weed Barrier Around Wall; Verify that Wall is Free of Dirt and Washed Off
- Snow Storage Area; See Landscape Data Table for More Info.



CLIENT INFORMATION:

ACD

CLIENT LOGO:



Landscape Plan

Spring Run Plaza Phase 1 - Lot 2

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Project No: 24-120

Designer: IK

PM: JHT

OCM:

Final Review:

24-120 LS Lot 2

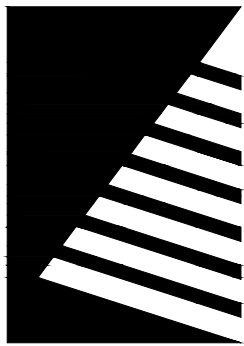
12 Aug, 2026

SHEET NO.

L1.1



Know what's below.
Call before you dig.



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(303) 692-8838 / info@f-w.com

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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
ARMSTRONG CAPITAL
DEVELOPMENT

SPRING RUN PLAZA

HIGHWAY 73 & SPRING RUN
PARKWAY EAGLE MOUNTAIN,
UTAH, 84005

DATE: 08/12/2026

DESIGNED: AC

DRAWN: JG

REVIEWED: JG

FIELD BOOK NO.:

SHEET TITLE:

PHOTOMETRIC PLAN
- LOT 2

SHEET NUMBER:

E1.1

PROJECT NO.: 02502369.001

LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	LUMINAIRE SERIES	SOURCE (TYPE/COLOR TEMP/CRI)	VOLTAGE	LOAD (VA)	LUMEN OUTPUT	FINISH	MOUNTING	DESCRIPTION
S1	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	93	9,830	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, HOUSE SIDE SHIELD, TYPE IV FORWARD THROW, DOUBLE FUSED, DIMMING MOTION SENSOR
S2	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	63	9,180	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, HOUSE SIDE SHIELD, TYPE II W/ SPILL CONTROL, DOUBLE FUSED, DIMMING MOTION SENSOR
S3	MCGRRAW-EDISON	GALN GALLEON II SERIES	LED, 4000K, 70CRI	208V	63	9,645	BRONZE	17'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE V SQUARE MEDIUM, DOUBLE FUSED, DIMMING MOTION SENSOR
W1	LIGHTWAY INDUSTRIES	TBLW SERIES	LED, 4000K, 90+CRI	120V	24	2,460	BRONZE	10'-0" AFG	WALL PACK WITH PHOTOCELL, 0-10V DIMMING
W2E	LIGHTWAY INDUSTRIES	PDSW SERIES	LED, 4000K, 90+CRI	120V	6	800	BRONZE	12'-0" AFG	WALL PACK WITH PHOTOCELL, BATTERY BACKUP, 5-LED, 0-10V DIMMING

NOTES: A. REMOVE ALL FINGER PRINTS FROM LENSES, REFLECTORS, AND LOUVERS FOLLOWING LIGHT FIXTURE INSTALLATION.
B. FOR APPROVAL OF FIXTURES FROM MANUFACTURERS OTHER THAN THOSE LISTED, PROPOSED FIXTURES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER TEN BUSINESS DAYS PRIOR TO BID FOR REVIEW. FINAL DETERMINATION OF "EQUAL" STATUS FOR BIDDING SHALL BE THE SOLE DETERMINATION OF THE ARCHITECT/ENGINEER.
C. PROVIDE ALL HOLLOW POLES WITH VIBRATION DAMPERS BY THE FACTORY.

LOT 2
TOTAL ACREAGE: 1.02
TOTAL LUMENS ON SITE: 100,655
MAXIMUM PERMITTED LUMENS ON SITE: 102,000

STATISTICS - LOT 2						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE THRU LOT 2	+	3.08 FC	13.5 FC	0.4 FC	33.5	7.68
PARKING LOT 2	+	1.60 FC	3.6 FC	0.4 FC	9.00	4.00
OVERALL SITE	+	1.01 FC	13.3 FC	0.0 FC	N/A	N/A



1 PHOTOMETRIC PLAN - LOT 1
SCALE: 1"=20'



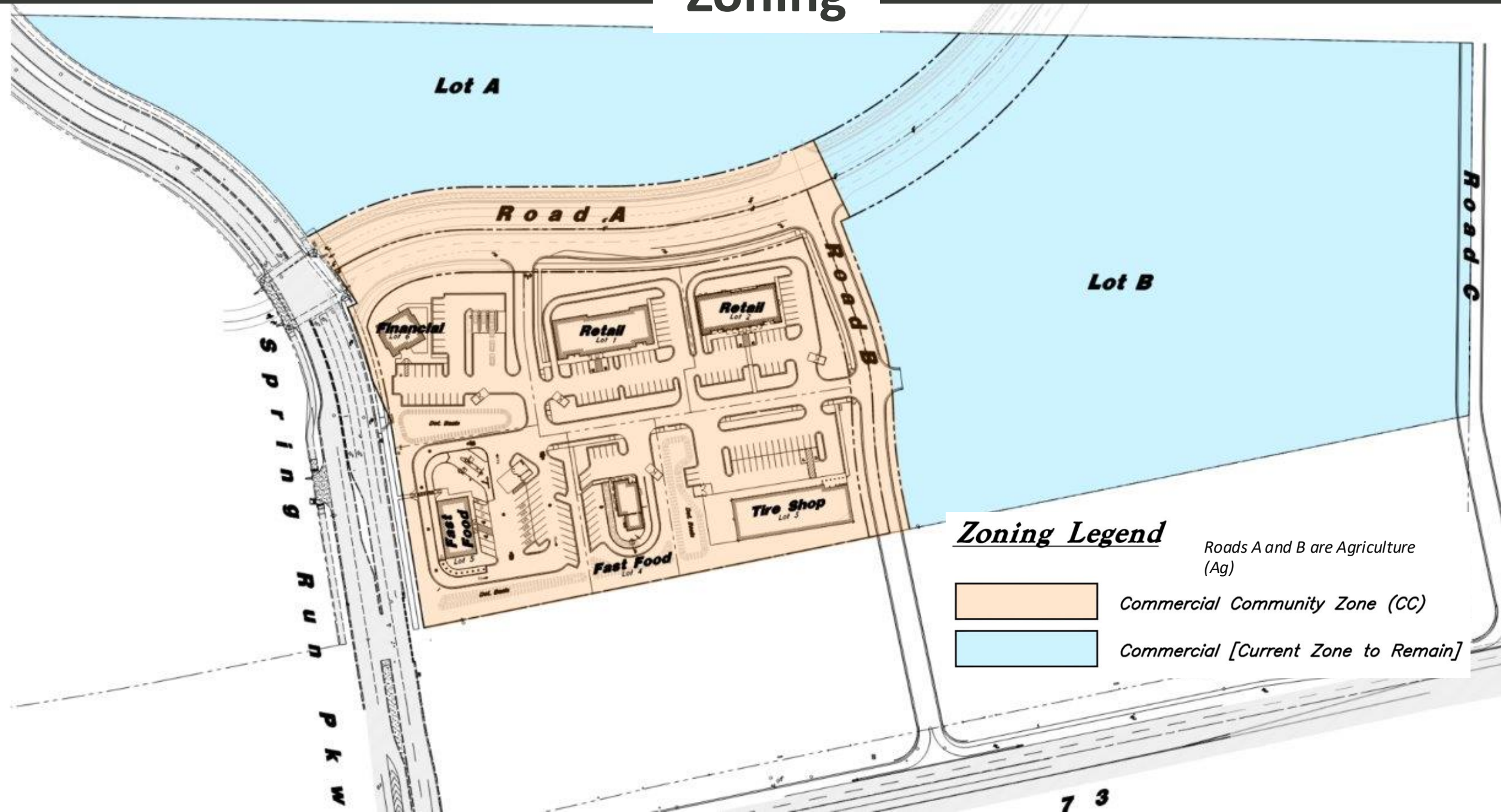
Spring Run Plaza Lot 2

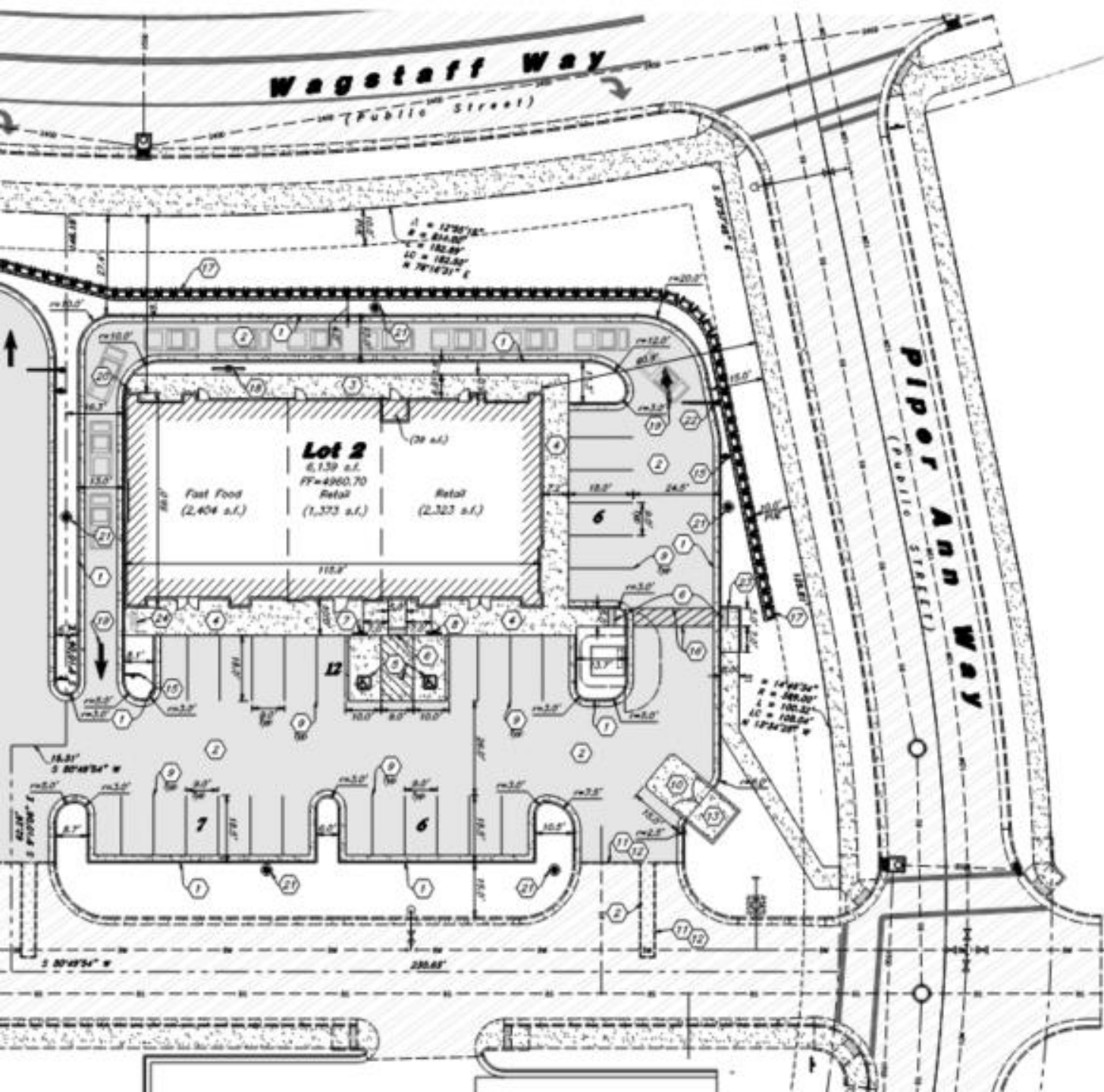
Site Plan





Zoning





Site Data

Site Area = 44,306 s.f. (1.017 ac.)

Landscape Area Provided = 13,156 s.f. (29.6%)

Impervious Area Provided = 24,659 s.f. (55.7%)

Building Footprint Area = 6,523 s.f. (14.7%)

Fast Food (1/125) = 20 stalls

Retail (1/300) = 13 stalls

Parking Required = 33 stalls

Parking Provided = 31 stalls (5/1,000)

(There will be a shared parking agreement between Lots 1 and 2 for Lot 2 to utilize the extra 2 stalls on Lot 1.)

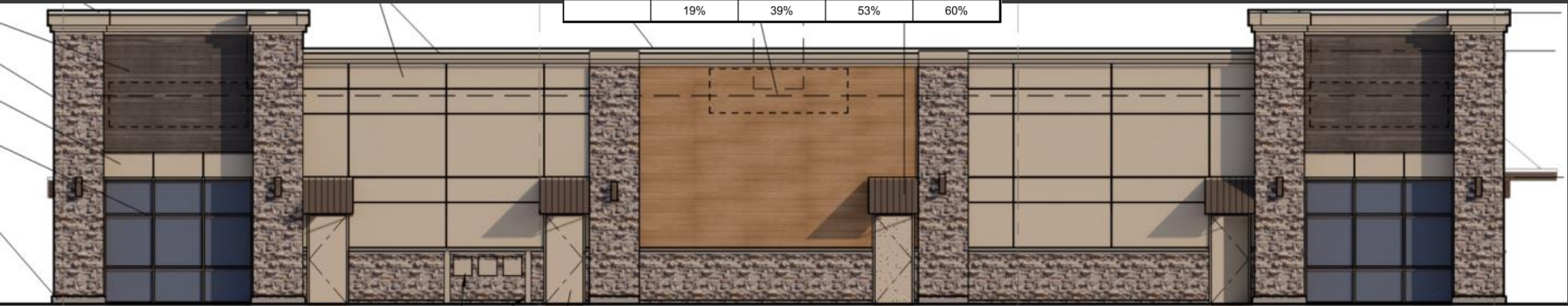
Site C





SOUTH ELEVATION

MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	2,533 SF	2,448 SF	1,245 SF	1,198 SF
GLAZING	824 SF 33%	240 SF 10%	120 SF 10%	100 SF 8%
	1,709 SF	2,208 SF	1,125 SF	1,078 SF
STONE	656 SF	804 SF	414 SF	427 SF
FIBER CEMENT	737 SF	553 SF	114 SF	-
	81%	61%	47%	40%
EIFS	316 SF	851 SF	597 SF	651 SF
	19%	39%	53%	60%



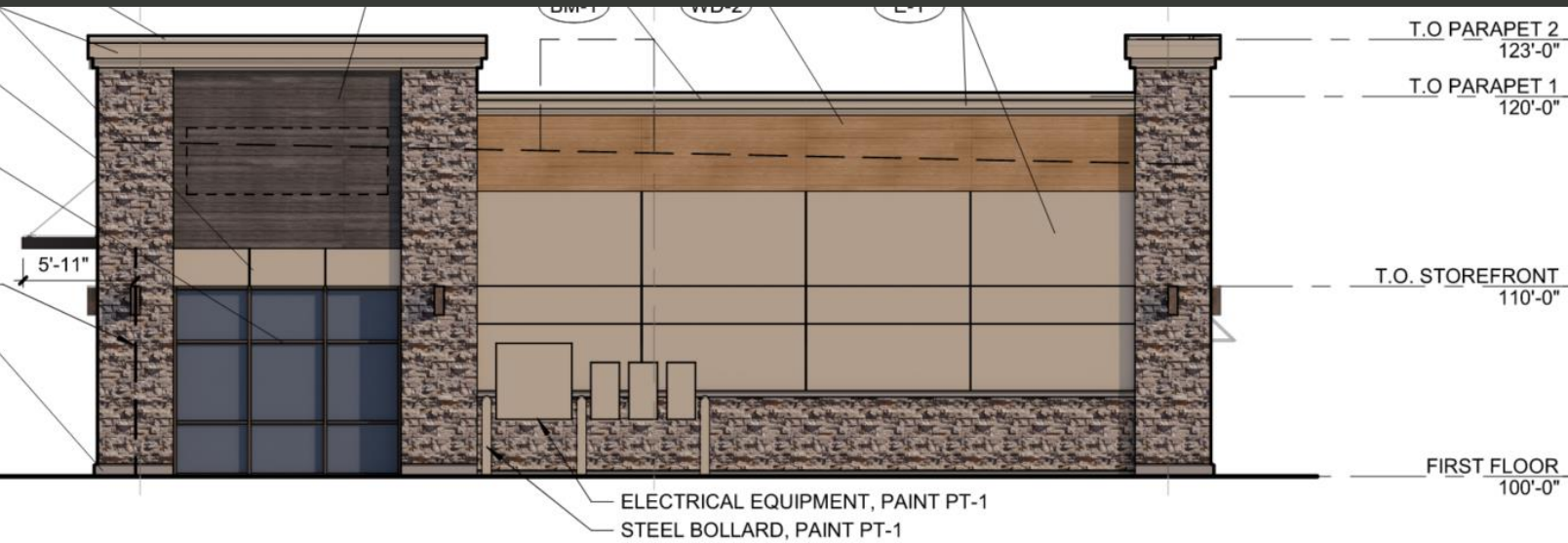
NORTH ELEVATION





WEST ELEVATION

MATERIAL CALCULATION TABLE				
MATERIAL	SOUTH ELEVATION (PRIMARY)	NORTH ELEVATION (PRIMARY)	EAST ELEVATION	WEST ELEVATION
	2,533 SF	2,448 SF	1,245 SF	1,198 SF
GLAZING	844 SF 33%	240 SF 10%	120 SF 10%	22 SF 1%
	1,689 SF	2,208 SF	1,125 SF	1,176 SF
STONE	628 SF	804 SF	414 SF	471 SF
FIBER CEMENT	741 SF	553 SF	252 SF	-
	81%	61%	60%	40%
EIFS	320 SF	851 SF	459 SF	705 SF
	19%	39%	40%	60%



EAST ELEVATION



Recommendation

Staff recommends that the City Council approve the Spring Run Plaza Lot 2 Site Plan with the following condition:

1. The Shared Parking and Maintenance Agreement be filed with Staff as part of the Site Plan application.





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Utah Public Solutions LLC to Provide Lobbying Services
ITEM TYPE:	Agreement
FISCAL IMPACT:	\$40,000
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 an Agreement with Utah Public Solutions LLC to Provide Lobbying Services

BACKGROUND:

Eagle Mountain City has historically leveraged contracts with lobbyists to accomplish a variety of goals that require creating opportunities, using influence, and developing solutions at the State and Federal levels of government. Recently, our contract with a former lobbyist came to an end when the individual took full-time work. We are now pivoting to a new consultant, Joel Ferry, who spent years in State leadership, particularly in the realms of water, wildlife, energy, and various other areas that are very pertinent to Eagle Mountain right now. .

ITEMS FOR CONSIDERATION:

This agreement would accept essentially the same terms as the previous lobbyist assisting Eagle Mountain

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Utah Public Solutions LLC Consulting Agreement

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A CONSULTING AGREEMENT WITH UTAH PUBLIC SOLUTIONS, LLC FOR LOBBYING SERVICES

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a Consulting Agreement with Utah Public Solutions, LLC for lobbying services as set forth in Exhibit A.

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

1. The Consulting Agreement with Utah Public Solutions, LLC for lobbying services is approved, as set forth in Exhibit A.
2. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15th day of September, 2026.

EAGLE MOUNTAIN CITY, UTAH

Jared R. 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 15th day of September, 2026.

Those voting yes:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Lacie A. Messerly
City Recorder

Exhibit A

CONSULTING AGREEMENT

THIS CONSULTING AGREEMENT (the “Agreement”) is entered into effective September 15, 2026, by and between Eagle Mountain City, located at 1650 Stagecoach Run, Eagle Mountain, UT 84005 (“Client”), and Utah Public Solutions, LLC, located at P.O. Box 371, Brigham City, UT 84302 (“Consultant”), regarding the representation of Client in the State of Utah (“State”).

RECITALS

WHEREAS, Client desires to obtain the Services specified herein; and

WHEREAS, Consultant is desirous of accepting the duties and responsibilities of providing the Services specified herein.

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

AGREEMENT

I. Scope of Representation

Consultant shall provide strategic advice, direction, general consulting, government relations, and lobbying services on state and local government relations matters, appropriations funding, policy issues, and general advocacy efforts for Client with the Utah Legislature, Utah state agencies, political subdivisions, independent entities, and related bodies (“Services”).

Some Services may constitute “Lobbying” as defined in Utah Code § 36-11-102, including communicating with public officials for the purpose of influencing legislative action, executive action, local action, or education action. Client may request annually that Consultant determine and report the approximate percentage of Services that constitute Lobbying.

Consultant will perform the Services in a professional manner and with skill and diligence. Consultant agrees that it will comply with all governmental laws and regulations in the performance of Services under this Agreement and will indemnify and hold harmless Client and its employees, representatives, and agents from any third-party claims, suits, or other actions arising from Consultant’s violation of any such laws and regulations.

All work product created for Client shall be considered a “work made for hire” that is owned by Client. Consultant hereby irrevocably assigns and transfers to Client without limitation all right, title, and interest in the work product created for Client.

II. Term

This Agreement shall commence on September 15, 2026, and shall expire on September 14, 2027. Consultant'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 Consultant.

III. Consideration

For Services performed under this Agreement, Client agrees to pay the Consultant an annual fee in the amount of \$40,000, billed in equal monthly amounts. Consultant shall be entitled to reimbursement for any expenses reasonably incurred in the performance of the Services, provided that those expenses are agreed upon in advance, and in writing (email is sufficient) by the Client.

IV. Client Loyalty

Consultant understands that his/her signing of this Agreement constitutes complete loyalty and confidence to the Client. Consultant further understands that the ultimate benefits of this arrangement should be to the Client and that Consultant will work diligently and to his utmost ability to ensure that Client is represented adequately and without conflict of interest. Consultant will not take on a project, services, or a client that would constitute a conflict of interest under Utah Code Ann. 36-11-306 without clearing the perceived conflict with Client.

V. Report

Consultant agrees to be responsible for preparation and filing of all applicable reports required by any department or branch of the State government. Consultant represents that they will register with the State Legislature and all other branches of the State government necessary to legally represent Client's interest in the State.

Consultant agrees to provide regular reports to the Client's elected body on an agreed-upon cadence. During the legislative session, Consultant shall provide reports at least 2 times per month. Reports may include presentations to the elected body during regularly scheduled meetings, written reports, and other ad hoc reporting as necessary.

VI. Conflict of Interest and Confidentiality

Consultant 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) Consultant 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 Consultant; (iii) is disclosed to Consultant by a third party not in violation of any

obligation of confidentiality; or (iv) is independently developed by Consultant without reference to or use of any Confidential Information, which can be proven through written documentation.

VII. Noncompete

For the term of this Agreement, the Consultant shall not represent any entity on an issue that would be in conflict with the best interest of the Client, without approval of the Client. It is understood that the consultant has other clients working to receive funding from the state of Utah. Representing other clients for funding is not considered a conflict of interest.

VIII. Assignment

The Services to be performed by consultant hereunder are personal in nature, and Client has engaged Consultant because of Consultant's expertise relating to such Services. Consultant, therefore, agrees that it will not assign, sell, transfer, delegate or otherwise dispose of this Agreement or any right, duty or obligation under this Agreement without the Client's prior written consent. Nothing in this Agreement shall prevent the assignment by the Client of this Agreement or any right, duty or obligation hereunder to any third party.

IX. General

This Agreement may be signed using one or more counterparts, each of which when signed shall be deemed to be an original and all of which when taken together shall constitute one and the same agreement. A faxed or scanned and electronically transmitted facsimile of a signature-bearing page will be conclusive evidence of execution and delivery. This Agreement will be governed by, enforced in and interpreted according to the laws of the State of Utah, and the parties consent to exclusive jurisdiction in the state or federal courts of Utah. The parties expressly waive any right to a trial by jury. This Agreement does not create any joint venture, partnership, employment relationship or other agency relationship between the parties. Client is a governmental entity under the "Utah Governmental Immunity Act" (*Utah Code Ann. § 63G-7-101, et seq.*) (the "**Immunity Act**"). Nothing herein shall be construed as a waiver of any defenses available under the Immunity Act nor does Client waive any limits of liability provided by the Immunity Act or any other provisions of Utah law. 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. 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.

IN WITNESS WHEREOF, the parties have made an executed this Consulting Agreement on the date first entered above.

CONSULTANT

Utah Public Solutions, LLC

By: _____
Joel Ferry, President

CLIENT

By: _____
Name: _____
Title: _____

Utah Public Solutions LLC
Government & Public Affairs Consulting | Salt Lake City, Utah

September 8, 2026

Evan Berrett

Director of Legislative and Strategic Services

Attn: – Eagle Mountain City

Re: Proposal for Consulting Services and Representation – Eagle Mountain City, Utah

Dear Evan,

This letter sets out a proposal for Joel Ferry with Utah Public Solutions LLC to serve as Eagle Mountain City's state and local government affairs representative. Joel brings direct, current relationships across the state agencies, legislative bodies, and local jurisdictions relevant to Eagle Mountain City.

Scope of Representation

Utah Public Solutions LLC will provide strategic advice, direction, and advocacy on state and local government relations matters affecting Eagle Mountain City with particular focus on the following priorities:

- Develop and execute, in coordination with existing consultants, a comprehensive government affairs strategy tied to Eagle Mountain City's objectives
- Advise City leadership on state water and energy policy, legislative priorities, executive-branch initiatives, regulatory dynamics, and political timing
- Engage the Governor's Office, Department of Natural Resources, Department of Environmental Quality, Office of Energy Development, Governor's Office of Economic Opportunity, legislative leadership, and relevant state agencies
- Identify policy and appropriations opportunities related to water, energy, transmission, infrastructure, workforce, manufacturing, research, permitting, and rural economic development
- Monitor and shape legislation and administrative actions that could affect Eagle Mountain City projects

Qualifications

Joel M. Ferry is the principal of Utah Public Solutions LLC. Joel stepped down as Commissioner of the Utah Department of Natural Resources (DNR) effective August 28, 2026, after being appointed to that role by Governor Spencer J. Cox in June 2022. As Commissioner, Joel oversaw approximately 2,500 employees across DNR's nine divisions and two offices, including Forestry, Fire and State Lands; Water Resources; Water Rights; and the Public Lands Policy Coordinating Office. He served as Vice Chair of the Colorado River Commission and as a board member of the Utah Inland Port Authority and was appointed as the State's first Water Agent in 2024.

Before DNR, Joel was elected to the Utah House of Representatives in 2018, where he chaired the Business and Labor Committee and the Legislative Water Development Commission. A fifth-generation farmer from Corinne, Joel also brings prior experience in banking with Zions Bank. He holds a bachelor's degree in economics and finance from Utah State University.

Fee Structure (Proposed)

For Services performed during the initial 1-year term, Eagle Mountain City agrees to pay Utah Public Solutions LLC a monthly fee of \$7,000.

Term

The initial term of this engagement would commence October 1, 2026 and expire September 30, 2027. At Eagle Mountain City's discretion, the engagement may be extended for an additional term thereafter, on terms consistent with the City's prior representation arrangement in Utah.

Next Steps

I welcome the opportunity to discuss this proposal and answer any questions. I am available to meet at your convenience and will work with you on a formal consulting agreement ready for execution as soon as the terms above are confirmed.

Respectfully,

Joel M. Ferry
Utah Public Solutions LLC
801-726-4032



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah Approving a Reimbursement Agreement with Spring Run Parkway Partners II, LP
ITEM TYPE:	Resolution
FISCAL IMPACT:	\$755,882
APPLICANT:	Spring Run Parkway Partners II, LP

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah Approving a Reimbursement Agreement with Spring Run Parkway Partners II, LP

BACKGROUND:

In December 2025, the City Council approved a Master Development Plan ("MDP") for Spring Run Plaza for a commercial development abutting Spring Run Parkway. In June 2026, the parties executed a Master Development Agreement ("MDA") to further implement the MDP. The MDP and the MDA require the developer to upsize Wagstaff Way from a 59-foot local road to a 122-foot minor arterial road. The MDA also allows the City to require upsizing of other infrastructure. This Reimbursement Agreement would govern the terms for reimbursing the developer for the additional costs associated with upsizing the road, as well as water, sewer, and stormwater infrastructure. This agreement would not cover the cost of purchasing the additional land for the wider road, which will be governed by a separate agreement with the landowner.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Spring Run Reimbursement Agreement

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING A REIMBURSEMENT AGREEMENT WITH
SPRING RUN PARKWAY PARTNERS II, LP

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a Reimbursement Agreement with Spring Run Parkway Partners II, LP, as set forth more specifically in Exhibit A.

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

1. The Reimbursement Agreement with Spring Run Parkway Partners II, LP, attached hereto as Exhibit A, is hereby approved.
2. This Resolution shall become effective immediately upon adoption.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15th day of September, 2026.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Jared R. Gray, Mayor

Lacie A. Messerly
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 15th day of September, 2026.

Those voting yes:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Melissa Clark

☐ Zachory Huish

☐ Craig Whiting

☐ Rich Wood

☐ Brett Wright

Lacie A. Messerly
City Recorder

Exhibit A

REIMBURSEMENT AGREEMENT

(Spring Run Plaza)

This Reimbursement Agreement (this “**Agreement**”) is entered into as of the date last executed below (the “**Effective Date**”) by and among Eagle Mountain City, a municipal corporation of the State of Utah (the “**City**”); and Spring Run Parkway Partners II, LP, a Delaware limited partnership (“**Developer**”). City and Developer are collectively referred to herein as the “**Parties**” and individually as a “**Party**”.

RECITALS

A. Developer is the developer of a commercial project known as Spring Run Plaza (the “**Project**”) located within the boundaries of the City and which is governed by a Master Development Agreement (“**MDA**”). Capitalized terms not defined herein but defined in the MDA shall have the meaning ascribed in the MDA.

B. Pursuant to the MDA, certain elements of the Public Infrastructure to be constructed in connection with the Project constitute System Improvements and are entitled to reimbursement from the City. The City has agreed that reimbursement can be granted via Impact Fees Credits, but the Parties acknowledge that the Estimated System Reimbursement, in some cases, may exceed the amount of impact fees projected to be owed by the Project. As a result, the MDA contemplates that the Parties will enter into this Agreement to provide for reimbursement from impact fee collections.

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

AGREEMENT

1. **Recitals.** The above-stated recitals are incorporated herein as part of this Agreement.
2. **Update to IFFP/IFA.** To the extent necessary, the City will amend and update its Impact Fee Facilities Plan (“**IFFP**”) and Impact Fee Analysis (“**IFA**”) to include the East-West Road. Notwithstanding, the City’s obligation to reimburse Developer for the System Improvement Costs shall not be negated or otherwise discharged for failure to update the City’s IFFP and/or IFA to include the East-West Road.
3. **Construction of Public Infrastructure.** Developer will construct and install, or cause to be constructed and installed, all Public Infrastructure in accordance with all applicable City standards. Except as otherwise set forth herein, the initial costs for the Public Infrastructure will be borne by Developer and shall, for System Improvements, be reimbursed by the City. Upon completion of the Public Infrastructure, and upon the inspection and acceptance of the same by the City, Developer will dedicate or convey to the City the Public Infrastructure and the City shall thereafter own and maintain the Public Infrastructure, including the real property upon which the Public Infrastructure is located, subject to reimbursement to Developer as set forth herein.
4. **Determination of Reimbursable Costs.** Subject to the terms and conditions of this Agreement, the City shall reimburse Developer for the actual costs and expenses associated with the System Improvements according to the MDA. As of the date of this Agreement, the Reimbursable Costs are estimated to be **\$754,882**.
 - 4.1. **Cost Summary / Estimated Costs.** The Cost Summary attached hereto as Exhibit A depicts the estimated costs of the System Improvements broken down by “*Item*” (individually an “**Item**”), with the estimated incremental cost of the applicable System Improvement indicated. The Parties acknowledge that the Cost Summary reflects only the *estimated* costs of the System Improvements as of the date of this Agreement and that the actual costs may be higher/lower than as detailed therein. However, the Parties agree that the incremental cost for each Item represents a System Improvement and that the baseline units that Developer would construct if Developer were not required to construct the System Improvements are accurately represented in the Cost Summary.

4.2. **True-Up of Actual Costs.** When Developer completes any individual Item and the actual costs of that individual Item are known, including the cost per unit for calculating the cost that Developer would incur if Developer were not required to construct the System Improvements, the amounts itemized in the Cost Summary shall be adjusted to reflect the actual costs of each Item and the City shall be obligated to reimburse Developer for the actual costs of each Item.

4.3. **Increase to Reimbursable Costs.** Developer agrees to notify City if there are any cost increases to any Item(s). In connection therewith, Developer shall provide City with any accompanying change order(s), documentation, or other information that highlights the basis for any such cost increases. The City shall reimburse Developer for any increase in costs that is reasonably necessary to complete the System Improvements.

4.4. **City Review of Reimbursable Costs.** The City represents that the City Engineer has reviewed the Cost Summary and has determined that it accurately and fairly reflects those items that are System Improvements. The characterization of the Items as System Improvements is final and binding absent fraud.

5. **Developer's Representations.** In conjunction with the submission of any and all invoices to the City for the actual costs of the System Improvements, Developer represents and warrants to the City the following:

5.1. All Reimbursable Costs were procured through arms-length transactions;

5.2. Developer, or its principals or affiliates, do 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 any invoices;

5.3. To the best of Developer's knowledge, the invoices are true and accurate invoices for the actual costs of the System Improvements;

5.4. Developer has not requested or been provided any kickbacks or reimbursements in exchange for Developer accepting or agreeing to the invoices;

5.5. If any contractors or entities providing materials or services reflected in the invoice provide other materials or services to Developer (or Developer's principals or affiliates), Developer has not requested or been provided any discount on other materials or services in exchange for Developer utilizing such contractors or entities for the System Improvements; and

5.6. The Reimbursable Costs do not include any administrative fees, construction management fees, insurance costs, licensing fees, or attorney fees for Developer or its principals or affiliates.

6. **Review of Actual Expenditures.** Prior to any reimbursement by the City for the Reimbursable Costs, City may require that Developer submit additional information or detail regarding all material, labor, and equipment costs (the "**Cost Breakdown**"). Developer shall include invoices or receipts from all third parties providing material, labor, or equipment for the System Improvements. Developer, either directly or through any affiliated company or subsidiary, shall not include or be entitled to any administrative fees, management fees, mark-up on any material, labor, or equipment. If the City disputes any of the costs or amounts included in the Cost Breakdown, City may either request additional information from Developer or provide to Developer a written response detailing the costs or amount that City disputes and an explanation for City not accepting such costs or amounts. If City fails to object in writing within 60 days identifying specific disputed line items and reasons, the Cost Breakdown shall be deemed approved.

7. **Reimbursement Payments.**

7.1. **Impact Fees Credits.** Developer shall receive a credit against impact fees imposed in connection with development activity on the Property in an amount equal to the total System Reimbursement (the

“Impact Fees Credits”). Developer 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. Notwithstanding the foregoing, Developer shall not receive any Impact Fees Credits for wastewater impact fees paid to the City on behalf of Timpanogos Service District. The Impact Fees Credits shall be usable by the Company and any permitted assignee based upon its dollar value.

7.2. **Quarterly Payments.** After all Impact Fees Credits for any facility type have been applied and to the extent the Reimbursable Costs exceed impact fees owed by Developer for any facility type (storm water, wastewater, transportation, water, etc.), the City shall collect impact fees from all service areas that benefit from the System Improvements and make cash reimbursement payments to Developer on a quarterly basis from the available funds so collected by the City. To the extent funds are available, the City shall pay all approved reimbursement requests during the next quarterly payment after receiving an invoice from Developer without interest, unless disputed by the City in accordance with Section 6. Reimbursement payments will be made by the City to Developer until Developer has been reimbursed in full, whether by Impact Fees Credits or by cash reimbursements. In no event shall Developer be reimbursed twice for the same Reimbursable Cost. The final reimbursement payment shall be made prior to the complete build out of the service area. For transportation impact fees, the service area for impact fee collections shall be the entire City.

7.3. **Records.** The City shall maintain an accurate and updated record of (i) the amount of the total 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, (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 Developer 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.

7.4. **Changes in Impact Fee Regulations / Alternative Collection.** Developer acknowledges and agrees that the City’s obligation to reimburse Developer under this Agreement is based in part on the City’s ability to collect impact fees in accordance with the Utah Impact Fees Act (Utah Code Ann. § 11-36a-101, *et seq.*) (the “Act”), and that changes to the Act or challenges to the City’s IFFP or IFA may limit the ability of the City to collect impact fees to reimburse Developer under this Agreement or require the City to amend the collection and reimbursement methodology in this Agreement. Subject to the foregoing and all other applicable provisions of this Agreement, the City shall make all reasonable efforts to impose and collect impact fees to fully reimburse Developer for the actual Reimbursable Costs in a timely manner. Without limiting the foregoing, the City agrees that it will not reduce, further suspend, or impair impact fee collection without providing an alternative, equivalent payment source.

8. **Remedies.** Developer acknowledges and agrees that Developer’s sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City’s obligations under this Agreement; 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 CITY BE LIABLE TO DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES. During the pendency of any dispute hereunder, the City shall continue to pay any undisputed amounts.

9. **Cooperation and Non-Interference.** In consideration of the City entering into this Agreement, Developer agrees not to challenge, or to participate in any manner to any challenge, to the City’s impact fees and shall cooperate with the City in the collection of all impact fees required by the applicable ordinances, provided that City does not adopt any future impact fees that designate only the Project as a “service area” as defined in Utah

Code Ann. § 11-36a-102(20) (2026), as amended, or otherwise disproportionately imposes a higher impact fee on the Project than other similar developments.

10. **General Provisions.**

10.1. **Governmental Immunity.** The City is a governmental entity under the Utah Governmental Immunity Act (Utah Code Ann. § 63G-7-101, et seq.) (the “**Immunity Act**”). Nothing herein shall be construed as a waiver of any defenses available under the Immunity Act nor does City waive any limits of liability provided by the Immunity Act or any other provisions of Utah law.

10.2. **Binding Agreement.** This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties.

10.3. **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

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

10.5. **Waiver.** No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either Party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to, any subsequent breach of this Agreement.

10.6. **Cumulative Remedies.** The rights and remedies of the Parties shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of any other right, remedy, or priority allowed by law.

10.7. **Amendment.** This Agreement may not be modified or amended except by an instrument in writing signed by both Parties.

10.8. **Interpretation.** This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

10.9. **Exhibits.** All exhibits attached hereto are expressly made a part of this Agreement as though completely set forth herein. All references to this Agreement, either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such exhibits and writings.

10.10. **Attorney Fees.** If any Party is required to engage the services of counsel by reason of the default of the other Parties, the non-defaulting Party shall be entitled to receive its costs and actual attorney fees, both before and after judgment and whether or not suit be filed, or the provisions of this Agreement be enforced through mediation or arbitration.

10.11. **No Third-Party Beneficiaries.** Enforcement of the terms of this Agreement is reserved to the Parties and their respective successors and assigns, and nothing contained herein provides any claim, benefit, or right of action for enforcement to any other person or entity not a party hereto.

10.12. **No Partnership.** The Parties do not by this Agreement in any way or for any purpose become partners or joint ventures with each other.

[signatures on following page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date signed by the City below.

EAGLE MOUNTAIN CITY

JARED GRAY, Mayor

DATE

ATTEST

LACIE MESSERLY, City Recorder

MARCUS DRAPER, City Attorney
Approved as to form

DEVELOPER
SPRING RUN PARKWAY PARTNERS II, LP

Name:
Title:

EXHIBIT A
Cost Summary

Cost Summary

Description	Quantity	Unit Cost	Total
Component 1 — Incremental Road A Improvements (City-Required)			
Earthwork— Subbase, Road A/B tie-in	2,515 CY	\$37.00/CY	\$93,055
Earthwork— Major cut, incremental	18,555 CY	\$6.50/CY	\$120,608
Earthwork— Subbase, incremental	2,535 CY	\$37.00/CY	\$93,795
Site grading, incremental	115,095 SF	\$0.34/SF	\$39,132
Storm drain — 24" RCP (upsized from 18")	878 LF	\$116.00/LF	\$101,848
Storm structures — ROW conveyance	3 EA	\$11,485/EA	\$34,455
Water line — 12" upgrade, outer loop ROW & Road B (combined)	1,360 LF	\$138.50/LF	\$188,360
Free-right grading / seeding — future ROW prep	3,374 SF	\$5.00/SF	\$16,870
8" sanitary stub-out — City ROW, Road A/B intersection	67 LF	\$90.00/LF	\$6,030
Retaining wall — Road A, 12-ft wall	5,846 SF	\$69.62/SF	\$407,026
Direct costs subtotal			\$1,101,179
Contractor Overhead		5.00%	\$55,059
Contractor Mobilization / general conditions		10.00%	\$110,118
Contractor Profit		5.00%	\$55,059
Component 1 Subtotal			\$1,321,415
Component 2 — Less: Original Road A Developer Baseline (Deduct)			
Earthwork — major cut, original design	11,000 CY	\$6.50/CY	(\$71,500)
Earthwork — subbase, original design	743 CY	\$37.00/CY	(\$27,491)
Earthwork — Site grading, original design	26,739 SF	\$0.34/SF	(\$9,091)
Storm drain — 18" RCP, original design	161 LF	\$95.00/LF	(\$15,295)
Storm structures — original design	4 EA	\$11,485/EA	(\$45,940)
Water line — 8" outer loop ROW & Road B (combined)	1,360 LF	\$73.00/LF	(\$99,280)

Retaining wall — Road A, 6-ft wall, original	2,923 SF	\$69.62/SF	(\$203,513)
Direct costs subtotal			(\$472,110)
Contractor Overhead		5.00%	(\$23,606)
Contractor Mobilization / general conditions		10.00%	(\$47,211)
Contractor Profit		5.00%	(\$23,606)
Component 3 Deduct			(\$566,533)
NET CITY REIMBURSEMENT REQUEST			\$754,882

Note: Component 2 reflects only items that represent the developer's baseline private-road obligation. Free-right grading/seeding and the 8-inch sanitary stub-out are included in Component 1 as City-mandated items but are excluded from Component 2 because they did not exist in the original private-road design and therefore have no baseline cost to deduct. The 12-inch waterline unit cost includes a minor embedded component associated with excavation, trenching, and backfill, which represents a construction means-and-methods activity that would occur regardless of pipe diameter. For purposes of isolating system-impact costs only, a conservative allowance equal to approximately twelve percent (12%) of the aspirational unit cost has been deducted. The remaining unit cost reflects only the incremental system-capacity benefit associated with upsizing from an 8-inch to a 12-inch water main.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 15, 2026**

TITLE:	RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2026-2027 Annual Budget
ITEM TYPE:	Resolution
FISCAL IMPACT:	The proposed amendment results in a net budget increase of \$12,442,171 , bringing the total City budget to \$369,488,308 , which represents an increase of 3.48% over the originally adopted budget.
APPLICANT:	City-Initiated

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

PUBLIC HEARING

Yes

PREPARED BY

Terrence Dela Peña, Finance Analyst
Kimberly Ruesch, Finance Director

PRESENTED BY

Terrence Dela Peña

RECOMMENDATION:

Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2026-2027 Annual Budget.

BACKGROUND:

It is not uncommon for infrastructure projects to span multiple fiscal years. As such, it is necessary to roll forward budget appropriations for projects and other one-time spending items that were not complete as of the close of the prior fiscal year. The primary purpose of this budget amendment is to roll forward those project funds which account for the majority of the appropriations requested in this amendment.

Fund	FY 2027	1st Amendment	Proposed Change
	Original Budget	9/15/2026	
General Fund	\$ 38,052,262	\$ 39,544,272	3.92%
Special Revenue Funds	\$ 29,963,149	\$ 30,650,516	2.29%
Enterprise Funds	\$ 268,850,200	\$ 270,847,871	0.74%
Internal Service Funds	\$ 4,112,639	\$ 4,112,639	0.00%
Capital Projects Fund	\$ 13,454,637	\$ 21,719,760	61.43%

Debt Funds	\$ 2,613,250	\$ 2,613,250	0.00%
Total Budget	\$ 357,046,137	\$ 369,488,308	3.48%
Increase/(Decrease)		\$ 12,442,171	

For a full listing of items requested in this budget amendment, please refer to the budget amendment worksheet attached to this agenda item.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. FY 2027 Budget Amendment Worksheet

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE FISCAL YEAR 2026-2027 ANNUAL BUDGET (FIRST AMENDMENT)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to amend the budget for fiscal year 2026 – 2027; and

WHEREAS, the City Council finds that all procedures required under Section 10-6-127 of the Utah Code, Annotated have been followed, including the holding of a public hearing where required by law.

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

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered, and that the City Council may consider and amend the budget of Eagle Mountain City as follows:
2. “FISCAL YEAR 2026-2027” means the period beginning July 1, 2026, and ending June 30, 2027.
3. APPROPRIATIONS. The budget set and approved by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget resolution, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.
4. This Resolution shall take effect immediately upon adoption and shall apply to Fiscal Year 2026-2027.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15th day of September, 2026.

EAGLE MOUNTAIN CITY, UTAH

Jared R. 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 15th day of September, 2026.

Those voting yes:

- ☐ Melissa Clark
- ☐ Zachory Huish
- ☐ Craig Whiting
- ☐ Rich Wood
- ☐ Brett Wright

Those voting no:

- ☐ Melissa Clark
- ☐ Zachory Huish
- ☐ Craig Whiting
- ☐ Rich Wood
- ☐ Brett Wright

Those excused:

- ☐ Melissa Clark
- ☐ Zachory Huish
- ☐ Craig Whiting
- ☐ Rich Wood
- ☐ Brett Wright

Those abstaining:

- ☐ Melissa Clark
- ☐ Zachory Huish
- ☐ Craig Whiting
- ☐ Rich Wood
- ☐ Brett Wright

Lacie A. Messerly
City Recorder

Exhibit A

Budget Amendment Worksheet

September 15, 2026



<u>Budget Committee Recommendation</u>	<u>Fund Name/GL Account</u>	<u>Department/Division</u>	<u>Current Budget</u>	<u>Proposed Budget</u>	<u>Change</u>	<u>Detail</u>
GENERAL FUND						
Revenues						
	10-00-37090-0000		\$ 15,450	\$ 29,753	\$ 14,303	New revenue for the TARP (Insurance Rebate) Program
	10-00-39920-0000		\$ 528,113	\$ 2,005,820	\$ 1,477,707	The proposed funding source for these budget amendment items is to use the fund reserve
Subtotal General Fund Revenue: □					<u>\$ 1,492,010</u>	
Expenditures						
	10-11-41100	City Recorder	\$ 273,903	\$ 359,361	\$ 85,458	New City Deputy Recorder
	10-11-41115	Legislative & Strategic Services	\$ 138,461	\$ 197,800	\$ 59,339	Salary distribution and budget allocation correction
	10-11-41460-5011	Risk Management	\$ -	\$ 14,303	\$ 14,303	Funding safety-related initiatives
	10-11-41710-9154	Engineering	\$ 100,897	\$ 210,897	\$ 110,000	Funding to purchase vehicles for new personnel positions
	10-18-41910-4531	Economic Development	\$ 25,000	\$ 175,000	\$ 150,000	Rollover of previously approved budget for Airport Feasibility Study
	10-18-41940-5711	Recreation	\$ 151,700	\$ 267,700	\$ 116,000	Rollover of previously approved budget for In-House Soccer program
	10-18-41940-9154	Recreation	\$ 38,671	\$ 93,671	\$ 55,000	Funding to purchase vehicles for new personnel positions
	10-31-42430-9154	Neighborhood Improvement	\$ 53,586	\$ 118,586	\$ 65,000	Funding to purchase vehicles for new personnel positions
	10-41-44100-7410	Streets	\$ -	\$ 205,700	\$ 205,700	Funding for new equipments - Asphalt Roller (84,800); Jumping Jack Compactor (4,000); 72" Grapple Claw Attachment for Skid Steer (4,900); Mastic Mixer Kettle (77,000); Concrete and Pavement Grinder (35,000)
	10-41-45100-7410	Parks	\$ -	\$ 77,210	\$ 77,210	Funding for new equipments - 2 Large Containers at the Parks (12,210); Tow Behind Topdresser (24,000); 6" Tow Behind Aerator with Hydraulic Lift Assembly (13,000); Pull Behind Air Compressor (28,000)
	10-41-45100-9154	Parks	\$ 245,564	\$ 565,564	\$ 320,000	Funding to purchase vehicles for new personnel positions
	10-41-45200-7410	Open Space	\$ -	\$ 124,000	\$ 124,000	Funding for new equipments - Skid Steer (85,000); Tilt Bed Trailer (12,000); Mower with Blower Attachment (27,000)
	10-41-45200-9154	Open Space	\$ 17,059	\$ 127,059	\$ 110,000	Funding to purchase vehicles for new personnel positions
Subtotal General Fund Expenditures: □					<u>\$ 1,492,010</u>	
ENTERPRISE FUNDS						
Revenues						
	51-00-38111-0000		\$ 675,578	\$ 2,665,578	\$ 1,990,000	Transfer Amount from Water Impact Fee to Water Fund for Well#9 Lone Tree

<u>Budget Committee Recommendation</u>	<u>Fund Name/GL Account</u>	<u>Department/Division</u>	<u>Current Budget</u>	<u>Proposed Budget</u>	<u>Change</u>	<u>Detail</u>
	59-00-39920-0000		\$ -	\$ 7,671	\$ 7,671	The proposed funding source for these budget amendment items is to use the fund reserve

Subtotal Enterprise Funds Revenue:□

\$ 1,997,671

Expenditures

	51-45-51000-6110	Water	\$ -	\$ 18,000	\$ 18,000	Funding for the Water Mobile Office Trailer rental fee
	51-45-51000-7410	Water	\$ -	\$ 145,000	\$ 145,000	Funding for new equipment - Hydro-Excavation/Valve Turning Trailer
	51-45-51000-7412	Water	\$ -	\$ 6,802	\$ 6,802	To add one additional Starlink unit to provide internet access for managing utility infrastructure
	51-61-48000-9154	Water	\$ 371,256	\$ 426,256	\$ 55,000	Funding to purchase vehicles for new personnel positions
	51-81-51700-7000	Water	\$ 426,256	\$ 576,256	\$ 150,000	Rollover of previously approved budget for Butter Field PRV Modification
	51-81-51700-7000	Water	\$ -	\$ 175,000	\$ 175,000	Rollover of previously approved budget for Well #3 Soft Start
	51-81-51700-7510	Water	\$ -	\$ 5,507,994	\$ 5,507,994	Rollover of previously approved budget for Well #9 Lone Tree
	51-81-51700-7511	Water	\$ -	\$ 3,128,251	\$ 3,128,251	Rollover of previously approved budget for Well #7 Unity Pass Phase 2
	51-81-51700-7512	Water	\$ -	\$ 2,866,851	\$ 2,866,851	Rollover of previously approved budget for 4 MG Tank Scarlet Ridge City Center
	51-81-51700-7513	Water	\$ -	\$ 2,593,301	\$ 2,593,301	Rollover of previously approved budget for Well #8 City Center Phase 2
	51-81-51700-7514	Water	\$ -	\$ 2,794,760	\$ 2,794,760	Rollover of previously approved budget for Well #5 Upgrade, with additional funding request of \$667,962 to fund electrical infrastructure, switchgear, and other project improvements
	51-81-51700-7515	Water	\$ -	\$ 382,051	\$ 382,051	Rollover of previously approved budget for Well#1 and #8 Distribution Line Project
	51-99-48700-9499	Water	\$ 19,679,421	\$ 3,846,411	\$ (15,833,010)	To cover the capital projects rollover for this fund
	52-61-48000-9154	Wastewater	\$ 196,706	\$ 306,706	\$ 110,000	Funding to purchase vehicles for new personnel positions
	52-81-52100-7059	Wastewater	\$ -	\$ 32,048	\$ 32,048	Rollover of previously approved budget for Lone Tree Lift Station
	52-81-52100-7305	Wastewater	\$ 300,750	\$ -	\$ (300,750)	Rollover of previously approved budget for Steeplechase Lift Station Upgrade
	52-81-52100-7306	Wastewater	\$ 48,056,951	\$ 49,005,667	\$ 948,716	Rollover of previously approved budget for 6 MGD Wastewater Treatment Plant Expansion
	52-81-52100-7308	Wastewater	\$ 300,000	\$ -	\$ (300,000)	Rollover of previously approved budget for Tertiary Treatment Phase 2- Reverse Osmosis
	52-81-52100-7308	Wastewater	\$ -	\$ 1,449,381	\$ 1,449,381	Rollover of previously approved budget for Type 1 Tertiary Treatment
	52-81-52100-7309	Wastewater	\$ 2,600,000	\$ 4,200,000	\$ 1,600,000	Rollover of previously approved budget for Ox Ditch Upgrade
	52-81-52100-7310	Wastewater	\$ 5,900,000	\$ 5,937,300	\$ 37,300	Rollover of previously approved budget for East Trunkline
	52-99-48700-9499	Wastewater	\$ 144,455,246	\$ 140,878,551	\$ (3,576,695)	To cover the capital projects rollover for this fund
	59-45-59000-4531	Stormwater	\$ 20,000	\$ 32,000	\$ 12,000	Rollover of previously approved budget for Stormwater Master Plans (Horrocks)
	59-45-59000-7410	Stormwater	\$ -	\$ 33,500	\$ 33,500	Funding for new equipment - Gooseneck Flatbed Trailer
	59-99-48700-9499	Stormwater	\$ 37,829	\$ -	\$ (37,829)	To cover the capital projects rollover for this fund

Budget Committee
Recommendation

Fund Name/GL Account

Department/Division

Current Budget

Proposed Budget

Change

Detail

Subtotal Enterprise Funds Expenditures: □

\$ 1,997,671

CAPITAL PROJECT FUNDS

Revenues

	47-00-38115-0000		\$ 89,373	\$ 1,789,373	\$ 1,700,000	Transfer amount from Parks/Trails Impact Fees Fund
	47-00-39711-0000		\$ -	\$ 25,369	\$ 25,369	TRCC Grant Funding for New Asphalt Trail Project at Walden Park
	47-00-39920-0000		\$ 13,369,083	\$ 19,908,837	\$ 6,539,754	The proposed funding source for these budget amendment items is to use the fund reserve

Subtotal Capital Project Revenue: □

\$ 8,265,123

Expenditures

	47-80-45100-7102	Parks	\$ -	\$ 750,000	\$ 750,000	Rollover of previously approved budget for Nolen Park Improvements
	47-80-45100-7103	Parks	\$ -	\$ 170,000	\$ 170,000	Rollover of previously approved budget for Bike Park Improvements
	47-80-45100-7106	Parks	\$ -	\$ 792,991	\$ 792,991	Rollover of previously approved budget for City Center Streetscapes
	47-80-45100-7117	Parks	\$ -	\$ 500,000	\$ 500,000	Rollover of previously approved budget for City Center Median Landscaping
	47-81-41000-7058	Administration	\$ -	\$ 1,150,000	\$ 1,150,000	Rollover of previously approved budget for Alpine School District Land Acquisition
	47-81-41000-7062	Administration	\$ -	\$ 750,000	\$ 750,000	Rollover of previously approved budget for Park & Ride SR-73 Area
	47-81-41950-7049	Facilities	\$ -	\$ 1,050,000	\$ 1,050,000	Rollover of previously approved budget for Public Works Yard Improvements
	47-81-44100-7047	Streets	\$ -	\$ 500,000	\$ 500,000	Rollover of previously approved budget for 8000 N Harmony Way project
	47-81-44100-7070	Streets	\$ 150,000	\$ 743,656	\$ 593,656	Rollover of previously approved budget for Silverlake Pkwy & Woodhaven Right Turn Lane
	47-81-44100-7074	Streets	\$ 3,360,000	\$ 3,369,823	\$ 9,823	Rollover of previously approved budget for Trailhead & Pony Express Pkwy Traffic Signal and Intersection Improvements
	47-81-44100-7075	Community Services	\$ -	\$ 25,369	\$ 25,369	New Asphalt Trail (Walden Park to Cedar Corners Park)
	47-81-44100-7079	Streets	\$ 750,000	\$ 948,284	\$ 198,284	Rollover of previously approved budget for Turn Lanes Pony Express Pkwy/Ranches Pkwy
	47-81-45100-7072	Parks		\$ 100,000	\$ 100,000	Rollover of previously approved budget for Parks Pressure Reducing Valve (PRV) Ranches
	47-81-45100-7084	Parks	\$ 1,320,137	\$ 1,370,137	\$ 50,000	Rollover of previously approved budget for Ranches Trail Pony Express Pkwy to SR-73
	47-81-45100-7517	Parks	\$ -	\$ 1,200,000	\$ 1,200,000	Rollover of previously approved budget for Cory Wride Park Parking Lot
	47-81-45100-7518	Parks	\$ -	\$ 200,000	\$ 200,000	Rollover of previously approved budget for Pony Express Regional Park Phase 1
	47-81-45100-7519	Parks	\$ -	\$ 100,000	\$ 100,000	Rollover of previously approved budget for Silverlake Community Park Phase 2
	47-81-45100-7520	Parks	\$ -	\$ 50,000	\$ 50,000	Rollover of previously approved budget for Batting Cages
	47-81-45100-7521	Streets	\$ -	\$ 75,000	\$ 75,000	Sidewalk Widening on Golden Eagle Road at Brookhaven Elementary School

**Budget Committee
Recommendation**

Fund Name/GL Account

Department/Division

Current Budget

Proposed Budget

Change

Detail

Subtotal Capital Project Fund Expenditures: □

\$ 8,265,123

SPECIAL REVENUE FUNDS

Revenues

	11-00-39920-0000		\$ 5,963,881	\$ 6,508,922	\$ 525,041	To fund the rollover budget for Water Master Plan and other budget amendment items
	17-00-39920-0000		\$ 1,012,597	\$ 1,015,647	\$ 3,050	To fund the rollover budget for Stormwater Master Plan
	18-00-39920-0000		\$ 1,012,597	\$ 1,015,647	\$ 3,050	To fund the rollover budget for Transportation Master Plan
	20-00-39920-0000		\$ -	\$ 156,226	\$ 156,226	The proposed funding source for these budget amendment items is to use the fund reserve

Subtotal Special Revenue Fund Revenue: □

\$ 687,367

Special Revenue Funds

	11-51-51000-4531	Water Impact Fee	\$ -	\$ 3,050	\$ 3,050	Rollover of previously approved budget for Impact Fee Analysis Study (LRB) for Water
	11-51-51000-6310	Water Impact Fee	\$ -	\$ 521,991	\$ 521,991	Funding for the contractual agreement for White Hills Well Water Line project
	11-61-48100-9151	Water Impact Fee	\$ 675,578	\$ 2,665,578	\$ 1,990,000	Transferring this budget amount from Water Impact Fees to Water Fund for Well #9 Lone Tree
	11-81-51000-7000	Water Impact Fee	\$ 7,798,901	\$ 5,808,901	\$ (1,990,000)	Reducing this line-item to cover the transfer amount from Water Impact Fee to Water Fund for Well#9 Lone Tree
	12-51-52000-4531	Wastewater Impact Fee	\$ -	\$ 3,050	\$ 3,050	Rollover of previously approved budget for Impact Fee Analysis Study (LRB) for Wastewater
	12-99-48700-9499	Wastewater Impact Fee	\$ 1,315,427	\$ 1,312,377	\$ (3,050)	To cover the expenses for Wastewater IFA Study Plan
	15-51-45100-4531	Parks Impact Fee	\$ -	\$ 9,850	\$ 9,850	Funding for Impact Fee Analysis Study (LRB) for Parks
	15-61-48100-9147	Parks Impact Fee	\$ 89,373	\$ 1,789,373	\$ 1,700,000	Transferring this budget amount from Parks Impact Fees to Capital Projects Fund
	15-99-48700-9499	Parks Impact Fee	\$ 3,391,222	\$ 1,691,222	\$ (1,700,000)	Reducing this line-item to cover the project rollover from Parks Impact Fee to Capital Projects Fund
	15-99-48700-9499	Parks Impact Fee	\$ 521,991	\$ 512,141	\$ (9,850)	Reducing this line-item to cover the project rollover from Parks Impact Fee to Capital Projects Fund
	17-51-59000-4531	Stormwater Impact Fee	\$ -	\$ 3,050	\$ 3,050	Rollover of previously approved budget for Impact Fee Analysis Study (LRB) for Stormwater
	18-51-44100-4531	Transportation Impact Fee	\$ -	\$ 3,050	\$ 3,050	Rollover of previously approved budget for Impact Fee Analysis Study (LRB) for Transportation
	20-31-43100-4261	Community Development	\$ 144,130	\$ 241,590	\$ 97,460	New Plan Review software, including the 1st year subscription and implementation fees
	20-31-43100-7416	Community Development	\$ -	\$ 231,000	\$ 231,000	This budget amendment records the cost of the new Plan Review Software subscription agreement that will be used over the next three years.
	20-31-43100-9154	Community Development	\$ 27,455	\$ 117,455	\$ 90,000	Funding to purchase vehicles for new personnel positions
	20-31-43120-9154	Building	\$ 88,606	\$ 198,606	\$ 110,000	Funding to purchase vehicles for new personnel positions
	20-99-48700-9499	Community Development	\$ 372,234	\$ -	\$ (372,234)	To cover the budget amendment items for Community Development Fund

<u>Budget Committee</u> Recommendation	<u>Fund Name/GL Account</u>	<u>Department/Division</u>	<u>Current Budget</u>	<u>Proposed Budget</u>	<u>Change</u>	<u>Detail</u>
		Subtotal Special Revenue Funds Expenditures: □		\$ 687,367		
		Total Increase(Decrease):		\$ 12,442,171		



Upcoming Staff Agenda Items for City Council Information (Tentative)

Development Projects

- **PH** Sunset Mountain Property Rezone

Code Amendments

- **PH** Amending EMMC 17.60.120.C – Barbed Wire Fencing
- **PH** Amending EMMC 17.25.040A – Residential Standards Table
- **PH** Amending EMMC Titles 16 & 17 Wildlife Urban Interface (WUI) amendments
- **PH** Amending EMMC 9.10 & 17.47 regarding Archery within the City

Other Items

- **PH** Culinary Water IFFP
- **PH** Wastewater Master Plan & IFFP
- **PH** Future Land Use Map – General Plan Amendment
- **PH** Pole Canyon Lot Split
- WS DISC - E-bikes/motorcycles on Trails
- WS DISC - Eagle Mountain Properties Phase 2, Part 1 - Rezone of 31 Properties (2/3)
- WS DISC - Lake Mountain School District – Report on Growth Projections for Nov/Dec

Redevelopment Agency

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