EAGLE MOUNTAIN
CITY COUNCIL MEETING

JULY 7, 2026, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. 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 - Legislative Update - Lobbyist, David Stewart
   (anticipated time 15 minutes)

   1.B. DISCUSSION - Land Disposal Process Overview - City Attorney, Marcus Draper
   (anticipated time 20 minutes)

   1.C. DISCUSSION - Procedural Options for Land Disposal Approved August 19, 2025 - City Recorder, Lacie Messerly
   (anticipated time 15 minutes)

   1.D. DISCUSSION - Off-Street Trails Master Plan - Deputy City Manager, Steve Mumford
   (anticipated time 30 minutes)

   1.E. DISCUSSION - First Amendment to the Brylee Farms Phase B Development Agreement - Planner, Steven Lehmitz
   (anticipated time 10 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. RECOGNITION

8.A. RECOGNITION - Presentation of the Rotary Club of Lehi Mayor's Cup Award.

9. PROCLAMATIONS

9.A. PROCLAMATION - A Proclamation of Eagle Mountain City, Utah, Proclaiming Eagle Mountain City as a Believer City.

10. APPOINTMENTS

10.A.

1. Jessi Call - One Year appointment through May 31, 2027.
2. Angeline Washburn - One Year appointment through May 31, 2027.

11. 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.)*

12. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

13. BOND RELEASES

13.A. Parkway Fields Phase B, Plat 2 - Out of Warranty

14. MINUTES

14.A. June 16, 2026 Minutes - Regular City Council Meeting

15. RESOLUTIONS

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement Renewal with Legislative Executive Consulting, LLC.

15.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Medium Park in Overland Village 2 Phase B.

15.C. RESOLUTION - A Resolution of Eagle Mountain, Utah, Approving the First Amendment to the Water Tank Reimbursement Agreement with White Hills Water Company.

15.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second

Amendment to the Eagle Quest East Master Development Agreement.

SCHEDULED ITEMS

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 17.64 of the Eagle Mountain Municipal Code Establishing an Alternative Energy Overlay Zone.

BACKGROUND: (*Presented by Director of Legislative and Strategic Affairs, Evan Berrett*) Eagle Mountain City is proposing the creation of an overlay zone known as the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not being proposed at this time to be applied to any property and would generally be contemplated for use on request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development including demonstration of approval from state and federal entities as applicable.

16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, 17.25.030 Land Use Table, and Enacting Chapter 17.44 Senior Housing Overlay Zone.

BACKGROUND: *(Presented by Housing Coordinator, Kiara Polee, and Long Range Planner, Elizabeth Fewkes)* The City Council directed staff to create an overlay zone in an effort to encourage the construction of senior housing in the City.

16.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.75.052 regarding Accessory Recreation Buildings.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) A proposed code amendment that establishes special use standards for recreation buildings that are an accessory use to religious or cultural meeting halls.

16.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, Section 17.80.120, Political Signs and Section 17.80.160 Temporary Signs.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) This proposed code amendment provides definitions for park strips and political signs, updates standards and practices for political signs, and updates standards for temporary and seasonal use signs.

16.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City Annexation Policy Plan.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen*) Eagle Mountain City is proposing an updated annexation policy plan. The plan identifies seven (7) areas of unincorporated Utah County that Eagle Mountain City would potentially consider for annexation. The document contains a map of these areas in relation to the current city boundaries. A series of criteria and considerations are included in the document to facilitate analysis and decision-making for annexation proposals.

17. ORDINANCES

17.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Vehicle Parking in Residential Zones.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* The City has had a number of instances in which Neighborhood Improvement has enforced residential parking codes, and they now ask the code be amended to better regulate parking standards. The proposed amendments are aimed at addressing issues related to the parking of unlicensed vehicles, trailers, etc. in a residential zone, as well as reducing the parking time limit on a public street.

18. DISCUSSION/POSSIBLE ACTION

18.A. Discussion and Possible Action: Citywide Speed Management Study at Key Locations.

BACKGROUND: *(Presented by Assistant City Engineer David Salazar)* Staff is seeking City Council direction regarding a proposed traffic study to evaluate identified roadway segments and intersections prior to implementation of future traffic calming measures. Council may provide direction regarding the study scope, locations to be analyzed, and authorization for staff to proceed with the study.

19. LEGISLATIVE ITEMS

19.A. UPDATE - Legislative Priorities List

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

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

21. COMMUNICATION ITEMS

21.A. Financial Report

21.B. Upcoming Agenda Items

22. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 2 day of July, 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** **JULY 7, 2026**
TITLE:	DISCUSSION - Legislative Update - David Stewart, Lobbyist
ITEM TYPE:	Presentation
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING
No

PREPARED BY
Evan Berrett, Economic Development Director

PRESENTED BY
David Stewart

RECOMMENDATION:
N/A

BACKGROUND:
David Stewart is contracted by Eagle Mountain City to perform lobbying services and will provide a regularly scheduled update on his work and will provide information to the City Council regarding policy research and actions being undertaken by the Utah State Legislature and other associated bodies.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
None

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	DISCUSSION - Land Disposal Process Overview - City Attorney, Marcus Draper.
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
Marcus Draper, City Attorney
Lacie Messerly, City Recorder

PRESENTED BY
Marcus Draper

RECOMMENDATION:
Staff requests Council direction on updates to EMMC 3.30, the land disposal map, and application processing in response to recent state law changes.

BACKGROUND:
Recent amendments to Utah Code §10-8-2 and §11-1-203 have updated statutory requirements related to the disposal of municipal property. These changes are not fully aligned with the City's current Land Disposal provisions contained in Eagle Mountain Municipal Code (EMMC) Chapter 3.30.

As a result, Staff is requesting a work session discussion to review the current land disposal application process and identify necessary updates to ensure compliance with state law. This includes clarification of procedural requirements, alignment of the municipal code with state statute, and reconsideration of the City's land disposal classification map.

The purpose of this discussion is to provide Council with an overview of the required changes and to receive direction on how to proceed with:

1. Processing new land disposal applications under the updated legal framework
2. Preparing a revised land disposal map, and
3. Initiating amendments to EMMC Chapter 3.30 to ensure consistency with state law and Council intent.

ITEMS FOR CONSIDERATION:

- Recent statutory changes may impact the City's current land disposal process under EMMC Chapter 3.30.

- Multiple land disposal applications are currently pending and require consistent processing guidance.
- Clarification is needed to ensure compliance with state law while maintaining consistent application of City code during the transition period.
- Updates to the City's land disposal map and potential code amendments will be required following Council direction.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Land Disposal Application

Eagle Mountain City Recorder's Office
Land Disposal Application

1650 E Stagecoach Run, Eagle Mountain, UT 84005
801.789.6611 • recorder@eaglemountian.gov

Applicant Information

Applicant Name:_____ Application Date: _____

Phone: _____ Email: _____

Address: _____

Land Information

General Location of the Property: _____

Parcel Number: _____ Total Area of the Subject Property: _____

Required Materials

In order to expedite the process of review, the following materials must be finalized and submitted in their entirety. Any items that fail to be included with this application could delay the process of review.

- ☐ **Written Request.** A written request explaining where the property is located and the reasons for disposal.
- ☐ **Scaled Site Plan.** A scaled site plan showing the following:
  - Property to be disposed of
  - Surrounding lots, landscaping, etc.
  - Existing conditions of proposed property and surrounding land
  - Dimensions and distances
  - Any public utility easements or other easements
- ☐ **Pictures.** Pictures of the proposed land to be disposed of.
- ☐ **Water Rights.** Water right documentation showing availability of water rights sufficient to serve the proposed disposal of land.
- ☐ **Proposed Site Plan.** Site plan showing future plans for the disposed land. (e.g., landscaping, fencing, buildings, grading, runoff, etc.).
- ☐ **Acknowledgement.** A written acknowledgement that the applicant has read Eagle Mountain Municipal Code Chapter 3.30 Disposal of City Real Property, and that the applicant is aware that if the City Council approves the disposal application, the applicant will assume full responsibility for future processing, including all fees related to survey costs.
- ☐ **Fee.** Non-refundable processing fee of $150.

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Eagle Mountain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Eagle Mountain Municipal Code and that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or uses.

Signed: _____ Date: _____

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	DISCUSSION - Procedural Options for Land Disposal Approved August 19, 2025 - Lacie Messerly, City Recorder.
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Samarah Moody and Jessie Southworth

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

PUBLIC HEARING
No

PREPARED BY
Lacie Messerly, City Recorder

PRESENTED BY
Lacie Messerly, Marcus Draper

RECOMMENDATION:
Staff requests Council direction on how to proceed, which potentially include:

- Extend the deadline and continue processing under the original Option 2 terms;
- Direct the applicant to submit a plat consistent with the approved motion;
- Revert to Option 1 per the terms of the original motion (Lots 66-68, fence-line alignment);
- Bring the item back for formal reconsideration; or
- Direct the applicant to file a new application under the new Land Disposal code.

BACKGROUND:
On August 19, 2025 Council approved A Resolution of Eagle Mountian City, Utah, Authorizing the disposal of Significant City-Owned Real Property Pursuant to Eagle Mountain Municipal Code Chapter 3.30 to dispose of parcels 49:601:0080 to resolve encroachments, align lot boundaries with existing fence lines, and improve lot configurations for adjacent residential properties.

The City Staff reviewed the application and recommended two disposal options as stated below, (where option 2 was conditionally approved):

	Option 1	**Option 2**
Scope	Straighten lot lines behind Lots 66, 67, 68 using the existing fence line	Dispose of all of Parcel 49:601:0079 + a portion of 49:601:0080, reallocated along existing lot lines
Lots affected	3	16 adjacent lots
Land per lot	Varies (up to ~1,742 sq ft)	0.02–0.08 acres each
Water impact	Minimal - only Lot 68 needs additional water	11 lots would need additional water, ranging 0.13–0.26 acre-feet total

Structure	Can be done piecemeal	Staff noted this must be all-or-nothing to keep the new rear lot line consistent
Staff recommendation	Preferred, for simplicity and minimal impact	Viable only if all adjoining owners agree and applicants address water requirements

Option 2 was approved subject to the following conditions:

1. Each landowner of the parcels listed sign the land disposal application. The applicants may combine the application into one land disposal application and fee.
2. If any landowner, in any of the lots are unwilling or unable to purchase the corresponding parcels, the approval will revert to option one; and
3. It is required that all fences are on the correct lot line or the lots are to have no fence within 6 months of recordation; and
4. The water requirements for each parcel are fulfilled with the purchase of the parcels as deemed appropriate by staff; and
5. The full land disposal application and process must be finalized in six months (February 19, 2026).

As of writing, the following reflects the status of the application relative to these conditions:

- A new application was filed timely and signatures were obtained, but for one signature on parcel 49:601:0063.
- A survey was conducted and the applicants have submitted a Proposed Amended Plat to the Recorder's Office; however, the plat reflects two isolated cutout areas rather than a continuous lot-line adjustment across the full strip described in Option 2.
- The six-month deadline established by the motion (February 19, 2026) has passed.

ITEMS FOR CONSIDERATION:

- The applicants and the Recorder's Office have attempted to contact the landowner of Parcel 49:601:0063. While the landowner has been communicative, as of this writing, has not indicated whether they intend to purchase the property. Per Condition 2 of the motion, if this landowner is ultimately unwilling or unable to purchase, the approval reverts to Option 1. Staff requests direction on how long to allow for a response before treating this condition as triggered.
- Recent updates to State Code will likely require significant changes to how the City processes Land Disposal applications. Staff is currently reviewing these changes and their impact on this and future applications. This may affect whether the current application can proceed as originally approved, or whether it would need to be processed under updated procedures.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Land Disposal Application
2. Proposed Amended Plat

3. 08.19.2025 Resolution Approving Land Disposal
4. 08.19.2025 Approved City Council Meeting Minutes
5. 08.19.2025 City Council Staff Report

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3509

PIONEER ADDITION PHASE II SECOND AMENDED

AMENDING LOTS 53-62, 64-65, 67-68, P.O.S. E, & P.O.S. F OF THE PIONEER ADDITION PHASE II SUBDIVISION PLAT
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL PUBLIC UTILITY EASEMENTS, DRAINAGE EASEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES TO EAGLE MOUNTAIN, UTAH.

_____ _____
DAVID J. MOODY, JT DATE
AS TO PARCEL 49:601:0068

_____ _____
SAMARAH W. MOODY, JT DATE
AS TO PARCEL 49:601:0068

_____ _____
MARK CURTIS, JT DATE
AS TO PARCEL 49:601:0067

_____ _____
ROSEMARY CURTIS, JT DATE
AS TO PARCEL 49:601:0067

_____ _____
CODY WILKINS, A Married Man DATE
AS TO PARCEL 49:601:0065

_____ _____
CASSIDY HOWE, JT DATE
AS TO PARCEL 49:601:0064

_____ _____
BROOKLYNN BARRUS, JT DATE
AS TO PARCEL 49:601:0064

_____ _____
CLAUDIO A. SALOMONE, Unmarried Man DATE
AS TO PARCEL 49:601:0062

_____ _____
JACOB MOORE DATE
AS TO PARCEL 49:601:0061

_____ _____
DAWN MOORE DATE
AS TO PARCEL 49:601:0061

_____ _____
MIREYA QUINTINO, JT DATE
AS TO PARCEL 49:601:0060

_____ _____
WILLIAN HERNANDEZ, JT DATE
AS TO PARCEL 49:601:0060

_____ _____
GINA R. HEMINGWAY DATE
AS TO PARCEL 49:601:0059

_____ _____
KYLER WADSWORTH, JT DATE
AS TO PARCEL 49:601:0058

_____ _____
SAVANNAH WADSWORTH, JT DATE
AS TO PARCEL 49:601:0058

_____ _____
CONRAD SOUTHWORTH, JT DATE
AS TO PARCEL 49:601:0057

_____ _____
JESSIE SOUTHWORTH, JT DATE
AS TO PARCEL 49:601:0057

_____ _____
BENJAMIN R. HAYES DATE
AS TO PARCEL 49:601:0056

_____ _____
KAILA A. HAYES DATE
AS TO PARCEL 49:601:0056

_____ _____
SHARON J. WALTERS DATE
AS TO PARCEL 49:601:0055

_____ _____
THOMAS E. WALTERS DATE
AS TO PARCEL 49:601:0055

_____ _____
MICHAEL J. HONE, MARRIED MAN DATE
AS TO PARCEL 49:601:0054

_____ _____
GERALD RAY HASKELL DATE
AS TO PARCEL 49:601:0053

_____ _____
EAGLE MOUNTAIN CITY, DATE
A MUNICIPAL CORPORATION OF THE STATE UTAH
MAYOR: JARED GRAY
AS TO PARCELS 49:601:0078, 49:601:0079 & 49:601:0080

ACKNOWLEDGEMENTS

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME DAVID J. MOODY AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME SAMARAH W. MOODY AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME MARK CURTIS AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME ROSEMARY CURTIS AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME CODY WILKINS AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME CASSIDY HOWE AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME BROOKLYNN BARRUS AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME CLAUDIO A. SALOMONE AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME JACOB MOORE AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME DAWN MOORE AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME MIREYA QUINTINO AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME WILLIAN HERNANDEZ AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME GINA R. HEMINGWAY AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME KYLER WADSWORTH AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME SAVANNAH WADSWORTH AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME CONRAD SOUTHWORTH AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME JESSIE SOUTHWORTH AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME BENJAMIN R. HAYES AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME KAILA A. HAYES AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME SHARON J. WALTERS AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME THOMAS E. WALTERS AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME MICHAEL J. HONE AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME GERALD RAY HASKELL AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC NOTARY STAMP

STATE OF UTAH : S.S.

COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, A.D., PERSONALLY APPEARED BEFORE ME JARED GRAY, MAYOR OF EAGLE MOUNTAIN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME

NOTARY PUBLIC NOTARY STAMP

ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS_____ DAY OF _____, A.D. 20____. BY- _____

_____ TITLE-_____
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER APPROVAL

1) PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNERS(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2) PURSUANT TO EAGLE MOUNTAIN CITY CODE SECTION 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

_____
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, MARISSA A. CROFT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 14215259 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF PIONEER ADDITION PHASE 2 AMENDED, EAGLE MOUNTAIN, UTAH COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS OF THE UTAH COUNTY RECORDERS OFFICE.

BOUNDARY DESCRIPTION

ALL OF LOTS 53-62, 64-65, 67-68, P.O.S. E, & P.O.S. F OF THE PIONEER ADDITION PHASE II SUBDIVISION PLAT AS ON FILE AND OF RECORD AT THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 32406:2005; SAID LOTS BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH; BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PUBLIC OPEN SPACE PARCEL E OF SAID PIONEER ADDITION PHASE II SUBDIVISION; SAID POINT ALSO BEING SOUTH 00°25'52" WEST 1318.295 FEET ALONG THE SECTION LINE AND EAST 287.116 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 7;

THENCE ADJOINING THE EASTERLY RIGHT OF WAY LINE OF SADDLE HORN DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF FRONTIER STREET THE FOLLOWING FIVE (5) COURSES: 1) NORTHWESTERLY ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT 15.58 FEET (CHORD: NORTH 03°15'43" WEST 15.58 FEET); 2) THENCE NORTH 05°29'39" WEST 97.91 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; 3) THENCE ALONG SAID CURVE 34.36 FEET (CHORD: NORTH 43°43'07" EAST 30.29 FEET) TO THE BEGINNING OF A 2027.00 FOOT RADIUS CURVE TO THE LEFT; 4) THENCE ALONG SAID CURVE 226.86 FEET (CHORD: NORTH 89°43'34" EAST 226.74 FEET) TO THE BEGINNING OF A 3973.00 FOOT RADIUS CURVE TO THE RIGHT; 5) THENCE ALONG SAID CURVE 344.51 FEET (CHORD: NORTH 89°00'11" EAST 344.40 FEET) TO THE NORTHWEST CORNER OF LOT 63 OF SAID PIONEER ADDITION PHASE II SUBDIVISION; THENCE ADJOINING THE BOUNDARIES OF SAID LOT 63 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 115.40 FEET; 2) THENCE SOUTH 88°08'16" EAST 52.03 FEET; 3) THENCE NORTH 115.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 63 AND THE BEGINNING OF A 3973.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND THE SOUTHERLY RIGHT OF WAY OF SAID FRONTIER STREET 50.00 FEET (CHORD: SOUTH 87°24'08" EAST 50.00 FEET) TO THE BEGINNING OF A 527.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE 62.09 FEET (CHORD: NORTH 89°34'58" EAST 62.06 FEET) TO THE NORTHWEST CORNER OF LOT 66 OF SAID PIONEER ADDITION PHASE II SUBDIVISION; THENCE ADJOINING THE BOUNDARIES OF SAID LOT 66 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 115.40 FEET; 2) THENCE NORTH 83°21'40" EAST 52.35 FEET; 3) THENCE NORTH 115.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 66 AND THE BEGINNING OF A 527.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID FRONTIER STREET 95.01 FEET (CHORD: NORTH 75°20'54" EAST 94.88 FEET) TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 34.75 FEET (CHORD: SOUTH 60°02'32" EAST 30.54 FEET) TO THE BEGINNING OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND THE WESTERLY RIGHT OF WAY LINE OF MAPLE DRIVE 40.41 FEET (CHORD: SOUTH 05°07'27" EAST 40.36 FEET); THENCE SOUTH 00°01'14" WEST 133.367 FEET ADJOINING SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF PUBLIC OPEN SPACE PARCEL F OF SAID PIONEER ADDITION PHASE II SUBDIVISION; THENCE ADJOINING THE SOUTHERLY LINE OF SAID SUBDIVISION PLAT THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°44'07" WEST 100.00 FEET; 2) THENCE NORTH 00°00'56" EAST 19.82 FEET; 3) THENCE WEST 819.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±120,417 SQ. FT. OR ±2.764 ACRES

_____ _____
DATE MARISSA A. CROFT
P.L.S. 14215259

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____
APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

COUNTY RECORDER STAMP

PIONEER ADDITION PHASE II SECOND AMENDED

AMENDING LOTS 53-62, 64-65, 67-68, P.O.S. E, & P.O.S. F OF THE PIONEER ADDITION PHASE II SUBDIVISION PLAT
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=40' SHEET 1 OF 2

SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR NO.14215259 MARISSA A. CROFT STATE OF UTAH		

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN. F-26-023

WEST QUARTER CORNER
SEC. 7, T6S, R1W, SLB&M
(FOUND BRASS CAP)
BENCHMARK: 4878.90'

EAST 1201.42' (M) 1200.91' (PLAT)

BASIS OF BEARING – N00°25'52"E 2666.89' (PLAT) 2666.06' (M)

1318.295' (M)

SOUTH 1106.16' (M) 1106.61' (PLAT)

BRASS CAP STREET MONUMENT AT THE INTERSECTION OF FRONTIER ST. AND SADDLE HORN DR. (FOUND)

PIONEER ADDITION PHASE II
ENTRY NO. 32409:2005

LOT 52 | LOT 51 | LOT 50 | LOT 49 | LOT 48 | LOT 47 | LOT 46 | LOT 45 | P.O.S. C | LOT 44 | LOT 43 | LOT 42 | LOT 41 | LOT 40 | LOT 39 | LOT 38 | LOT 69

L=62.09' R=527.00'
CH=N89°34'58"E 62.06'

S87°17'11"W 975.62' (M)
S87°17'41"W 975.77' (PLAT)

L=34.75' R=20.00'
CH=S60°02'32"E 30.54'

BRASS CAP STREET MONUMENT AT THE INTERSECTION OF FRONTIER ST. AND MAPLE DRIVE (FOUND)

L=226.86' R=2027.00'
CH=N89°43'34"E 226.74'

CENTERLINE OF ROAD PER ORIGINAL PLAT

L=344.51' R=3973.00'
CH=N89°00'11"E 344.40'

FRONTIER STREET
±54' PUBLIC RIGHT OF WAY

L=50.00' R=3973.00'
CH=S87°24'08"E 50.00'

54.0'

L=95.01' R=527.00'
CH=N75°20'54"E 94.88'

L=34.36' R=20.00'
CH=N43°43'07"E 30.29'

L=40.41' R=225.00'
CH=S05°07'27"E 40.36'

C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16							
LOT 253 ±9,630.31 SF OR ±0.221 ACRES 2068 E	LOT 254 ±6,885.80 SF OR ±0.158 ACRES 2072 E	LOT 255 ±6,891.71 SF OR ±0.158 ACRES 2078 E	LOT 256 ±8,050.18 SF OR ±0.185 ACRES 2088 E	LOT 257 ±8,238.38 SF OR ±0.189 ACRES 2108 E	LOT 258 ±7,279.33 SF OR ±0.167 ACRES 2112 E	LOT 259 ±8,511.85 SF OR ±0.195 ACRES 2118 E	LOT 260 ±7,442.91 SF OR ±0.171 ACRES 2136 E	LOT 261 ±8,593.46 SF OR ±0.197 ACRES 2146 E	LOT 262 ±7,412.29 SF OR ±0.170 ACRES 2156 E	LOT 63 SOUTH 115.40' NORTH 115.40'	LOT 264 ±8,338.40 SF OR ±0.191 ACRES 2176 E	LOT 265 ±7,156.15 SF OR ±0.164 ACRES 2186 E	LOT 66 SOUTH 115.40' NORTH 115.40'	LOT 267 ±7,788.77 SF OR ±0.179 ACRES 2206 E	LOT 268 ±11,355.18 SF OR ±0.261 ACRES 2216 E						
NORTH 132.81'	NORTH 132.25'	NORTH 133.03'	NORTH 135.60'	NORTH 138.87'	NORTH 141.00'	NORTH 142.60'	NORTH 142.85'	NORTH 143.31'	NORTH 142.99'	NORTH 141.98'	NORTH 140.29'		NORTH 137.60'	NORTH 138.48'	NORTH 144.53'	NORTH 155.95'	113.085'					
66.76'	52.00'	52.00'	60.00'	60.00'	52.00'	60.00'	15.0'	52.00'	60.00'	52.00'	26.58'	52.00'	24.89'	60.00'	52.00'	23.08'	52.00'	29.13'	52.00'	69.82'	WEST 100.00'	20.282'

50.0'

N05°29'39"W 97.91'

L=15.58' R=200.00'
CH=N03°15'43"W 15.58'

EAST 287.116' (M)

POINT OF BEGINNING

WEST 819.59'

S88°08'16"E 52.03'

N83°21'40"E 52.35'

N00°00'56"E 19.82'

N89°44'07"W 100.00'

S00°01'14"W 133.367'

50.0'

P.O.S. G

P.O.S. 1D
±2,141.17 SF OR ±0.049 ACRES

P.O.S. 1E
±1,338.49 SF OR ±0.031 ACRES

P.O.S. 2E
±1,357.42 SF OR ±0.031 ACRES

P.O.S. 1F
±2,005.01 SF OR ±0.046 ACRES

SADDLE HORN DRIVE
±50' PUBLIC RIGHT OF WAY

MAPLE DRIVE
±50' PUBLIC RIGHT OF WAY

MOUNTAIN VIEW PHASE III
ENTRY NO. 79606–2003

EAGLE POINT PHASE G, PLAT 1

SOUTHWEST CORNER
SEC. 7, T6S, R1W, SLB&M
(FOUND BRASS CAP)

Curve Table			
Curve #	Length	Radius	CHORD
C1	56.13'	2026.99'	S87°51'39"E 56.13'
C2	52.00'	2027.00'	N89°23'25"W 52.00'
C3	52.01'	2027.00'	S89°08'23"W 52.01'
C4	60.06'	2027.00'	S87°33'22"W 60.06'
C5	6.66'	2027.00'	S86°36'47"W 6.66'
C6	53.43'	3973.00'	S86°54'15"W 53.43'
C7	52.04'	3973.00'	S87°39'53"W 52.04'
C8	60.02'	3973.00'	S88°28'21"W 60.02'
C9	15.00'	3973.00'	S89°00'49"W 15.00'
C10	52.00'	3973.00'	S89°29'48"W 52.00'
C11	60.00'	3973.00'	N89°41'44"W 60.00'
C12	52.01'	3973.00'	N88°53'17"W 52.01'
C13	10.06'	527.00'	N87°35'20"W 10.06'
C14	52.03'	527.00'	S89°02'09"W 52.01'
C15	53.26'	527.00'	N77°37'05"E 53.24'
C16	41.75'	527.00'	N72°27'11"E 41.74'

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FT.

LEGEND

- PLAT BOUNDARY
- LOT LINES
- SECTION LINE, MONUMENT LINES, & TIES
- R/W — R/W — RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- FOUND SECTION CORNER
- FOUND MONUMENT
- SET REBAR & CAPS
- CORNER NOT SET
- 2068 E — LOT ADDRESS

R – RECORD
M – MEASURED
PLAT – PIONEER ADDITION PHASE II SUBDIVISION PLAT
SF OR SQ. FT. – SQUARE FEET
ROW OR R/W – PUBLIC RIGHT OF WAY LINES
P.O.S. – PUBLIC OPEN SPACE

SURVEYOR'S NARRATIVE AND PLAT NOTES

1) THE PURPOSE OF THIS PLAT AMENDMENT IS TO:
   A) CONSOLIDATE THE EXISTING LOTS WITH THE ADJACENT CITY PUBLIC OPEN SPACE
   B) VACATE AND DEDICATE EXISTING AND NEW PUBLIC UTILITY EASEMENTS

2) EXCEPT AS OUTLINED IN NOTE #1 AND AS SHOWN HEREON, THIS PLAT AMENDMENT DOES NOT MODIFY, ALTER, OR REMOVE ANY PLAT REQUIREMENTS OF THE PIONEER ADDITION PHASE II SUBDIVISION PLAT AS ON FILE AND OF RECORD AT THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 32409:2005.

3) ALL ZONING REQUIREMENTS AND BUILDING SETBACKS, AS SHOWN ON THE ORIGINAL PLAT, APPLY TO THIS PLAT AMENDMENT.

4) THE EXISTING SOUTHERLY UTILITY EASEMENT LINES FOR SAID PIONEER ADDITION PHASE II SUBDIVISION PLAT SHALL BE VACATED AND RELOCATED AS DEPICTED WITHIN THE DETAIL FOR THE TYPICAL LOT, SHOWN HEREON.

5) PARCELS LABELED AS "PUBLIC OPEN SPACE" OR "P.O.S." ARE DEDICATED TO EAGLE MOUNTAIN CITY FOR THE PERPETUAL USE OF THE PUBLIC AS PARKS, TRAILS AND OPEN SPACES. THERE IS HEREBY CREATED, AND THE GRANTOR HEREBY RESERVES IN ITS FAVOR AND FOR THE USE AND BENEFIT OF THE HOME OWNERS ASSOCIATION OF PIONEER ADDITION, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR USE, ACCESS, AND MAINTENANCE OF HOME OWNERS ASSOCIATION AMENITIES, SIGNS, TRIALS, FENCES, WALLS, AND LANDSCAPING OVER, UNDER AND UPON THOSE PUBLIC OPEN SPACES LABELED AS 1D, 1E, 2E, AND 1F, SUBJECT TO THE RIGHT OF EAGLE MOUNTAIN CITY TO USE AND MAINTAIN THE PUBLIC OPEN SPACE PARCELS.

TABULATIONS

TOTAL ACREAGE: ±2.764

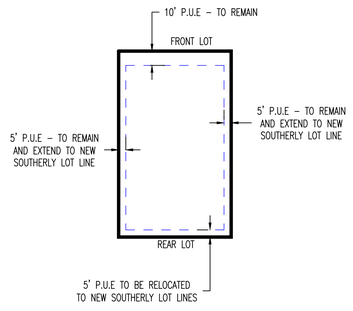
AVERAGE LOT SIZE: ±8112.48 SF OR ±0.186 ACRES

TOTAL ACREAGE IN LOTS: ±113,574.70 SF OR ±2.607 ACRES

TOTAL ACREAGE IN STREETS: NONE

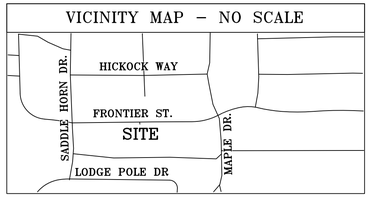
TOTAL ACREAGE IN P.O.S.: ±6,842.09 SF OR ±0.157 ACRES

TOTAL # OF RESIDENTIAL LOTS: 14 LOTS



TYPICAL LOT
(NOT TO SCALE)

VICINITY MAP – NO SCALE



PIONEER ADDITION PHASE II SECOND AMENDED

AMENDING LOTS 53–62, 64–65, 67–68, P.O.S. E, & P.O.S. F OF THE PIONEER ADDITION PHASE II SUBDIVISION PLAT
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=40'

RESOLUTION NO. R-60-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AUTHORIZING THE DISPOSAL OF SIGNIFICANT CITY-OWNED REAL PROPERTY PURSUANT TO EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 3.30

PREAMBLE

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

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

WHEREAS, the City has received an application to dispose of parcels 49:601:0080 to resolve encroachments, align lot boundaries with existing fence lines, and improve lot configurations for adjacent residential properties; and

WHEREAS, City staff has reviewed the application and recommended two disposal options:

- **Option 1**: Dispose of portions of parcel 49:601:0080 to straighten lot lines behind Lots 66, 67, and 68 using the existing fence line.
- **Option 2**: Dispose of all of parcel 49:601:0079 and a portion of 49:601:0080, reallocating land to 16 adjacent lots based on their existing lot lines; and

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

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

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

1. The City Council hereby authorizes the disposal of portions of parcels 49:601:0080 and 49:601:0079 as presented by City staff, in accordance with Option 2, as determined and approved by Council.

2. A professional survey shall be conducted to determine final square footage and acre-foot water impacts. The applicants shall prepare and record an amended final

plat reflecting the new lot boundaries. All associated costs shall be paid by the applicants.

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

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

This resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 19TH day of August 2025.

EAGLE MOUNTAIN CITY, UTAH

Jared Gray, Mayor

ATTEST:

Lacie A. Messerly
City Recorder

EAGLE MOUNTAIN 19 96 CORPORATE SEAL

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 19th day of August, 2025.

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

Lacie A. Messerly
City Recorder

MEMORANDUM

DATE: April 30, 2026

TO: FILE: **Resolution 60-2025**

FROM: Stephanie Allred - Deputy Recorder

RE: **Execution of Resolution 60-2025**

Resolution 60-2025 was adopted by the City Council on August 19, 2025. At the time of its adoption, the resolution was not signed by Mayor Tom Westmoreland or City Recorder Gina Olsen.

As both Mayor Westmoreland and City Recorder Gina Olsen are no longer employed by Eagle Mountain City, the resolution has since been executed by current Mayor Tom Gray and City Recorder Lacie Messerly.

This action ensures that Resolution 60-2025 is properly documented and finalized in accordance with current city administration.

- *In Section 2.45.040 Subsection E, committee approval by the City Manager will be replaced by Youth Council Committee of Advisors.*
- *In Section 2.45.040 Subsection A.8., include "Elected City Mayor" when coordinating all activities with the Youth Council Committee of Advisors.*
- *In 2.45.010 Section C: Change from "members are appointed to Youth Council by the City Manager" to "members are appointed by the Youth Council Committee of Advisors".*

Councilmember Clark seconded the motion.

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:53:20.

The motion for Item 15.A. is later recalled during Item 18 because Mayor Westmoreland was not included in the vote as required by City Code when it pertains to boards & committees.

The recording of the new motion can be found online here at 04:35:33.

16. RESOLUTIONS

16.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Disposal of 0.156 Acres of Designated "Significant Real Property" (Utah County Parcel #49:601:0080) Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal

The recording of the discussion can be found online here at 03:56:42.

City Recorder Gina Olsen presented the Land Disposal application from Samarah Moody. The disposal would address encroachments and improve the layout of residential lots, with consideration of water usage implications.

The application was submitted by Samarah Moody requesting disposal of Utah County Parcel #49:601:0080. The applicant has executed a written cost acknowledgment per EMMC 3.30.070. All applicable departments have reviewed the request and have no concerns with the disposal of the property. No utilities are located on the property that is being considered for disposal.

Councilmembers discussed the two disposal options with this application which is as follows:

- Option 1: Fence Line Realignment (straightening lot lines consistent with the fence line to the west)

- Adjust lot boundaries using the existing rear fence line, addressing current encroachments and improving boundary clarity. With this option, staff recommends the following scenario:
- Lot 68: increase by ~0.04 acre (≈1,742 sq ft), requiring +0.12 acre-feet of water
- Lot 67: increase by ~400 sq ft, no additional water required
- Lot 66: increase by ~184 sq ft, no additional water required
- This option involves minor modifications and limited water impact.

- Option 2: Full Disposal of Parcel 49:601:0079 + Portion of Parcel 49:601:0080
  - Dispose of the entirety of Parcel #49:601:0079 and part of Parcel #49:601:0080, dividing the land among adjacent property owners along their existing lot lines.
  - Impacts 11 lots.
  - Each lot would receive between 0.02 to 0.08 acres.
  - 11 lots would require additional water ranging from 0.13 to 0.26 acre-feet.
  - To maintain consistency with the new rear lot line, this option must be processed as an all-or-nothing scenario.
  - Sufficient open space remains under parcel 46:614:0095 to allow for an east-west trail corridor.

MOTION: ***Councilmember Gray moved to adopt a Resolution of Eagle Mountain City, Utah, Approving the Disposal of 0.156 Acres of Designated "Significant Real Property" (Utah County Parcel #49:601:0080) Pursuant to EMMC 3.30.060 and 3.30.070, and Establishing Terms of the Disposal with terms below:***

- ***Approving option two with each landowner of the parcels listed signing the land disposal application. The applicants may combine the application into one land disposal application and fee.***
- ***If any landowner, in any of the lots are unwilling or unable to purchase the corresponding parcels, the approval will revert to option one.***
- ***It is required that all fences are on the correct lot line or the lots are to have no fence within 6 months of recordation.***
- ***The water requirements for each parcel are fulfilled with the purchase of the parcels as deemed appropriate by staff.***
- ***The full land disposal application and process must be finalized in six months (February 19, 2026).***

Councilmember Wood seconded the motion.

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:14:36.

16.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Providing for a Referendum to be held on November 4, 2025, for the purpose of submitting to the qualified voters

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **AUGUST 19, 2025**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Disposal of 0.156 acres of Public Real Property (Utah County Parcel #49:601:0080) and Establishing Terms of the Disposal.
ITEM TYPE:	Resolution
FISCAL IMPACT:	To be determined by City Council
APPLICANT:	Samarah Moody

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
GP: Neighborhood Residential Zone: Residential & Open Space	0.156 acres requested for disposal

PUBLIC HEARING
No

PREPARED BY
Gina Olsen, City Recorder
Fionnuala Kofoed, Assistant City Manager

PRESENTED BY
Gina Olsen

RECOMMENDATION:
Staff recommends that the City Council approve one of the two proposed disposal options, with a preference for Option 1 due to its simplicity, minimal utility impact, and limited water demand. However, Option 2 remains a viable alternative if all adjoining property owners agree to participate, and if applicants acknowledge and address the associated water supply requirements.

While the staff recommendation is for a partial disposal, it is important to note that the applicant has formally requested disposal of the entire parcel.

A duly noticed public hearing was held on July 1, 2025. The hearing was closed, and the item was tabled.

The applicant has met with adjacent property owners and has come up with a proposal to be outlined at the meeting. The presentation is included with the packet.

BACKGROUND:
Purpose
Consideration of the disposal of designated “significant real property” pursuant to EMMC 3.30.060 and 3.30.070. The disposal would address encroachments and improve the layout of residential lots, with consideration of water usage implications.

An application was submitted by Samarah Moody requesting disposal of Utah County Parcel #49:601:0080. The applicant has executed a written cost acknowledgment per EMMC 3.30.070. All applicable departments have reviewed the request and have no concerns with the disposal of the

property. No utilities are located on the property that is being considered for disposal.

Public Notice & Process Compliance

- Written notice was provided to adjoining property owners
- Notice was published a minimum of 14 days prior to public hearing
- Public hearing scheduled per EMMC requirements
- Public hearing held on July 1, 2025. The hearing was closed and the item was tabled for further review.

Disposal Options

Option 1: Fence Line Realignment (straightening lot lines consistent with the fence line to the west)
Adjust lot boundaries using the existing rear fence line, addressing current encroachments and improving boundary clarity. With this option, staff recommends the following scenario:

- **Lot 68**: increase by ~0.04 acre (≈1,742 sq ft), requiring +**0.12 acre-feet of water**
- **Lot 67**: increase by ~400 sq ft, **no additional water required**
- **Lot 66**: increase by ~184 sq ft, **no additional water required**

This option involves minor modifications and limited water impact.

Option 2: Full Disposal of Parcel 49:601:0079 + Portion of Parcel 49:601:0080
Dispose of the entirety of Parcel #49:601:0079 and part of Parcel #49:601:0080, dividing the land among adjacent property owners along their existing lot lines.

- Impacts 11 lots.
- Each lot would receive between **0.02 to 0.08 acres**.
- **11 lots would require additional water** ranging from **0.13 to 0.26 acre-feet**.
- To maintain consistency with the new rear lot line, this option must be processed **as an all-or-nothing scenario**.
- Sufficient open space remains under parcel **46:614:0095** to allow for an east-west trail corridor.

ITEMS FOR CONSIDERATION:

- **Survey Required:** Final square footage and water requirements to be confirmed through a professional survey.
- **Water Availability:** The City is no longer selling CWP water for residential development. This limitation may impact the potential to dispose of the property in Option 2.
- **Plat Amendment:** Staff recommends that if the Council approves the disposal, an amended final plat be prepared and recorded to reflect new lot sizes with either Option 1 or 2. All associated costs shall be borne by the applicant(s).

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Applicant Presentation
2. Resolution
3. Application

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	DISCUSSION - Off-Street Trails Master Plan - Deputy City Manager, Steve Mumford
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Steve Mumford, Deputy City Manager

PRESENTED BY
Steve Mumford

RECOMMENDATION:
This is a presentation to introduce the plan to the Council and receive any feedback prior to returning for plan adoption.

BACKGROUND:
The Off-Street Trails Master Plan was funded by a UDOT planning-assistance grant, and is focused on the recreational dirt trails (hiking, biking, equestrian, OHV) located in the Hidden Valley area, the bench of the Lake Mountains, the City's bike park, and the Firefly trails. Bike Utah is our consultant on this project and will be presenting the plan to the Council at the meeting. The plan includes a thorough trail network assessment, identifies existing and future conflicts and hazards, recommends improvements to the existing bike park, analyzes the future of the mountain bike racecourse, recommends trail signage locations and standards, and provides some implementation recommendations.

The Community Services Board reviewed the plan during their 6/24/26 meeting and recommended approval to the City Council with some minor changes to the plan, and were anxious for the City to take care of the existing safety issues at the bike park as soon as possible.

ITEMS FOR CONSIDERATION:
The consultants are currently making some minor updates to the plan to address review comments, including updating numbers, fixing some photos and graphics, adding some clarifications, etc. If you have concerns about any particular section of the plan, please contact me. It's quite possible that your concern is already being addressed. Please provide additional feedback in the meeting as well.

Next steps, following the plan's adoption, include budgeting for implementation actions, including hiring a consultant to complete a more detailed redesign of the bike park, making improvements to the park, adding directional and regulatory signs in recommended locations on the trail system, fixing identified hazards, improving trailheads, and more. Next steps also include working with identified

landowners to obtain legal access to trails and trailheads and working with partner organizations to improve, maintain, expand, and promote the trail system, including working with the BLM to expand the trail system and eventually relocate the NICA race course.

Eagle Mountain has the geography, climate, culture, and partners to create a world-class trail system that provides a great benefit to our residents and a draw for visitors throughout the year.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Off-Street Trails Master Plan

EAGLE MOUNTAIN

April 2026

Off-Street Trails Master Plan

Acknowledgments

Thank you to stakeholders and the public for providing feedback through surveys, interviews, and community workshops throughout this planning process.

STAKEHOLDERS:

Eagle Mountain City

JARED GRAY
Eagle Mountain City Mayor

CRAIG WHITING
Eagle Mountain City Council

MELISSA CLARK
Eagle Mountain City Council

ZACHORY HUISH
Eagle Mountain City Council

RICH WOOD
Eagle Mountain City Council

BRETT WRIGHT
Eagle Mountain City Council

Project Steering Committee

STEVE MUMFORD
Project Manager

TODD BLACK
Committee Member

BRAD HICKMAN
Committee Member

ZAC HILTON
Committee Member

ZAC HILTON
Andrew Knowlton

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Planner

JACOB BROOKS
Communication and Design Specialist

Shapeshift Terrain Parks

BRYCE SACKS

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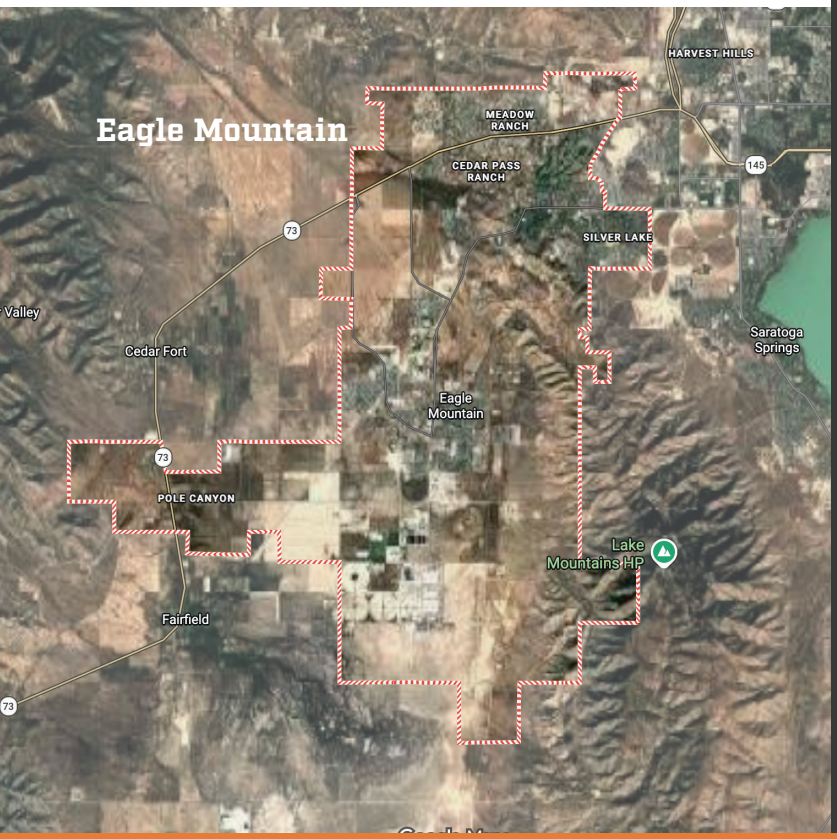
CHAPTER

01 Introduction

How To Use This Plan

Purpose

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



Objectives

Organize Eagle Mountain's trail data
Compile and standardize existing trail data into an actionable database for future planning, including trail alignments, names, attributes, and landownership.

Identify high-priority trails for preservation
Use GIS-based assessments to identify trails affected by landownership constraints, development pressure, or environmental conflicts that warrant priority action.

Identify low-priority trails for realignment or removal
Highlight trails with limited use, poor connectivity, or conflicts that may be candidates for repurposing, realignment, or removal.

Evaluate on-the-ground trail conditions
Supplement GIS analysis with field assessments documenting physical conditions, user conflicts, signage gaps, access issues, and other operational concerns on priority trails.

Plan a comprehensive redesign of Mountain Ranch Bike Park
Develop a detailed, implementation-ready redesign, including trail realignments, system layout improvements, and high-level cost estimates.

Assess long-term viability of the Eagle Mountain NICA Course
Evaluate constraints, land use conflicts, and development pressures, and provide high-level recommendations for long-term sustainability and future planning.

Establish wayfinding and signage guidance
Provide recommendations for sign types, placement, and design at trailheads, trail entries, regulatory locations, and neighborhood access points.

Scope

This plan focuses on off-street recreational trails, defined as trails separated from roadways and dedicated primarily to non-motorized recreation and travel. In Eagle Mountain, these are typically soft-surface routes designed for mountain biking, hiking, trail running, and equestrian use, with some areas accommodating OHV recreation where appropriate.

The plan also addresses supporting infrastructure such as trailheads, signage, wayfinding systems, parking areas, and bike park improvements. While it does not provide engineering-level design, the plan serves as a strategic framework to guide trail development, prioritize projects, coordinate with partners, and support phased implementation of a connected, safe, and sustainable trail system.

Recommendations Framework

This plan's recommendations are organized into 4 chapters, each designed to function independently while contributing to a coordinated improvement strategy. Recommendations in chapters 3 and 5 are location-specific and ready to advance towards design and construction, while those in chapters 2 and 4 are high-level and intended to guide future decision-making.

Chapter 2: Trail Network Assessment

Establishes the Trail Database, intended as the City's core implementation tool. Rather than prescribing actions for every trail within this plan, the database enables the city to identify high- and low-priority trails, evaluate conflicts, and make informed decisions as conditions change and funding becomes available.

Chapter 3: Mountain Ranch Bike Park

Provides a comprehensive redevelopment concept for the Bike Park including trail realignments and skills area concepts. While additional engineering and design are needed, these recommendations are highly actionable and represent one of the plan's most implementation-ready components.

Chapter 4: Eagle Mountain NICA Course

Evaluates long-term viability of the existing NICA course and identifies significant development conflicts. Provides high-level options intended to guide planning and coordination with land managers but does not provide course realignments or parcel-level solutions.

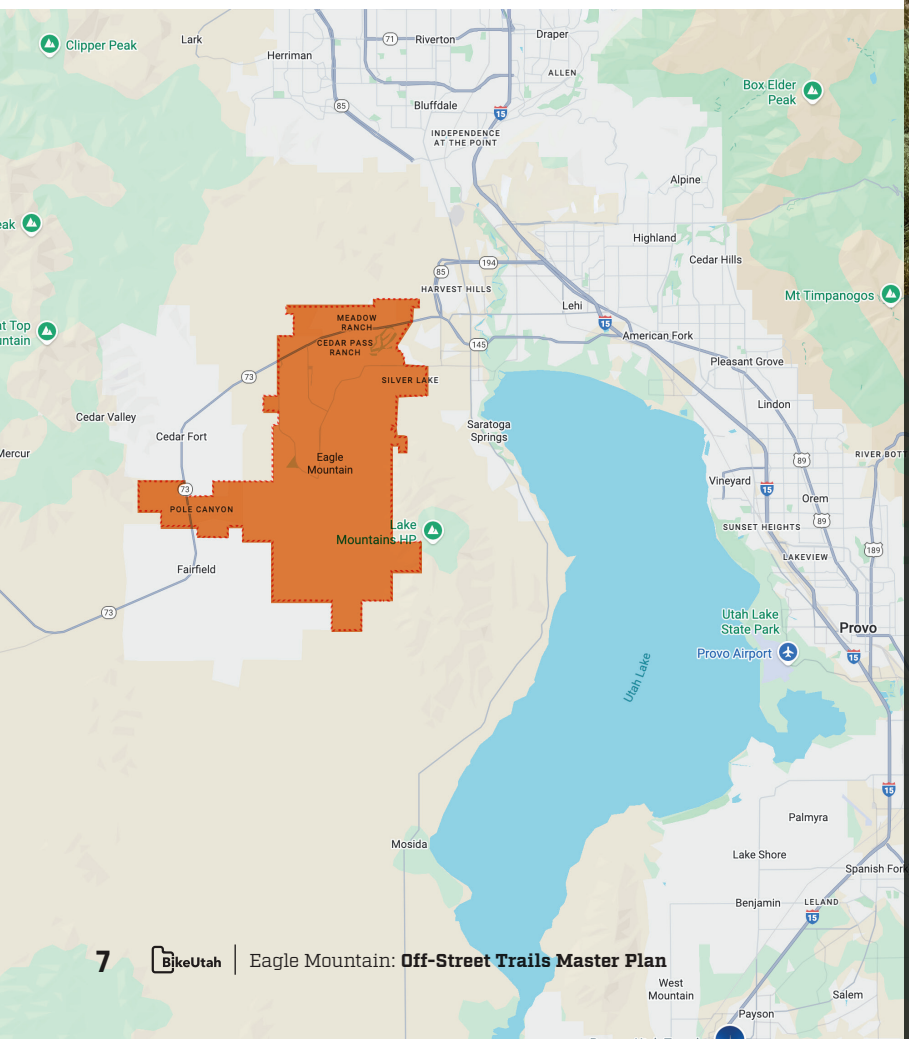
Chapter 5: Trailheads and Trail Signage

Identifies locations and amenity recommendations for 3 existing and 5 proposed trailheads. Outlines trail signage types and placement recommendations for the Bike Park, Lower Hidden Valley, and Fire Fly regions. These recommendations are suitable for near-term implementation as funding allows.

Eagle Mountain City

Eagle Mountain City is located in the heart of Utah's Cedar Valley and encompasses more than 50 square miles of high-desert terrain. Incorporated in 1996, it has grown rapidly while maintaining a strong sense of community. Today, Eagle Mountain is home to over 76,000 residents, making it one of the fastest-growing cities in Utah County and along the Wasatch Front. Despite this rapid growth, the city emphasizes preserving open space, protecting wildlife, and maintaining its dark skies, ensuring that natural character remains central to its identity.

The city offers a wide range of recreational amenities that reflect its emphasis on both growth and quality of life. In total, Eagle Mountain has more than 135 miles of trails. Of that, about 50 miles are paved or well-developed trails and over 85 miles of unpaved trails. These include multi-use trails for jogging, cycling, and equestrian use, as well as a mountain bike park, an all-abilities regional park, and an extensive ATV trail system. The semi-arid climate features hot, dry summers with average highs in the 90s°F, cold winters with moderate snowfall, and annual precipitation averaging 13 to 16 inches. This climate, combined with abundant open land, provides favorable conditions for year-round outdoor recreation.



Eagle Mountain in 2026

76,000
Population

135
Miles of Trails

Fastest-growing cities in Utah County and along the Wasatch Front.

Regional Context

Eagle Mountain has rapidly become a recreationally significant destination within Utah, particularly for mountain biking, hiking, equestrian, and off-highway vehicle (OHV) use. The community's trail system attracts visitors from across Utah County and the Wasatch Front, offering diverse terrain and access to open space that is increasingly valued as urban areas grow denser.

From a seasonal perspective, Eagle Mountain's trails are especially active in spring and fall. According to state-wide mountain biking resources, the trails are "almost always ready to ride" in late winter through early spring because of favorable drying and weather conditions. During summer, rides typically take place earlier in the day to avoid heat, and in winter, snow and cold limit use in some areas.

Eagle Mountain also includes specialized recreational infrastructure such as the Mountain Ranch Bike Park, which features jumps, slope-style trails, a pump track, and wood-feature singletrack that appeal to riders of all abilities. This facility, paired with the city's extensive trail access, reinforces Eagle Mountain's role as a destination not only for residents but for riders and recreationists across the region.

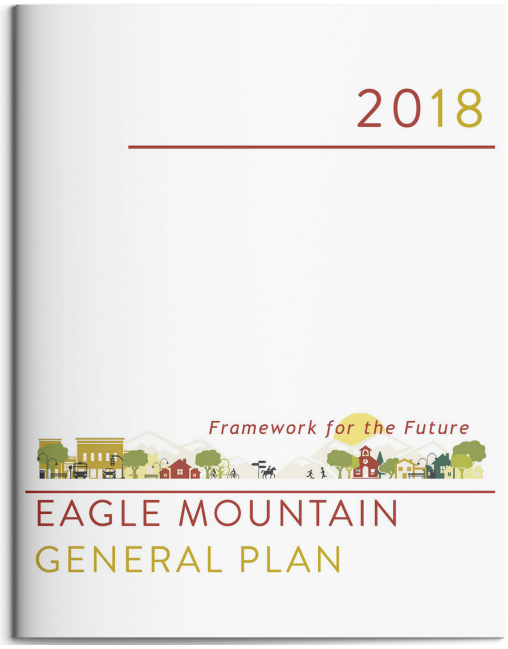
Because of its varied trail offerings, favorable seasons, and regional draw, Eagle Mountain plays an important role in Utah's outdoor recreation network. Maintaining and enhancing this system supports both local quality of life and the broader recreation economy of the Wasatch Front.

Existing Plans

General Plan (2018)

The Eagle Mountain General Plan establishes a vision for growth that integrates land use, transportation, and recreation, with a strong emphasis on an interconnected off-street trail system. This system of unpaved, multi-use trails is designed for hiking, mountain biking, and horseback riding, linking neighborhoods to parks, open spaces, and surrounding natural areas. Beyond recreation, the trails preserve scenic landscapes, provide safe and accessible routes, and encourage active transportation. By investing in these off-street connections, the plan seeks to promote healthy lifestyles, reduce traffic impacts, and reinforce Eagle Mountain's identity as a community closely tied to its natural setting.

The General Plan prioritizes preserving Eagle Mountain's undeveloped land as both a scenic resource and a foundation for recreation, with a focus on linking ridgelines, hillsides, and BLM lands to neighborhoods and parks through an interconnected network of unpaved trails. This system expands unique amenities such as the bike park, mountain bike trails, and ATV routes while also preserving natural corridors, wildlife habitat, and scenic views. By emphasizing unpaved, off-street trails, the plan reinforces Eagle Mountain's identity as a community where recreation and natural landscapes are closely connected.



This plan is currently undergoing a major update. The new plan will maintain a strong focus on outdoor recreation, connected trails, and preserving open spaces and wildlife habitat.

Parks, Trails, & Open Space Master Plan (2016)

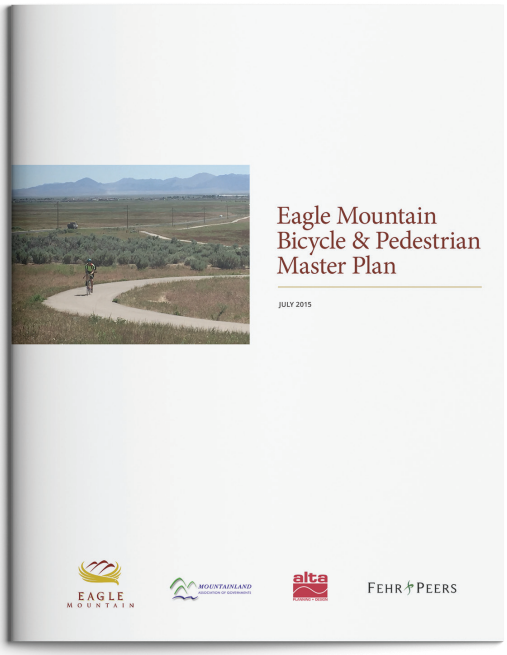
The 2016 Parks, Trails, and Open Space Master Plan provides a framework for developing Eagle Mountain's parks, recreation facilities, and natural areas, with a strong emphasis on trail connectivity. It calls for an interconnected network of paved and unpaved off-street trails linking neighborhoods, parks, schools, and regional recreation areas, while also preserving open space and enhancing access to the city's scenic landscapes.

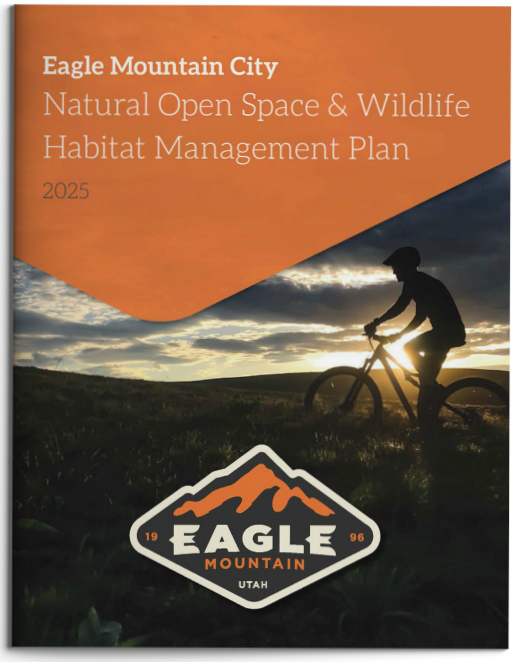
The plan highlights the importance of linking city trails with BLM land, expanding access through well-placed trailheads, and enhancing unique recreation amenities such as the bike park and NICA course. It also calls for cohesive signage and phased trail expansion, prioritizing connections to neighborhoods, parks, and city-owned lands. These strategies directly support the goals of the Off-Street Trails Master Plan by guiding sustainable growth, improving connectivity, and strengthening Eagle Mountain's identity as a recreation destination.

This plan is currently undergoing an update, and focus on outdoor recreation remains a key element to the plan.

Bicycle and Pedestrian Master Plan

The Eagle Mountain Bicycle and Pedestrian Master Plan focuses on creating a safe, connected, and accessible active transportation network throughout the city. It emphasizes expanding bicycle and pedestrian infrastructure, filling connectivity gaps, and linking key destinations such as schools, parks, and neighborhoods. The plan also establishes design standards for bicycle facilities, shared-use paths, and sidewalks, with the goal of improving safety, reducing reliance on vehicles, and encouraging active lifestyles.





Natural Open Space & Wildlife Habitat Management Plan (2025)

The Eagle Mountain Open Space Management Plan (2025) establishes a framework for preserving, managing, and activating the city's large inventory of open lands. It prioritizes balancing growth with the protection of natural landscapes, wildlife habitat, and scenic resources, while providing meaningful recreation opportunities. The plan highlights the importance of access, stewardship, and partnerships in ensuring open spaces continue to serve residents as the community grows.

The plan identifies the need to preserve corridors for trail access, balance recreation with habitat protection, and formalize popular mountain biking and OHV areas. The plan also underscores the importance of trailheads, signage, and long-term agreements with landowners to secure trail connectivity—objectives that align closely with the Off-Street Trails Master Plan.

Stakeholder Engagement

The project team conducted a limited set of stakeholder interviews to gather qualitative, experience-based feedback from frequent and knowledgeable users of the trail system. Interviews were used to ground the plan's recommendation and better understand how the system functions for "super users" who regularly experience its strengths and weaknesses.

Input was collected through structured phone and in-person interviews with nine participants. Participants were initially identified through a brief outreach survey and then selected to reflect diversity in use type, experience level, and access patterns. Interviews followed a consistent set of questions to allow for comparable feedback, while still allowing open-ended discussion.

Key Themes:

- **Usability**
  The trail system is highly valued for its accessibility, lower elevation, and three-season usability, particularly as an early- and late-season alternative to higher-elevation Wasatch Front trails.

- **Access**
  Most users access the system from the high school parking area, nearby neighborhoods, or directly from home. While the variety of terrain and skill-level options is appreciated, participants frequently cited navigation challenges due to limited signage and an unclear trail hierarchy.

- **Priority Trails**
  Deadwood and the Prayer Flags area were consistently identified as priority trails because of their flow and connectivity. Users emphasized preserving continuous singletrack corridors and designing intentional climbing and descending routes to reduce conflict and improve ride quality.

- **Challenges**
  Common concerns included conflict points on doubletrack climbs, technical features that limit adaptive access, winter erosion, blown-out berms, and trail segments disrupted by development without clear or safe reroutes.

- **Development Pressure**
  Ongoing and anticipated development in Hidden Hollow was a major concern. Participants strongly supported securing trail easements, prioritizing realignment of high-quality trails, and maintaining connectivity through and around developing areas.

- **Management**
  Participants generally favored design-based solutions—such as directional trails, user-specific routes, and improved signage—over time-based user separation (e.g., alternating user days). Time-based restrictions were viewed as a secondary option if supported by documented conflict.

- **E-bikes**
  E-bike use is largely supported when consistent with open space regulations. Speed, rather than motor assistance itself, was identified as the primary safety concern.

- **Desired Amenities**
  Priority improvements include modern, standardized signage that clearly communicates trail difficulty and character, better wayfinding at key intersections, and additional water access during summer months. Existing restroom and waste facilities at primary trailheads were viewed positively.

What are off-street trails?

Off-street trails are recreation-focused routes located away from public roads. They include both paved and soft-surface trails that run through parks, open spaces, foothills, and public lands. These trails are designed to follow the landscape, provide a natural experience, and accommodate a range of users such as hikers, runners, mountain bikers, equestrians, and OHVs where designated.

This plan primarily focuses on soft-surface, non-motorized trails unless otherwise noted. The following design guidelines provide an understanding of how sustainable, enjoyable off-street trails are typically built.

The guidelines and visualizations referenced in this section are drawn from the Utah State Parks Trails Program Construction Guidelines.

Placement and Property Considerations

Trails should be located on public land — either city-owned property or SITLA/BLM land with a formal agreement — or on private property where an agreement or easement is in place. Trail alignments should respect property boundaries, avoid encroachments, and maintain adequate buffers from residential lots. Early attention to land ownership is essential to ensuring long-term access and preventing future conflicts.

Control Points

Good trail alignment responds to the land, seeking out positive control points while avoiding negative ones.

Positive Control Points (places to visit)

- Trailheads and parking areas
- Scenic viewpoints
- Ridges, drainages, and natural benches
- Interesting rock formations, vegetation, or other unique features
- Locations conducive to turns, switchbacks, or flow elements

Negative Control Points (places to avoid)

- Sensitive habitats or wetlands
- Steep or erosion-prone slopes
- Hazardous areas or unstable soils
- Private property boundaries
- Utilities or infrastructure corridors

Trail Layout

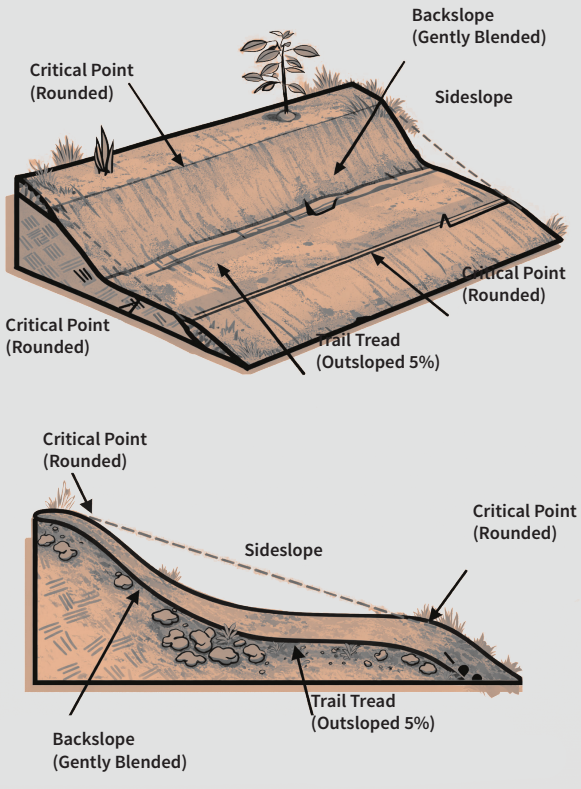
- **Favor Loops over Dead-Ends**
  Loops are more enjoyable, easier to navigate, and reduce congestion.
- **Follow Natural Contours**
  Frequent curves help maintain interest, reduce erosion, and control speed.
- **Sight Lines**
  Avoid blind corners and sharp turns at the bottom of steep descents to reduce crashes.
- **Consistent Flow**
  Trails should feel either open and flowing or tight and technical. Hybrid trails are fine, but transitions should be gradual—not abrupt.
- **Chokes and Corrals**
  Incorporate natural chokes or corridor narrowing to maintain interest, slow riders, or signal transitions.

Trail Design

- **Trail Corridor**
  Trails should generally provide about 8 ft of horizontal clearance and 10 ft of vertical clearance to improve visibility.
- **Tread Width**
  Appropriate width depends on intended use. This is typically 2-4 ft for singletrack, 3-4 ft for multi-use soft-surface, and 4-5 ft for OHV trails.
- **Outslope & Drainage**
  Use a slight outslope (about 2-5%) and incorporate regular grade reversals or knicks to shed water naturally and minimize erosion.
- **Trail Grade**
  Aim for an average grade of 8% or less, with a maximum grade of 10% for up to 100 ft segments. Apply the “half rule” by keeping trail grade below half of the hillside’s natural sideslope.
- **Turns & Switchbacks**
  Provide generous, stable turn landings, typically around 12 ft radius, with insloped approaches and outsloped departures to support good flow and reduce braking erosion.

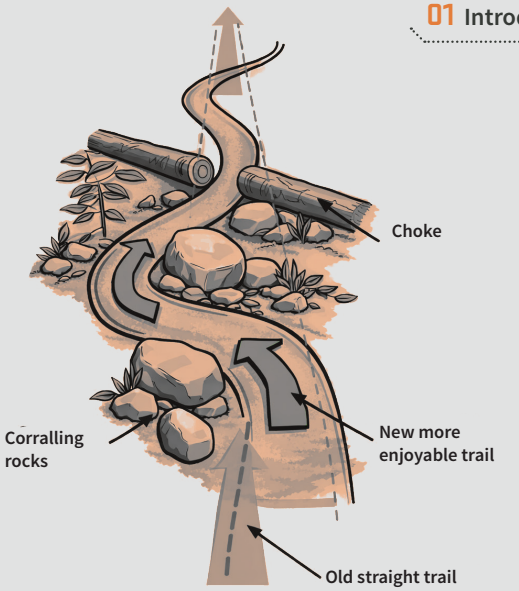
Trail Bench Cut and Critical Points

Proper bench cut construction creates a stable, sustainable trail by shaping the tread into the hillside while maintaining a consistent outslope. Rounded critical points and a gently blended backslope help shed water, reduce erosion, and improve long term durability while maintaining a natural appearance.



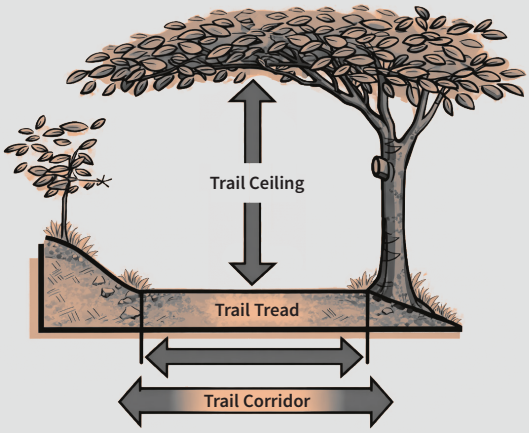
Chokes and Corralling

Chokes and corralling features use rocks, logs, or vegetation to guide users onto the intended trail alignment. These elements help slow speeds, discourage cutting straight lines, and reinforce natural flow, resulting in a more engaging and sustainable trail.



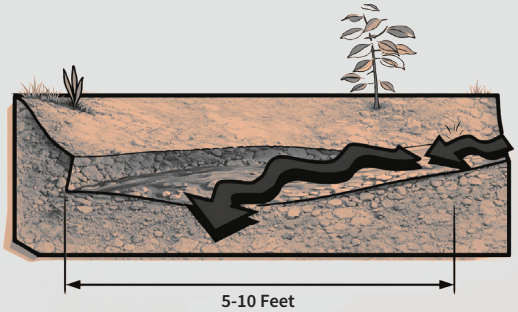
Trail Corridor

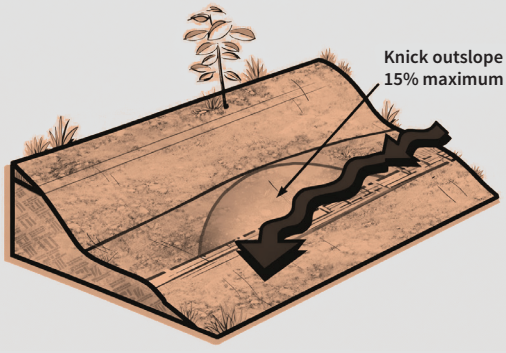
The trail corridor includes the full cleared space around the tread, providing adequate width and height for safe and comfortable travel. Maintaining a consistent corridor improves visibility, accommodates different users, and supports long term trail sustainability.



Knick and Drainage Relief

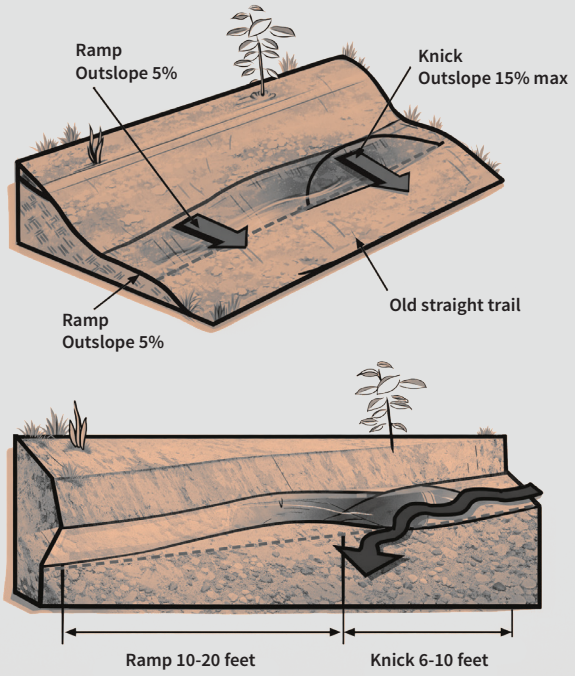
Knicks are short grade reversals that direct water off the trail and into the surrounding landscape. By incorporating a steeper outslope at these points, water is shed quickly, preventing it from flowing down the tread and reducing erosion.





Rolling Grade Dip

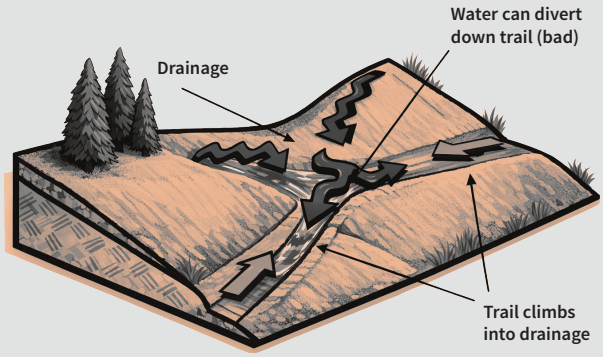
A rolling grade dip combines a gradual ramp with a knick to move water off the trail. The gentle approach maintains smooth flow for users, while the steeper outslope at the knick sheds water quickly, reducing erosion and improving long term



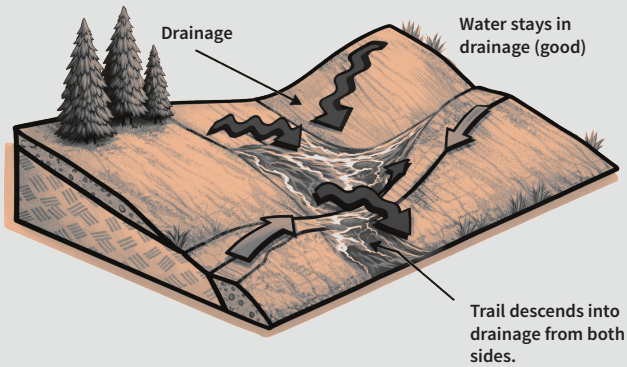
Proper vs Improper Drainage Crossing

A proper drainage crossing allows water to remain in its natural channel, with the trail descending into and out of the drainage from both sides. In contrast, improper crossings route water onto the trail surface, causing it to flow down the tread, leading to erosion and long term damage.

Improper Drainage Crossing

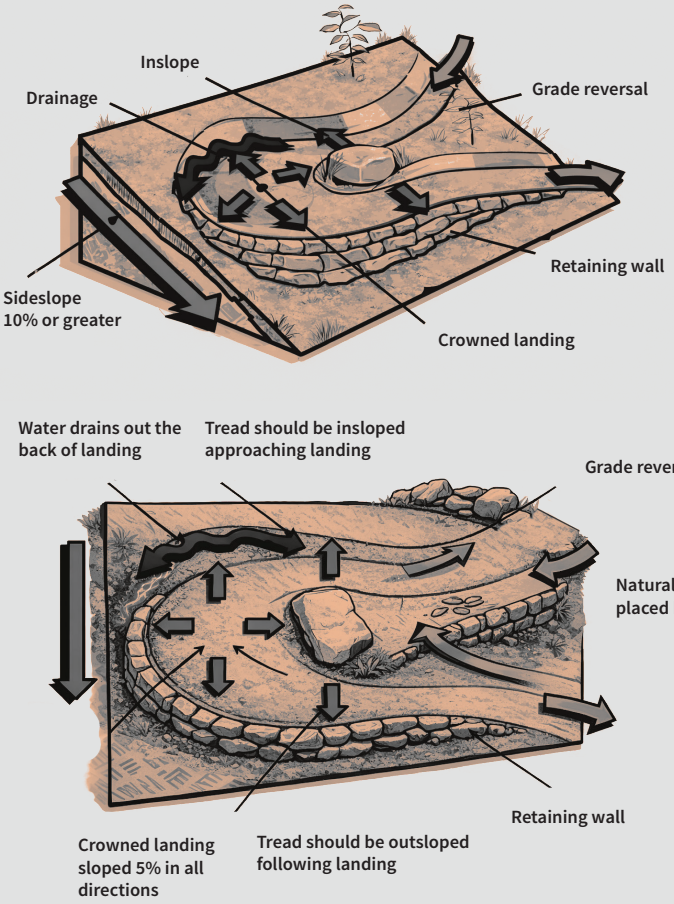


Proper Drainage Crossing



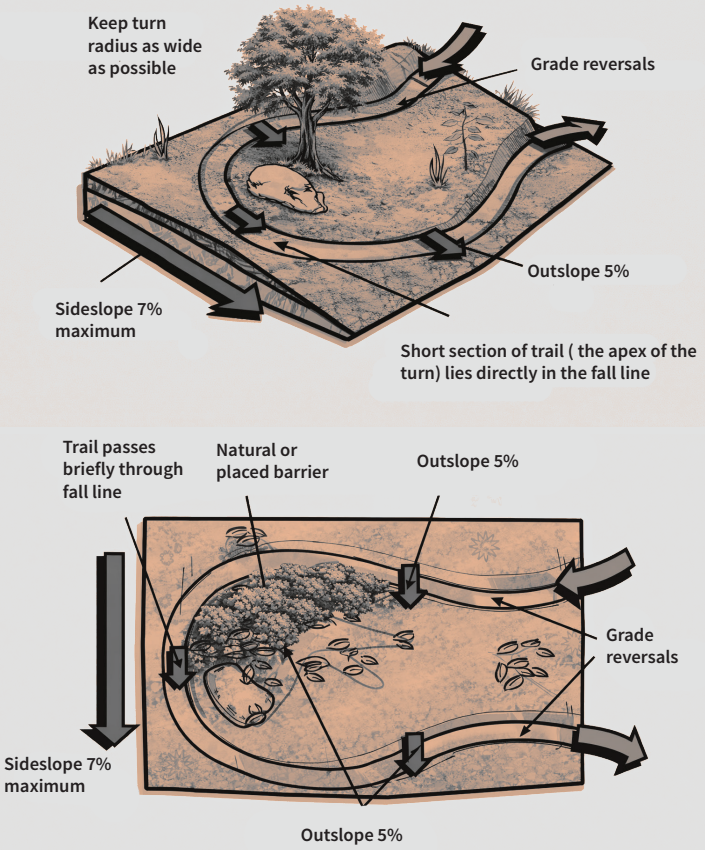
Rolling Crown Switchback

A rolling crown switchback combines grade reversals, insloped approaches, and outsloped exits to manage water and maintain flow through tight turns. The crowned landing sheds water in all directions, preventing erosion while providing a stable and durable turning surface.



Climbing Turn

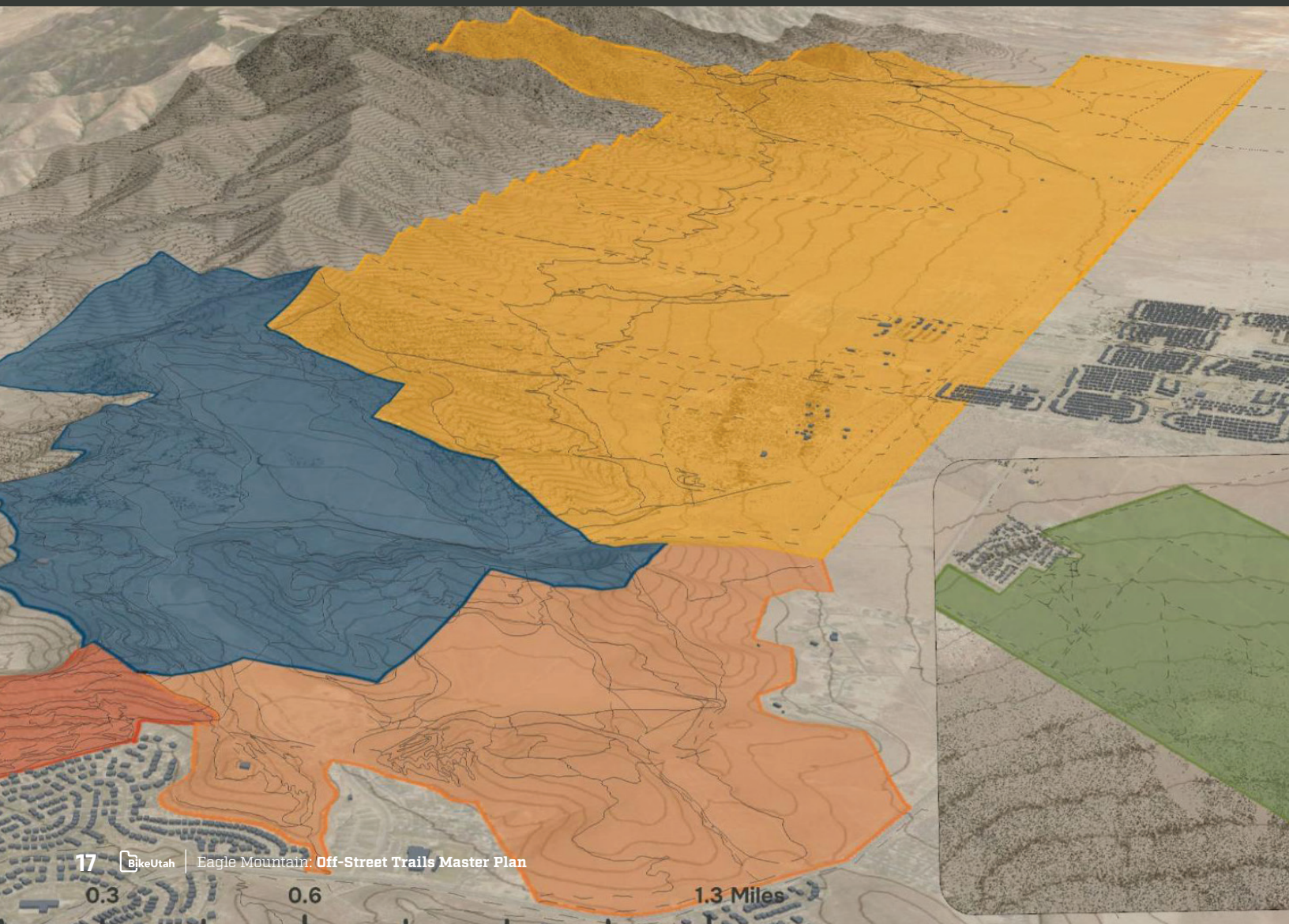
A climbing turn uses a wide radius, gentle grade, and consistent outslope to guide users through elevation changes while maintaining flow. Incorporating grade reversals and natural barriers helps manage water, prevent shortcutting, and create a smooth, sustainable turn.



CHAPTER

02

Trail Network Assessment



Overview

This plan evaluates Eagle Mountain's 87-mile trail system through two complementary methods: a **GIS Assessment** and a **Field Assessment**. Together, these analyses provide a comprehensive understanding of where the network is functioning well, where it conflicts with land ownership or future development, and where on-the-ground conditions create safety, sustainability, or user experience concerns.

Each assessment includes several components, illustrated to the right and explained in detail throughout this chapter.

GIS Assessment:

- Land ownership conflicts
- Development conflicts
- Environmental conflicts

Field Assessment:

- Signage
- Erosion
- Trail Definition
- Slope
- Width
- Hazards
- Social Trails

EMC off-road trail regions

Eagle Mountain's off-street trail system supports a wide range of recreational activities, including hiking, mountain biking, equestrian use, and OHV access. The network connects directly to neighborhoods throughout the city and extends deep into surrounding open spaces, allowing residents and visitors to access trails quickly and comfortably from their homes.

In total, the trail system includes **142 major trails** totaling approximately **88.2 miles**, distributed across over **9,100 acres**. The network is accessed through six primary trailheads and organized for this plan into five distinct regions: Mountain Ranch Bike Park, Lower Hidden Valley, Upper Hidden Valley, Firefly, and the Southern Trails situated on the lake mountains.

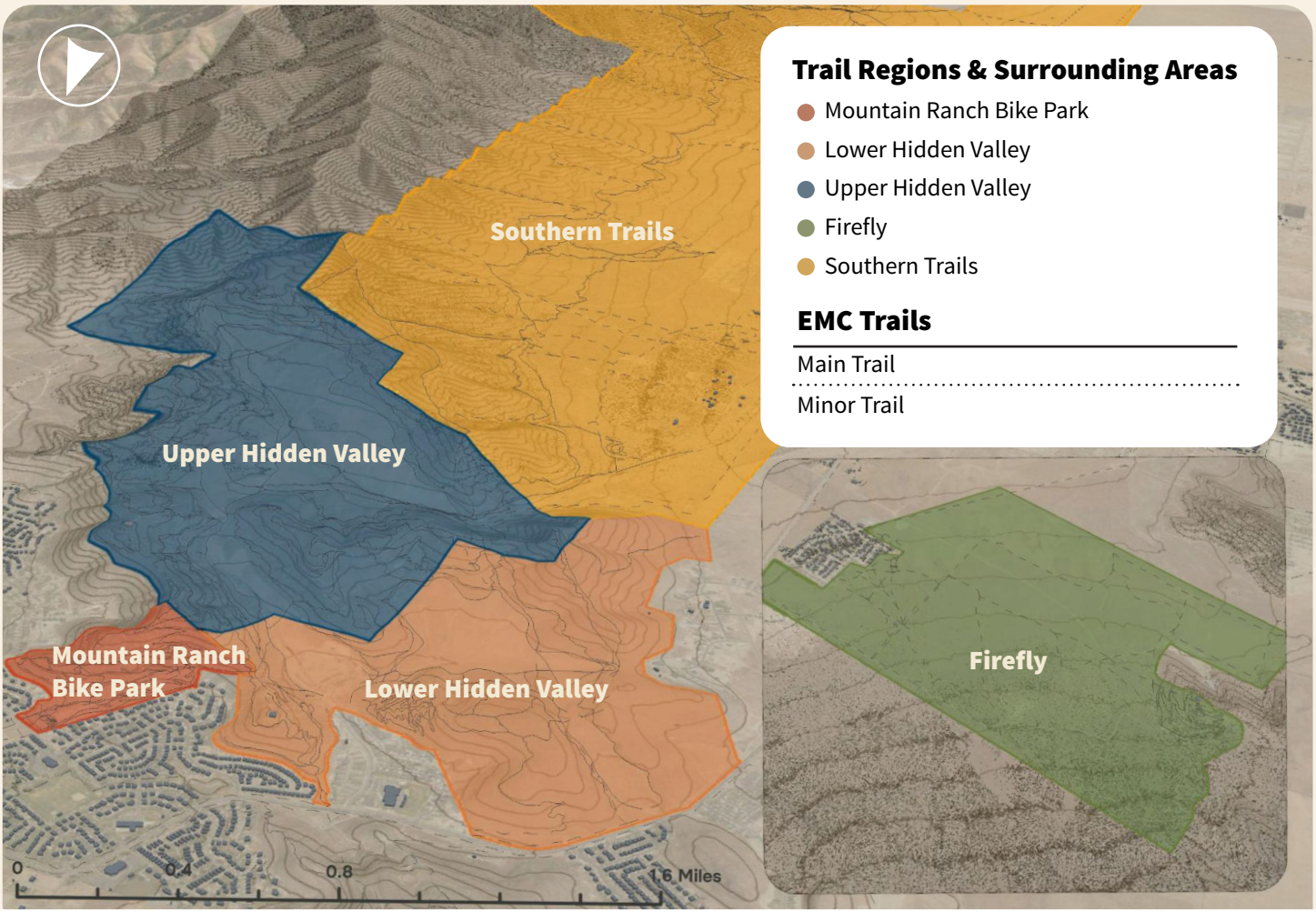
The trail network is diverse in both difficulty and user experience. Difficulty ratings include 32 access or unrated trails, 28 green, 43 blue, 29 black diamond, and 10 double black diamond trails. Most routes are constructed as singletrack (110 trails), supplemented by doubletrack trails (14), OHV roads (17), and one paved trail segment.

The system also accommodates **multiple user types**, with mountain bike access on 136 trails, hiking access on 113 trails, OHV access on 52 trails, and equestrian access on 15 trails, often overlapping within the same corridors.

Trail ownership and management are **shared across multiple jurisdictions**, with the largest share of trail mileage located on SITLA lands (44%), followed by Eagle Mountain City (23%), private property (22%), and BLM (11%).

Trail Regions	# of Trails	# of Trail Miles
Mountain Ranch Bike Park	11	4.6
Lower Hidden Valley	34	19.6
Upper Hidden Valley	55	34.4
Firefly	4	1.9
Southern Trails	38	27.7

Map: EMC Off-Road Trail Regions



Overview Definitions:

- **Major Trails**
  This overview includes only major named trails within Eagle Mountain. Minor connectors, short spurs, and insignificant segments have been excluded

- **Trail Type**
  Describes the physical form of the trail, including singletrack (generally narrow, one-direction width), doubletrack (wider routes accommodating two-way travel), and dirt or gravel roads designed for maintenance, OHV, or shared access.

- **Users**
  Identifies the predominant trail user type such as mountain biking (MTB), hiking, equestrian use, or OHV, based on observed and recorded use. This designation is informed by data from All Trails, Trailforks, Strava and Eagle Mountain City. It does not indicate designated or regulated use, and should be understood as a general characterization of observed activity rather than a formal rule.

- **Usership (2024)**
  Usership is defined by the amount of unique trips that have taken place on the trail in 2024. Strava calculates trail trip counts by aggregating GPS data from users who record hiking or mountain biking activity. Each time a recorded activity passes through a mapped trail segment, it is counted as one trip. Counts are summed across segments for specific years. These counts represent relative trail usage by Strava users, and not total trail traffic.

- **Trail Difficulty**
  Indicates the relative technical and physical challenge of a trail, ranging from access or unrated trails to green, blue, black diamond, and double black diamond. Difficulty ratings are sourced from Trailforks and may be slightly different compared to other databases.

- **Trailforks Rating**
  A user-generated rating pulled from Trailforks that reflects overall user satisfaction. Some trails have limited numbers of ratings, meaning scores may be influenced by a small number of highly positive or negative reviews.

Mountain Ranch Bike Park

The Mountain Ranch Bike Park is the most developed and heavily used region within Eagle Mountain's trail system. The area includes a dedicated skills development zone and jump lines, with 11 major trails concentrated primarily on downhill-oriented singletrack, supplemented by a paved access trail along the northern edge. This region includes approximately 3.6 trail miles within 76 acres.

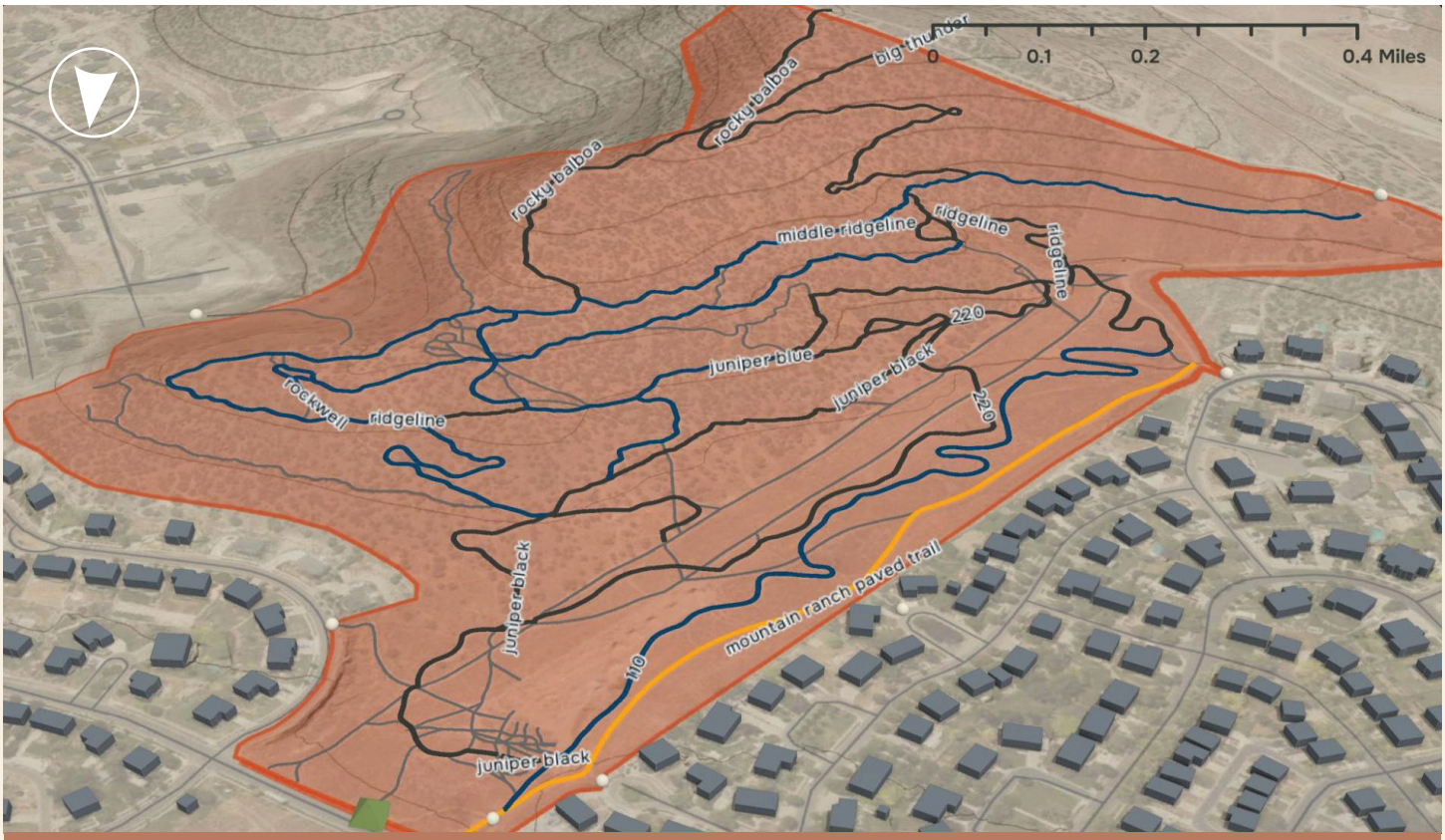
Many features and trails within the Mountain Ranch Bike Park are in significant disrepair. Chapter 3 of this plan provides a detailed assessment and recommendations to revitalize this area.

Trail Difficulty

- Access Trail or Doubletrack
- Green
- Blue
- Black Diamond
- Double Black Diamond
- Other

Trail Region Access

- Trail Head
- Trail Access
- Parking Area



Overview: Mountain Ranch Bike Park

Trail Name	Type	Length (mi)	Users	Strava Usership (MTB)	Strava Usership (Hiking)	Difficulty	Trailforks Rating
Mountain Ranch Paved Trail	Paved Path	0.38	Hike, MTB	885	115	Access Trail or Doubletrack	2
220	Singletrack	0.38	MTB	719	14.4	Black Diamond	4.5

SEE MORE ON NEXT PAGE

Overview: Mountain Ranch Bike Park

Trail Name	Type	Length (mi)	Users	Strava Usership (MTB)	Strava Usership (Hiking)	Difficulty	Trailforks Rating
Middle Ridgeline	Singletrack	0.4	Hike, MTB	549	60	Blue	0
110	Singletrack	0.49	Hike, MTB	503	N/A	Blue	3
Juniper Black	Singletrack	0.79	Hike, MTB	460	45	Black Diamond	4
Big Thunder	Singletrack	0.44	MTB	400	63	Black Diamond	5
Ridgeline	Singletrack	0.32	Hike, MTB	356	30	Black Diamond	4
Eastern Ridgeline	Singletrack	0.40	Hike, MTB	356	20	Blue	4
Juniper Blue	Singletrack	0.26	Hike, MTB	155	21	Black Diamond	4
Rockwell	Singletrack	0.36	MTB	69	N/A	Blue	3
Rocky Balboa	Singletrack	0.29	Hike, MTB	N/A	N/A	Black Diamond	4

Lower Hidden Valley

The Lower Hidden Valley region includes 34 major trails totaling approximately 19.6 miles across 557 acres. Primary access is provided via The Hollow Parking Lot, a recently constructed trailhead that functions as the gateway for both Lower Hidden Valley and the adjacent Mountain Ranch Bike Park.

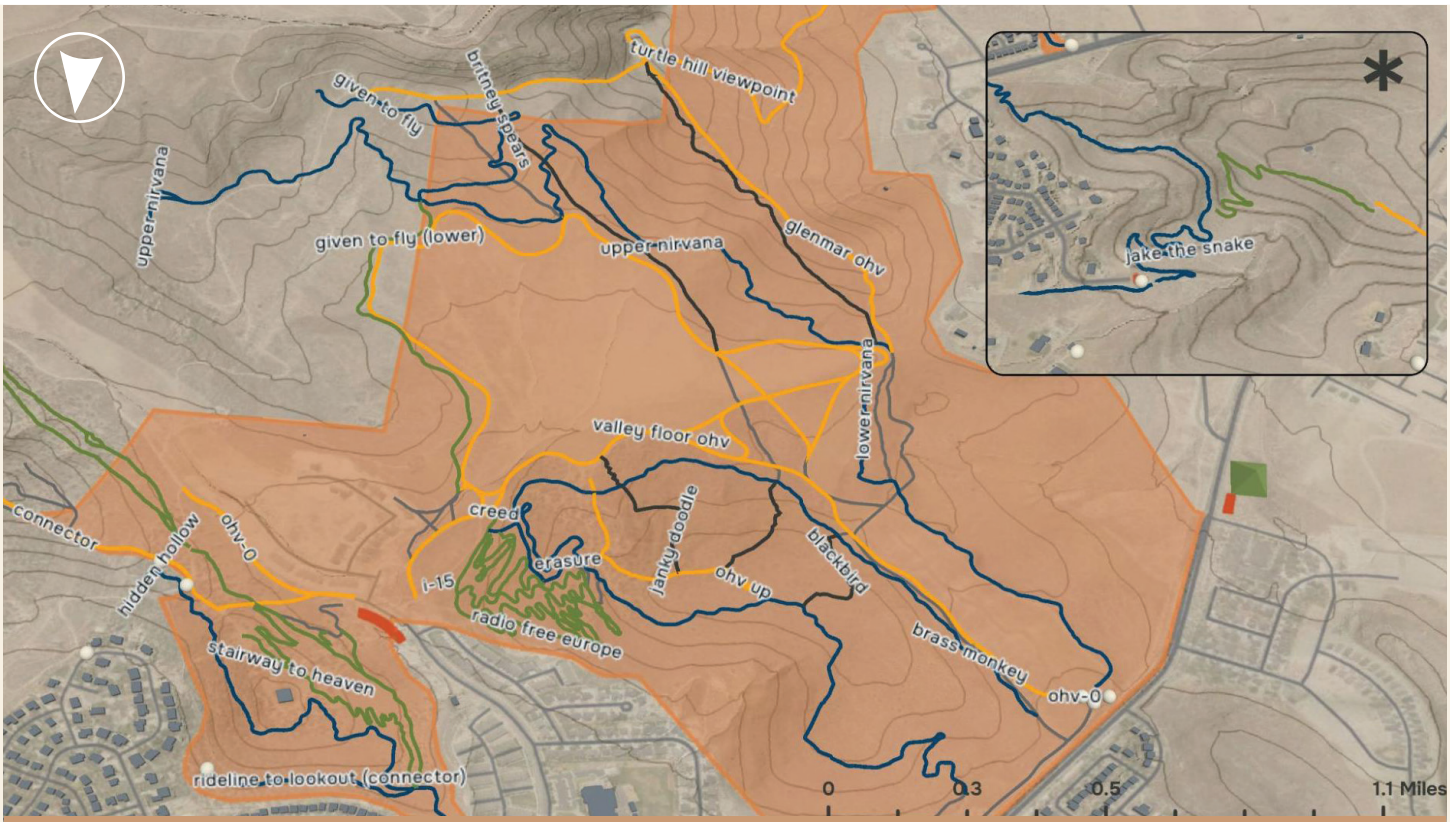
This region is currently experiencing significant and ongoing development pressure. Planned and active development is expected to directly affect multiple existing trails, creating challenges related to long-term access, continuity, and alignment with future land uses.

Trail Difficulty

- Access Trail or Doubletrack
- Green
- Blue
- Black Diamond
- Double Black Diamond
- Other

Trail Region Access

- Trail Head
- Trail Access
- Parking Area



Overview: Lower Hidden Valley

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Radio Free Europe	Singletrack	0.5	Hike, MTB	2767	65	Green	3
Rock-A-Billy	Singletrack	1.5	Hike, MTB	1860	230	Green	4

* the inset map reflects the small Jake The Snake trails just outside of the delineated Lower Hidden Valley region.

SEE MORE ON NEXT PAGE

Overview: Lower Hidden Valley

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
I-15	Doubletrack	0.2	Hike, MTB	1523	71	Green	2
Creed	Singletrack	1	Hike, MTB	1473	140	Blue	5
Given to Fly (Lower)	Singletrack	0.5	Hike, MTB	1137	161	Green	4
Lower Nirvana	Singletrack	0.6	Hike, MTB	1000	592	Blue	3
RickRoll	Singletrack	0.2	Hike, MTB	984	14	Green	3
Upper Nirvana	Singletrack	1.5	Hike, MTB	926	349	Blue	3
Connector	Mixed	0.4	Hike, MTB	835	245	Access Trail or Doubletrack	3
Huey and Louie	Singletrack	0.3	Hike, MTB	662	4.6	Green	2
Hidden Hollow	Singletrack	0.7	Hike, MTB, OHV	655	120	Blue	4
Downward Spiral	Singletrack	0.5	MTB	610	160	Black Diamond	3
Love 2	Singletrack	0.1	Hike, MTB	520	15	Blue	N/A
Given to Fly	Singletrack	0.5	MTB	490	60	Blue	4
Erasure	Singletrack	0.05	Hike, MTB	409	20	Blue	4
Brass Monkey	Singletrack	0.7	Hike, MTB	405	65	Blue	4
Valley Floor OHV	Doubletrack	2.4	Hike, MTB, OHV	346	224	Access Trail or Doubletrack	0

SEE MORE ON NEXT PAGE

Overview: Lower Hidden Valley

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Turtle Hill Viewpoint	Dirt/Gravel Road	0.7	Hike, MTB, OHV	80	409	Access Trail or Doubletrack	5
Glenmar OHV	Doubletrack	0.8	Hike, MTB, OHV	75	110	Access Trail or Doubletrack	N/A
OHV-0	Dirt/Gravel Road	0.8	Hike, MTB, Equestrian, OHV	55	N/A	Access Trail or Doubletrack	2
Britney Spears	Singletrack	0.4	MTB	30	22	Black Diamond	3
HateU	Singletrack	0.2	Hike, MTB	N/A	N/A	Green	2
Janky Doodle	Singletrack	0.2	MTB	N/A	N/A	Black Diamond	2
Tears for Fears	Singletrack	0.2	MTB	N/A	N/A	Green	0
OHV Up	Doubletrack	0.3	Hike, MTB, OHV	N/A	N/A	Access Trail or Doubletrack	N/A
Captain Ahab	Singletrack	0.1	Hike, MTB	N/A	N/A	Black Diamond	N/A
Rideline to Lookout (Connector)	Singletrack	0.2	Hike, MTB	N/A	N/A	Blue	N/A
Stairway to Heaven	Singletrack	0.3	Hike, MTB	N/A	N/A	Green	3
The Alchemy	Singletrack	0.3	Hike, MTB	N/A	N/A	Green	3
Blackbird	Singletrack	0.1	MTB	N/A	N/A	Black Diamond	3
Jake The Snake*	Singletrack	1.0	Hike, MTB, OHV	N/A	17	Blue	3
Jake's Summit*	Singletrack	0.4	Hike, MTB	N/A	N/A	Green	3
Eagle Mountain Hourse*	Singletrack	0.1	Hike, MTB, Equestrian	N/A	N/A	Blue	2
Royal Rut*	Doubletrack	0.4	OHV	N/A	N/A	Access Trail or Doubletrack	2

* the inset map reflects the small Jake The Snake trails just outside of the delineated Lower Hidden Valley region.

Upper Hidden Valley

Upper Hidden Valley is located immediately south of Lower Hidden Valley and the Mountain Ranch Bike Park. The area contains 55 major trails totaling approximately 34.4 miles across 1,203 acres. Primary access is provided by the Rock City Trailhead, which currently functions as an undeveloped dirt parking area located on SITLA land without an agreement or proper permitting.

This region includes the most heavily used trails within all of Eagle Mountain, namely Deadwood and Jackrabbit. It also includes the Eagle Mountain NICA mountain bike course, which is discussed in greater detail in Chapter 4 of this plan.

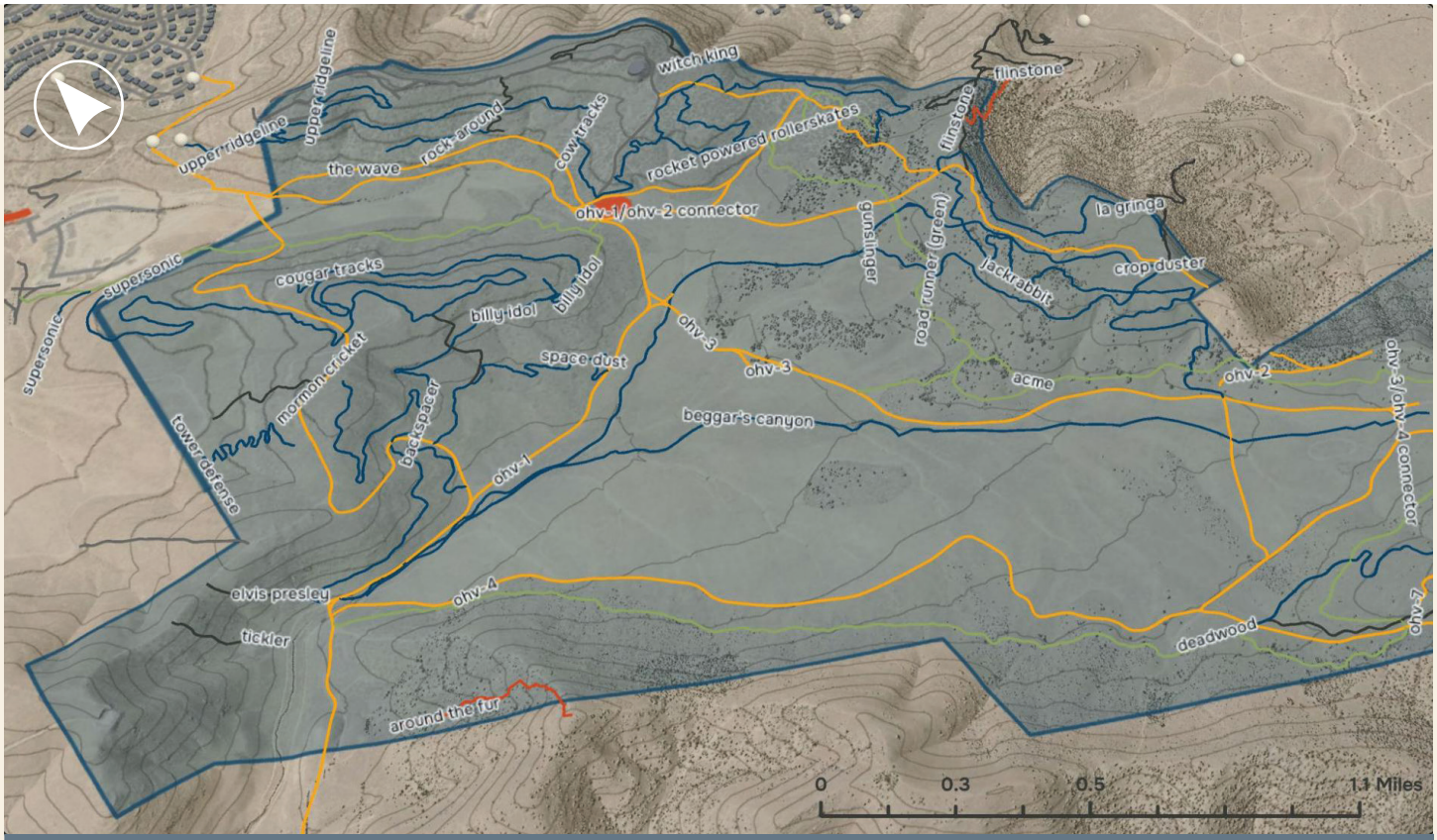
While Upper Hidden Valley remains relatively undeveloped today, it is expected to experience substantial development over the next 10 to 20 years. Planned growth is likely to significantly impact existing trails.

Trail Difficulty

- Access Trail or Doubletrack
- Green
- Blue
- Black Diamond
- Double Black Diamond
- Other

Trail Region Access

- Trail Head
- Trail Access
- Parking Area



Overview: Upper Hidden Valley

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Deadwood	Singletrack	1.9	Hike, MTB	6028	486	Green	4

Overview: Upper Hidden Valley

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Jackrabbit	Singletrack	1	Hike, MTB, OHV	4092	324	Blue	4
OHV-1	Singletrack	2.5	Hike, MTB, OHV	3448	575	Access Trail or Doubletrack	2
Paintball City	Doubletrack	0.3	Hike, MTB, OHV	3437	384	Access Trail or Doubletrack	1
ACME	Singletrack	0.1	Hike, MTB	3328	123	Green	3
OHV-3	Dirt/Gravel Road	1.3	Hike, MTB, OHV	3293	445	Access Trail or Doubletrack	0
Wile E. Coyote	Singletrack	0.9	Hike, MTB	2512	377	Green	4
Road Runner (Green)	Singletrack	0.7	Hike, MTB	2225	391	Green	3
Cow Tracks	Singletrack	0.6	Hike, MTB	1837	429	Blue	3
Treadstone	Singletrack	0.7	Hike, MTB	1605	365	Blue	4
Supersonic	Singletrack	0.9	Hike, MTB	1438	385	Blue	4
Bugs Bunny	Singletrack	0.8	Hike, MTB	1405	140	Blue	3
Backspacer	Singletrack	0.6	Hike, MTB	1295	280	Blue	4
OHV-5 (North)	Singletrack	1.1	Hike, MTB, OHV	1070	465	Access Trail or Doubletrack	N/A
Billy Idol	Singletrack	0.9	Hike, MTB	1059	192	Blue	4
Crop Duster	Singletrack	1.3	Hike, MTB	1045	115	Blue	4

SEE MORE ON NEXT PAGE

Overview: Upper Hidden Valley

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
411	Singletrack	0.4	Hike, MTB	1039	123	Blue	3
OHV-5 (South)	Dirt/Gravel Road	0.1	Hike, MTB, OHV	960	115	Access Trail or Doubletrack	2
Upper Ridgeline	Singletrack	0.6	Hike, MTB	760	260	Blue	3
Rocket Powered Rollerskates	Singletrack	0.1	MTB	725	153	Blue	3
OHV-1/OHV-2 Connector	Singletrack	0.4	Hike, MTB, OHV	713	131	Access Trail or Doubletrack	3
Space Dust	Singletrack	0.4	Hike, MTB	712	88	Blue	3
Gunslinger	Singletrack	0.5	Hike, MTB	657	96	Blue	4
Cougar Tracks	Singletrack	0.5	Hike, MTB	645	310	Blue	4
Deer Tracks	Singletrack	0.1	Hike, MTB	603	216	Green	3
Fistfull of Dollars	Singletrack	0.3	MTB	475	33	Black Diamond	4
Mormon Cricket	Singletrack	0.2	MTB	402	13	Black Diamond	4
OHV-4	Dirt/Gravel Road	1.7	OHV	390	226	Blue	3
Eastwood	Singletrack	0.7	Hike, MTB	349	55	Access Trail or Doubletrack	4.5
OHV-2	Doubletrack	1.2	Hike, MTB, OHV	310	164	Access Trail or Doubletrack	3
OHV-3/OHV-4 Connector	Dirt/Gravel Road	0.3	Hike, MTB, OHV	215	60	Access Trail or Doubletrack	N/A

SEE MORE ON NEXT PAGE

Overview: Upper Hidden Valley

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Poon Panther	Singletrack	0.1	MTB	128	9	Black Diamond	4
ATV-2	Dirt/Gravel Road	0.6	Hike, MTB, OHV	115	40	Access Trail or Doubletrack	2
Reformation Canyon OHV	Doubletrack	0.2	Hike, MTB, OHV	110	35	Access Trail or Doubletrack	N/A
OHV-6	Dirt/Gravel Road	0.7	Hike, MTB, OHV	81	30	Access Trail or Doubletrack	0
The Wave	Dirt/Gravel Road	0.5	OHV	74	73	Access Trail or Doubletrack	0
Reformation Canyon (South)	Dirt/Gravel Road	0.5	Hike, MTB, OHV	64	13	Access Trail or Doubletrack	1
Elvis Presley	Singletrack	0.1	MTB	17	20	Black Diamond	4
Tickler	Singletrack	0.1	Hike, MTB, OHV	7	18	Black Diamond	3
.22 LR	Singletrack	0.2	Hike, MTB	1	1	Blue	1
Flinstone Option 2	Singletrack	0.09	Hike, MTB	N/A	N/A	Black Diamond	N/A
La Gringa	Singletrack	0.5	Hike, MTB	N/A	N/A	Blue	5
Roadrunner (Blue)	Singletrack	0.2	Hike, MTB	N/A	N/A	Blue	3
Hunting Wabbit	Singletrack	0.2	Hike, MTB	N/A	N/A	Green	0
Tower Defense	Singletrack	0.3	Hike, MTB	N/A	N/A	Blue	0
Flinstone	Singletrack	1.0	Hike	N/A	N/A	Black Diamond	5

SEE MORE ON NEXT PAGE

Overview: Upper Hidden Valley

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Launch Pad	Singletrack	0.1	OHV	N/A	N/A	Black Diamond	4
Flintstone Advanced Option	Singletrack	0.1	MTB	N/A	N/A	Double Black Diamond	4
Shooting Gallery	Singletrack	0.3	MTB	N/A	N/A	Black Diamond	4
Witch King	Singletrack	0.3	Hike, MTB	N/A	N/A	Black Diamond	0
Rock-around	Singletrack	0.1	Hike, MTB	N/A	N/A	Blue	4
Around the Fur	Singletrack	0.2	MTB	N/A	N/A	Double Black Diamond	4
Cracker Jack	Singletrack	0.8	Hike, MTB	N/A	N/A	Green	3
OHV-7	Dirt/Gravel Road	0.2	Hike, MTB, OHV	N/A	N/A	Access Trail or Doubletrack	0
Beggar's Canyon	Singletrack	1.4	Hike, MTB, OHV	N/A	N/A	Blue	4

Firefly

The Firefly region is a recently developed area located along the western edge of Eagle Mountain. The system includes four major trails totaling approximately 1.9 miles, concentrated within a relatively small, defined area despite the region encompassing 886 acres of largely undeveloped land. Trail design and construction quality in this area are notably high, reflecting more recent trail standards. Significant trail expansion potential exists to the west into BLM land.

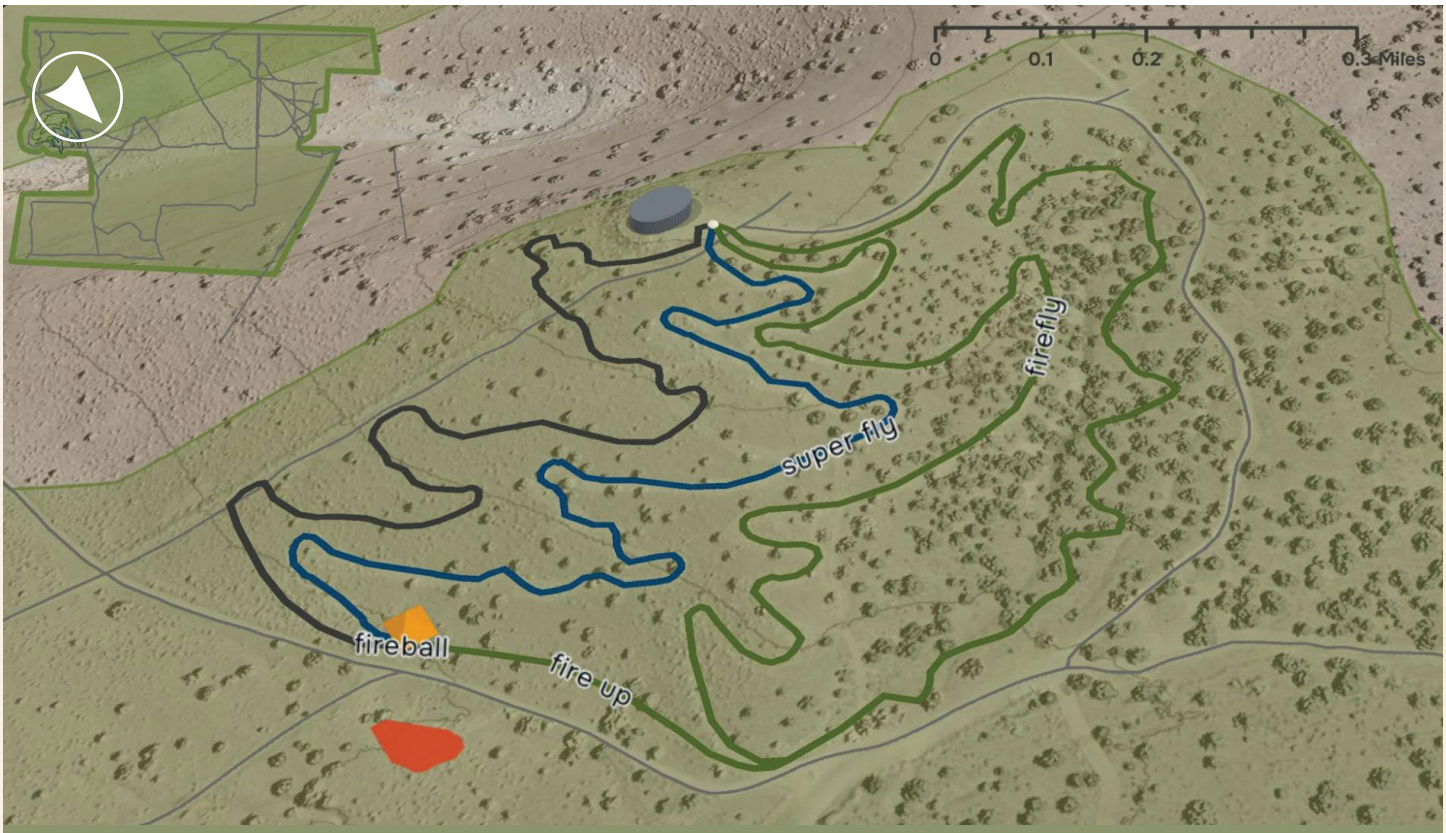
Firefly is dedicated exclusively to mountain biking and has received high Trailforks ratings. Strava usership data is not available for this region.

Trail Difficulty

- Access Trail or Doubletrack
- Green
- Blue
- Black Diamond
- Double Black Diamond
- Other

Trail Region Access

- Trail Head
- Trail Access
- Parking Area



Overview: Firefly

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Fireball	Singletrack	0.4	MTB	N/A	N/A	Black Diamond	4
Super Fly	Singletrack	0.4	MTB	N/A	N/A	Blue	4
Firefly	Singletrack	0.4	MTB	N/A	N/A	Green	3
Fire Up	Singletrack	0.5	MTB	N/A	N/A	Green	5

Southern Trails

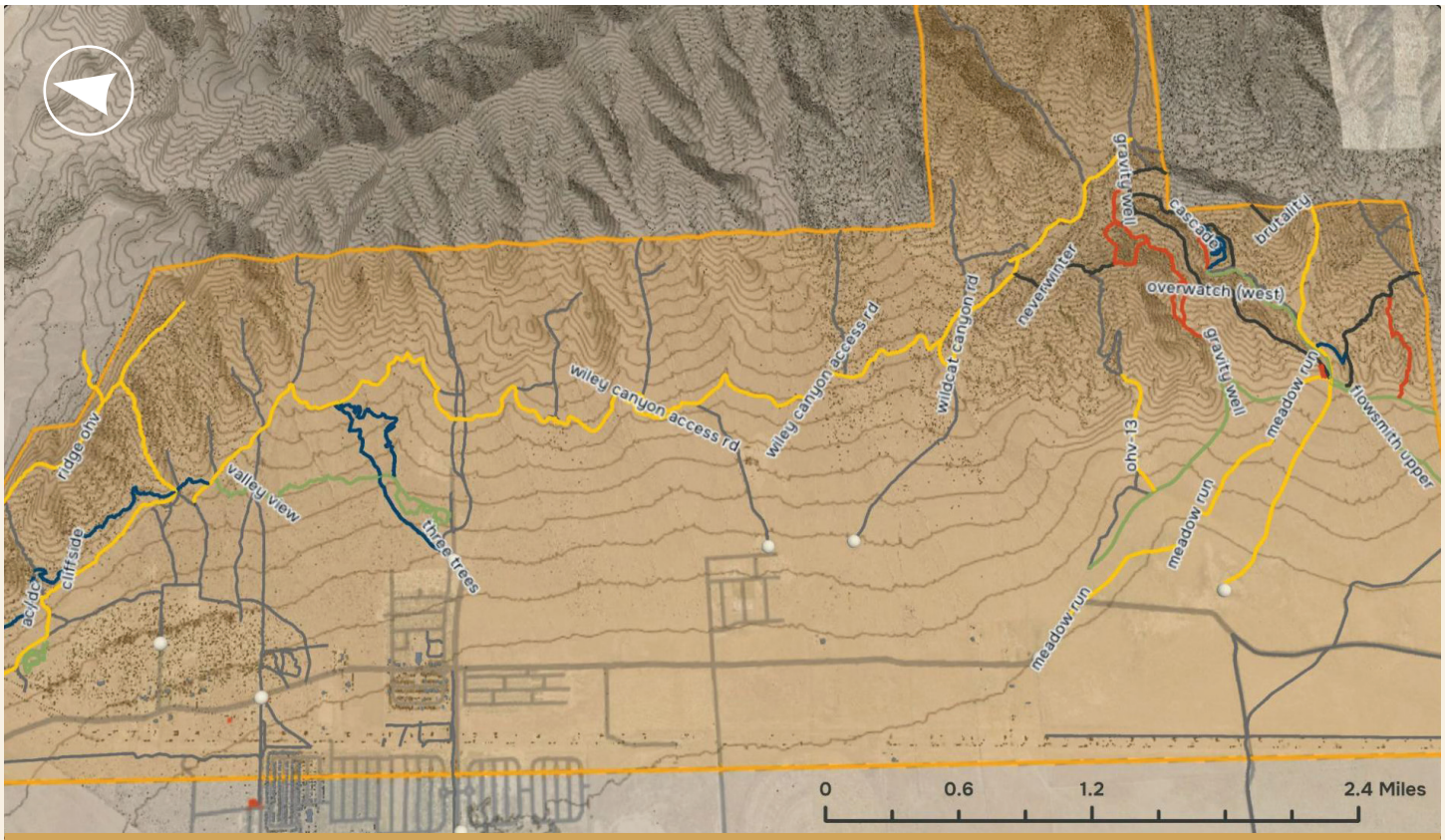
The Southern Trails region encompasses the largest land area within Eagle Mountain's trail system and includes the southernmost portion of the City's trail network along the western side of the Lake Mountains. Characterized by expansive, largely undeveloped landscapes, this region provides a more remote and dispersed trail experience with larger areas of forested landscape compared to other parts of the network. In total, the area includes 38 major trails totaling approximately 27.7 miles, distributed across approximately 7,271 acres.

Trail Difficulty

- Access Trail or Doubletrack
- Green
- Blue
- Black Diamond
- Double Black Diamond
- Other

Trail Region Access

- Trail Head
- Trail Access
- Parking Area



Overview: Southern Trails

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
West OHV	Doubletrack	1.5	Hike, MTB, OHV	57	54	Access Trail or Doubletrack	0
OHV-0 (South)	Dirt/Gravel Road	0.6	Hike, MTB, Equestrian, OHV	55	N/A	Access Trail or Doubletrack	2

SEE MORE ON NEXT PAGE

Overview: Southern Trails

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Ridge OHV	Doubletrack	1.3	Hike, MTB, OHV	45	110	Access Trail or Doubletrack	N/A
Alien vs	Singletrack	0.5	Hike, MTB, OHV	40	5	Black Diamond	4
Short And Single	Singletrack	1.2	Hike, MTB, Equestrian, OHV	27	N/A	Green	N/A
The Great Pit of Karkoon	Singletrack	0.4	Hike, MTB, Equestrian	15	N/A	Green	0
Cloudsurfer	Doubletrack	0.4	Hike, MTB, Equestrian, OHV	15	N/A	Green	3
OHV-13	Dirt/Gravel Road	0.4	Hike, MTB, Equestrian, OHV	12	N/A	Access Trail or Doubletrack	0
AC/DC	Singletrack	0.9	Hike, MTB, OHV	N/A	N/A	Blue	3
Hillside	Singletrack	0.4	Hike, MTB	N/A	N/A	Green	4
Overwatch (East)	Singletrack	0.1	Hike, MTB, OHV	N/A	N/A	Black Diamond	3
Overwatch (West)	Singletrack	1.2	Hike, MTB, OHV	N/A	N/A	Black Diamond	4
Predator	Singletrack	0.05	Hike, MTB, OHV	N/A	N/A	Black Diamond	2
Brutality	Singletrack	0.1	Hike, MTB, OHV	N/A	N/A	Double Black Diamond	1
Cracked Cassette	Singletrack	0.04	MTB	N/A	N/A	Double Black Diamond	4
Rebel Yell	Singletrack	0.04	MTB	N/A	N/A	Double Black Diamond	0
ATV West	Primitive	0.3	OHV	N/A	N/A	Access Trail or Doubletrack	0
Meadow Run	Doubletrack	1.6	Hike, MTB, Equestrian, OHV	N/A	N/A	Access Trail or Doubletrack	2
Access Road 2	Access Trail or Doubletrack	0.8	Hike, MTB, Equestrian, OHV	N/A	N/A	Access Trail or Doubletrack	N/A
Neverwinter	Singletrack	0.4	Hike, MTB, OHV	N/A	N/A	Black Diamond	5

SEE MORE ON NEXT PAGE

Overview: Southern Trails

Trail Name	Type	Length (mi)	Users	Usership (MTB)	Usership (Hiking)	Difficulty	Trailforks Rating
Terminal Velocity	Singletrack	0.2	Hike, MTB, OHV	N/A	N/A	Double Black Diamond	0
Uncharted (Middle)	Singletrack	0.5	Hike, MTB	N/A	N/A	Blue	N/A
Cliffside	Singletrack	0.9	Hike, MTB	N/A	N/A	Blue	4
Valley View	Singletrack	0.8	Hike, MTB	N/A	N/A	Green	4
Fair 'n Square	Singletrack	0.4	Hike, MTB, Equestrian, OHV	N/A	N/A	Green	4
Flowsmith Upper	Singletrack	0.5	Hike, MTB, Equestrian	N/A	N/A	Green	0
Fins 'n Things	Singletrack	0.1	Hike, MTB	N/A	N/A	Blue	N/A
Three Trees	Singletrack	0.7	Hike, MTB	N/A	N/A	Blue	5
Ravine Ridge	Singletrack	0.6	Hike, MTB	N/A	N/A	Blue	4
Eleator Shaft	Singletrack	0.07	Hike, MTB, OHV	N/A	N/A	Black Diamond	N/A
Wildcat Canyon Rd	Dirt/Gravel Road	1.2	Hike, MTB, Equestrian, OHV	N/A	N/A	Access Trail or Doubletrack	N/A
Pitbulls N'chickens	Singletrack	0.5	Hike, MTB, Equestrian, OHV	N/A	N/A	Black Diamond	2
Requiem	Singletrack	0.4	MTB	N/A	N/A	Double Black Diamond	1
Gravity Well	Singletrack	1.2	Hike, MTB, OHV	N/A	N/A	Double Black Diamond	5
Wiley Canyon Access Rd	Dirt/Gravel Road	4.5	Hike, MTB, Equestrian, OHV	N/A	N/A	Access Trail or Doubletrack	0
Ladies First	Singletrack	0.1	Hike, MTB	N/A	N/A	Double Black Diamond	0
Uncharted (Lower)	Singletrack	0.6	Hike, MTB, Equestrian, OHV	N/A	N/A	Green	0
Cascade	Singletrack	0.18	Hike, MTB, OHV	N/A	N/A	Double Black Diamond	3

GIS Assessment

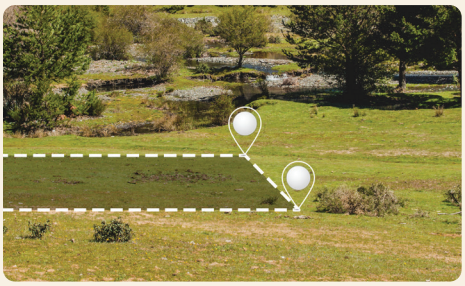
Our team conducted a spatial analysis of all mapped trails using datasets provided by the City, supplemented with statewide resources including parcel data, land ownership records, the National Hydrography Dataset (NHD), National Landcover (NLCD) data and field data to identify conflicts with property ownership, planned development, and environmental constraints. This analysis helps ensure that future planning efforts focus on sustainable and permitted alignments.

This GIS assessment included the following three components:

Landownership Conflicts
Identifies trails crossing private, state, or federal lands without authorization.

Development Conflicts
Identifies trails overlapping areas planned for future development.

Enviornmental Conflicts
Identifies trails intersecting within 25 ft of a wetland or stream feature.



GIS Assessment Results*

Region	Trail Name	Landownership Conflicts				Development Conflicts	Enviortnmental Conflict
		% EMC	% BLM	% SITLA	% Private	% Impacted	% Impacted
Mountain Ranch Bike Park	220	100%	0%	0%	0%	0%	0%
	Middle Ridgeline	100%	0%	0%	0%	0%	0%
	110	100%	0%	0%	0%	0%	0%
	Juniper Black	100%	0%	0%	0%	0%	0%
	Big Thunder	68%	0%	32%	0%	0%	0%
	REGION AVERAGE	**0%**	**0%**	**32%**	**0%**	**0%**	**0%**
Lower Hidden Valley	Radio Free Europe	62%	0%	0%	38%	69%	0%
	Rock-A-Billy	52%	0%	35%	13%	24%	1%
	I-15	100%	0%	0%	0%	100%	0%
	Creed	31%	0%	0%	69%	41%	0%
	Given to Fly (Lower)	14%	0%	57%	29%	75%	0%
	REGION AVERAGE	**53%**	**3%**	**9%**	**33%**	**45%**	**1%**

*Results shown are for the top 5 trails within each region and the region average. Assessment results for all trails provided separately.

GIS Assessment Results*

Region	Trail Name	Landownership Conflicts				Development Conflicts	Enviortnmental Conflict
		% EMC	% BLM	% SITLA	% Private	% Impacted	% Impacted
Upper Hidden Valley	Deadwood	0%	8%	13%	79%	33%	3%
	Jackrabbit	0%	0%	77%	23%	78%	0%
	OHV-1	21%	19%	27%	33%	50%	8%
	Paintball City	0%	0%	100%	0%	100%	0%
	ACME	0%	0%	100%	0%	59%	0%
	REGION AVERAGE	**1%**	**7%**	**64%**	**28%**	**50%**	**6%**
Firefly	Fireball	100%	0%	0%	0%	0%	0%
	Super Fly	100%	0%	0%	0%	0%	0%
	Fire Up	100%	0%	0%	0%	0%	20%
	Firefly	100%	0%	0%	0%	0%	0%
	REGION AVERAGE	**100%**	**0%**	**0%**	**0%**	**0%**	**5%**
Southern Trails	West OHV	0%	97%	13%	0%	3%	3%
	OHV-0 (South)	0%	0%	77%	100%	0%	0%
	Ridge OHV	0%	66%	27%	29%	5%	8%
	Alien vs	0%	0%	100%	100%	0%	0%
	Short And Single	0%	41%	100%	59%	0%	0%
	REGION AVERAGE	**0%**	**27%**	**64%**	**9%**	**0%**	**16%**
ALL	**CITY AVERAGE**	**24%**	**11%**	**44%**	**21%**	**30%**	**7%**

GIS Assessment

Landownership Conflicts

The assessment identifies which trail segments fall on Eagle Mountain City–owned land versus other ownership types, including state, federal, and private parcels. This analysis is critical because the City can only formally manage, maintain, and invest in trails that it owns or for which it has a legal agreement. Trails located on land without City ownership or an agreement are likely to be unsanctioned, creating contention with landowners, and potentially unsafe trail conditions, ultimately making them vulnerable to closure, and future land use changes. The intended outcome of this assessment is to clearly distinguish trails that are ready for near-term improvement from those that require long-term coordination, agreements, or potential realignment.

Ownership Categories:

- **Eagle Mountain City (EMC)**
  Trails on city-owned land represent the lowest risk and highest opportunity. The City already has full authority to manage, maintain, sign, and improve these facilities.

- **School and Institutional Trust Lands Administration (SITLA)**
  SITLA manages state trust lands to generate revenue for public education. They are incentivized to seek the highest and best financial return over time, meaning this land is highly vulnerable to development if the conditions (like slope) support it. Trails are allowed only through formal agreement or lease. Trails on SITLA land without agreements are considered unauthorized and are at risk of closure or relocation if conflicts arise.

- **Bureau of Land Management (BLM)**
  BLM lands are federally managed and may allow recreation, but trails typically require planning approval, environmental review, and ongoing coordination. Trails without BLM authorization are not formally recognized and may not be sustainable long term.

- **Private Property**
  Trails on private land are the most problematic from a management perspective. These trails are typically unsanctioned, expose the City to risk, and cannot be formally maintained or improved without an easement, purchase, or other legal agreement.

Key Findings:

Landownership is highly fragmented across the trail network. On average, 44% of trail miles are located on SITLA land, 24% on Eagle Mountain City property, 21% on private property, and 11% on BLM land.

While nearly one-quarter of trail miles are on City-owned land, a substantial majority rely on lands that require formal agreements or additional coordination to remain viable. Within the City boundary, only 12% (4.73 miles) of trails on SITLA land have executed agreements, while 88% (34.16 miles) do not. An additional 7.31 miles of trail outside the City boundary also have an agreement with the city.

Regional breakdowns reveal significant variation in landownership risk.

Mountain Ranch Bike Park

92% of trail miles are on Eagle Mountain City property, and 9 of the 11 major trails are entirely City-owned. The remaining two trails (Big Thunder and Rocky Balboa) include SITLA segments but currently lack agreements.

Firefly

All 4 major trails in this region are entirely on private property, with the developer planning to deed the trails to EMC for long-term management. As a result, Fire Fly is well-positioned for investment.

Lower Hidden Valley

Ownership is more mixed, with 53% of trail miles on City property, 35% on private land, 9% on SITLA, and 3% on BLM. This region has the highest percentage of trail miles on private property. Of the 34 major trails, 12 are entirely on City land while 4 are entirely on private parcels.

Upper Hidden Valley

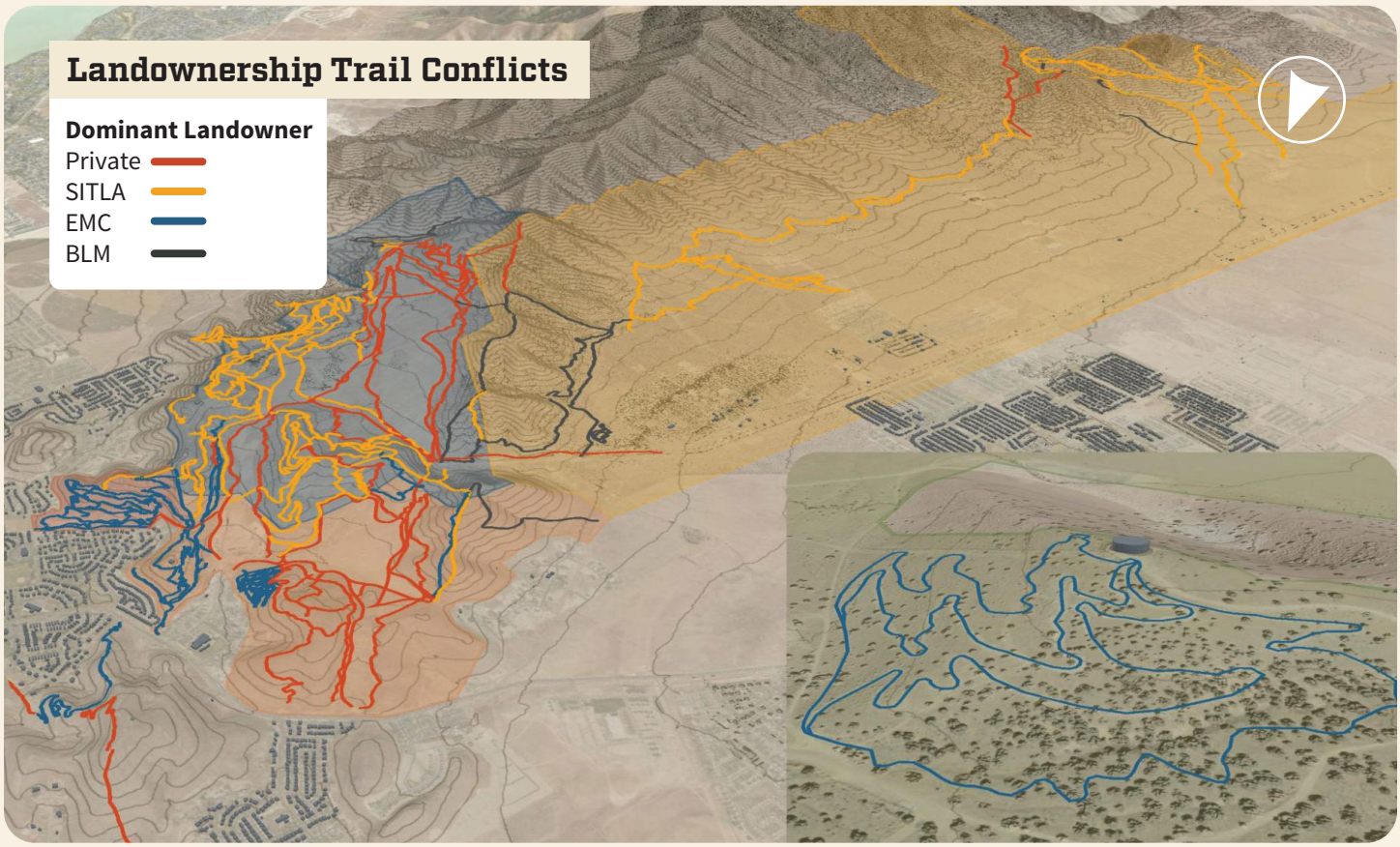
64% of trail miles are on SITLA land, 28% on private property, 7% on BLM, and just 1% on City property. Among the 55 major trails, 23 are entirely on SITLA land, 6 entirely on private land, and 3 entirely on BLM land.

Southern Trails

64% are on SITLA land, 27% on BLM land, and 9% on private property. No trail miles in this region are on city-owned land. Of the 38 major trails, 17 are entirely on SITLA land, 6 entirely on BLM land, and 1 entirely on private land.

Trail Length by Landowner Citywide*		
Landowner	**%**	**Miles**
SITLA	44%	38.82
Eagle Mountain City	24%	21.17
Private	21%	18.53
BLM	11%	18.53

SITLA Agreements		
Type	**# of major trails**	**Major trail names**
Trails with full agreements	7	• ATV-2 • OHV-3 • OHV-4 • OHV-5 (North) • Paintball City • Access Road 2 • OHV-0(South)
Trails with partial agreements	3	• OHV-2 • OHV-1 • Uncharted Lower
Trails that need agreements	72	See database



*Dominant land ownership was calculated by summing the total length of each trail segment within each land ownership type it crosses. The land ownership type containing the greatest portion of the segment is shown. Landownership data was acquired from the UGRC's Utah Parcels database.

Recommendations:

- **Prioritize EMC-owned trails**
  Identify and prioritize trails that are 80% or more on Eagle Mountain City property. These trails are primarily located within Mountain Ranch Bike Park, Firefly, and portions of Lower Hidden Valley. For short segments on other ownerships, pursue targeted solutions such as easements, agreements, or minor realignments.

- **Formalize trails on SITLA land**
  Pursue formal agreements with SITLA for priority trails located on SITLA land. Focus on high-use routes, regionally significant trails, or clusters where a single agreement could cover multiple segments. Trails without agreements should not receive City investment and may require rerouting or closure.

- **Coordinate authorization on BLM land**
  Coordinate with BLM to identify trails eligible for authorization through future planning or amendment processes. Focus on high-use routes, regionally significant trails, or clusters where a single agreement could cover multiple segments. Trails that cannot be authorized should be considered for rerouting or closure.

- **Evaluate trails on private property**
  Evaluate trails on private land for opportunities such as large parcels under single ownership, areas unlikely to be developed, or trails with a long history of public use that may be suitable for easements or acquisition. Trails without agreements should not receive City investment and may require rerouting or closure.

GIS Assessment

Development Conflicts

This section evaluates how existing trail alignments intersect with planned development areas identified with the Hidden Valley Master Development Agreement (MDA) and proposed Mid Valley Road alignment. Since both plans have been approved by the city, trails that fall within these areas are expected to be displaced as development occurs.

To conduct this assessment, the Hidden Valley MDA boundaries and the Mid Valley Road alignment were digitized and overlaid with mapped trail alignments in. Trail segments located within planned development areas of the MDA or intersecting with the Mid Valley Road alignment (including associated grading impacts) were identified as being in conflict.

The Hidden Valley MDA includes **designated open space areas and a planned trail corridor** through the center of the development. This presents a critical opportunity to preserve key connections and integrate select trails into the future neighborhoods. Trails outside these open space areas are assumed to be removed or rendered unusable over time if no action is taken.

This assessment is intended to help the City anticipate where trail mileage will be lost, identify high-priority trails at risk, and plan future realignments in advance of development.

Key Findings:

Lower Hidden Valley

45% of total trail miles impacted by development. Among the 34 major trails, 10 trails are significantly impacted (over 90%), including high-priority trails like I-15, RickRoll, and Lower Nirvana. An additional 5 major trails are majority impacted (50-90%).

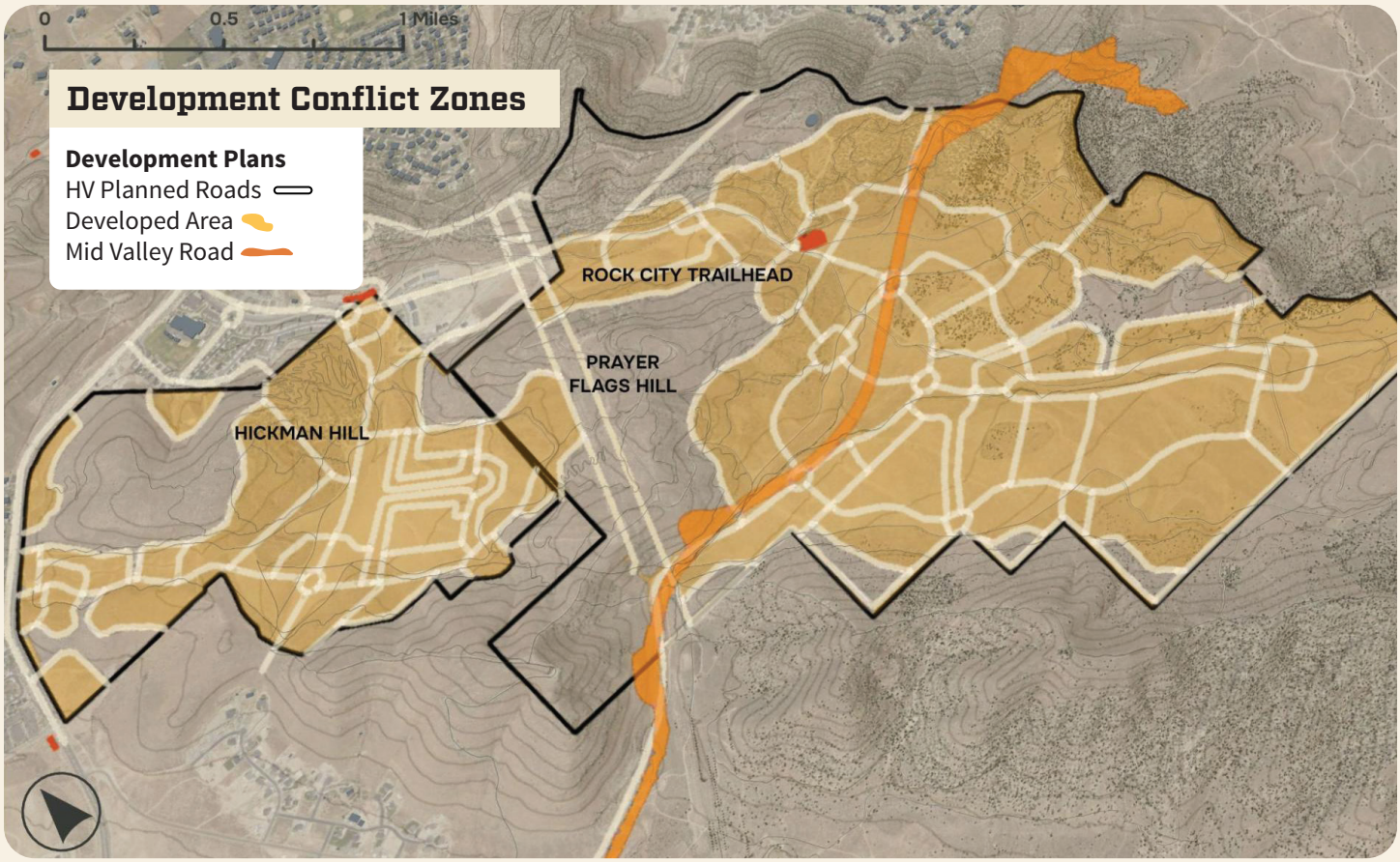
Upper Hidden Valley

50% of total trail miles impacted by development. Among the 55 major trails, 18 trails are significantly impacted (over 90%), including high-prioritytrails like Paintball City, Bugs Bunny, Crop Duster, Road Runner (Green) and OHB-3. An additional 12 major trails are majority impacted (50-90%).

Major Trails with Development Conflicts

Lower Hidden Valley		Upper Hidden Valley	
Significant Impact (0ver 90%)	**Majority Impact (50-90%)**	**Significant Impact (0ver 90%)**	**Majority Impact (50-90%)**
• **I-15***	• **Given to Fly (Lower)***	• **Paintball City***	• HV-4
• RickRoll	• OHV Up	• Bugs Bunny	• Cracker Jack
• Huey and Louie	• **Radio Free Europe***	• Crop Duster	• **Jackrabbit***
• Love 2	• Britney Spears	• Rocket Powered Rollerskates	• Wile E. Coyote
• Erasure	• Captain Ahab	• OHV-1/OHV-2 Connector	• Flinstone
• HateU		• Space Dust	• Backspacer
• Janky Doodle		• Deer Tracks	• ATV-2
• Tears for Fears		• OHV-3/OHV-4 Connector	• **ACME***
• Valley Floor OHV		• Flintstone Option 2	• Gunslinger
• Lower Nirvana		• La Gringa	• Launch Pad
		• Roadrunner (Blue)	• Billy Idol
		• Hunting Wabbit	• **OHV-1***
		• Beggar's Canyon	
		• Road Runner (Green)	
		• OHV-3	
		• OHV-2	
		• Tower Defense	
		• The Wave	

*one of the top 5 trails by Strava ridership within each region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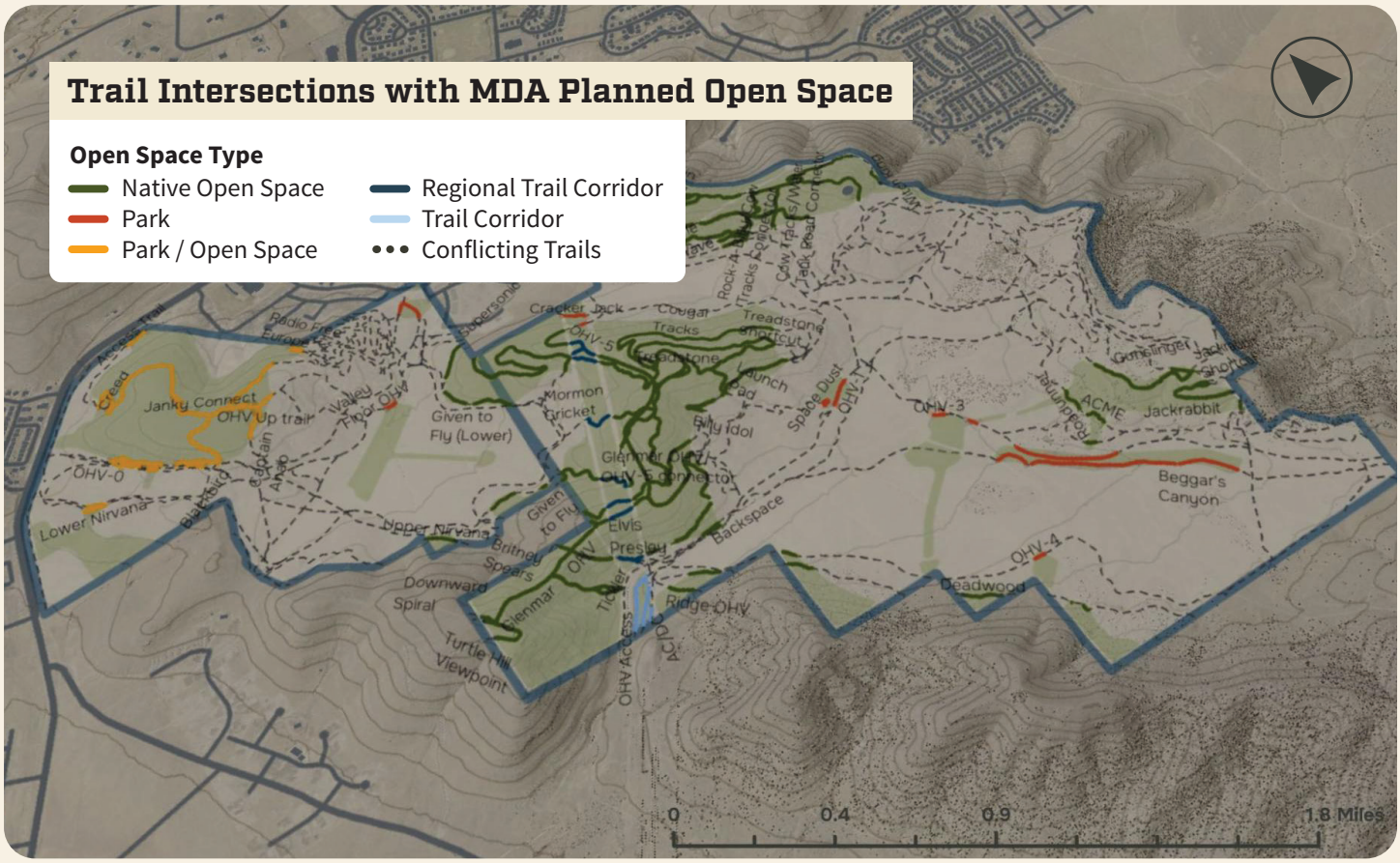
Development Conflict Zones
Development Plans
HV Planned Roads
Developed Area
Mid Valley Road
ROCK CITY TRAILHEAD
PRAYER
FLAGS HILL
HICKMAN HILL



Recommendations:

- **Preserve or realign high-priority trails**
  For trails with high ridership or network significance, work with developers and landowners to preserve routes or implement minor realignments where feasible.

- **Preserve city-owned trails within Lower Hidden Valley**
  Work with developers to preserve the trail system directly southwest of Hidden Hollow Trailhead. This area presents a unique opportunity to retain a compact, high-quality downhill trail system on an Eagle Mountain City parcel, despite being marked for development.

- **Plan connections within the Hidden Hollow trail corridor**
  Ensure the central trail corridor within the Hidden Valley MDA functions as a spine for the city trail network. Provide well-planned connections to neighborhoods and trail continuity throughout the corridor..

- **Plan crossings on Mid Valley Road**
  Coordinate on mid Valley Road design to ensure grade-separated trail crossings are provided for high-priority trails like Paintball City, Crop Duster and/or OHV-3 (only pursue this option if these trails will be preserved during Upper Hidden Valley development). Assume $3–$6 million per overpass and $4–$8 million per underpass.

GIS Assessment

Environmental Conflicts

This section identifies trail segments that intersect within 25 feet of washes or canyons that carry water during storm events. These areas are generally unsuitable for trail development or long-term use due to erosion risk, soil instability, vegetation disturbance, and potential impacts to water quality.

While environmental conflicts do not always require immediate trail closure, unmanaged impacts can worsen over time leading to accelerated erosion and maintenance challenges. Identifying these conflicts allows the City to distinguish between trails that can be sustained with minimal intervention and those that may require design changes, mitigation measures, or, in some cases, removal.

Key Findings:

Among the 142 major trails citywide, 92 have no identified environmental conflicts, indicating that the majority of the network avoids sensitive areas.

Mountain Ranch Bike Park

No conflicts identified.

Firefly

Only one trail (Fire Up) shows environmental impacts, with about 20% of its length affected. The remaining 3 trails have no conflicts.

Lower Hidden Valley

Only 6 of 34 major trails intersect wetland or stream buffers, and all affected trails have less than 10% of their length impacted.

Upper Hidden Valley

18 of the 55 major trails are impacted, although most impacts are under 20%. Notable exceptions include Crop Duster (40% impacted), Reformation Canyon (45%), A Fistful of Dollars (78%), and Beggar's Canyon (95%).

Southern Trails

This region has the highest concentration of environmental conflicts. 25 of 38 major trails intersect wash or canyon buffers, though only 9 trails exceed 20% impact. Several trails show substantial overlap, including Gravity Well (50%), Wiley Canyon Access Rd (51%), OHV-0 (51%), Ladies First (73%), Uncharted (79%), and Cascade (99%).

Major Trails with Environmental Conflicts Over 40%

Mountain Ranch Bike Park	Fire Fly	Lower Hidden Valley	Upper Hidden Valley	Southern Trails
None	None	None	• Crop Duster • Reformation Canyon (South) • Fistfull of Dollars • Beggar's Canyon	• Gravity Well • Wiley Canyon Access Rd • OHV-0 (South)* • Ladies First • Uncharted (Lower) • Cascade

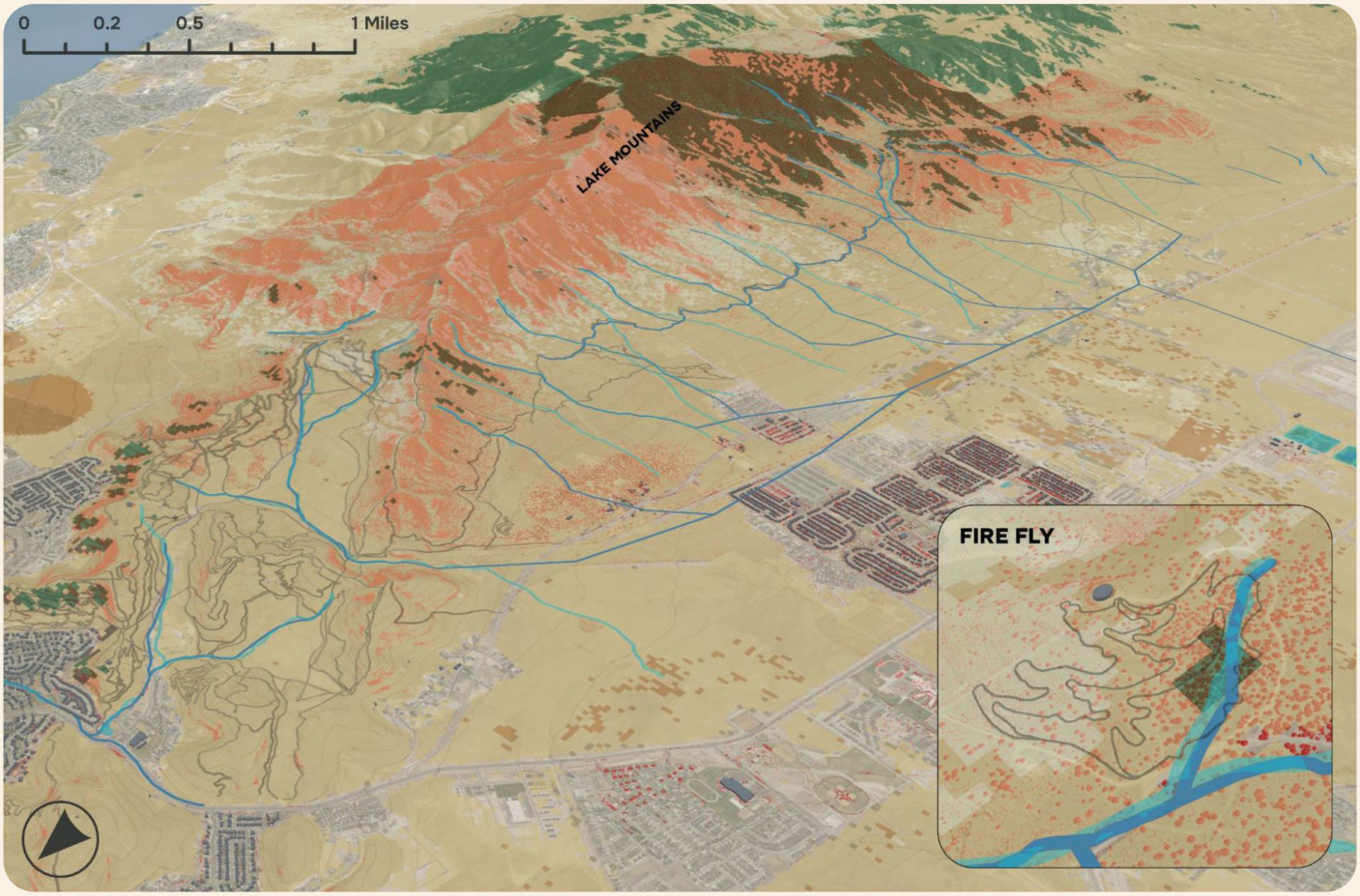
**One of the top 5 trails by Strava ridership within each region*

Environmental Conflicts

Landcover Type
Evergreen Forest
Mixed Forest
Shrub/Scrub
Grassland
Pasture
Crops

Water Feature
Stream
Wetland

Slope
Above 20°



Land cover data: 2024 NLCD. Hydrography: National Hydrography Dataset (NHD), USGS in partnership with UGRC. Slope: derived from 0.5-meter DEMs provided by UGRC.

Recommendations:

- **Remediate where impacts are limited**
  For trails with minor overlap (under 40%), use design and maintenance strategies such as improved drainage, armoring, elevated tread, or rerouting short segments to reduce impacts while maintaining trail continuity. Prioritize routes that also have high ridership or network significance.

- **Consider closure where impacts are extensive**
  For trails with substantial overlap (over 40%), evaluate closure or full realignment as a long-term solution.

- **Integrate environmental screening into future trail planning**
  Incorporate environmental conflict data when planning trail realignments or new trails to avoid future conflicts.

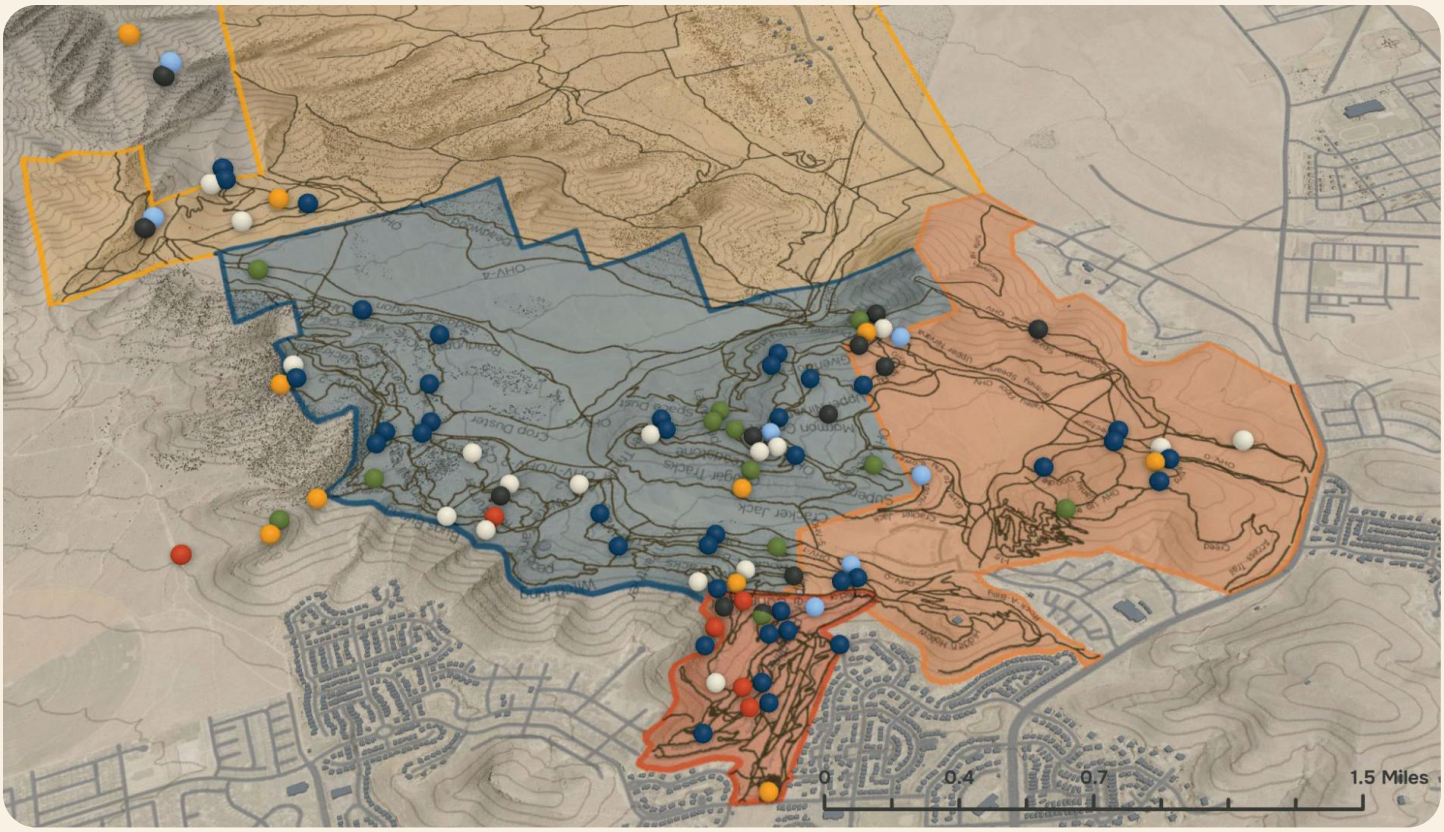
Field Assessment

Our team conducted a field assessment of the 87 miles of trails within Eagle Mountain. This assessment took place over four days in July and August 2025, and included both mountain biking and trail running to provide a firsthand perspective of the network.

During this assessment, we used ArcGIS Survey123 to map, categorize, and photograph trail conditions and issues. Those issue categories are described below.

#01	Signage			Missing, unclear, or damaged signs.
#02	Erosion			Tread erosion or surface instability.
#03	Definition			Poorly defined or confusing alignment.
#04	Slope			Grades too steep or improperly built.
#05	Width			Tread too narrow for intended difficulty.
#06	Hazards			Obstacles or unsafe conditions.
#07	Social Trails			Informal or unauthorized trails.

Field Assessment Results



Field Assessment Results*

Region	Trail Name	Signage	Erosion	Definition	Slope	Width	Hazards	Social Trails
Mountain Ranch Bike Park	Middle Ridgeline					1		
	110	1						
	Juniper Black	2						
	Big Thunder	2						
	Eastern Ridgeline	1		1			1	1
	Rocky Balboa		1	1				
Lower Hidden Valley	Rock-A-Billy	2						1
	Creed							1
	Lower Nirvana		1					
	Upper Nirvana	1						
	Connector	1			1			

SEE MORE ON NEXT PAGE

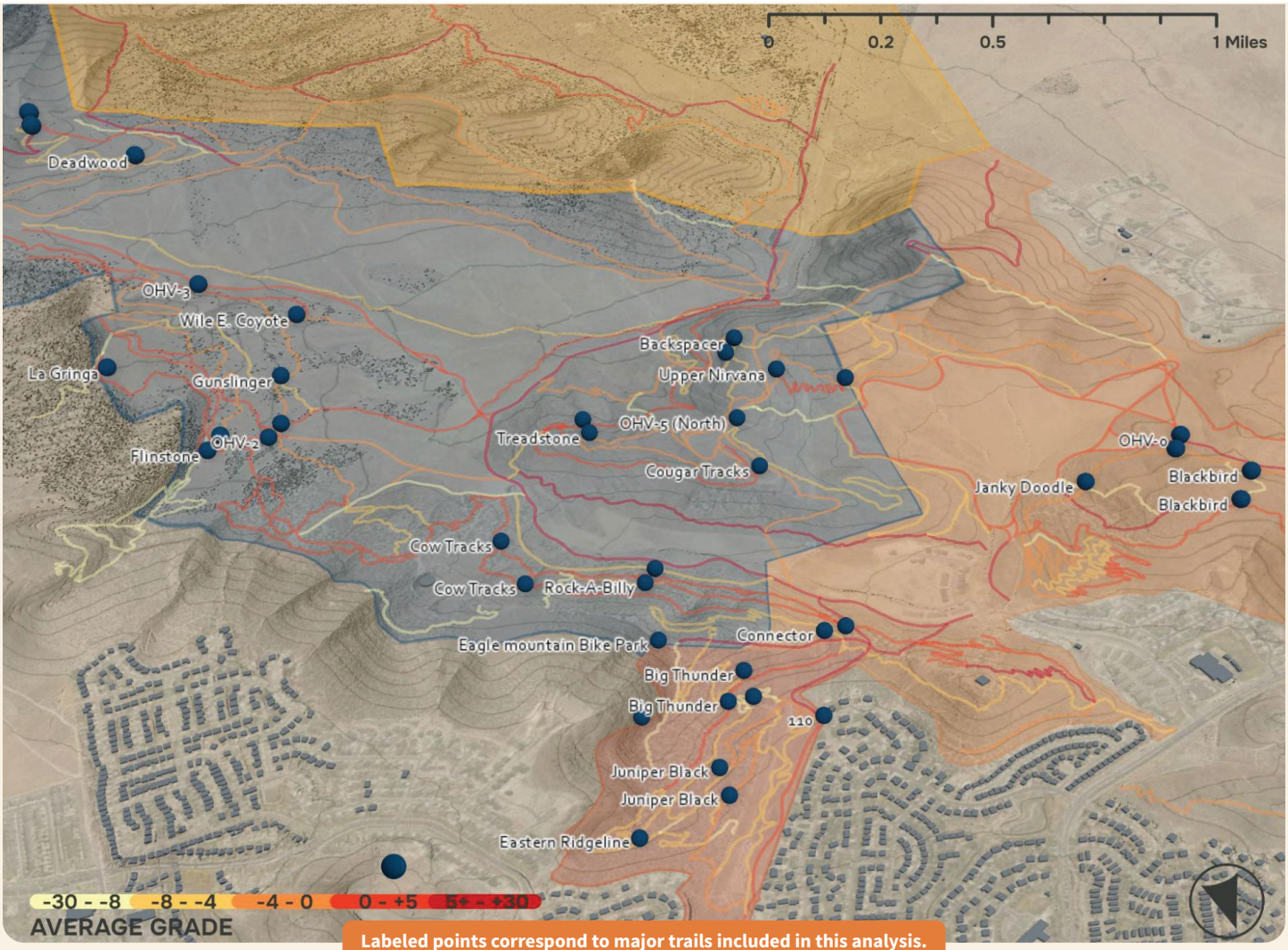
Field Assessment Results*

Region	Trail Name	Signage	Erosion	Definition	Slope	Width	Hazards	Social Trails
Lower Hidden Valley	Downward Spiral			1				
	Given to Fly	1		2				
	Glenmar OHV			1				
	OHV-0	1						
	Britney Spears		1		1	1		
	Janky Doodle	1						
	Blackbird	2	1					
Upper Hidden Valley	Deadwood	1	1					
	Jackrabbit	1						
	OHV-1	1				1		
	OHV-3	1						1
	Wile E. Coyote	1						
	Road Runner (Green)		1					
	Cow Tracks	2						
	Treadstone	1	1	1				1
	Supersonic					1		1
	Bugs Bunny		1				1	
	Backspacer	2						
	OHV-5 (North)	1						
	Billy Idol	1	1					1
	Crop Duster	1						
	411	1						
	Upper Ridgeline		1					
	Gunslinger	1						
	Cougar Tracks	1	1			1		1
	Mormon Cricket			1				
	OHV-4							
	Eastwood		1		1			
	OHV-2	1						
	Elvis Presley							1
	.22 LR			1				
	La Gringa	1	1		1			
	Roadrunner (Blue)		1	1				
	Flinstone	1			2			
	Launch Pad							1
	Cracker Jack				1			
	OHV-7	1						

**Results shown reflect conditions on major trails only. Mapped points with labels correspond to these major trails. Unlabeled points represent observations on minor or informal trail.*

Signage and wayfinding encompasses all visual communication elements that guide, inform, and orient trail users. Trail system signage includes trail markers, directional and distance signs, difficulty ratings, caution signs, and trailhead kiosks. Together, these elements help users navigate the trail system, identify routes and difficulty levels, reinforce environmental stewardship, promote safety, and encourage proper trail etiquette.

This assessment identified 39 locations with signage issues shown on the map below. While these issues limit clarity and user confidence, the network's layout is well suited for implementing standardized signage that would improve safety, navigation, and overall trail experience.



Labeled points correspond to major trails included in this analysis. Unlabeled points represent observations on minor or informal trails.

Challenges:

- **Missing Directional Signs**
  Many intersections, crossings, and key decision points lack signs, leading to confusion and safety concerns.
- **Missing Difficulty Signs**
  Several black or double black diamond trails lack difficulty signs
- **Inconsistent Style**
  Existing signage varies widely in design, materials, and placement, preventing a cohesive visual identity.
- **Insufficient Trailhead Info**
  Many trailheads lack maps, etiquette guidance, and other helpful information commonly found at trailheads.

Recommendations*:

- **Adopt Sign Standards**
  Adopt a unified signage palette, hierarchy, and placement standards for markers, directional signs, warning signs, and trailheads.

- **Install Wayfinding Signs**
  Install signs at all intersections, conflict points, and at entrances to black or double black diamond trails.

- **Install Trailhead Kiosks**
  Provide trailhead kiosks with maps, etiquette messages, emergency information, and other helpful tips for trail users.

- **Update Digital Maps**
  Ensure online maps (Trailforks, All Trails) are accurate and updated.

**See Chapter 4 for full signage recommendations and designs.*

Existing Signs

Missing Direction Signs or Intersection Signs

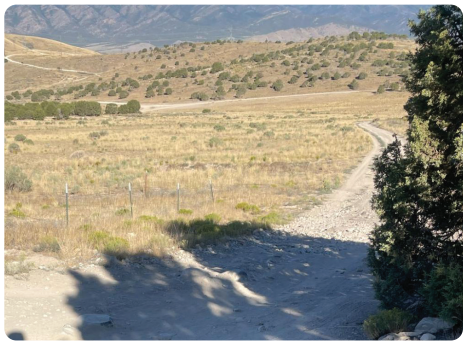
ObjID 46, Juniper: Trails merge with no indication of trail direction.

ObjID 39, Water Tank Road: Entrance to trail unmarked and unclear.

ObjID 46, Juniper: Trails merge with no indication

ObjID 11, Rock-A-Billy:
Intersection with no signage.

ObjID 68, Backspace: Road crossing with no signage.



ObjID 75, OHV-2: Blind trail entry at ATV/MTB intersection.

Missing Difficulty Signs

ObjID 22, Flintstone: No signage to notify riders they are approaching a double black diamond trail.

ObjID 89, Shooting Gallery: No signage to notify riders they are entering a double black diamond trail.

Poor Sign Quality

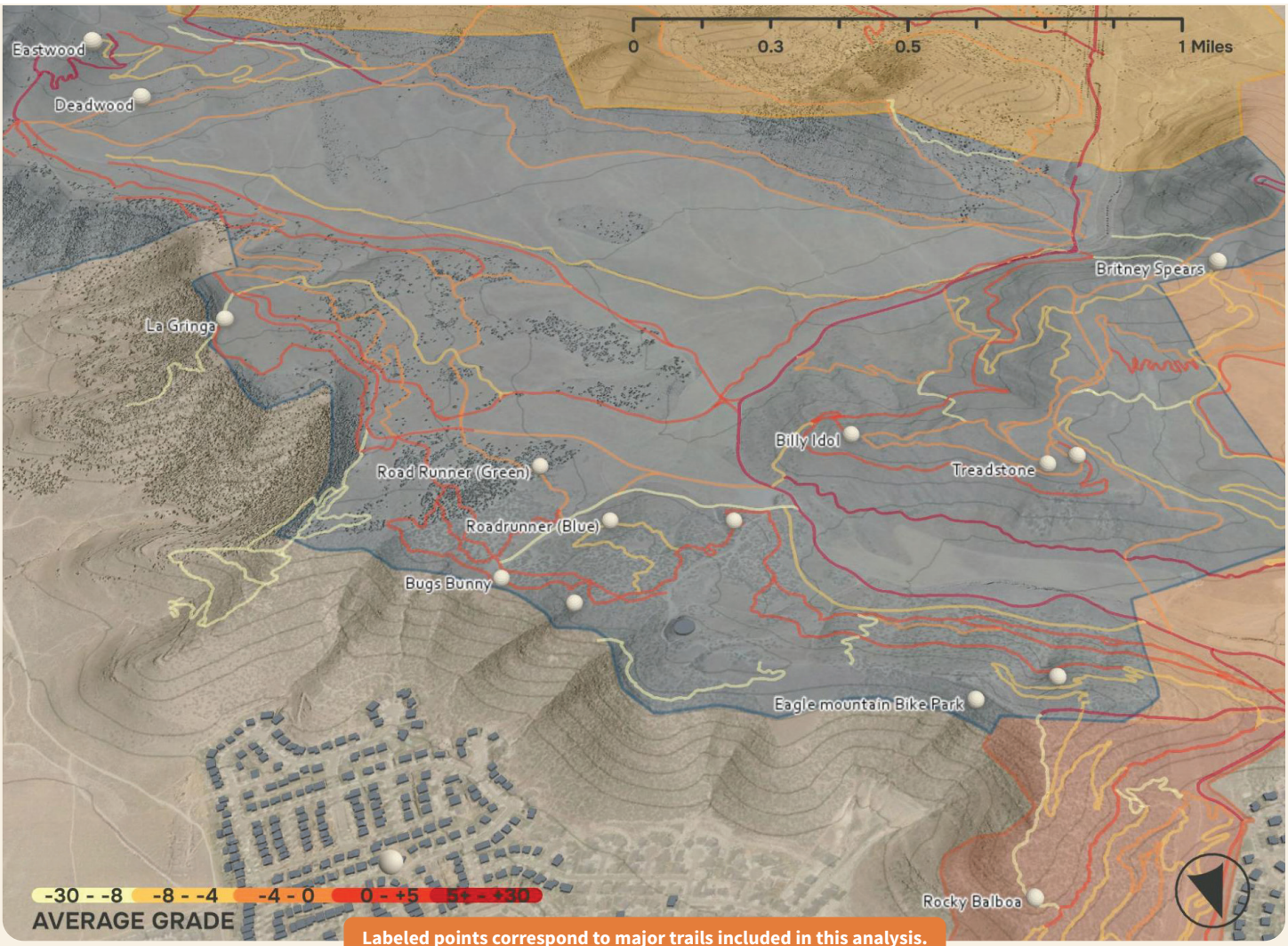
ObjID 83, Eastwood: Faded, unreadable, broken signage.

ObjID 9, Rock-A-Billy: Sign difficult to read, although cool design and fits the Eagle Mountain brand.

Trail erosion refers to the gradual displacement of soil caused by water, wind, and repeated use particularly on slopes, corners, and high traffic segments. Without proper design and maintenance, trail features such as climbs, descents, berms and drainage elements can break down over time. This leads to widening tread, loss of shape, undesired exposed roots or rocks, or degraded riding quality.

Erosion reduces the sustainability of the trail system by increasing maintenance needs, diminishing the intended flow and technical character of the trail, and creating safety issues for riders. In Eagle Mountain's arid and sloped terrain, unmanaged erosion accelerates trail deterioration and undermines the long-term functionality of the network.

This assessment identified 17 locations with erosion issues shown on the map below.



Labeled points correspond to major trails included in this analysis.
Unlabeled points represent observations on minor or informal trails.

Challenges:

- **Surface Instability**
  Several trails show visible erosion, loose soil, and degraded tread requiring repair and stabilization.
- **Insufficient Drainage**
  Steep and narrow segments often lack grade reversals or drainage features, allowing water to run directly down the trail, creating ruts and widening the tread.
- **Eroding Switchbacks**
  Many switchbacks exhibit erosion on the outside edge, worsened by riders cutting corners and bypassing the intended route.
- **Degraded Berms**
  Berms are often peeling away or losing structure, particularly on downhill and high speed corners.

Recommendations:

- **Rebuild Eroded Tread**
  Restore damaged segments. Reinforce problem areas with rocks or pavers.
- **Install Drainage Features**
  Add grade reversals, knicks, and outslope adjustments at locations with insufficient drainage.
- **Reinforce Switchbacks**
  Reconstruct switchbacks with proper design to discourage shortcutting across corners.

ObID 15, Bugs Bunny: Outspread on the uphill side of Switch back heading down Hill. Berm is peeling away.

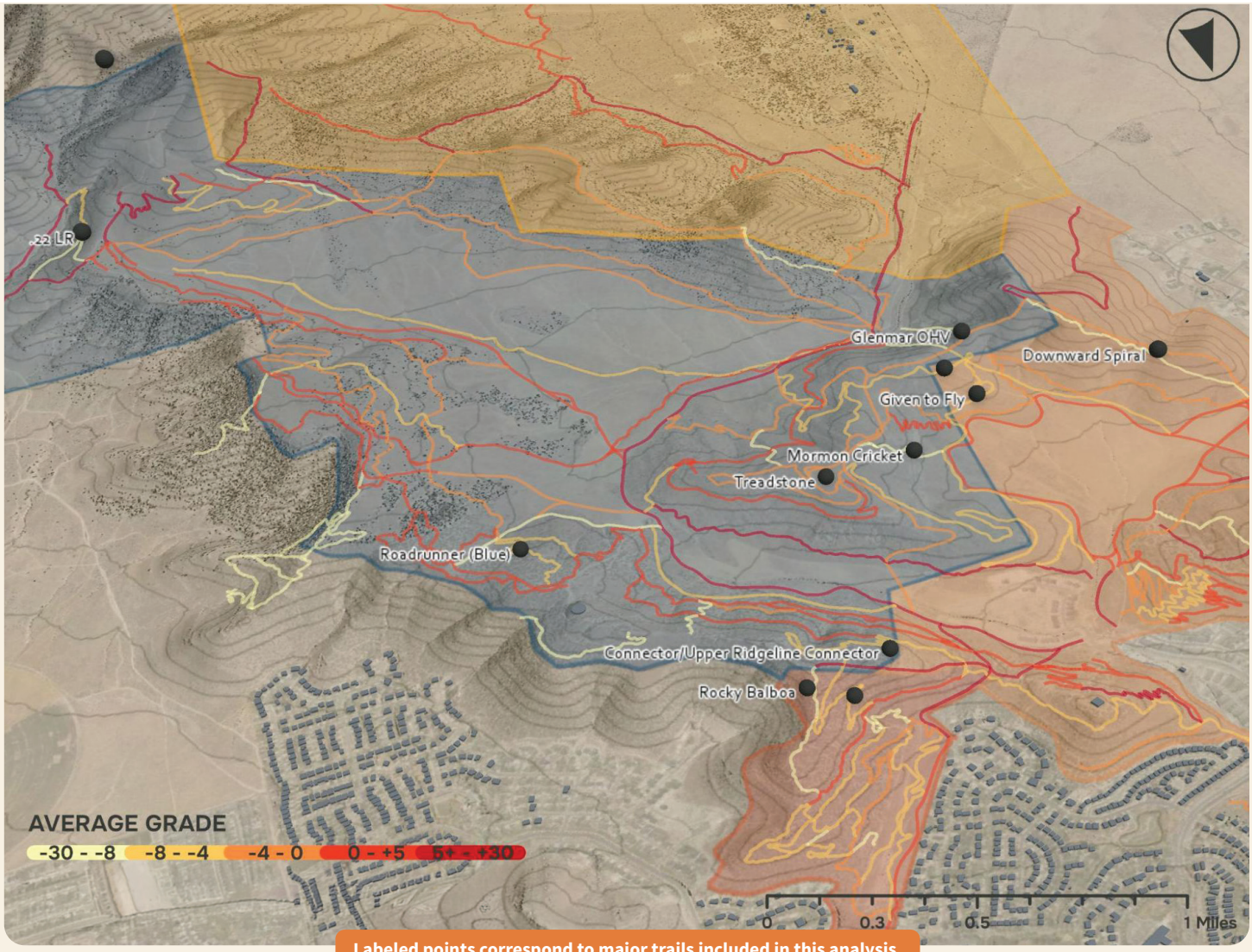
ObjID 16, Rocket Powered Roller Skates: Switch Back is eroding on the outside.

ObjID 19, Bugs Bunny: Riders short cutting the switchback.

ObjID 60, Cougar Tracks: Dirt is super soft on the outside of turn.

Trail definition refers to the clarity and distinctness of the trail corridor - how easily riders can identify the intended path, understand its boundaries, and follow the intended flow. A well defined trail network helps the user stay on the designated route and reduce the creation of unintended lines or shortcuts. In turn, this will protect the surrounding landscape, create a clear riding experience, and preserve the long term sustainability and trail character.

This assessment identified 12 locations with definition issues shown on the map below.



Labeled points correspond to major trails included in this analysis. Unlabeled points represent observations on minor or informal trails.

Challenges:

- **Poor Definition**
  Many segments are not well delineated, causing riders to lose the intended path or unintentionally create new lines. This is often in rocky or open terrain where the route fades, splits, or lacks a clear point of reentry.

- **Offshoots and Social Lines**
  Several trails include unofficial offshoots or social lines that make the primary route unclear.

- **Overgrown or Narrow Tread**
  Vegetation encroachment and uneven tread make the trail difficult to follow.

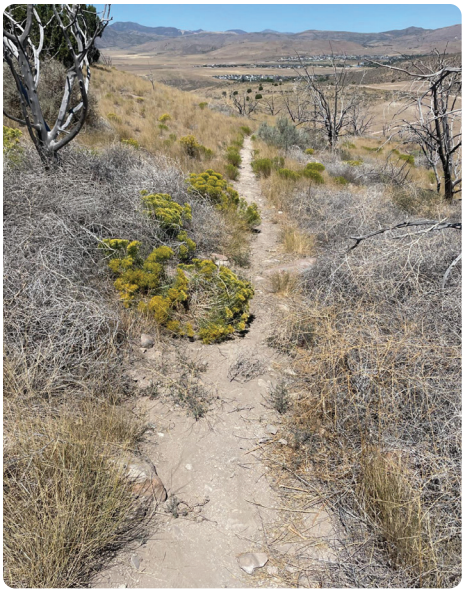
- **Unclear Trail Entrances**
  Several trail entrances are unmarked or visually unclear, making it difficult for riders to identify where the trail begins.

Recommendations:

- **Define Corridor Edges**
  Use corridor clearing, edge treatments, guide posts, and natural features to clarify intended paths and reduce line drifting.

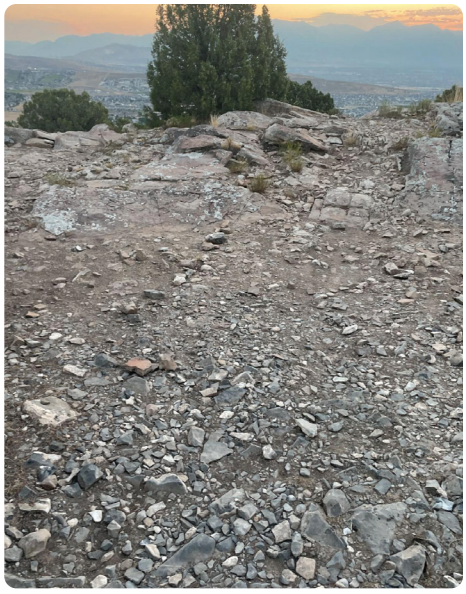
- **Close Offshoots and Social Trails**
  Remove and revegetate offshoots and social trails, reinforcing the primary route.

- **Mark Trail Entrances**
  Install clear wayfinding at trail entry points to help riders identify official routes.



ObjID 96, Downward Spiral: Overgrown vegetation narrowing the width of trail.

ObjID 72, Mormon Cricket: Trail disappears into an open space.



ObjID 42, Rocky Balboa: Entrance to trail unclear

ObjID 82, Unknown: Trail is hard to follow.

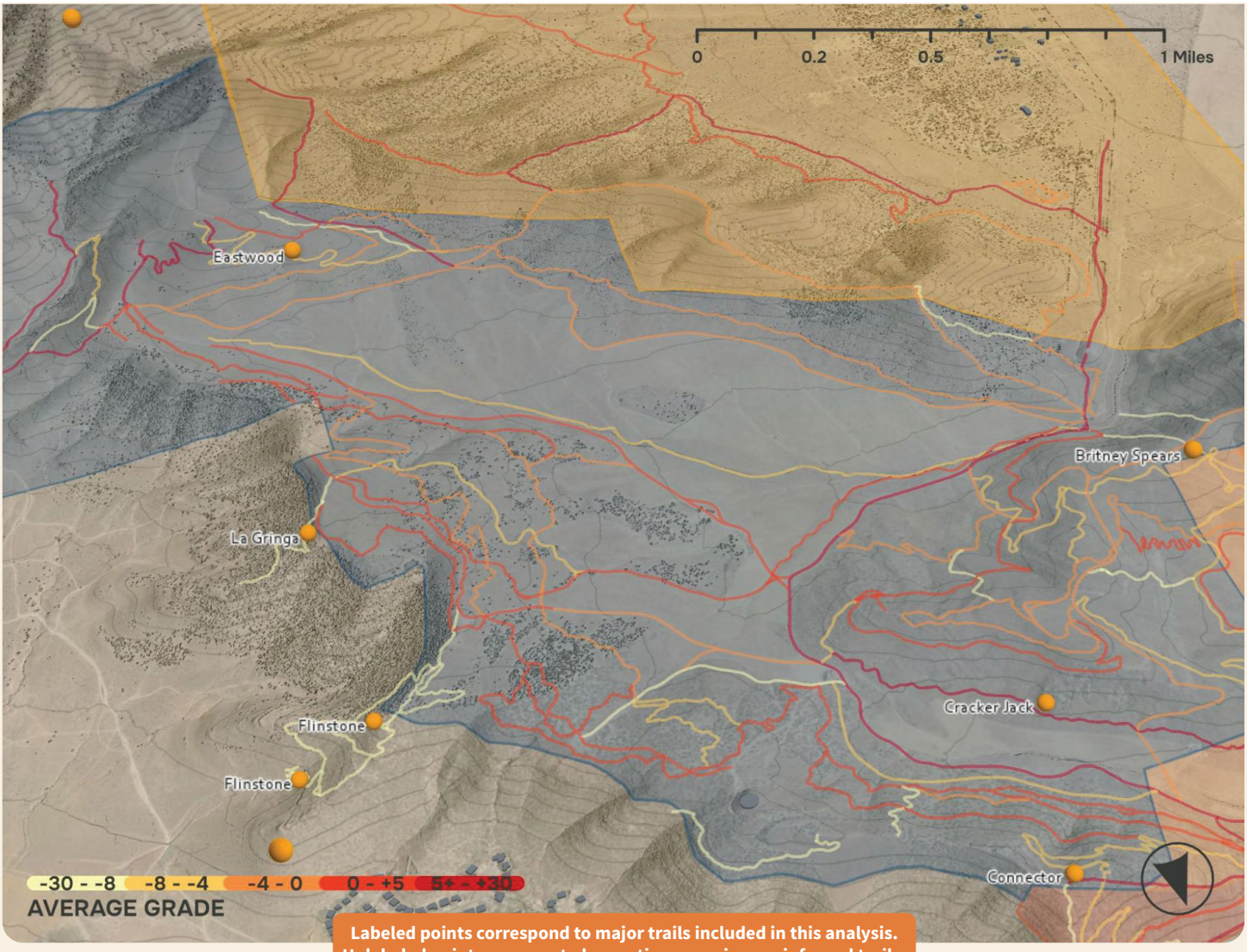
ObjID 39, Water Tank Road: Entrance to trail unmarked and unclear.

ObjID 80, 22 LR Trail: Trail is poorly maintained causing an unclear route.

Slope refers to the steepness of the trail and plays a critical role in determining rideability and safety. Well-designed grades help maintain smooth flow, control rider speed, and shed water effectively so the trail surface stays stable. When slopes become too steep without proper rideout, trails can lose stability, encourage braking and skidding, and require significantly more maintenance.

Sustainable trail design generally aims for an average grade of 8% or less, with short segments (up to 100 ft) reaching up to 10% when properly constructed. More advanced difficulty trails may include short segments approaching 20% grade.

This assessment identified 8 locations with slope issues shown on the map below.



Labeled points correspond to major trails included in this analysis.
Unlabeled points represent observations on minor or informal trails.

Challenges:

- **Excessively Steep Segments**
  Some trails contain grades that exceed sustainable guidelines, reducing rideability and increasing maintenance demands.
- **Improper Slope Design**
  Steep sections often lack proper benching, outsloping, and drainage features, causing water to run directly down the trail.

Recommendations:

- **Reroute Steep Segments**
  Where feasible, adjust trail alignments to remove excessively steep sections.
- **Harden Unavoidable Steep Segments**
  Apply rock armoring, pavers, or soil stabilizers on steep segments that can't be rerouted.
- **Add Drainage Features**
  Incorporate frequent grade reversals or knicks to prevent water from channeling directly down steep segments.
- **Match Slope to Difficulty**
  Adjust trail grades so that slope and technical character align with the intended trail difficulty.

ObjID 6, Connector: Slope exceeds 10% for over 100 feet. Slope does not match difficulty.

ObjID 25, Flintstone: Switchback Slope is too steep

ObjID 86, Eastwood: Slope exceeds max recommendation.

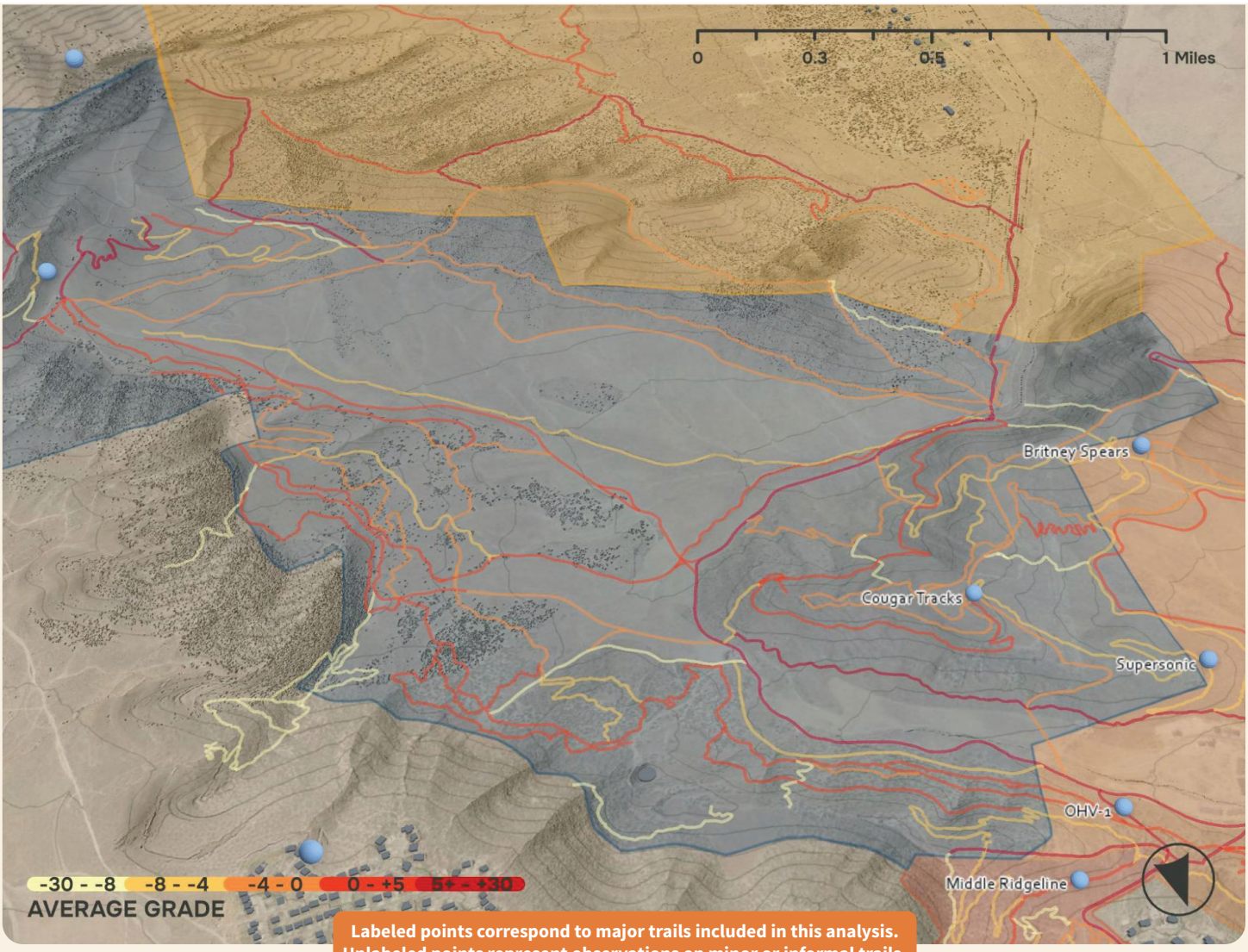
ObjID 89, Shooting Gallery: Slope exceeds maximum

ObjID 71, Mormon Cricket: Trail too steep and overgrown

Trail width refers to the horizontal space available for riders to safely travel along the designated tread. Similar to slope, this is an important factor in determining whether a trail matches its intended difficulty rating. Appropriate width helps ensure predictable riding conditions, allows enough room to maneuver technical sections, and reduces unintended line creation.

When a trail is too narrow for its difficulty level, riders may be forced off the intended tread, increasing safety risk and contributing to trail edge breakdown, widening over time, and deterioration of the natural landscape. Trail widths must be designed and maintained to match the expected skill level, riding speed, and surrounding terrain.

This assessment identified 7 locations with width issues shown on the map below.



Labeled points correspond to major trails included in this analysis.
Unlabeled points represent observations on minor or informal trails.

Challenges:

- **Undersized Tread**
  Several trail segments are narrower than recommended for their designated difficulty level.
- **Vegetation Encroachment**
  Some trails have vegetation encroaching onto the trail, further narrowing the usable tread.

Recommendations:

- **Restore and Stabilize Edges**
  Repair trail segments that are too narrow, ensure a consistent and appropriate trail width.
- **Remove Encroaching Vegetation**
  Cut back overgrown vegetation that narrows the usable tread.
- **Prevent Future Narrowing**
  Use corridor framing techniques such as placing rocks or logs along the trail edge or reinforcing the backslope to prevent the tread from collapsing inward over time.
- **Match Width to Difficulty**
  Adjust trail widths as needed to better align with intended trail difficulty.

ObjID 28, 22 LR Trail: Trail is too narrow and difficult to follow.

ObjID 54, Supersonic: Trail is narrower than 2 feet.

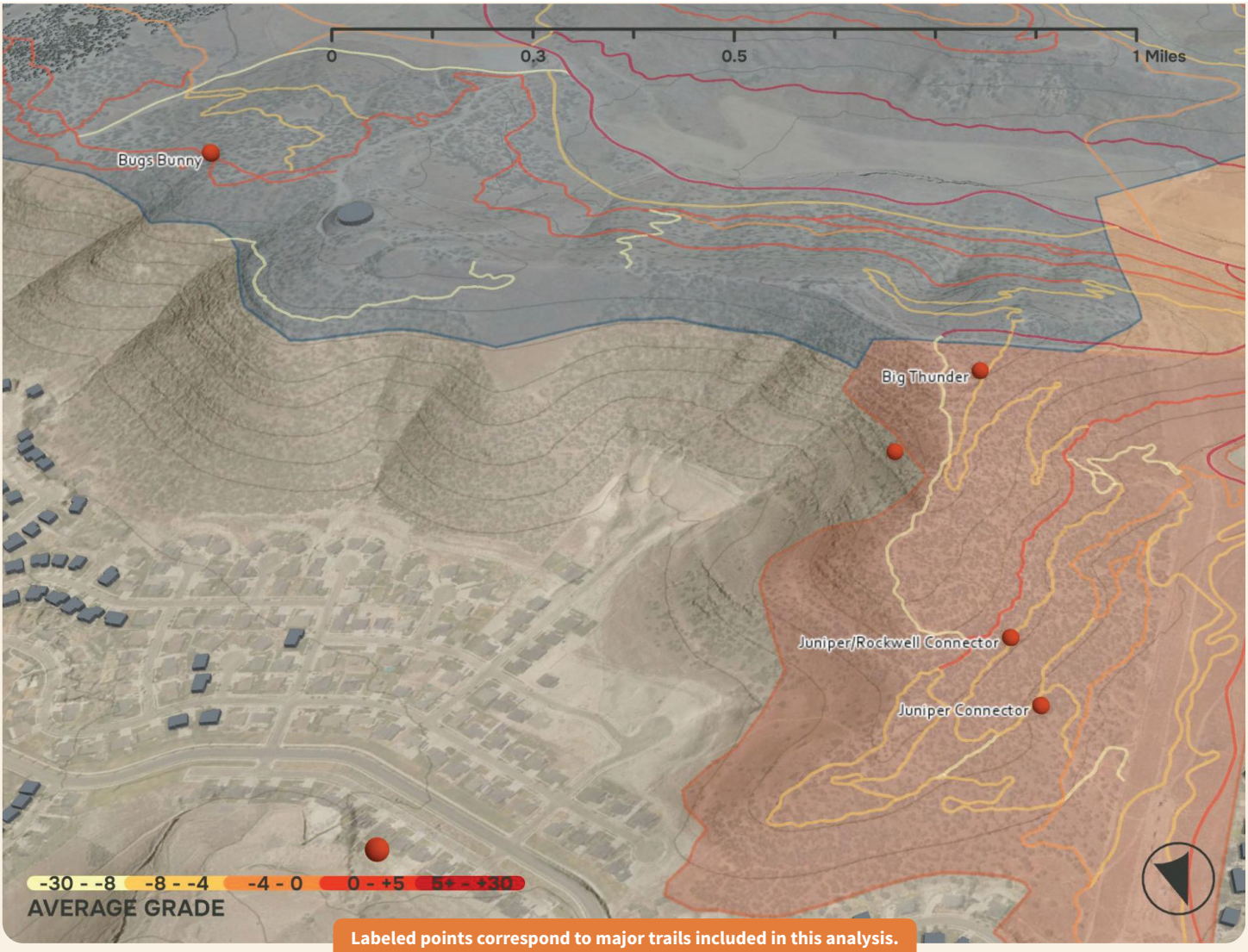
ObjID 63, Treadstone: Trail narrows and is overgrown.

ObjID 82, Unknown: Trail is hard to follow.

Trail hazards are unintended obstacles, conditions, or deteriorated features that compromise rider safety or obstruct the intended flow of the trail. In general, a hazard is anything that forces riders to unexpectedly change speed or direction where it was not intended, limits visibility, creates a collision risk, or undermines the trial's difficulty level.

Hazards in Eagle Mountain are primarily man-made elements such as fire pits, fences, discarded materials, and other debris that block or narrow the trial corridor. Broken or poorly maintained trail features include damaged jumps, collapsed berms, and damaged wooden features.

This assessment identified 6 locations with hazards shown on the map below.



Labeled points correspond to major trails included in this analysis. Unlabeled points represent observations on minor or informal trails.

Challenges:

- **Damaged Trail Features**
  Broken or deteriorated jumps, berms, wooden features, and landings compromise safety and undermine the intended flow and difficulty.
- **Man-Made Obstructions**
  Fire pits, fences, discarded materials, and other debris block the trail corridor or force riders off the intended line.

Recommendations:

- **Repair or Replace Damaged Features**
  Rebuild or remove deteriorated jumps, berms, and wooden structures.
- **Remove Obstructions**
  Clear fire pits, debris, and other materials that block trail segments.
- **Prevent Hazard Recurrence**
  Reduce future obstructions by clearly defining trail corridors, reinforcing rules against building unauthorized structures, and maintaining a consistent schedule for inspecting and repairing trail features.

ObjID 18, Bugs Bunny: Campfire built on the trail.

ObjID 27, Flintstone: Trail hops over a fence.

ObjID 37, Big Thunder: Bridge with missing planks.

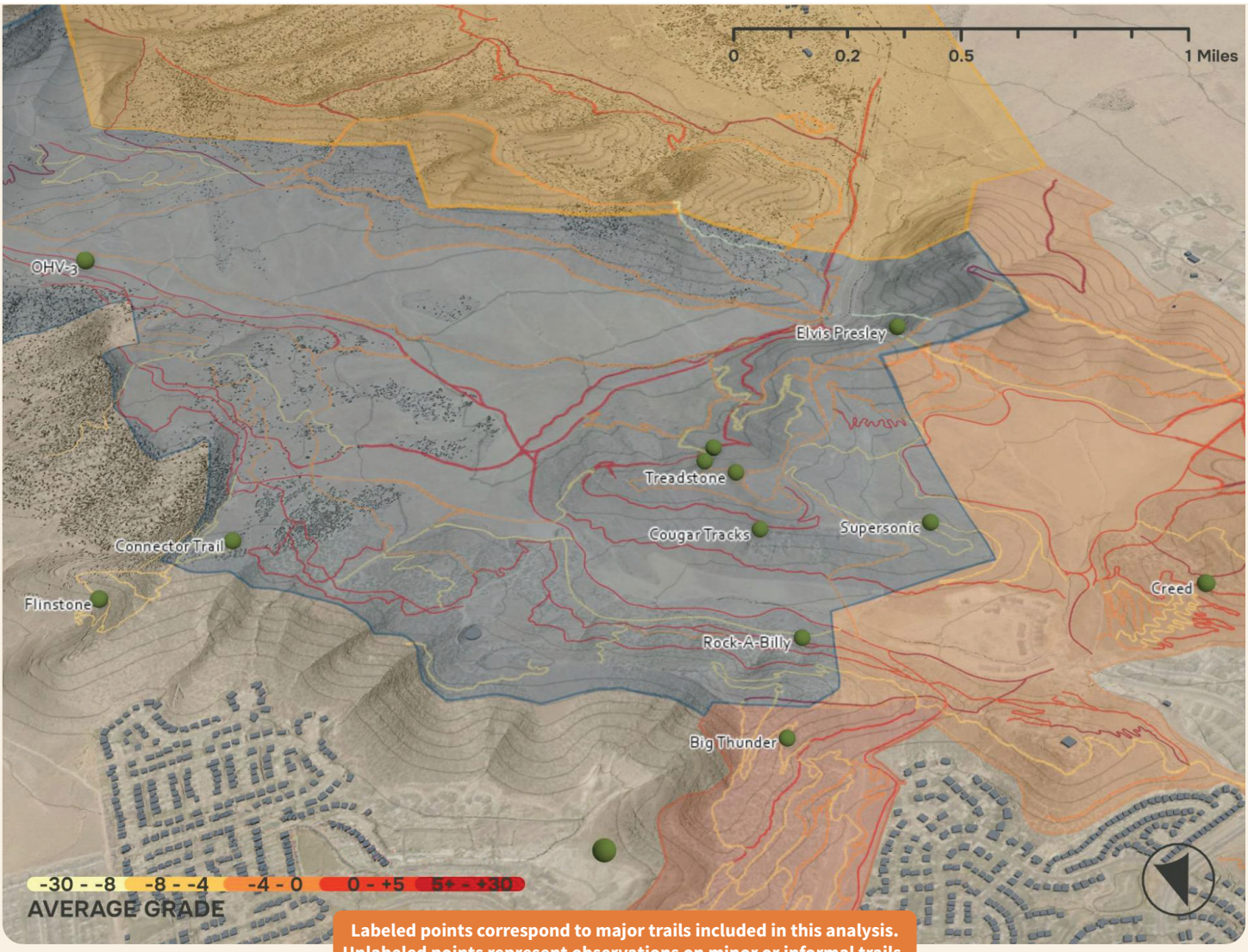
ObjID 40, Water Tank Road: Firepits on the trail.

ObjID 45, Juniper Connector: While not on the main trail, this bridge is a major safety concern and if it is not repaired, it should be removed.

ObjID 47, Juniper: Feature with missing planks.

Social Trails are informal trail segments, offshoots, or skidder lines that are not part of the official trail system. These routes often develop through repeated shortcutting or unauthorized construction. While some unsanctioned lines may offer desirable connections or features, many contribute to erosion, habitat fragmentation, confusing navigation, or conflicts with land ownership.

This assessment identified 12 locations with unsanctioned trails shown on the map below.



Labeled points correspond to major trails included in this analysis. Unlabeled points represent observations on minor or informal trails.

Challenges:

- **Unsanctioned Trails**
  Social lines and offshoots make it difficult for riders to identify the primary route, weakening trail definition and degrading user flow.

Recommendations:

- **Evaluate Offshoots for Potential Adoption**
  Determine whether unsanctioned routes fill a legitimate need (connectivity, flow, user interest) and, if so, redesign and rebuild them to sustainable standards.

- **Add Wayfinding Signs**
  Provide trail maps and clear signage where needed to prevent unsanctioned lines from redeveloping.

- **Remove Unnecessary Routes**
  Close and rehabilitate informal routes that duplicate existing trails, create erosion or safety issues, or conflict with land ownership constraints.

ObjID 13, Rockabilly: New trail offshoot that's not in the trail system.

ObjID 23, Flintstone: Offshoot trail that is not blocked off.

ObjID 59, Cougar Tracks: Trail is peeling away, skidded trail cuts off to the left.

ObjID 92, Creed: Unmarked side trail.

Recommendations Summary

Assessment	Category	Actions
GIS Assessment	Land Ownership Conflicts	• Prioritize EMC-owned trails • Formalize trails on SITLA land • Coordinate authorization on BLM land • Evaluate trails on private property
	Development Conflicts	• Preserve or realign high-priority trails • Preserve city-owned trails within Lower Hidden Valley • Plan connections within the Hidden Hollow trail corridor • Plan crossings on Mid Valley Road
	Environmental Conflicts	• Remediate where impacts are limited • Consider closure where impacts are extensive • Integrate environmental screening into future trail planning
Field Assessment	Signage	• Adopt sign standards • Install wayfinding signs • Install trailhead kiosks • Update digital maps
	Erosion	• Rebuild eroded tread • Install drainage features • Reinforce switchbacks
	Trail Definition	• Define corridor edges • Close offshoots and social trails • Mark trail entrances
	Slope	• Adopt sign standards • Install wayfinding signs • Install trailhead kiosks • Update digital maps
	Width	• Rebuild eroded tread • Install drainage features • Reinforce switchbacks
	Hazards	• Define corridor edges • Close offshoots and social trails • Mark trail entrances
	Social Trails	• Evaluate offshoots for potential adoption • Remove unnecessary routes • Add wayfinding signs

CHAPTER

03

Mountain Ranch Bike Park

Prepared by
Shapeshift Terrain Parks

Overview

The **Mountain Ranch Bike Park** (also referred to as Eagle Mountain Bike Park) is a **55-acre public riding area** that provides the most developed mountain biking trails and a skill development area.

Due to its central location and unique topography, the bike park is envisioned as a regional hub for mountain biking, offering a multi-faceted riding experience suitable for a wide range of skill levels. Over time, however, the facilities have shown significant wear. Much of the site now reflects deferred maintenance and visible deterioration, underscoring the need for a comprehensive assessment and plan to restore the park to a safe, functional, and well-organized standard.

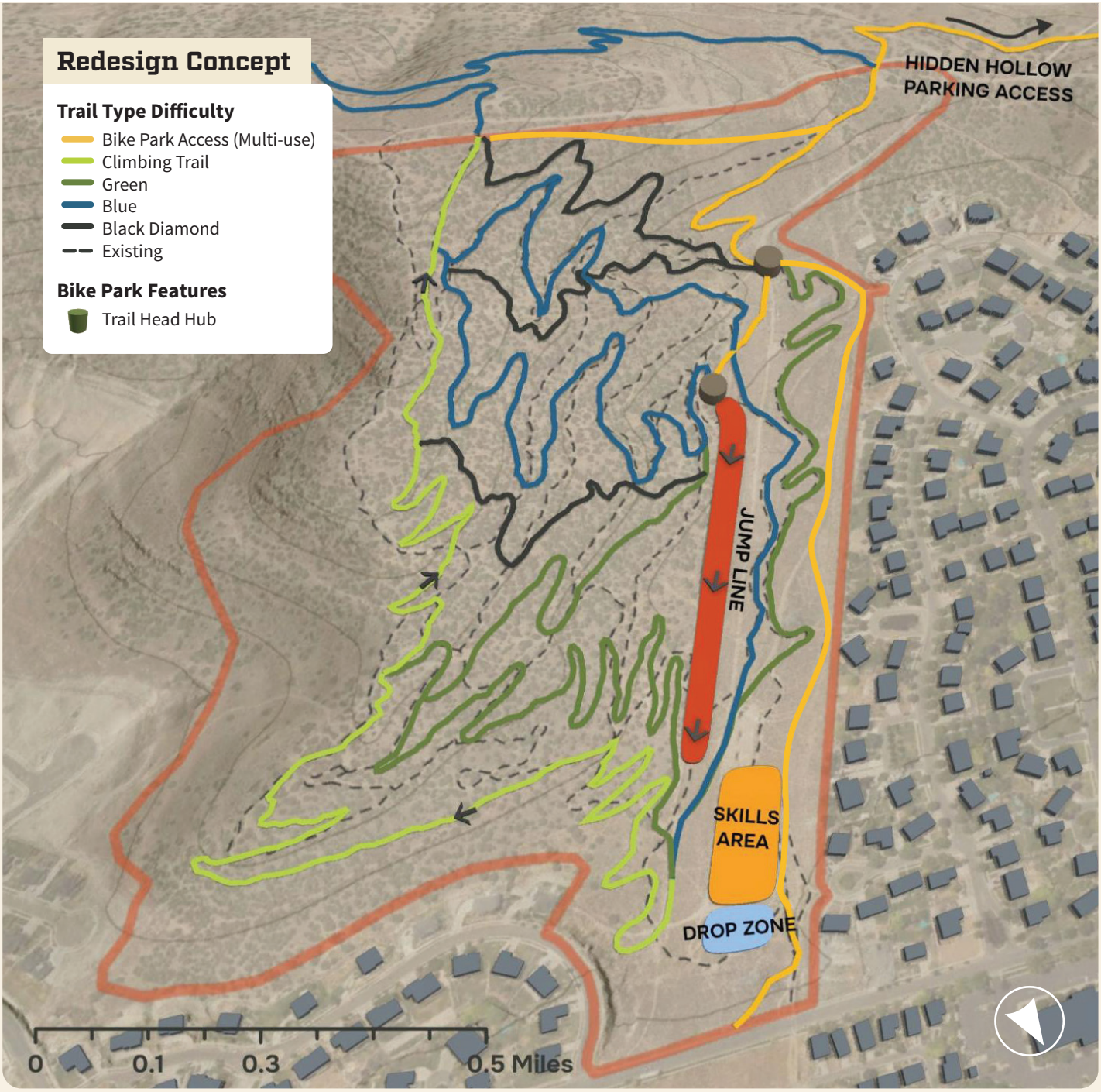
An inspection of the park was conducted by Shapeshift Terrain Parks (STP), a professional trail-building and bike park development company with extensive experience across Utah and the Mountain West.

The proposed design modernizes the existing layout with clear trail directionality, sustainable surfacing, and improved user access. The park will retain its core character—highlighting mountain bike style jumps, downhill trails, and technical features—while integrating modern flow-based design principles and improved amenities.

Park Layout

The 55-acre park provides roughly 425 feet of vertical relief and diverse terrain, ideal for a broad spectrum of trail types. Existing flagship routes such as 220 and Juniper can be preserved and upgraded to honor the park's original design while also elevating its usability. With purposeful planning, professional construction, and clear organization, this area can evolve into a bike park that stands out in Utah's growing mountain biking scene.

At present, the overall organization of trails offers limited guidance and difficult access. A few user-maintained routes exist, some with rider-built structures, but only a handful of those features remain safe or functional. Most trails and structures are now in disrepair. Critically, there is no dedicated uphill trail to provide consistent access to the top of the park, making the layout fragmented and difficult to navigate.



Existing Layout Challenges

- **Lack of clear trail purpose and progression**
  The current network consists of numerous overlapping and informal routes that create a “spider-web” pattern, with no clear organization or progression from beginner to advanced difficulty.

- **Mismatch between posted and actual difficulty**
  Several trails are signed or perceived as a certain difficulty but do not align with their on-the-ground riding experience, creating confusion and potential safety concerns.

- **Limited and indirect access to upper elevations**
  There is no purpose-built trail providing reliable access to the top of the park. The Upper Ridgeline Trail is the primary route but extends outside park boundaries onto SITLA land, while the only alternative is a utility access road.

- **Poor wayfinding and system legibility**
  Existing maps are outdated, and signage is either missing or unreadable, making navigation difficult and limiting the usability of the system for new or visiting riders.

- **Use concentrated on a small number of trails**
  Trails such as 101, 202, and Juniper receive the majority of use and may be the only clearly marked routes, leading to overuse while other trails remain underutilized or confusing.

Revised Layout Benefits

- **Organized, purpose-driven trail system**
  Replaces the existing spider-web of trails with a clear, intentional network where each trail has a defined role within the overall system.

- **Clear difficulty progression**
  Establishes an intuitive progression from beginner to advanced riding, improving safety, user confidence, and overall experience.

- **Dedicated uphill access and user separation**
  Provides a designated multi-use uphill trail to the top of the park, separating climbing and downhill travel and reducing conflicts between users.

- **Improved trail flow and connectivity**
  Downhill trails are intentionally routed to flow toward the base of the park and reconnect with a single uphill access trail, creating a more cohesive and efficient riding experience.

- **Preservation and improvement of key trails**
  Retains and rehabilitates flagship routes such as Big Thunder–220 and Juniper, maintaining community favorites while improving sustainability and ride quality.

- **Reduced off-site impacts**
  Consolidates trail access within park boundaries, minimizing unauthorized use of SITLA and utility properties. Future planning can more intentionally address how SITLA’s existing and potential routes integrate with the park’s long-term vision.

- **Improved wayfinding and system legibility**
  Introduces a simplified trail hierarchy supported by updated maps and consistent, readable signage, making the park easier to navigate for all users.

Existing Layout Challenges

All trails within the park are envisioned as natural-surface facilities constructed using on-site materials and shaped to respond to existing topography. Where trail features or structures are desired, they should be professionally designed and constructed using durable, high-quality materials to ensure rider safety and reduce long-term maintenance needs.

The following recommendations outline design intent and performance standards by trail type, as identified in the revised layout.

Multi-Use Trails (YELLOW)
Designed for two-directional travel by a range of users. Trails should be machine-built, a minimum of 4 feet wide, and generally maintain an overall grade of less than 6 percent. The Upper Ridgeline Trail may be rehabilitated as a downhill route; if retained or converted to a multi-use trail, significant rerouting will be required to address safety and visibility concerns.

Uphill Trails (LIGHT GREEN)
Provide primary climbing access to the trail system. Beginner-oriented uphill segments should not exceed a 5.5 percent average grade. Uphill trails accessing more advanced terrain may exceed this threshold in short sections but should generally target an average climbing grade of 7 percent or less.

Beginner Trails (GREEN)
Envisioned as machine-built flow trails that provide a predictable, confidence-building riding experience. Big Thunder and 220 may remain hand-built where appropriate. Downhill grades should generally fall within a 4–6 percent range.

Intermediate Trails (BLUE)
Intended as progression-focused downhill trails with increased speed and technical challenge. Generally envisioned as machine-built flow trails, with overall grades typically between 6 and 8.5 percent. The existing Big Thunder–220 trails should be consolidated and rehabilitated into a single, continuous, hand-built intermediate downhill trail.

Expert Trails (BLACK)
Envisioned as hand-built, technical downhill trails designed for advanced riders. These trails are not subject to specific grade limits but should follow sustainable trail design principles to minimize long-term maintenance and erosion impacts.

Downhill Trails

Downhill trails form the core riding experience but also present the greatest maintenance and safety challenges. While jump lines require frequent upkeep, professionally designed natural-surface downhill trails provide the most versatile and sustainable long-term infrastructure. Much of the existing downhill network was built with advanced riders in mind, resulting in limited options for beginners and intermediate users and an overall lack of progression.

Existing Layout Challenges

- **Inconsistent trail difficulty and narrow tread**
  Many downhill trails include technical rock features, narrow alignments, and abrupt difficulty changes that do not align with posted or implied trail ratings.
- **Deteriorating and unsafe features**
  Wooden structures are present throughout the system, with many in poor condition and no longer meeting safety expectations.
- **Widespread informal use**
  Social and unsanctioned trails have developed between designated routes, contributing to tread creep and landscape impacts beyond intended trail corridors.
- **Lack of signage and hazard identification**
  Existing signage is minimal or faded, with no clear indication of trail direction, difficulty, or feature-specific hazards.
- **Misaligned grades and features**
  Trail grades and technical elements are often poorly matched, creating unsafe riding conditions and accelerating erosion.

Recommendations

- **Dedicated uphill access**
  A new directional uphill trail will serve as the primary access to downhill routes, reducing conflicts and informal climbing on downhill trails.
- **Trail zoning by difficulty**
  The northern portion of the park, with gentler grades, is designated for beginner and intermediate trails, while steeper, rockier central and southern slopes are reserved for advanced riding.
- **Targeted construction methods**
  Green and blue trails will be primarily machine-built to ensure consistent tread and predictable flow. Select blue and black trails will be hand-built to retain technical character and terrain-driven design.
- **Integrated trail terminations**
  Downhill trails will generally terminate in the jump line area, with a green-level connector providing beginner access to lower flow trails and the skills zone.

Existing Layout Challenges

Skills Area

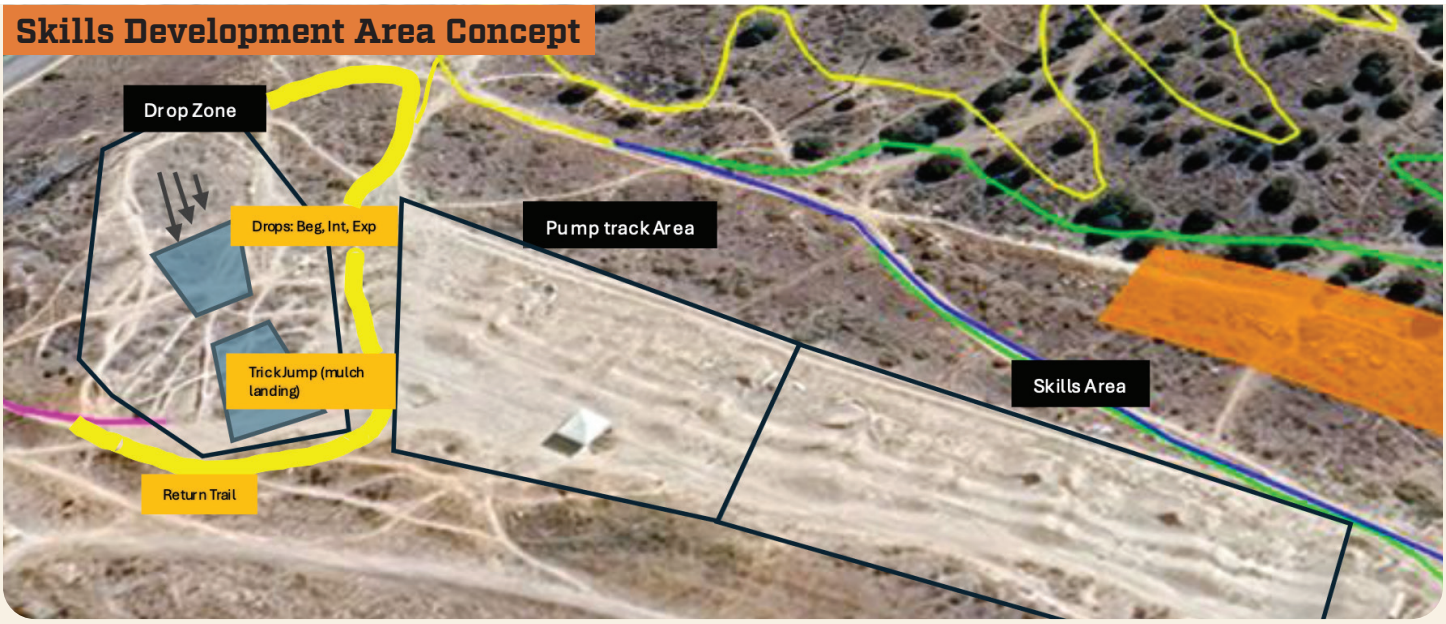
The former jump line is repurposed to support a redesigned skills area and pump track, allowing the City to retain prior investments while expanding the functionality, accessibility, and long-term durability of this portion of the park. A new jump line is relocated to the foothills below the flow trails, as shown in the revised layout.

The current skills area consists primarily of elevated wooden features woven through low vegetation. While engaging for advanced riders, these features rely on buried wooden supports and function as a standalone challenge course, limiting progression opportunities and long-term sustainability.

Challenges

- **Aging and unsafe structures**
  Many wooden features require reinforcement at a minimum, with widespread issues such as backing-out fasteners and deteriorating supports.
- **Limited accessibility and progression**
  The current design caters almost exclusively to advanced riders, limiting its usefulness to the broader riding community.

Skills Development Area Concept



Recommendations

- **Repurposed Jump Line**
  Convert the former jump line into a redesigned skills area and pump track, maintaining its role as a key park feature while expanding usability.
- **Drop Zone**
  Develop a progression-based drop area using natural elevation, with beginner (rollable), intermediate, and expert options and properly sloped landing zones.
- **Trick Jump**
  Construct a low-risk trick jump with a soft landing surface (mulch or sand) to support skill development and repetition.
- **Pump Track**
  Install a hard-surface (asphalt or concrete) pump track in the flattest portion of the park to improve durability and reduce maintenance demands.
- **Skills Area**
  Create a gently sloped, ground-level skills area with multiple line choices, beginner-accessible features, and durable materials such as steel, wood decking, and natural rock.
- **Return and Access Trails**
  Provide clearly defined, wider return and access trails with visual edge treatments to improve circulation, safety, and wayfinding.

Jump Line

The original jump area was constructed with three parallel lines—small, medium, and extra-large—on a consistent downhill grade. While the smaller lines remain partially rideable, the overall system has proven difficult to maintain and does not effectively serve riders across a range of abilities. The extra-large line has fallen into disrepair, reflecting both its limited user base and high maintenance demands. These conditions present an opportunity to re-envision the jump line as a safer, more durable, and more inclusive feature within the park.

Challenges

- **Unsustainable construction**
  Existing lips and landings lack sufficient material and structural support to maintain their shape over time.
- **Limited progression**
  The current layout does not provide a clear or accessible progression path for beginner riders.
- **Poor flow and consistency**
  Jump spacing, alignment, and approach speeds do not support predictable riding or a broad range of skill levels.

MTB Jump Line Concept

Recommendations

- **Relocated Jump Line**
  Replace and relocate the former dirt jump area with a new MTB jump line situated along the foothills below the flow trails, as shown in the revised layout.
- **Progression-Based Design**
  Design the jump line to support progression, with a minimum of four distinct jump tiers that serve beginner, intermediate, and expert riders.
- **Multiple Takeoff Options**
  Provide multiple takeoff options at each tier, including dirt-shaped beginner lips and fabricated intermediate and expert ramps, with ride-arounds where appropriate.
- **Integrated Use of Topography**
  Utilize natural terrain to manage speed and flow, allowing jump lines to meander into the hillside as needed.
- **Predictable Jump Geometry**
  Construct tabletop-style jumps with consistent takeoffs and visible landings to improve safety and rider confidence.
- **Durable Construction**
  Use native and imported materials as needed, with metal-framed fabricated ramps and compacted, well-draining landing surfaces.
- **Safety and Testing**
  Professionally test and fine-tune all jump features to ensure proper flow at trail speed and reduce the need for excessive braking or pedaling.

Wayfinding and Amenities

Amenities within the bike park include signage, shade structures, a bike repair stand, and water hydrants. While these elements establish the park as a functional recreation space, they are inconsistently distributed and, in some cases, in poor condition. Park boundaries and circulation routes are not clearly defined, with trails and amenities extending into adjacent neighborhoods, utility easements, and nearby properties, creating confusion for users and maintenance staff.

Challenges

- **Limited and ineffective wayfinding**
  Existing signage is minimal, difficult to read, and lacks clear information. The trail system itself lacks a clear hierarchy, making navigation and orientation challenging even where signage is present.
- **Aging shade infrastructure**
  The main shade structure shows signs of deterioration, including cracking in the concrete pad and surface rust on structural elements.
- **Lack of public water access**
  No drinking water fountain is currently available for park users.
- **Incomplete bike repair amenities**
  Repair stations are present but missing functional tools.
- **Unclear boundaries and utility conflicts**
  Pedestrian paths and utility easements are not clearly delineated within the park, increasing the potential for user confusion and conflicts with maintenance activities.

Recommendations

- **Wayfinding**
  Improve wayfinding throughout the park; refer to Chapter 5 for detailed signage, mapping, and system hierarchy recommendations.
- **Shade Structures**
  Retain and upgrade the lower shade structure; remove or replace the upper structure as part of the revised park layout, with new structures aligned to the overall design.
- **Water Access**
  Maintain the existing water hydrant for construction and long-term maintenance needs.
- **Public Water Access**
  Install a public drinking water fountain near the primary shade structure.
- **Bike Repair Station**
  Repair and replace missing or damaged tools to restore functionality.
- **Utilities and Easements**
  Clearly delineate utility easements and pedestrian paths and integrate them into the park design to reduce conflicts and improve safety.

Accessibility & Parking

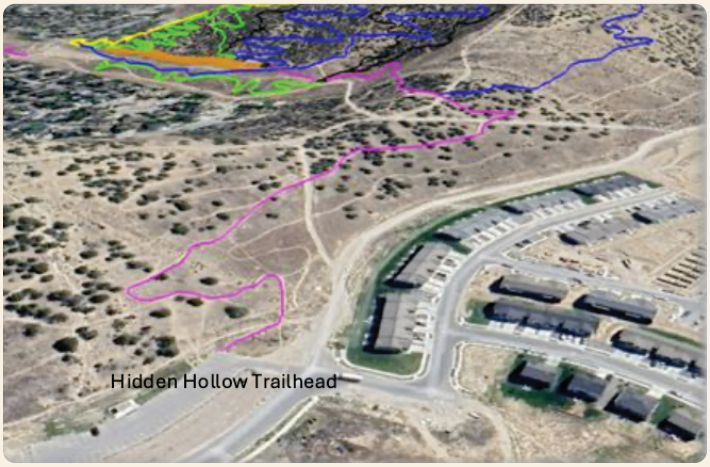
The bike park's primary access point is along Golden Eagle Road, a major neighborhood corridor. While this location provides visibility within the community, the park entrance is not clearly marked, and formal parking is not provided. In practice, visitors park informally along the roadway, and access into the park occurs via steep, informal trails or stairways that are not suitable for bikes or beginner riders. Additional access occurs through surrounding neighborhoods and adjacent trail systems, though these routes are not clearly designated or coordinated.

Challenges

- **Poorly defined primary access**
  The entrance from Golden Eagle Road is difficult to identify, and steep grades make ingress and egress challenging, particularly for beginner riders.
- **Safety concerns at roadway connections**
  Steep trail exits directly onto Golden Eagle Road create conflicts with vehicle traffic and limit safe use.
- **Lack of ADA access and amenities**
  No ADA-compliant access routes or amenities currently exist within the park.
- **Informal and unsafe parking**
  Parking occurs along Golden Eagle Road without designated stalls, signage, or traffic-calming features.
- **Fragmented access network**
  Emergency, utility, and user access routes rely heavily on neighborhood connections without clear hierarchy or signage.

Recommendations

- **Golden Eagle Road Access**
  Improve delineation of the primary park entrance and replace existing informal trails with a purpose-built access route that meets a maximum 6 percent grade and a minimum 60-inch width. Stair access should remain limited to foot traffic only.
- **Street Parking**
  Formalize limited on-street parking along Golden Eagle Road with designated parking signage and basic roadway markings to improve safety and visibility.
- **Access Controls**
  Consider gates or physical barriers where appropriate to discourage unauthorized motorized vehicle access.
- **Hidden Hollow Connection**
  Designate Hidden Hollow Trailhead as a secondary access point, leveraging its existing parking and restroom amenities.
- **Dedicated Access Trail**
  Identify and construct a clearly signed multi-use trail connecting Hidden Hollow Trailhead to the bike park to reduce informal trail use and improve wayfinding.

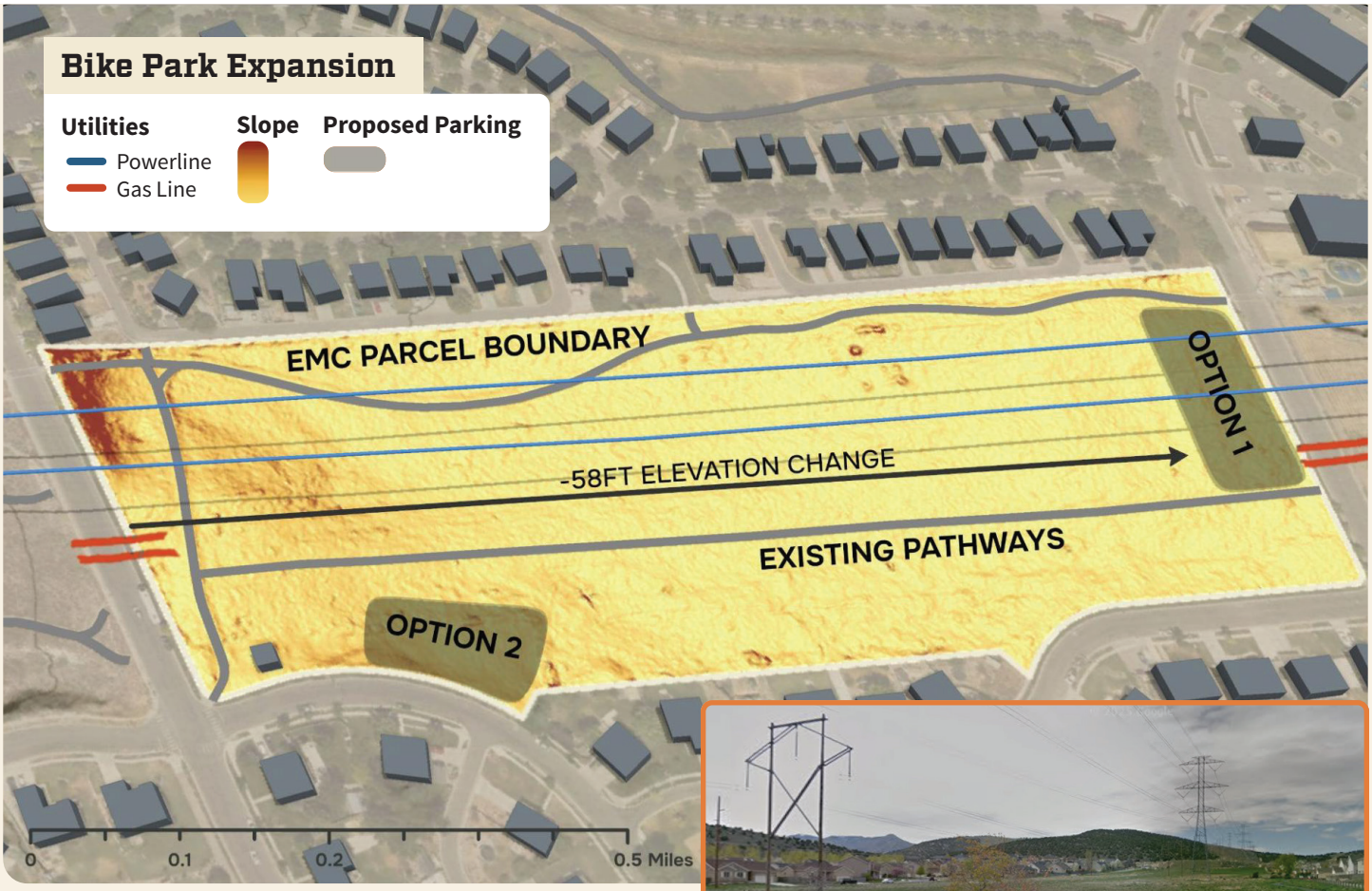


Main Entrance
Primary On-Street Parking
Shade Structure
w/Concrete Pad
Entrance
Entrance
Entrance

Bike Park Expansion

Long-term expansion of the Eagle Mountain Bike Park may be considered after priority improvements within the existing park boundary are completed. Expansion concepts described below are therefore intended as future opportunities, not near-term recommendations.

Directly north of the bike park is a City-owned parcel located between Golden Eagle Road and Ranches Parkway. This parcel consists of a large, undeveloped area that is partially constrained by active power and gas line corridors on the eastern edge. A paved access trail already runs along the western edge of the property, providing an existing circulation spine that could support future park amenities.



Additional Parking Opportunities

Lack of dedicated parking remains one of the bike park's most significant access challenges. The expansion parcel offers an opportunity to provide off-street parking that better supports the park without relying on informal roadside parking.

While the southern portion of the parcel would provide the most direct access to the bike park, steep slopes may limit feasibility. Two alternative locations should be evaluated in the future:

- **North side access from Ranches Parkway**, where grades may be more favorable.
- **Southeast corner access from James Street**, adjacent to the existing neighborhood pocket park.

At a planning level, surface parking lots typically range from **$6–$10 per square foot**, depending on grading, drainage, surfacing, and stormwater requirements

RC Park Opportunity

The expansion area may also support a future RC (radio-controlled) park, which could broaden the site's appeal and provide a complementary recreational use. RC parks typically include compact dirt or paved tracks, small-scale jumps or obstacles, and open staging areas for users. These facilities are relatively low-impact, compatible with utility corridors, and often attract younger users and families.

Peak View RC Raceway, Spanish Fork

RC Rock Crawler Park, West Valley City

Five Year Improvement Plan

This five year improvement plan is organized into three phases:

Phase 1 (years 1-2) focuses on completing the formal review and planning to move from vision to implementation. By the end of this phase, the City will have a fully defined project proposal, an approved scope, and a clear funding strategy ready for bid solicitation. The city may also remove and/or repair damaged wood features and address other immediate safety concerns during this planning phase.

Phase 2 (years 3-4) includes contractor selection, construction of all park elements, and commissioning of the facility.

Phase 3 (years 5+) focuses on maintaining the park's safety, ride quality, and long-term sustainability after the park is built and open to the public.

Phase	Duration	Category

Phase 1: Planning, Review, and Procurement	Years 1-2	• Review the concept plan, cost forecasts, and phasing recommendations through City Council.
		• Pursue applicable recreation and infrastructure grants at the state and federal levels.
		• Prepare and finalize the Request for Proposals (RFP) for construction and related services.
		• Define clear scopes of work for specific regions of the park:
		  ▫ Asphalt Pump Track (one scope package)
		  ▫ Flow Trails and MTB Jump Line (one scope package)
		  ▫ Drop Zone, Skills Area, and Access improvements (one scope package)
		• Ensure that the final RFP and project documentation align with industry standards for professional bike park construction.
		• Include specialized contractor language that recognizes the unique expertise required for features such as asphalt pump tracks, jump lines, and hand-built trail work.
		• Remove and/or repair damaged wood features and address other immediate safety concerns.

Phase	Duration	Category
Phase 2: Construction and Implementation	Years 3-4	• Select qualified contractors through a transparent RFP process based on experience, scope alignment, and cost efficiency. • Begin phased construction of trail networks, jump lines, and skill zones according to finalized designs and approved scopes. • Coordinate infrastructure work such as access trails, signage, and shade structures to ensure integration with the city's existing recreation network. • Complete construction close-out, final inspections, and park commissioning. • Prepare a detailed maintenance and budget plan for Year 5 and beyond to ensure sustainability.

Phase	Duration	Category
Phase 3: Maintenance, Evaluation, and Stewardship	Years 5+	• Implement the maintenance plan through City staff and/or community stewardship programs. • Conduct annual safety and condition assessments of trails, features, and infrastructure. • Recompact or resurface natural-surface areas that have settled or eroded. • Inspect and address any drainage or grading issues identified during the first operating seasons. • Develop an ongoing annual maintenance schedule for the park's natural-surface trails, jumps, and amenities. • Continue exploring grant or partnership opportunities to fund major resurfacing or new feature development as the park evolves.

Budget Considerations and Cost Estimates

Redevelopment costs will vary based on final scope, design complexity, feature density, and construction methods. Key cost drivers include the length and type of trails constructed, the use of fabricated features or asphalt infrastructure, contractor specialization, and material availability.

Budget Development Approach

Final budgets should be confirmed through direct coordination with City engineering staff and peer agencies and validated during the RFP and design development process. This approach allows Eagle Mountain City to align investment with industry standards and regional market conditions, while maintaining flexibility to adapt scope and detail to available funding sources.

Next Steps:

- **Refine cost forecasts during early design**
  Develop more detailed cost estimates during trail design in coordination with trail designers and bike park–specific contractors.

- **Benchmark against peer communities**
  Coordinate with municipalities that have recently completed similar facilities, including:

    - Lehi City - Lehi's Dream Jump Line
    - West Jordan City - West Jordan Wheels Park
    - Park City - Trailside Bike Park
    - Highland City - Highland Glen Bike Park
    - Hurricane City - Thrill Hill Bike Park
    - Vernon City - Becker Bike Park
    - Springville City - Cherry Ridge Bike Park
    - Salt Lake City - 9-Line Bike Park

- **Establish unit costs by facility type**
  Use peer projects to validate assumptions for asphalt pump tracks, jump lines, flow trails, and skills areas.

- **Plan for scalable implementation**
  Recognize that total project cost will scale with trail mileage, number of features, and level of fabricated infrastructure, allowing the City to adjust scope based on available funding.

Planning-Level Cost Ranges

Based on recent regional projects and industry benchmarks, the following planning-level unit costs may be used to guide early budgeting and scenario development:

- **Flow Trails (downhill)**
  Approximately $12–$18 per linear foot, depending on terrain, feature density, and construction method. Jump lines should be assumed to include standard flow trail costs plus the cost of individual jump features. Fabricated jump lips typically range from $3,000–$5,000 per feature.

- **Multi-Use Trails**
  Approximately $7–$9 per linear foot, reflecting wider tread, gentler grades, and machine-built construction.

- **Skills Area**
  Estimated cost of $50,000–$150,000, depending on the number of features, materials used (steel, wood, rock), and overall size of the area.

- **Asphalt Pump Track**
  Estimated total cost of $400,000–$700,000, or roughly $40–$50 per square foot, consistent with recent projects in Utah and the Intermountain West.

Eagle Mountain Bike Park - Redevelopment Cost Estimates

Feature	Length/size/#	Unit Cost	Total Cost
Flow Trails (downhill)	• 9,596 ft (dedicated Flow) • 9,458 ft (handbuilt DH)	$12–$18 per linear foot	$229k - $343k
Multi-Use Trails	9,594 ft	$7–$9 per linear foot	$67k - $86k
Skills Area	n/a	n/a	$50k - $150k
Asphalt Pump Track	10,000 - 14,000 sqft	$40-50 per sqft	$400k - $700k
Jump Line	1,000 ft (12 features)	• $12–$18 per linear foot • $3,000–$5,000 per feature	$48k- $78k
Trail Signage	• 1 Kiosk • 11 Posts • 9 Signs	• $3,000 - $5,000 per kiosk • $400 per post or sign	$11k - $13k
Trailhead Improvements	• $1 paved parking lot • 1 restroom	• $20,000 - $40,000 per lot • $80,000 -120,000 per restroom	$100k - $160k
		Total:	**$0.905 - $1.530M**

*see chapter 5 for wayfinding sign types and placement recommendations.

CHAPTER

04 Eagle Mountain NICA Course

Introduction and Context

The Eagle Mountain NICA Course is a youth-focused recreational asset within Eagle Mountain's trail system. The course is used by the Utah High School Cycling League, a chapter of the National Interscholastic Cycling Association (NICA), which organizes middle school and high school mountain bike practices and races across Utah.

NICA race venues are regionally significant facilities. On race days, they can host between 800 and 2,500 student-athletes, along with coaches, spectators, and event staff. As a result, these venues function not only as trails, but as large-scale event sites that require substantial staging areas, parking, emergency access, and coordination with land managers. Communities that are able to accommodate NICA courses often become recurring hosts, strengthening their role in regional recreation networks and youth sports programming.

In Eagle Mountain, the NICA course is located in the Upper Hidden Valley area. Its location, terrain, and trail characteristics align well with NICA's programmatic needs, while also intersecting with broader city objectives related to parks, trails, and open space. Unfortunately, the course is situated in an area experiencing significant planned roadway and land development, raising questions about its long-term viability and integration with future infrastructure.

This chapter documents the course's role, requirements, and constraints to inform long-term planning and decision-making.

NICA Course Design and Operational Requirements

NICA-sanctioned race venues must meet a consistent set of design and operational criteria to ensure safety, fairness, and a high-quality experience for student riders of varying skill levels. These criteria provide a useful framework for evaluating the suitability and long-term feasibility of existing and future NICA course locations.

- **Course length and terrain**
  NICA courses are typically designed as looped routes ranging from 4 to 6 miles per lap, with total climbing between 300 and 650 feet per lap. Courses should include a balanced mix of singletrack, doubletrack, and dirt road segments. Excessive singletrack can limit passing opportunities, while too much road riding reduces rider experience and safety. Moderate technical features are encouraged, provided that riders across a wide range of abilities can successfully complete the course.

- **Trail configuration and safety**
  Preferred courses avoid high-speed downhill road descents and instead emphasize singletrack descents that naturally manage rider speeds. Courses may include alternate “A” and “B” lines to provide passing opportunities and accommodate different skill levels. Emergency vehicle access must be feasible at multiple points along the course, and evacuation routes must be practical in the event of injury or severe weather.

- **Start and finish areas**
  Race starts require wide, open areas that allow riders to line up 4 to 5 abreast, typically on a dirt road or open field. An uphill or neutral start is preferred, with at least 0.5 to 1 mile of separation before entering singletrack to allow the field to spread out safely. Finish areas must be flat or uphill, with no downhill finishes permitted, and must widen sufficiently in the final 200–500 meters to allow safe passing and accurate race scoring.

- **Staging, pit zones, and event support**
  NICA events require substantial open space near the start and finish for team pit zones, registration, volunteer check-in, neutral mechanical support, sponsors, food vendors, and portable restrooms. Team pit zones alone typically require 1.9 to 2.4 acres for a 1,000–1,200 rider event. This need is a defining characteristic of NICA venues and often exceeds that of typical trailheads or day-use recreation sites.

04 Eagle Mountain NICA Course

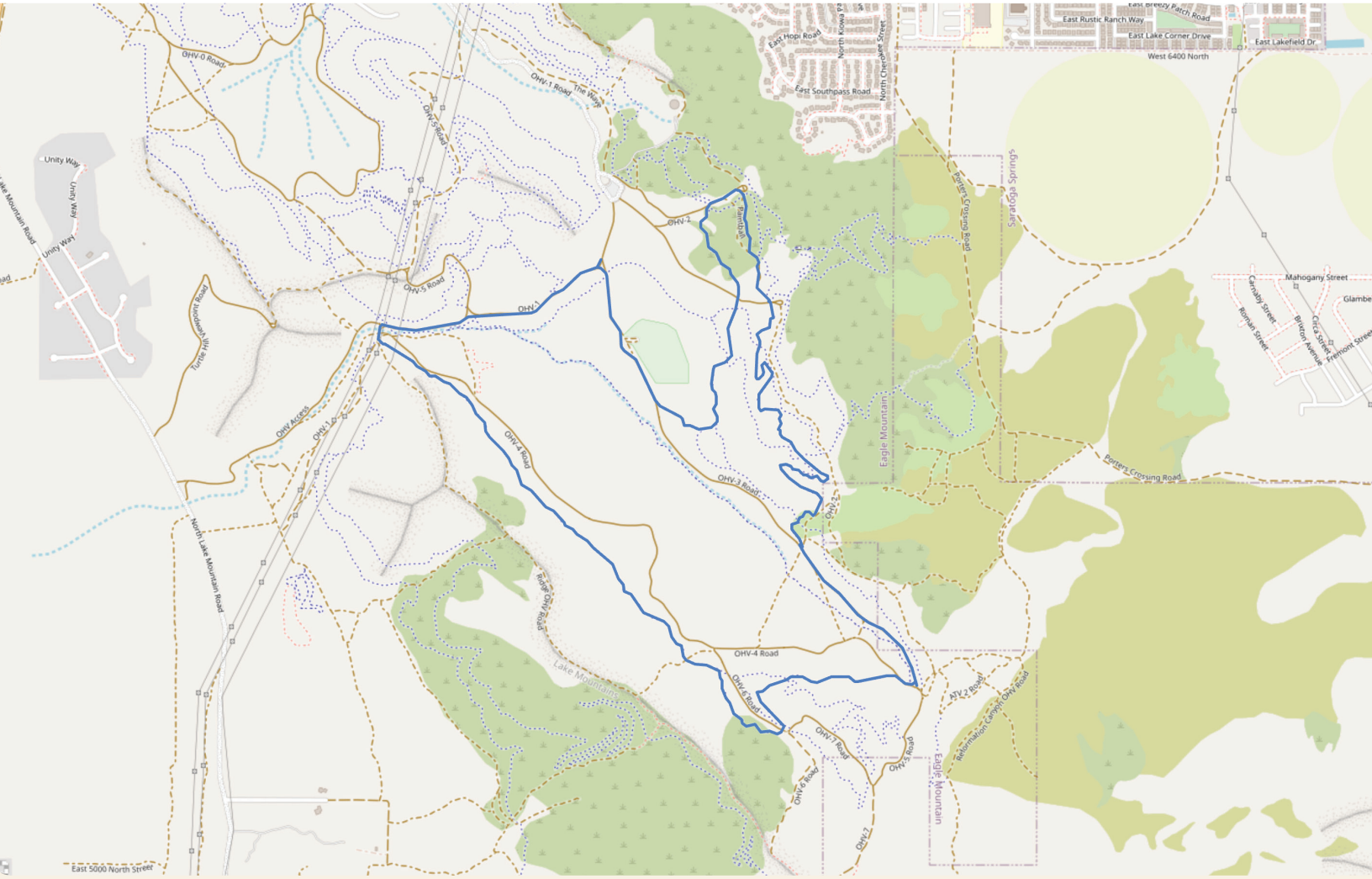
- **Parking and access**
  Parking capacity is another critical constraint for NICA venues. These events typically require parking for 1,000 to 1,500 vehicles, which can translate to 10–15 acres if accommodated in undeveloped or gravel areas. Efficient access, traffic circulation, and proximity to the course are essential for safe and functional event operations.

- **Location and regional accessibility.** Course selection also considers proximity to population centers, with an emphasis on keeping travel times within two to three hours for most teams. Elevation, seasonal weather patterns, and heat exposure are factored into scheduling and venue selection to ensure safe racing conditions throughout the season.and functional event operations.

Eagle Mountain NICA Course

The Eagle Mountain NICA course is located in the Upper Hidden Valley area and consists of an approximately 5.6-mile loop with roughly 520 feet of total elevation gain. The course generally aligns with NICA's preferred range for course length and climbing. Its layout includes a mix of singletrack and wider trail segments.

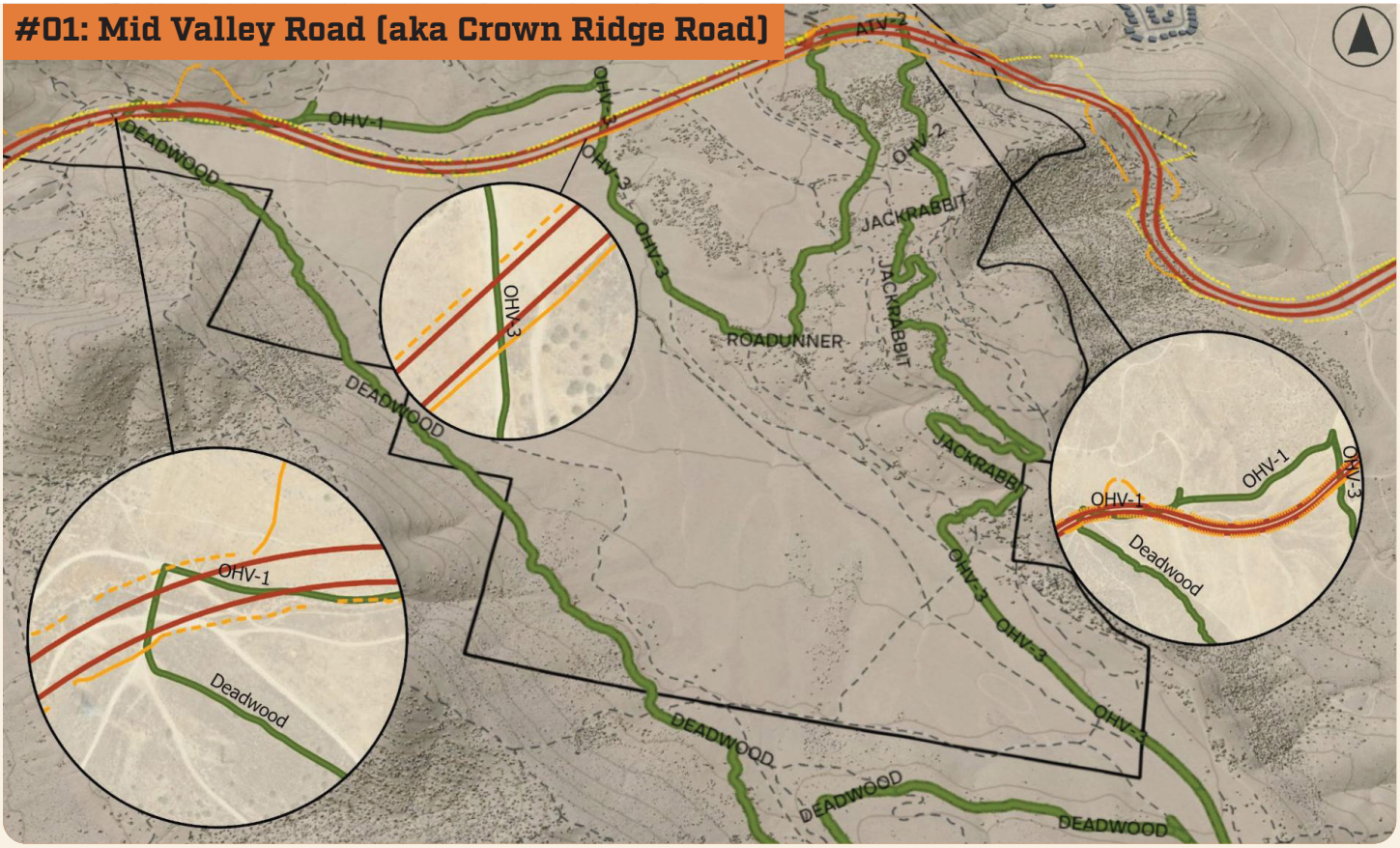
The course is situated within a largely undeveloped landscape that provides flexibility for race operations but also creates long-term uncertainty as adjacent roadway and land development plans advance. Parking and event staging are currently accommodated in undeveloped areas near the Rock City Trailhead.



Development Conflicts

Long-term viability of the Eagle Mountain NICA course is threatened by two major planned projects in the Upper Hidden Valley area, described below. These projects introduce physical and operational conflicts that would substantially affect the course's continuity, safety, and event functionality

#01: Mid Valley Road (aka Crown Ridge Road)



Mid Valley Road, recently named by the State as Crown Ridge Road, is a planned five-lane, east-west arterial intended to provide regional connectivity between Eagle Mountain and Saratoga Springs.

Mid Valley Road Plan
- Edge of Pave Road
- Roadway Slope Feature

NICA Course
- Trails

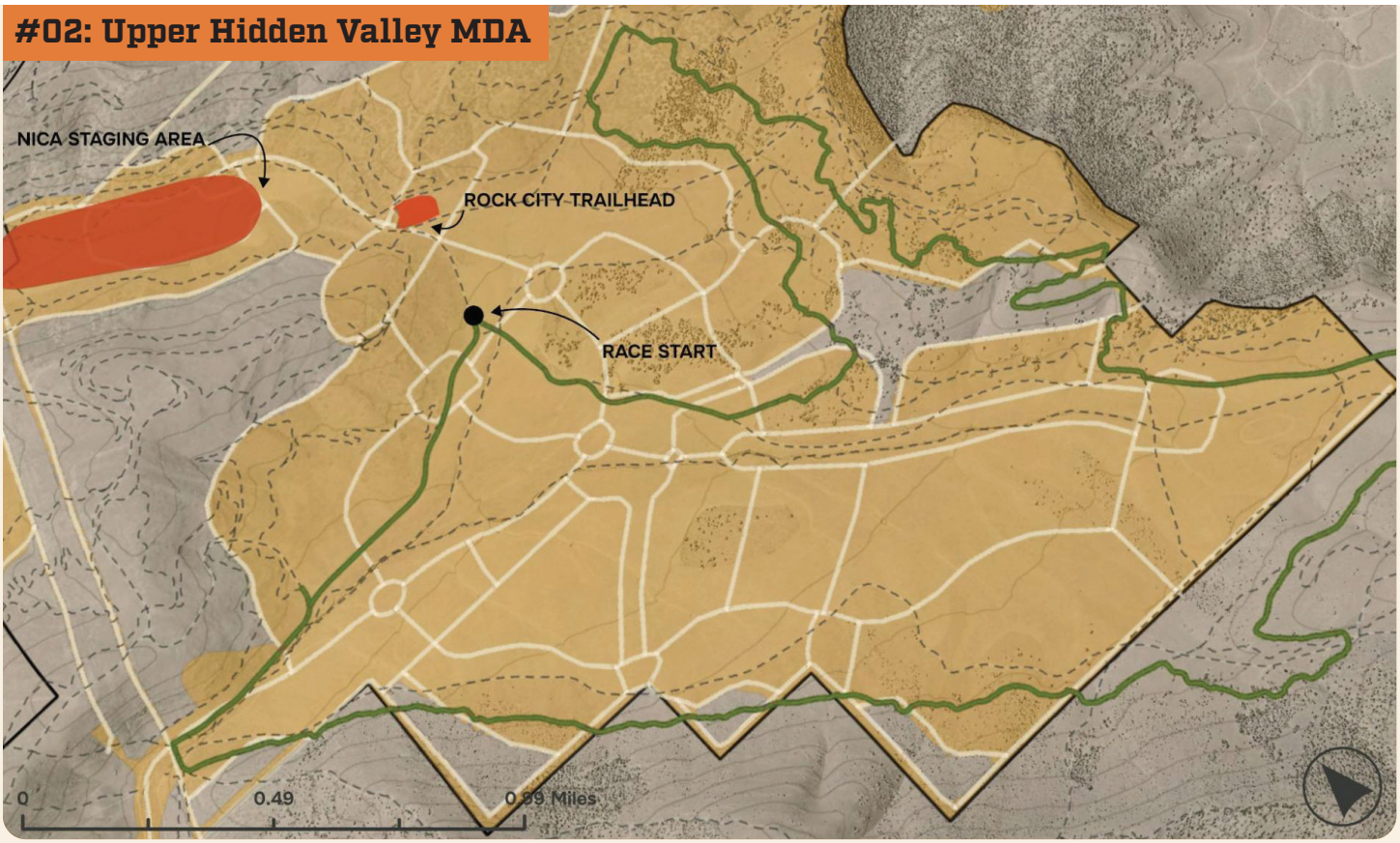
Hidden Valley

Recent State legislation transferred this facility to state jurisdiction, allowing UDOT to assume responsibility for funding and construction. This road will provide a critical access between the two valleys, and is a high priority for Eagle Mountain. Funding for this project would be possible only following environmental studies, detailed road design planning, and based on available state funding. This project is realistically about 5-10 years out, although construction could be accelerated should funding become available.

The planned road alignment intersects with the existing NICA course at four locations. These crossings present significant challenges. At-grade crossings are not feasible as they would disrupt race flow, rider separation, and course integrity. Without grade-separated crossings or substantial rerouting, the roadway would effectively fragment the course into discontinuous segments.

1- East	2 - North East	3- North West	4 - West
OHV-1	OHV-3	Road Runner	Paint Ball City
Deadwood	9,594 ft	ATV-2	ATV-2

#02: Upper Hidden Valley MDA



The NICA course is located within the Upper Hidden Valley MDA, an area identified for future development. Development in the Upper Hidden Valley MDA is not expected to occur until major utility infrastructure is extended into the area. This is anticipated on a similar timeline to Mid Valley Road, approximately 5–10 years out.

This MDA indicates that most of the course and its parking and staging areas would be impacted by development.

Development Plans

- HV Planned Roads
- Developoed Area
- HV MDA Boundary

Trails

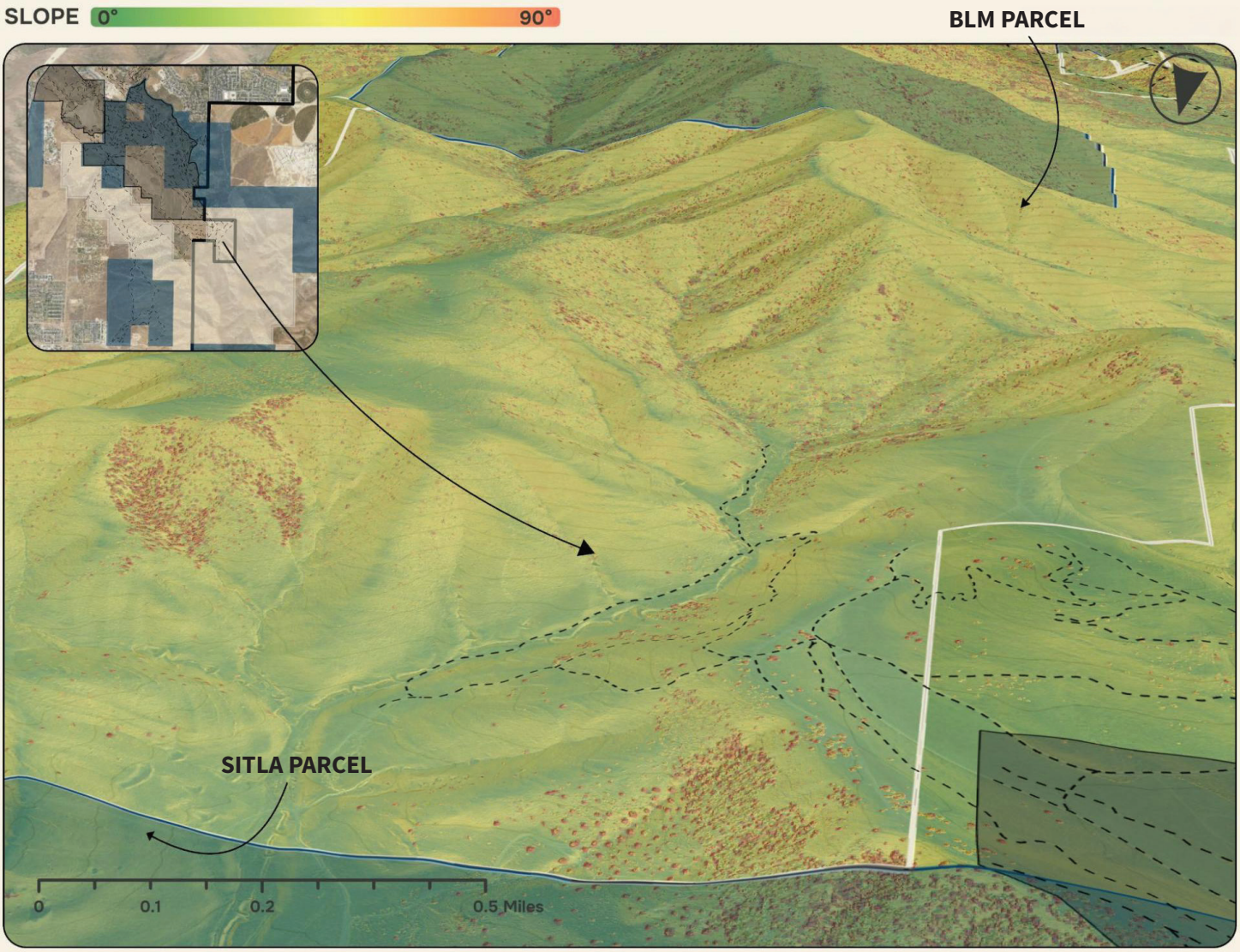
- NICA Course
- Other

Recommendations

Planned development in the Upper Hidden Valley area will make the existing Eagle Mountain NICA course increasingly constrained and ultimately unusable within the next 5–10 years. Due to the scale of development, minor realignments would not be sufficient to preserve the course long term.

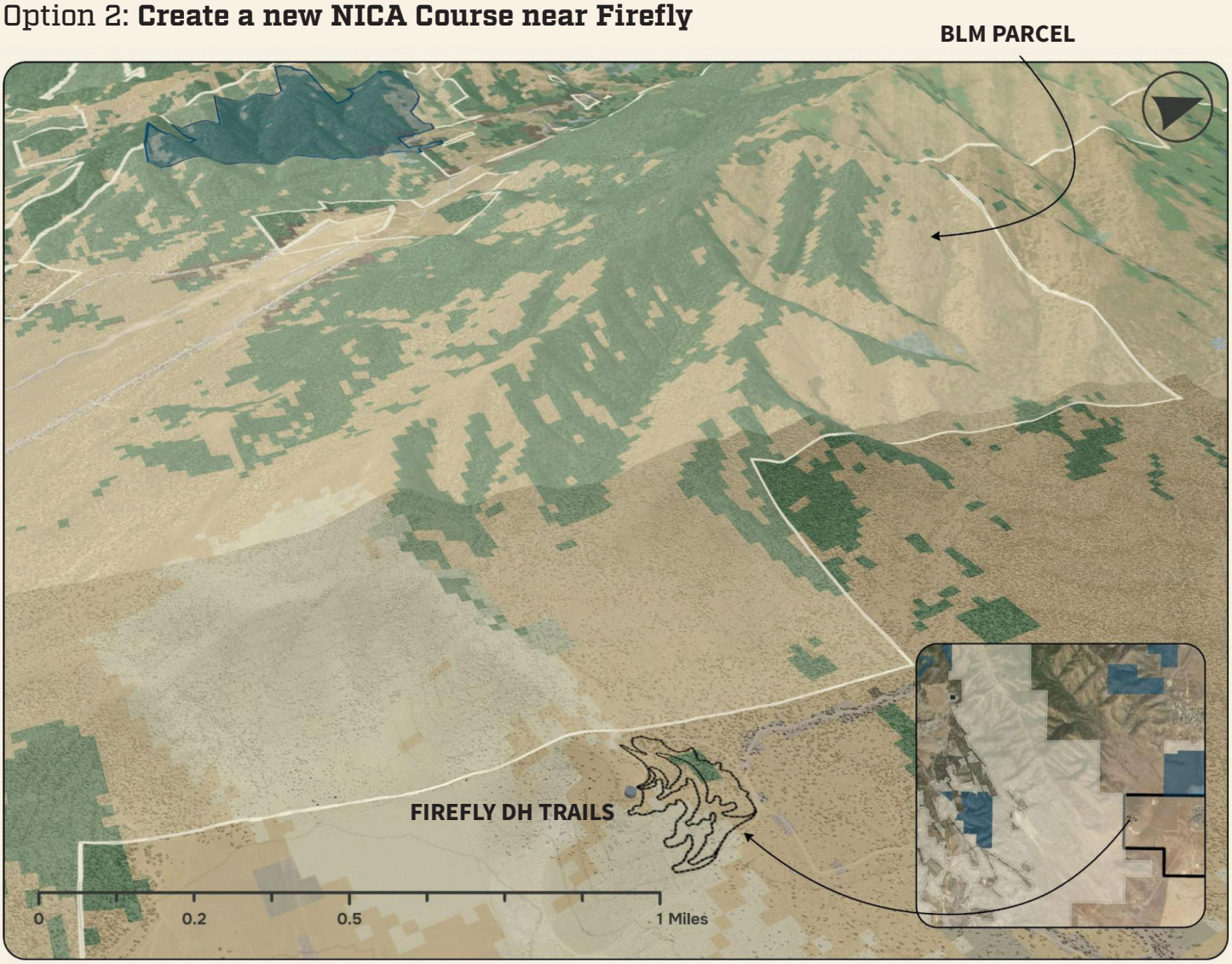
The City can continue to operate the NICA course in its current configuration for the near term. However, if Eagle Mountain intends to maintain long-term NICA events and programming, proactive planning for course relocation or replacement is needed. Given these constraints, the City should consider the following:

Option 1: **Relocate to the southeast in BLM land**



There is potential to relocate the NICA course southeast into nearby public lands. The City has expressed interest in expanding trail development into the Lake Mountain area, and a NICA-compatible course could be integrated into a broader trail expansion strategy that improves existing trails and adds new facilities designed to accommodate both competitive and recreational use. Additional assessment and planning is needed to identify trail alignments that may accommodate this NICA course relocation.

Option 2: **Create a new NICA Course near Firefly**



The Firefly developers is already pursuing development of a second NICA course near the Firefly development, expanding into the hills west of the existing trails. The area is unlikely to be impacted by development and offers suitable terrain for competitive riding.

Expansion in this area could also support improved trailhead amenities, including a formal parking area, which would benefit both NICA events and general access to trails in Firefly.

CHAPTER

05 Trailheads and Trail Signage

Overview

Trailheads and trail signage are essential components of a safe, intuitive, and enjoyable trail system. Trailheads provide the primary points of access to the network, supporting parking, orientation, and basic amenities, while signage guides users through the system, communicates expectations, and helps establish a clear and consistent identity for Eagle Mountain's trails.

Findings from the field assessment (chapter 2) indicate that trailheads and trail signage are both significant systemwide deficiencies. Many trails lack basic directional signs, difficulty ratings are often missing, and signage styles vary widely across the network. Trailheads frequently lack maps, rules, or other key information that help users orient themselves before entering the system.

To address these issues, this chapter provides recommendations for trailheads, parking and amenities, and trail signage including design and placement.

Trailheads

Trailheads are primary access points to the trail network. At a minimum, trailheads should include parking, a map, and trail etiquette information. More developed trailheads may also include pavilions, bathrooms, and other amenities to support trail users.

While Eagle Mountain has 3 existing trailheads, conditions are inconsistent and do not meet the minimum standards for parking or wayfinding. Improvements are needed at all existing trailheads. In addition, 5 new trailhead locations are recommended to expand trail network access.

Existing Trailheads:

- **Eagle Mountain Bike Park Trailhead (Golden Eagle Rd)**
  Functions as the primary access point to the Bike Park. Currently includes street parking, a trailhead kiosk with a system map, and a pavilion with a picnic table. While well-used, the site lacks a dedicated parking lot and consistent wayfinding signage.

- **Hidden Hollow Trailhead (Hidden Valley Pkwy)**
  The city's most developed trailhead with paved parking, and a restroom, provides access to the Bike Park and Lower Hidden Valley.

- **Rock City Trailhead**
  A gravel parking area serving Upper Hidden Valley and the Eagle Mountain NICA course. This trailhead is located on SITLA land and is currently used without formal authorization.

Proposed Trailheads:

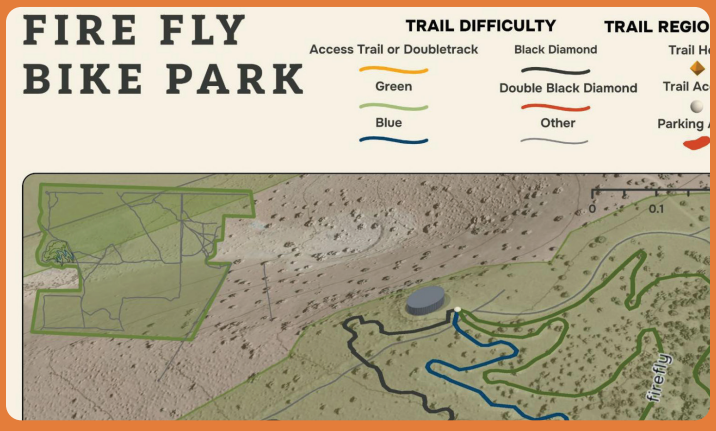
- **Hidden Hollow Trail Corridor**
  Developers plan to include a new trailhead southeast of the existing Hidden Hollow Trailhead to provide access to the trail corridor within the MDA.

- **Jake the Snake Trailhead (Ruby Valley Dr)**
  An informal dirt parking area at the edge of a residential neighborhood serving trails north of Lower Hidden Valley, including Jake the Snake, Jake's Summit, and Royal Rut.

- **Firefly Trailhead**
  No formal trailhead currently exists. Access is provided via dirt roads leading to the Firefly trail system. A designated trailhead is recommended to support growing use and improve wayfinding.

- **Fair 'N Square Trailhead (Eagle Mountain Blvd)**
  Includes street parking and an unauthorized gravel parking area on private property. Serves several trails in the Southern Trails region including Fair 'N Square, Wiley Canyon Access Road, Three Trees, Hillside, Ravine Ridge, and Valley View.

- **Southern Trailhead**
  There is currently no trailhead serving the southern extent of the trail system, including trails such as Uncharted, Alien VS, and Gravity Well. A new trailhead is recommended in this area to support southern access.



Trail Signage

Neighborhood Access

Neighborhood access points provide local connections between trails and residential areas. These sites generally do not include parking lots or major amenities, but should include basic wayfinding confirming the connection to nearby trails.

Trail Entry

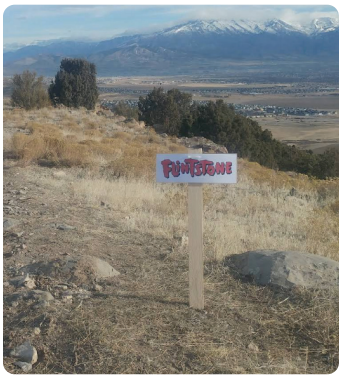
Trail entry signs are located at the beginning of individual trails. They help users make informed decisions about route selection, expected difficulty, and permitted uses while also reinforcing the trail network branding.

Many Eagle Mountain trails already have trail entry signs, however, these signs vary widely in format, content, and visual design. Establishing a consistent trail entry sign standard is a critical step toward improving system legibility and user confidence.

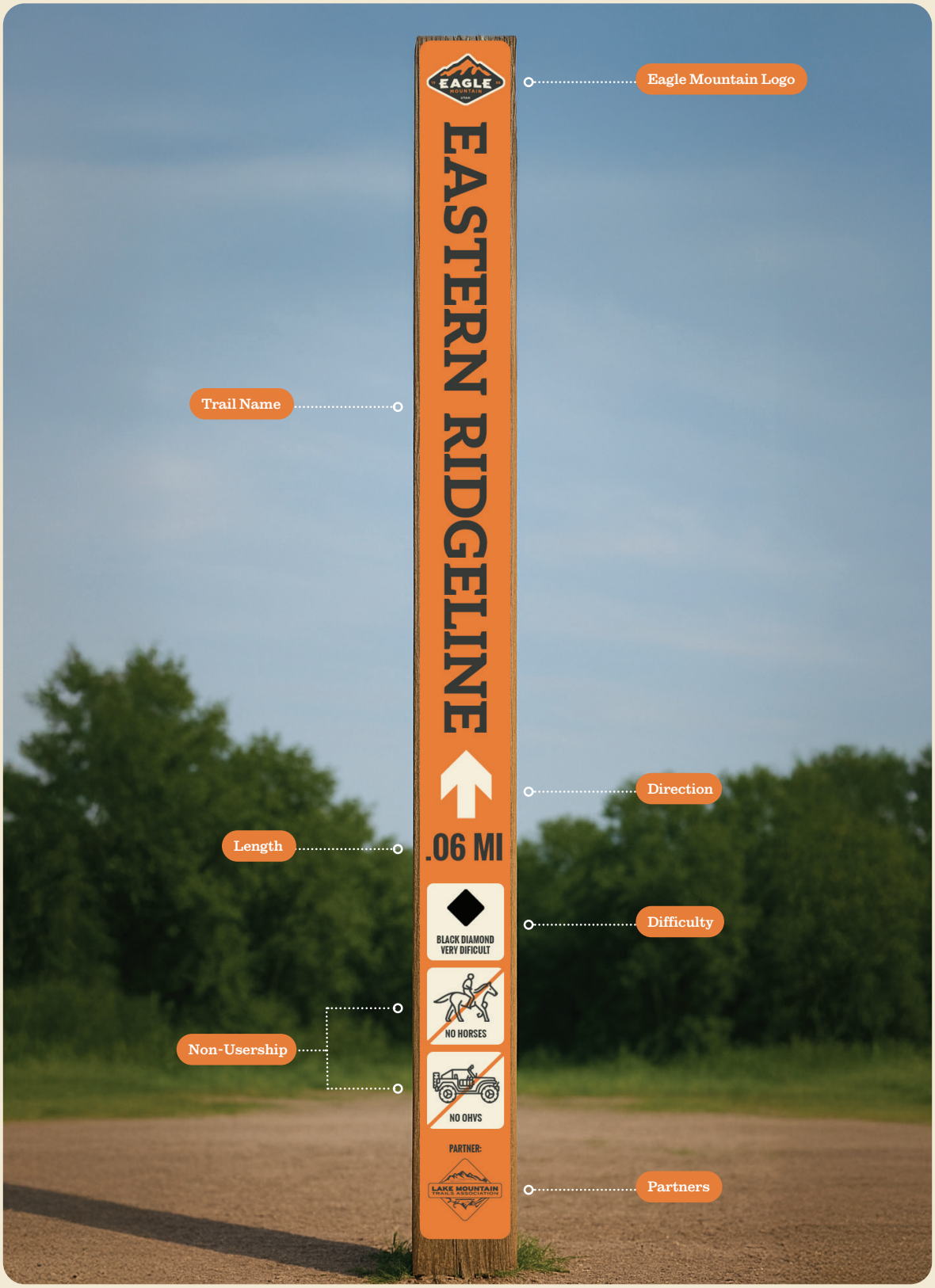
Standard trail entry signs should include:

- Trail name
- Trail length
- Trail direction
- Difficulty rating
- Permitted users
- City and partner branding

This plan recommends a phased approach to trail entry signage given the uncertainty created by landownership conflicts and planned development. Initial implementation should focus on trails within the **Bike Park, Lower Hidden Valley, and Firefly areas** where trail alignments are more established and expected to remain long-term. Additional trail entry signs can be installed as land issues are resolved and development conflicts are addressed.



Proposed Trail Entry Design:



Regulatory Signs

Regulatory signs communicate rules and restrictions that govern how trails are used. Common regulatory signs in Eagle Mountain include downhill-only designations, restrictions on motorized vehicles, and private property notices. These signs help set clear expectations and reduce user conflicts.

This plan provides recommendations for downhill-only sign placement within the Bike Park, Firefly, and Lower Hidden Valley areas. These locations include trails where alignments are well established and expected to remain in place, allowing the City to invest. In areas with ongoing land ownership uncertainty or anticipated development, regulatory signage should be deferred until trail status is resolved.

The trail database identifies many trails that cross private property. Additional coordination with private landowners is needed to determine which trails may continue to operate, which require formal agreements, and which should be closed or rerouted. As a result, this plan does not recommend a specific number or placement of private property signs.

Similar coordination may also be necessary on BLM and SITLA lands, where trail use, signage standards, and authorization requirements may differ from City-owned property.

Interpretive Signs

Interpretive signs provide educational information that highlights notable features of the landscape, helping users better understand and appreciate the natural, cultural, and historical context of the trail system. Unlike wayfinding or regulatory signage, interpretive signs are typically located at scenic viewpoints, destinations, or areas with unique environmental or cultural significance.

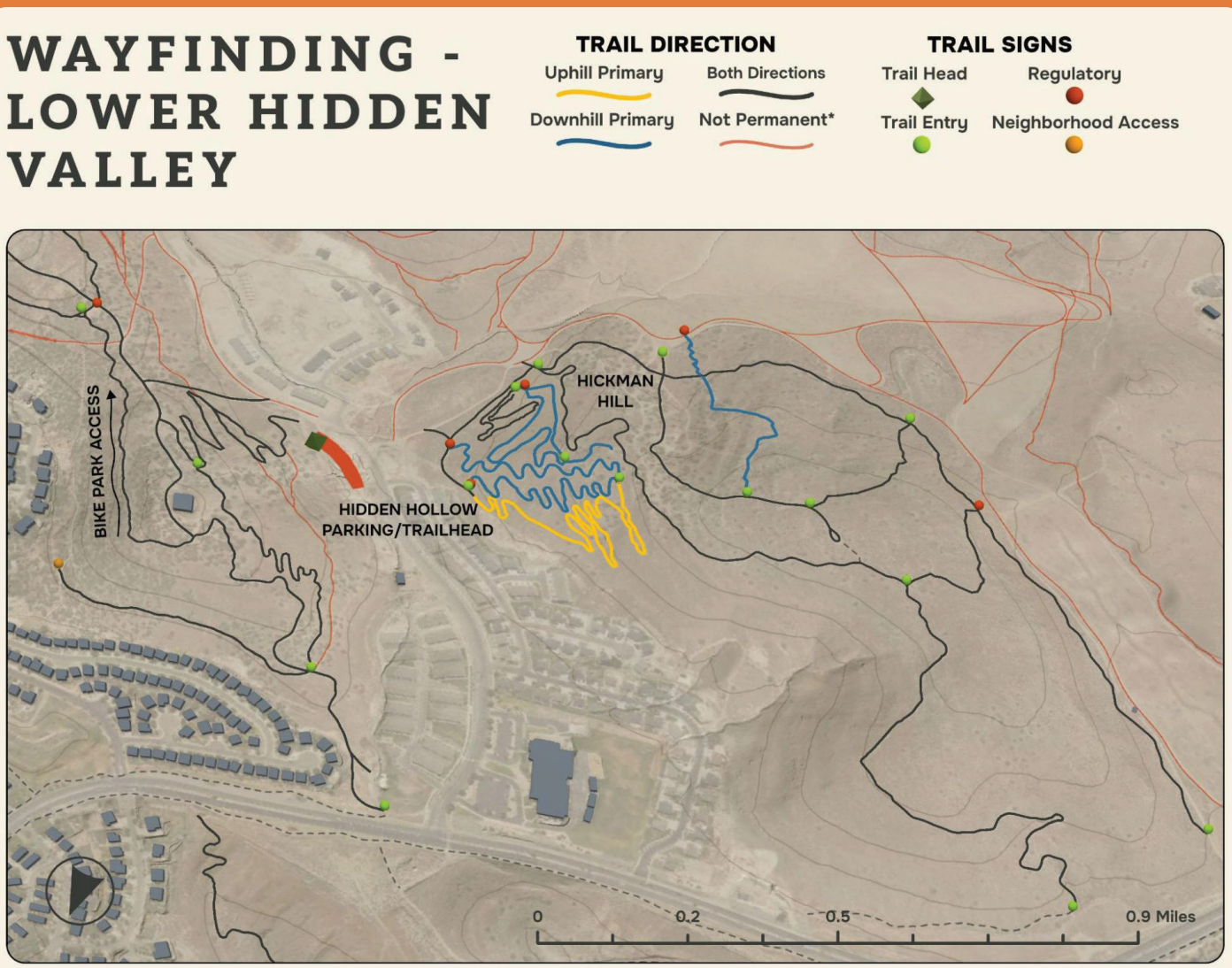
One identified opportunity for interpretive signage is Prayer Flag Hill. Additional work is needed to identify other suitable locations, develop interpretive themes, and coordinate with partners or subject-matter experts. As such, this plan does not recommend a specific number or placement of interpretive signs.

Town history educational sign on the Shoreline Trail in The Colony, Texas (American Trails)

Interpretive signs on the Jordan River Parkway (The Jordan River Foundation)

Recommendations

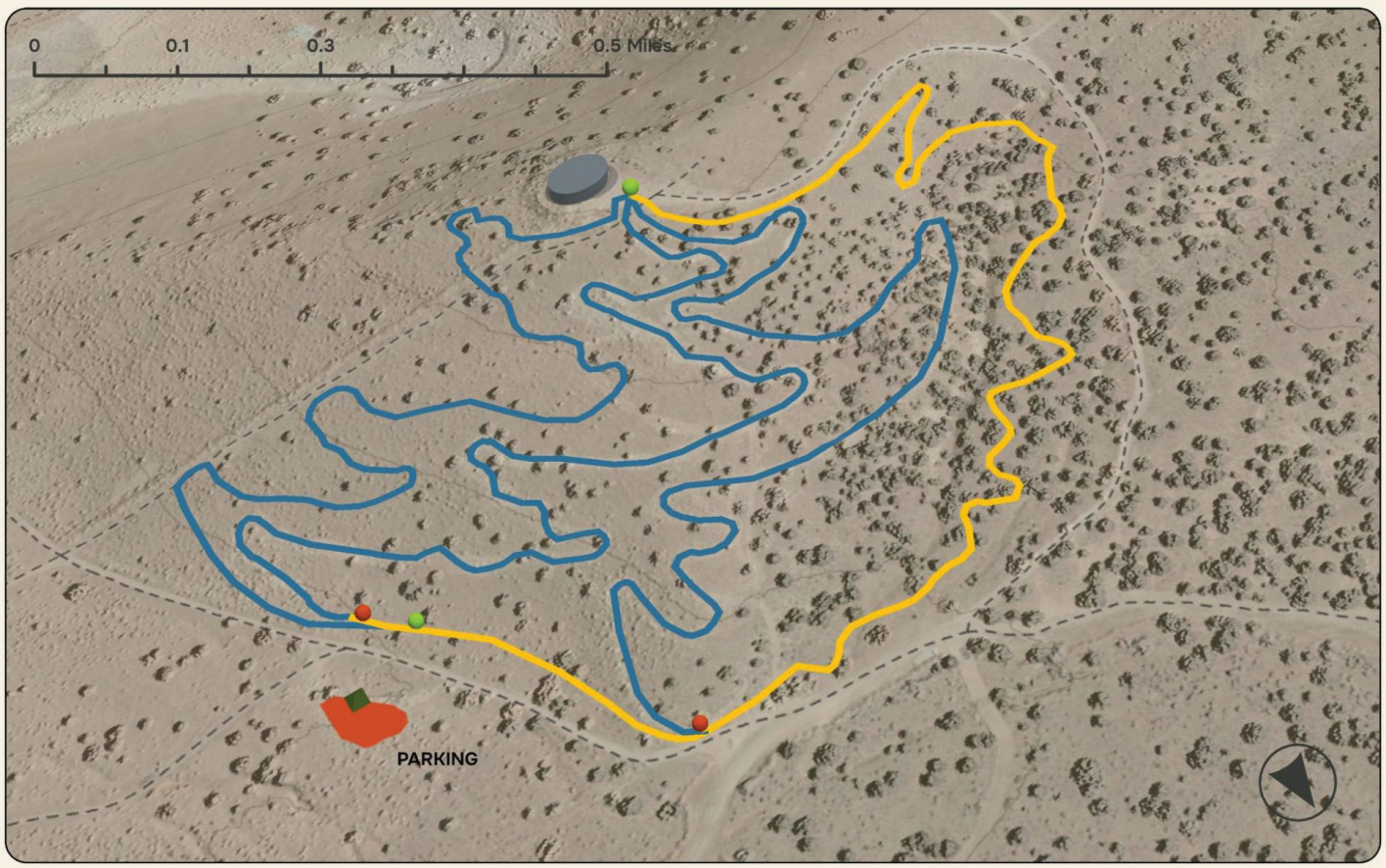
WAYFINDING - LOWER HIDDEN VALLEY



WAYFINDING - MOUNTAIN RANCH BIKE PARK

** Trails labeled as Non Permanent are those that have development conflicts and will likely be disrupted under current Hidden Hollow MDA plans.*

WAYFINDING - FIREFLY



The following maps identify proposed trailhead and signage locations within the Bike Park, Lower Hidden Valley, and Fire Fly areas. The corresponding table summarizes recommended sign quantities, unit cost assumptions, and planning-level cost estimates.

Trailhead and Trail Signage Cost Estimates*

Type	# proposed	Unit Cost	Total Cost
Trailheads	7 kiosks 5 gravel parking lots 1 paved parking lot 3 restrooms	$3-5k / kiosk $5-10k / gravel lot $20-40k / paved lot $80-120k / restroom	$251k - 575k
Neighborhood Access	1	$400 / sign	$400
Trail Entry	18	$400 / post	$7,200
Regulatory Signs	8	$400 / sign	$3,200
Interpretive Signs	n/a	$400 / sign	n/a
		Total:	**$262k - $586k**

**Trailhead and signage costs for the Mountain Ranch Bike Park are accounted for in Chapter 4 and are not included in the costs shown here.*

CHAPTER

06 Implementation Plan

Next Steps

This final chapter outlines implementation strategies for Eagle Mountain City to follow including

- **Plan Adoption**
  City Council should formally adopt the Off-Street Trails Plan to signal commitment to its recommendations and establish it as a guiding document for trail investment, coordination, and decision-making.

- **Establish a Trails Advisory Committee**
  Consider establishing a Trails Advisory Committee to oversee plan implementation. The committee may include City officials and staff, Lake Mountain Trails Association, developers, MAG, and other partners. Responsibilities may include prioritizing projects, coordinating with land managers, resolving implementation issues, supporting grant applications, and monitoring progress. In the absence of a committee, the City's Community Services Board may take on some of these responsibilities.

- **Use the Trail Database**
  The trail database is a primary deliverable for this plan and should be used to guide implementation. The database organizes trail alignments, attributes, landownership, and condition information and is intended to support identifying high- and low-priority trails, tracking conflicts, and guiding investment decisions.

- **Engage Community Stakeholders**
  While this plan included targeted stakeholder interviews and outreach, additional engagement is needed to communicate plan goals, build consensus, and support implementation. Ongoing coordination with community partners, particularly the Lake mountain Trails Association, will be critical to successful trail maintenance, remediation, and development.

- **Engage Landowners and Agencies**
  This plan identifies significant landownership constraints affecting many high-priority trails, including lands managed by SITLA, BLM, and private property owners. Engagement with these entities, particularly public land managers, may take several years and should begin as soon as possible.

- **Initiate Bike Park Engineering and Design**
  This plan provides high-level concepts and alignments for the Mountain Ranch Bike Park. However, additional engineering and design work is needed before projects are construction-ready. This will define alignments, confirm feasibility, develop more accurate cost estimates, and improve eligibility for grant funding.

Implementation Timeline and Costs

This plan's recommended actions are presented across 4 chapters, each designed to function independently. Recommendations in Chapters 3 and 5 are location-specific and ready to advance toward design and construction, while those in Chapters 2 and 4 are high-level actions intended to guide future decision-making.

The implementation timeline and cost estimates below reflect those differences in readiness and level of detail. See each chapter for additional information.

Implementation Actions			
Project	**Short-Term (<1 year)**	**Long-Term (1-5 years)**	**Cost Estimate**
Trail Network Assessment (Chapter 2)	• Confirm high-priority trails for preservation • Confirm conflicted trails for realignment or closure	• Work with partners to improve trails and address issues	n/a
Mountain Ranch Bike Park Redevelopment (Chapter 3)	• Engage with stakeholders and community members • Pursue state and federal grants • Contract for engineering and design	• Contract for construction • Develop maintenance plan with stakeholders • Consider expansion opportunities	$0.905 - $1.530M
NICA Course (Chapter 4)	• Coordinate with BLM, NICA, and other stakeholders	• Assess trail feasibility southwest on Upper Hidden Valley • Assess trail feasibility west of Fire Fly	n/a
Trailheads and Trail Signage (Chapter 5)	• Confirm trailhead and trail signage locations • Adopt sign standards • Coordinate with developers in Lower Hidden Valley • Engage with stakeholders and community members • Work with landowners to obtain legal access to property for trails, signs, and temporary trailheads	• Contract for trail signage construction • Contract for trailhead engineering and design • Consider additional signage as needed	$262k - $586k
		Total:	**$1.167 -$2.116M**

Special Considerations by Use Type

Eagle Mountain serves a wide range of trail users with different needs, expectations, and impacts. As implementation moves forward, the City should consider how trail design, designation, and management decisions affect each user group and where targeted strategies may be needed to reduce conflict and improve user experience.

- **Mountain Biking (MTB)**
  The dominant user type. Many trails — particularly in the Bike Park, Lower Hidden Valley, and Fire Fly regions — are purpose-built for biking and include downhill flow characteristics, technical features, and grades that are primarily appealing to riders. The city has an organized biking community that may support trail remediation, maintenance, and development through volunteer efforts and partnerships.

- **Hiking**
  Hiking trails tend to prioritize moderate grades, clear sightlines, and a quieter recreational experience, which differs from many existing MTB-focused trails. Expanding opportunities for hike-only or hike-priority trails can help reduce user conflict and provide more inclusive access to the trail system.

  Priority should be placed on developing short loop trails and neighborhood-accessible routes near existing and future residential areas to support frequent, everyday use. Additional hiking routes should focus on corridors less suited to high-speed biking—such as steeper slopes, ridgelines, and areas with scenic viewpoints like Turtle Hill Viewpoint—to create a distinct and complementary trail experience.

- **Equestrian Use**
  Equestrian trails typically require wider tread, gentler slopes, avoidance of technical features, and access to mounting or staging areas. Where feasible, equestrian-priority routes may be designated along existing dirt roads or doubletrack corridors, which can accommodate horses while minimizing construction needs. These routes should connect to trailheads with adequate trailer parking and avoid high-speed downhill bike trails. As development occurs, the City should coordinate with landowners and agencies to preserve or reestablish key equestrian access corridors that may be displaced by road or residential development.

- **Off-Highway Vehicles (OHVs)**
  OHV use is popular in Eagle Mountain and is allowed along dirt roads in the Hidden Valley area under an agreement with SITLA. As development proceeds and these roads are formalized or removed, existing OHV access will likely be displaced. The City should coordinate with SITLA to identify and designate alternative OHV routes that maintain connectivity while avoiding conflicts with residential areas and high-use trails. Clear route designation, signage, and enforcement is needed to keep OHV use on intended alignments and minimize impacts to other trail users.

- **E-Bikes**
  Utah law allows e-bikes on trails but enables local jurisdictions to set specific e-bike rules as needed. Federal policy is more restrictive, allowing e-bikes only on OHV routes or nonmotorized trails with explicit authorization. As e-bike use grows, the city should coordinate with land managers to align policies across jurisdictions, and use consistent signage to reduce confusion and conflicts among trail users.

Funding Strategies

This plan identifies approximately $1.167 to $2.116 million in recommended trail improvements, in addition to many recommended actions that do not have cost estimates. While the City may lead many of these investments, strategic cost sharing with partners will be essential to advancing projects effectively.

Cost-Sharing with Partners

- **Lake Mountain Trails Association**
  Local trail organizations can leverage volunteer labor, trail maintenance expertise, and community stewardship capacity for trail maintenance and development needs. These partnerships will be essential to building and maintaining trails throughout the city.

- **Private Developers**
  Development presents both a challenge and an opportunity for the trail system. Developers are often willing to contribute to trail development through on-site improvements, realignments, or trail connections as part of subdivision or site plan requirements. Early conversations with developers can align private investment with public trail objectives and reduce net costs to the City.

- **Friends of Eagle Mountain Trails**
  The City may create or support a nonprofit organization such as "Friends of Eagle Mountain Trails" to facilitate private fundraising, volunteer coordination, and stewardship programs. Businesses and philanthropic groups are often more willing to contribute to a 501(c)(3) than to the city directly.

- **Regional Governments & Agencies**
  Governments such as Utah County, Mountainland Association of Governments (MAG), and state partners can contribute funding, planning support, or matching funds for larger planning and capital projects. Coordination with these entities can help align Eagle Mountain's trail priorities with regional transportation and recreation funding programs.

Grants and Sponsorships

Trail projects are eligible for a wide range of state, federal, and private grants designed to support trail construction, maintenance, connectivity, and recreational access.

- **State & Federal Grants**
  The Utah Division of Outdoor Recreation administers many state and federal grant programs, including:

  - Utah Outdoor Recreation Grant (UORG)
  - Utah OHV Recreation Grant (OHVR)
  - Utah Recreation Restoration Infrastructure Grant (RRI)
  - Utah Outdoor Recreation Planning Assistance (ORPA)
  - Utah Community Parks & Recreation Grant
  - Recreational Trails Program (RTP)
  - Land & Water Conservation Fund (LWCF)

- **Corporate Sponsors**
  Local businesses and corporations may sponsor specific trail segments, trailheads, signage, or amenities (e.g., benches, trail maps, water stations) in exchange for recognition. This can reduce project costs and build community buy-in.

- **Foundations & Nonprofits**
  Organizations that support outdoor recreation may provide grants for trail development. Examples include trail-focused nonprofits, outdoor equipment manufacturers' grant programs, and community foundations that fund outdoor access and recreation equity.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	DISCUSSION - First Amendment to the Brylee Farms Phase B Development Agreement - Planner, Steven Lehmitz.
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Greg Wall

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designations: Neighborhood Residential 3 and Employment Center/Campus Zone: Residential - Tier III	About 10 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council consider the applicant's request and provide feedback.

BACKGROUND:
Brylee Estates/Farms is located at the northwest corner of the Eagle Mountain Boulevard and Aviator Avenue intersection. The "Towns at Brylee Farms" (Phase B) is on the north end of the project.

On November 6, 2024, the City Council approved the Development Agreement for Brylee Farms Phase B that reinstated the preliminary plat and allowed the project to continue development. Part of the Agreement requires the developer to construct at least 40 three-story townhomes with garages no less than 600 square feet. The remaining units will be two-stories with typical garages.

The applicant is now requesting that the development agreement be amended to require only 20 three-story townhomes with garages no less than 600 square feet. The applicant is claiming that the three-story units have not received as much interest.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Applicant's Narrative - Brylee Farms Phase B DA 1st Amendment
2. Development Map - Brylee Farms Phase B DA 1st Amendment
3. Presentation

Narrative of Development Agreement Update for Brylee Farms Phase B:

Landex Development, LLC and The City of Eagle Mountain entered into a Development Agreement for The Towns at Brylee Farms Phase B Subdivision on November 6, 2024. The Development Agreement was recorded on December 13, 2024 as Entry Number 87953:2024.

Section 6.3 "Amendments" of that Development Agreement states: *"This Agreement may be amended upon the written agreement of the Parties, and in accordance with the standards set forth in City Ordinances."* Landex Development, LLC wishes to propose a minor amendment to the Development Agreement, and is submitting this application to request the modification to the language of the Development Agreement.

In Section 3. "Remaining Unit Types" the Development Agreement stipulates that there shall be at least 40 new townhomes constructed that are three stories in height and have a garage that has a minimum area of 600 square feet. The new home builder has built 20 units of this type of townhome in Plats 2 and 3.

The three-story units have not received as much interest as the 2-story units that have been built in Plat 3. The three-story units do not have a basement. The two-story units are on a larger footprint, and still have a 2-car garage, but also have a basement. Many buyers and prospective buyers have commented that they prefer the storage space in the basement to the garage.

The developer has consulted with the civil engineer, and with a minor plat amendment to the size of the lots on units that were planned to be 3 stories tall, the two story townhomes could be built without affecting the subdivision's infrastructure and still be within the requirements for open space, etc.

We therefore request that the change listed below, along with updating dates, signers names, etc. be made to the Development Agreement:

Original text of Section 3 of the Development Agreement for The Towns at Brylee Farms Phase B recorded on Dec. 13, 2024:

3. Remaining Unit Types. Developer agrees that beginning at Plat 3, and for the remaining portions of the Project, Developer will provide a mix of housing types, sizes, and designs with the intent to improve attainability of housing. Developer shall include at least 40 three-story townhome units with garages no less than 600 square feet throughout remaining future plats. The remaining townhome units will be two story with garage sizes as originally approved.

Proposed modification to Section 4 as depicted below:

3. Remaining Unit Types. Developer agrees that beginning at Plat 3, and for the remaining portions of the Project, Developer will provide a mix of housing facades with the intent to improve attainability of housing. Developer shall include 20 three-story townhome units total with garages no less than 600 square feet in Plat 2 and Plat 3. The remaining townhome units will be two story with garage sizes as originally approved.

The focus of the prior agreement was on "attainability of housing" while providing adequate storage space. The 2-story design that the home builder is building provides both of those items, as the basement storage space is greater than the larger garage storage space in the 3-story model, and the price point of the 2-story model with the basement is slightly lower than the 3-story product with the larger garage.

Please see the attached Phasing Plan that shows where the existing 20 three-story townhomes have been built, and where this proposed amendment would allow some lots initially planned as 3-story townhomes to be built as 2-story townhomes with basements.

Please advance this request through the City's process to receive approval of the proposed amendment.

Best Regards,

Greg Wall
on behalf of Landex Development, LLC

June 23, 2026

Greg Wall
VP Land Development
Landex Development

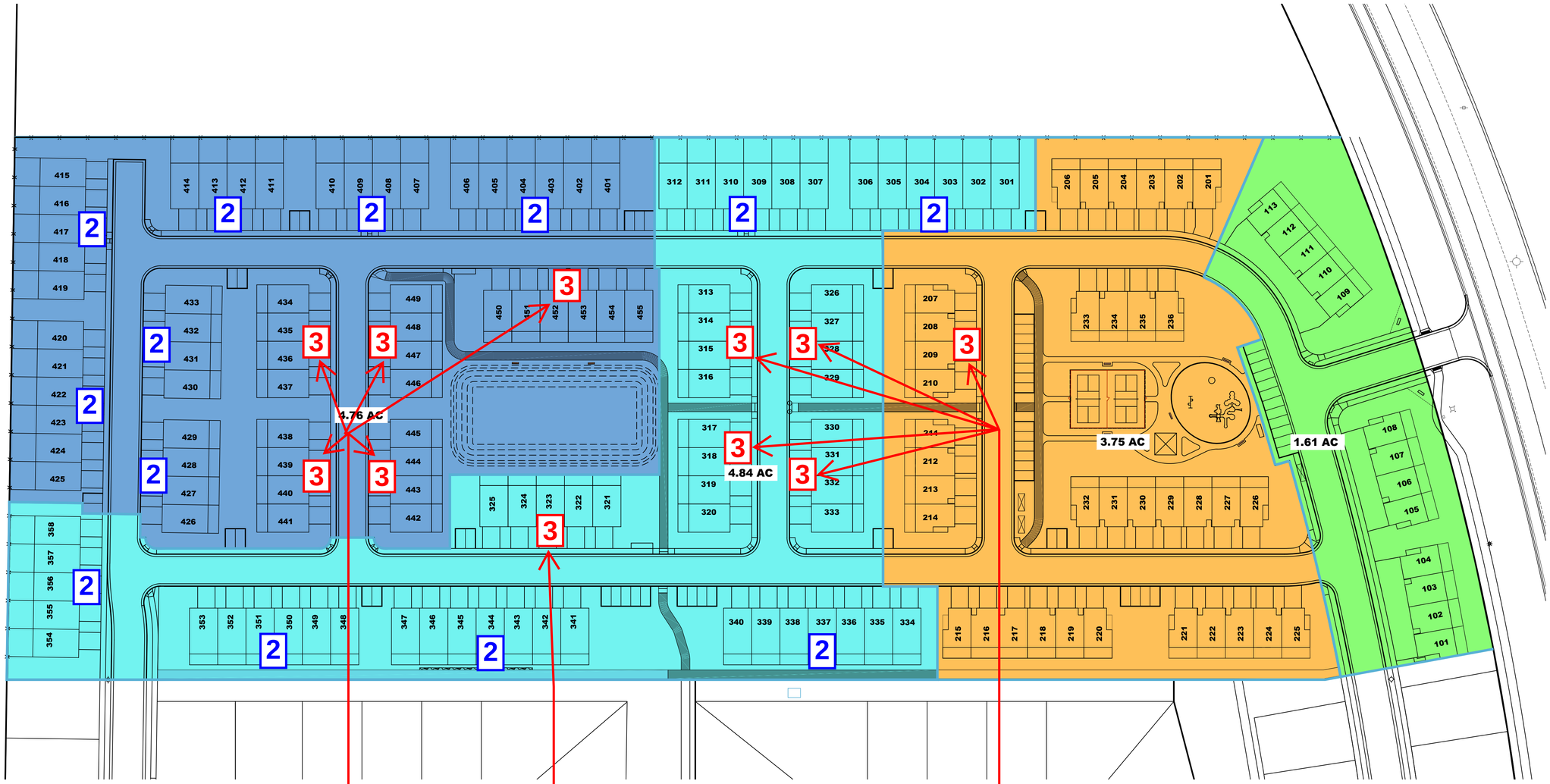
Date

BRYLEE TOWNHOMES PHASING EXHIBIT

EAGLE MOUNTAIN, UTAH

2 = Planned 2-story Townhome Building

3 = Planned 3-story Townhome Building



The original plan was to have 22 of the 3-story townhomes with the 600 SF garages in Plat 4. None of these are built yet.

There was one townhome building with five units planned to be 3 stories tall in Plat 3 that is not yet built.

Plats 2 and 3 have 20 new townhome units built that are 3 stories tall with a 600 SF garage. (Five 4-plex townhome buildings.)

TABULATIONS

TOTAL ACREAGE:	14.96 ACRES
TOTAL ACREAGE IN LOTS:	3.73 ACRES
REQUIRED OPEN SPACE:	3.72 ACRES [#UNITSx1000sf)/43560]
TOTAL OPEN SPACE:	4.61 ACRES
TOTAL IMPROVED OPEN SPACE:	4.61 ACRES
OPEN SPACE IN RETENTION PONDS:	0.41 ACRES (75% CREDIT=0.31 AC)
NET OPEN SPACE w/ RETENTION REDUCTION:	4.36 ACRES
OVERALL DENSITY:	10.83 UNITS/ACRE
TOTAL # OF LOTS:	162 UNITS
PARKING REQUIRED: (2/UNIT = 324 + 1 FOR EVERY 3 UNITS = 54)	378
PARKING PROVIDED: (324 GARAGE + 62 GUEST)	386

LEGEND

- PHASE B PLAT 1 = 13 UNITS
- PHASE B PLAT 2 = 36 UNITS
- PHASE B PLAT 3 = 58 UNITS (21 THREE STORY & 37 TWO STORY)
- PHASE B PLAT 4 = 55 UNITS (22 THREE STORY & 33 TWO STORY)
- TOTAL PHASE B = 162 UNITS
- PHASE LINE

SCALE: 1"=50'

50 25 0 50

LEI

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STRUCTURAL
SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

BRYLEE TOWNHOMES
EAGLE MOUNTAIN, UTAH
NEW PHASING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0029
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 03/03/2025

SHEET 1

1.D
Brylee Townhomes
DA Amendment Discussion

E Desert Willow Dr
N Eagle Mountain Blvd
Foxtail Way
Ryegrass Dr
Emerald Way
N Inland Way
Evergreen Way
Evergreen Way
E Garden Grove Dr
Garden Grove Dr
Hearth Ln
Damper Dr
N Folkstone Dr
N Eagle Mountain Blvd
676
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5169

BRYLEE TOWNHOMES PHASING EXHIBIT

EAGLE MOUNTAIN, UTAH

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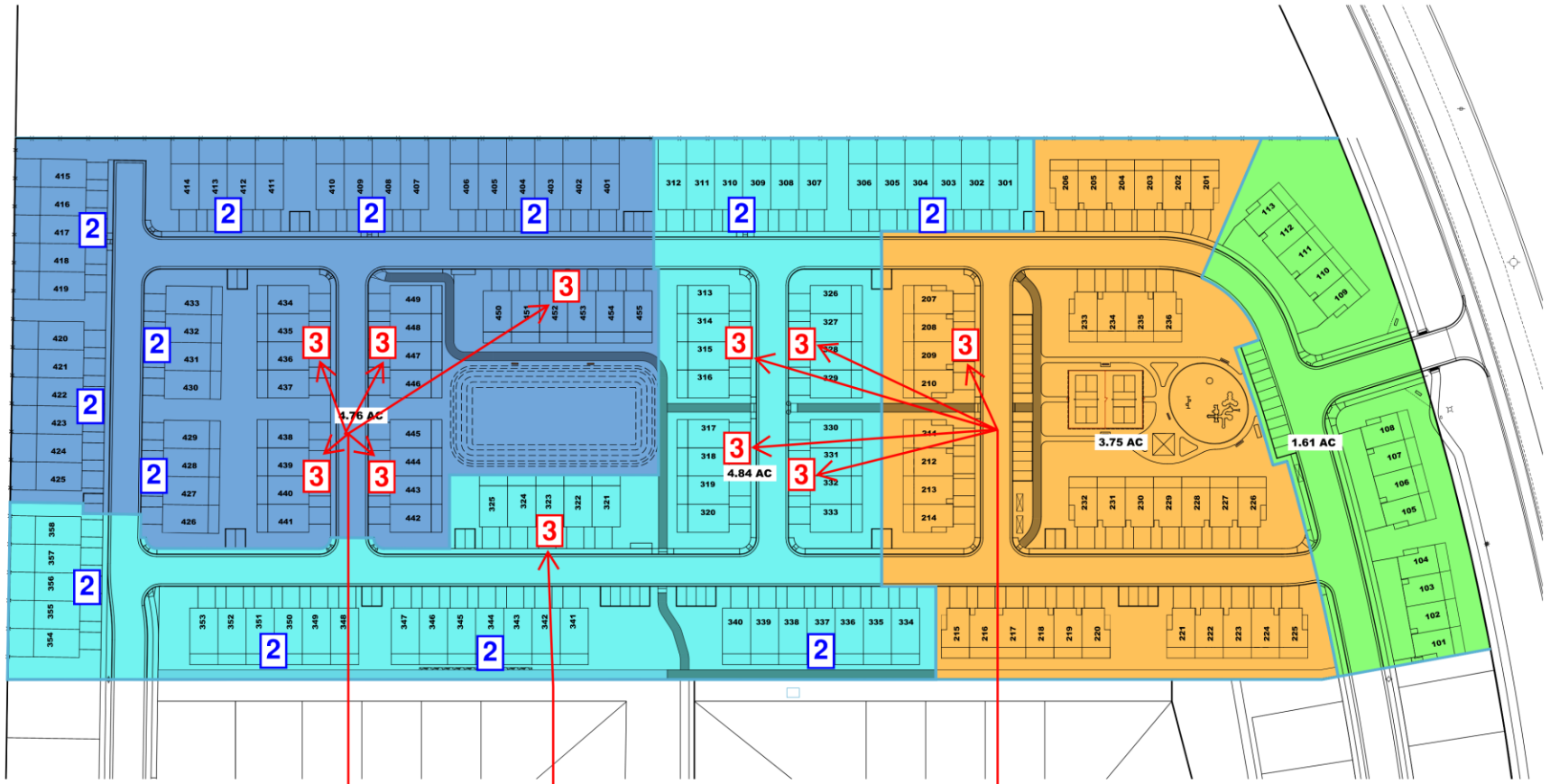

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Plats 2 and 3 have 20 new townhome units built that are 3 stories tall with a 600 SF garage. (Five 4-plex townhome buildings.)

NORTH

SCALE: 1"=50'

50 25 0 50

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NOT FOR CONSTRUCTION

BRYLEE TOWNHOMES
EAGLE MOUNTAIN, UTAH

NEW PHASING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0029
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 03/03/2025

SHEET 1

Current

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Proposal

The three-story units have not received as much interest as the 2-story units that have been built in Plat 3. The three-story units do not have a basement. The two-story units are on a larger footprint, and still have a 2-car garage, but also have a basement. Many buyers and prospective buyers have commented that they prefer the storage space in the basement to the garage.

Proposed modification to Section 4 as depicted below:

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	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	Proclamation - Proclaiming Eagle Mountain City as a Believer City
ITEM TYPE:	Proclamation
FISCAL IMPACT:	
APPLICANT:	City

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Steve Mumford, Deputy City Manager

PRESENTED BY
Steve Mumford

RECOMMENDATION:
Approve this proclamation and work with the Show Me A Sign organization to implement messages of belief in the community.

BACKGROUND:
After years of spreading encouragement and belief in our community, Ben Lyne, the "runner guy with a sign," created the Show Me A Sign organization, and is asking individuals, schools, businesses, organizations, and cities to join him as Believers. The City has helped promote Ben's cause throughout the City by helping with his Motivational Mile event and giving him special recognition in a City Council meeting. Ben has now asked Eagle Mountain City to join as the first Believer City.

ITEMS FOR CONSIDERATION:
Becoming a Believer City commits the City to:

1. Promote encouragement, connection, and hope throughout the community;
2. Explore opportunities to make belief visible in appropriate public settings and community activities;
3. Support initiatives that inspire residents to invest belief in one another;
4. Encourage civic engagement and community pride through positive action and service; and
5. Foster a culture that reminds individuals they are valued, supported, and capable of making a meaningful difference.

The City will then work with Ben and his organization, along with the Community Services Board, to implement these commitments in appropriate and effective ways.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Proclamation

PROCLAMATION

PROCLAIMING EAGLE MOUNTAIN AS A BELIEVER CITY

WHEREAS, Eagle Mountain City, Utah, recognizes that strong communities are built not only through infrastructure and public services, but also through the values that unite neighbors, strengthen relationships, and inspire civic participation; and

WHEREAS, the Believer City initiative associated with the Show Me A Sign Organization encourages communities to lead with belief as a shared civic value by fostering encouragement, connection, and hope across public spaces, civic institutions, and community life; and

WHEREAS, the City Council recognizes the importance of cultivating a community where residents feel valued, supported, and connected, and where people actively invest belief in one another; and

WHEREAS, Eagle Mountain City desires to promote a culture in which residents are encouraged to support one another, contribute positively to community life, and help ensure that every person knows they matter.

NOW, THEREFORE, Mayor Jared Gray, and the Eagle Mountain City Council do hereby proclaim the Eagle Mountain City is hereby designated a Believer City, and Eagle Mountain City affirms its commitment to:

1. Promote encouragement, connection, and hope throughout the community;
2. Explore opportunities to make belief visible in appropriate public settings and community activities;
3. Support initiatives that inspire residents to invest belief in one another;
4. Encourage civic engagement and community pride through positive action and service; and
5. Foster a culture that reminds individuals they are valued, supported, and capable of making meaningful difference.

Dated this 7th day of July, 2026.

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

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

ENGINEERING

Thursday, June 25, 2026

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

SUBJECT: **Parkway Fields phase 'B' plat 2 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Lacie Messerly, City Recorder

BOND RELEASE REQUEST LETTER
Parkway Fields phase "B" plat 2
Reduced

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

1st Bond Release		
Original Bond Amount:	$	539,768.33
Previous Release Amount:	$	-
Amount to Release this Period:	$	48,457.18
Amount Remaining in Bond :	$	491,311.15

Bond Releases Summary		
#1	$	48,457.18
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	48,457.18

11/6/2024

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Mobilization	1	0.1	LS	$10,000.00	$1,000.00	0	1	100%	$1,000.00	$1,000.00
b	Clear & grub	1701510	170151	SF	$0.05	$8,507.55	0	1701510	100%	$8,507.55	$8,507.55
c	Import fill	5455	545.5	CY	$4.25	$2,318.38	0	5455	100%	$2,318.38	$2,318.38
2	ROADWAY IMPROVEMENTS										
a	Rough grade	463540	0	SF	$0.15	$0.00	0	463540	100%	$0.00	$0.00
b	3" Asphalt Roadway	170580	0	SF	$1.90	$0.00	0	170580	100%	$0.00	$0.00
c	8" base	170580	0	SF	$1.25	$0.00	0	170580	100%	$0.00	$0.00
d	9" sub base	10385	0	TON	$16.25	$0.00	0	10385	100%	$0.00	$0.00
e	5' sidewalk	58610	5861	SF	$6.25	$36,631.25	0	58610	100%	$36,631.25	$36,631.25
f	Sidewalk prep.	58610	0	SF	$1.50	$0.00	0	58610	100%	$0.00	$0.00
g	ADA ramps & placards	12	0	EA	$1,650.00	$0.00	0	12	100%	$0.00	$0.00
h	30" Curb & Gutter modified	11725	0	LF	$28.50	$0.00	0	11725	100%	$0.00	$0.00
i	Stop signs	11	0	EA	$400.00	$0.00	0	11	100%	$0.00	$0.00
j	Street signs	11	0	EA	$400.00	$0.00	0	11	100%	$0.00	$0.00
3	CULINARY WATER										
a	8" C-900 water line	6140	0	LF	$50.00	$0.00	0	6140	100%	$0.00	$0.00
b	8" gate valve	18	0	EA	$2,900.00	$0.00	0	18	100%	$0.00	$0.00
c	8" tee	6	0	EA	$1,500.00	$0.00	0	6	100%	$0.00	$0.00
d	8" bend	7	0	EA	$1,000.00	$0.00	0	7	100%	$0.00	$0.00
e	8" loop	2	0	EA	$6,700.00	$0.00	0	2	100%	$0.00	$0.00
f	1" sampling station	1	0	EA	$3,300.00	$0.00	0	1	100%	$0.00	$0.00
g	Stub & cap 8" main	3	0	EA	$750.00	$0.00	0	3	100%	$0.00	$0.00
h	Water collars	31	0	EA	$600.00	$0.00	0	31	100%	$0.00	$0.00
i	3/4" service	123	0	EA	$2,100.00	$0.00	0	123	100%	$0.00	$0.00
j	Fire Hydrant	13	0	EA	$8,900.00	$0.00	0	13	100%	$0.00	$0.00
k	2" blow off	5	0	EA	$1,200.00	$0.00	0	5	100%	$0.00	$0.00
l	Connect to existing	5	0	EA	$2,500.00	$0.00	0	5	100%	$0.00	$0.00
4	PRESSURIZED IRRIGATION WATER										
a	6" C-900 irrigation line	6100	0	LF	$44.00	$0.00	0	6100	100%	$0.00	$0.00
b	1" pressured irrigation single service	15	0	EA	$2,350.00	$0.00	0	15	100%	$0.00	$0.00
c	1.5" pressurized irrigation double service	54	0	EA	$4,200.00	$0.00	0	54	100%	$0.00	$0.00
d	2" pressurized irrigation service	2	0	EA	$5,185.00	$0.00	0	2	100%	$0.00	$0.00
e	Stub & cap 6" pressured irrigation pipe	2	0	EA	$740.00	$0.00	0	2	100%	$0.00	$0.00
f	6" PI bend	10	0	EA	$875.00	$0.00	0	10	100%	$0.00	$0.00
g	6" PI gate valve	20	0	EA	$2,000.00	$0.00	0	20	100%	$0.00	$0.00
h	2" PI permanent blowoff	5	0	EA	$4,500.00	$0.00	0	5	100%	$0.00	$0.00
i	Temp. blowoff	3	0	EA	$1,200.00	$0.00	0	3	100%	$0.00	$0.00
j	6" PI loop	22	0	EA	$6,250.00	$0.00	0	22	100%	$0.00	$0.00
k	Irrigation collars	25	0	EA	$600.00	$0.00	0	25	100%	$0.00	$0.00
5	SEWER										
a	8" sewer main	5278	0	LF	$51.00	$0.00	0	5278	100%	$0.00	$0.00
b	18" sewer main	1470	0	LF	$214.00	$0.00	0	1470	100%	$0.00	$0.00
c	60" Sewer manholes	1	0	EA	$7,200.00	$0.00	0	1	100%	$0.00	$0.00
d	48" Sewer manholes	21	0	EA	$5,300.00	$0.00	0	21	100%	$0.00	$0.00
e	4" Sewer services	124	0	EA	$1,525.00	$0.00	0	124	100%	$0.00	$0.00
f	Manhole collars	22	0	EA	$650.00	$0.00	0	22	100%	$0.00	$0.00
g	Connect to existing	6	0	EA	$2,200.00	$0.00	0	6	100%	$0.00	$0.00
6	STORM DRAIN										
a	Connect to existing	5	0	EA	$1,800.00	$0.00	0	5	100%	$0.00	$0.00
b	12" storm drainpipe	560	0	LF	$70.00	$0.00	0	560	100%	$0.00	$0.00
c	15" storm drainpipe	1780	0	LF	$73.00	$0.00	0	1780	100%	$0.00	$0.00
d	18" storm drainpipe	2440	0	LF	$79.00	$0.00	0	2440	100%	$0.00	$0.00
e	30" storm drainpipe	460	0	LF	$131.50	$0.00	0	460	100%	$0.00	$0.00
f	72" Storm drain manhole	1	0	EA	$8,100.00	$0.00	0	1	100%	$0.00	$0.00
g	60" Storm drain manhole	11	0	EA	$5,400.00	$0.00	0	11	100%	$0.00	$0.00
h	Combo box	18	0	EA	$6,450.00	$0.00	0	18	100%	$0.00	$0.00
i	Storm drain collars	30	0	EA	$650.00	$0.00	0	30	100%	$0.00	$0.00
j	Curb inlet box/tie in	20	0	EA	$3,700.00	$0.00	0	20	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					$48,457.18					
	Original 10% Bond Coverage					$491,311.15					
									Released this Period	$48,457.18	
	TOTAL BOND AMOUNT:					$539,768.33					

Vince Hogge
Vince Hogge, P.E.
Engineering Director

11-7-2024
Date

Robert Ballif
Robert Ballif
Engineering Tech. II

11/6/24
Date

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

DATE:	Thursday, June 25, 2026
TO:	Bronson Tatton
FROM:	Robert Ballif – Engineering Assistant
SUBJECT:	**Parkway Fields phase B plat 2 exiting warranty-updated**

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

Dave Jefferies-Intern
Robert Ballif-Engineering Tech. II

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

General Notes:

1. ~~Exit sewer video.~~
2. ~~Crack seal all phased lines.~~
3. ~~Remove all BMP's from inlets if all the front yard landscaping is finished.~~
4. ~~Remove any dirt land bridges and check to see if concrete needs to be placed.~~

Bison Dr.:

1. ~~All concrete marked with a red 'X" to be replaced.~~
2. ~~Marked sidewalk with red for concrete spill to be removed.~~
3. ~~House #1869 fire hydrant valve to be cleaned.~~
4. ~~House #1808 inlet grate to be replaced, broken.~~
5. ~~House #1686 crack seal asphalt patch.~~
6. ~~House #1667 clean sewer manhole.~~

Badger Ave.:

1. ~~All concrete marked with a red 'X" to be replaced.~~
2. ~~Marked sidewalk with red for concrete spill to be removed.~~
3. ~~House #1714 sewer manhole clean.~~
4. ~~House #1817 fire hydrant pad to be replaced, low spot is catching water and the snake pit to be fixed.~~
5. ~~House #1833 asphalt patch to be crack sealed, & sewer manhole clean.~~
6. ~~East end clean dirt off the road.~~

Gopher Ln.:

1. ~~All concrete marked with a red 'X" to be replaced.~~
2. ~~Marked sidewalk with red for concrete spill to be removed.~~
3. ~~Intersection of Badger the water valve lid to say water not irrigation, change lids out. You have irrigation lids on all the valves.~~

Gray Fox Ln.:

1. ~~All concrete marked with a red 'X" to be replaced.~~
2. ~~Marked sidewalk with red for concrete spill to be removed.~~
3. ~~Intersection of Bison Dr. sewer manhole to have a vente lid.~~

Harlequin Ave.:

1. ~~All concrete marked with a red 'X" to be replaced.~~
2. ~~Marked sidewalk with red for concrete spill to be removed.~~
3. ~~Intersection of Antelope Ln. east ADA concrete spalling to be replaced, west ADA to be fixed with sika flex.~~
4. ~~East end by open space back fill the curb.~~
5. ~~House #1774 storm drain manhole clean.~~

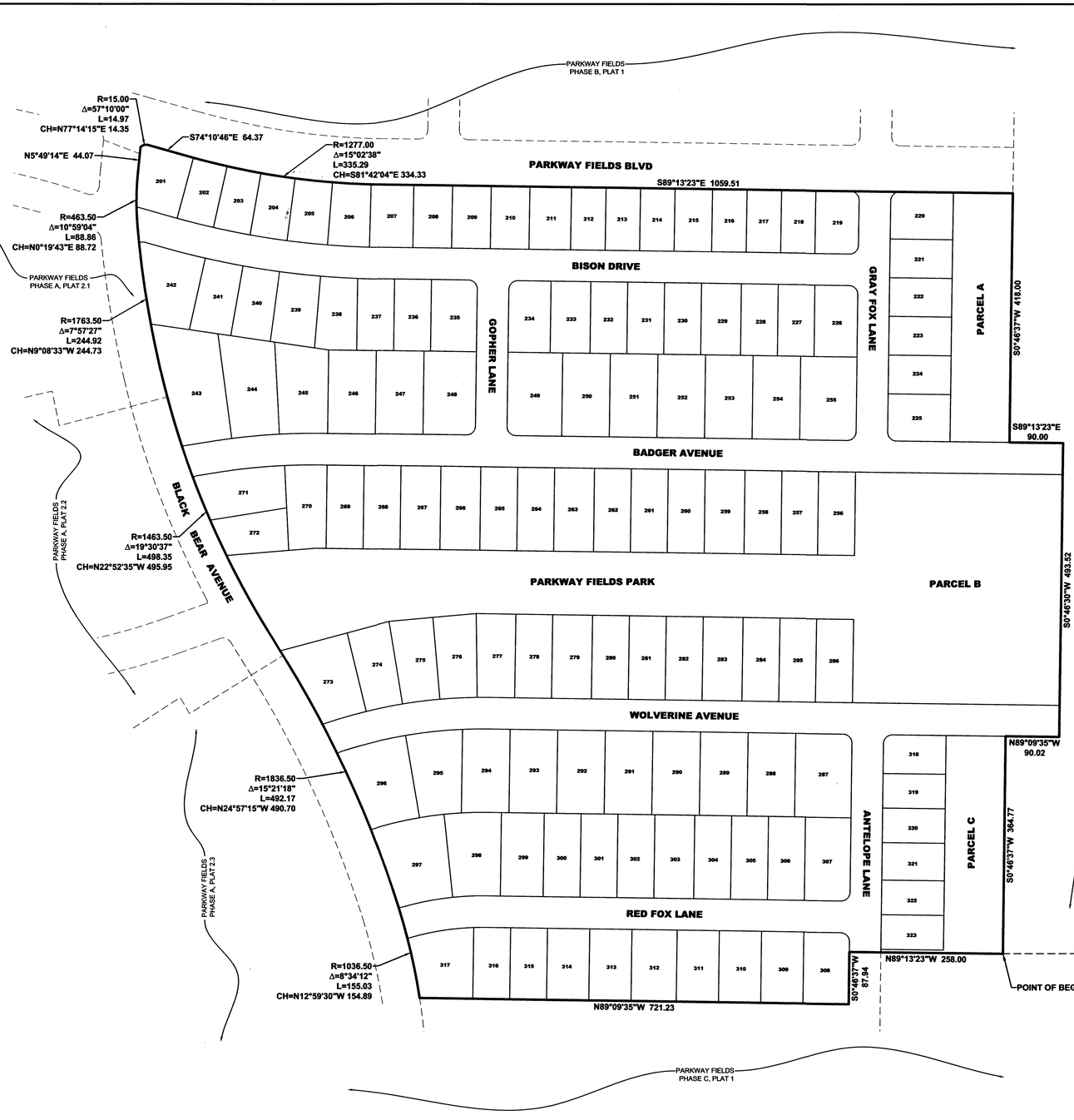
Fox Meadow Ln.:

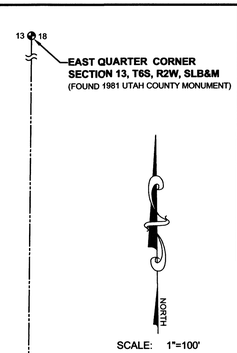
1. ~~All concrete marked with a red 'X" to be replaced.~~
2. ~~Marked sidewalk with red for concrete spill to be removed.~~
3. ~~House #1854 storm drain combo box clean.~~
4. ~~House #1880 east side section of sidewalk to be ground down, tripping hazard.~~
5. ~~House #1181 ADA ramp, fix the concrete with sika flex.~~

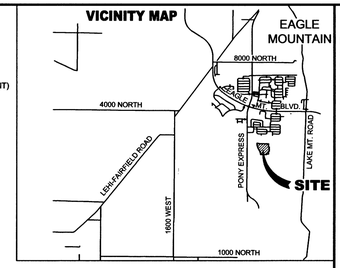
Antelope Ln.:

1. ~~All concrete marked with a red 'X" to be replaced.~~
2. ~~Marked sidewalk with red for concrete spill to be removed.~~

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







LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A NO ACCESS

NOTES:

1. ◉ ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL OPEN SPACES DEDICATED TO EAGLE MOUNTAIN CITY ARE MUNICIPAL UTILITY EASEMENTS AND PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
3. ALL COMMON AREAS ARE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
4. PARCELS A & C ARE COMMON AREAS AND OWNED AND MAINTAINED BY THE HOA.
5. DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORMWATER INLETS WHERE APPLICABLE.

TABULATIONS

TOTAL ACREAGE:	40.03 ACRES
TOTAL ACREAGE IN LOTS:	25.33 ACRES
TOTAL ACREAGE IN ROW:	7.08 ACRES
TOTAL OPEN SPACE:	7.63 ACRES
TOTAL IMPROVED OPEN SPACE:	7.63 ACRES
OVERALL DENSITY:	3.06 LOTS/ACRE
TOTAL # OF LOTS:	123 LOTS
TOTAL ASPHALT IN PUBLIC ROADS:	189,207 SQ. FT.
TOTAL # OF STREET LIGHTS:	16 STREET LIGHTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	8,627 SF - 0.20 ACRES
RC - AVERAGE LOT SIZE:	6,771 SF - 0.16 ACRES
R2 - SMALLEST LOT SIZE:	11,200 SF - 0.26 ACRES
R2 - LARGEST LOT SIZE:	19,107 SF - 0.44 ACRES
R2 - AVERAGE LOT SIZE:	12,183 SF - 0.28 ACRES
R3 - SMALLEST LOT SIZE:	7,436 SF - 0.17 ACRES
R3 - LARGEST LOT SIZE:	15,123 SF - 0.15 ACRES
R3 - AVERAGE LOT SIZE:	8,950 SF - 0.21 ACRES

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

BEGINNING ON THE NORTH LINE OF PARKWAY FIELDS PHASE C PLAT 1, DESCRIBED IN ENTRY NUMBER 78690:2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED N00°28'02"E ALONG THE SECTION LINE 428.67 FEET AND WEST 332.15 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE NORTH LINE OF SAID PLAT THE FOLLOWING THREE (3) COURSES: N89°13'23"W 258.00 FEET; THENCE S00°46'37"W 87.94 FEET; THENCE N89°09'35"W 721.23 FEET TO THE EAST LINE OF PARKWAY FIELDS PHASE A PLAT 2.3, DESCRIBED IN ENTRY NUMBER 39642:2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EAST LINE OF SAID PLAT TOGETHER WITH PARKWAY FIELDS PHASE A PLAT 2.2, DESCRIBED IN ENTRY NUMBER 39639:2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, AND PARKWAY FIELDS PHASE A PLAT 2.1, DESCRIBED IN ENTRY NUMBER 127984:2022, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, AND PARKWAY FIELDS PHASE A PLAT 1, DESCRIBED IN ENTRY NUMBER 127983:2022, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, THE FOLLOWING SIX (6) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 155.03 FEET WITH A RADIUS OF 1036.50 FEET THROUGH A CENTRAL ANGLE OF 08°34'12", CHORD: N12°59'30"W 154.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 492.17 FEET WITH A RADIUS OF 1836.50 FEET THROUGH A CENTRAL ANGLE OF 15°21'18", CHORD: N24°57'15"W 490.70 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 498.35 FEET WITH A RADIUS OF 1463.50 FEET THROUGH A CENTRAL ANGLE OF 19°30'37", CHORD: N22°52'35"W 495.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 244.92 FEET WITH A RADIUS OF 1763.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'27", CHORD: N09°08'33"W 244.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 88.86 FEET WITH A RADIUS OF 463.50 FEET THROUGH A CENTRAL ANGLE OF 10°59'04", CHORD: N00°19'43"E 88.72 FEET; THENCE N05°49'14"E 44.07 FEET TO THE SOUTHWEST CORNER OF PARKWAY FIELDS PHASE B PLAT 1, DESCRIBED IN ENTRY NUMBER 127985:2022, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, BEING A POINT OF CUSP; THENCE ALONG THE SOUTH LINE OF SAID PLAT THE FOLLOWING FOUR (4) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 14.97 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°10'00", CHORD: N77°14'15"E 14.35 FEET; THENCE S74°10'46"E 64.37 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 335.29 FEET WITH A RADIUS OF 1277.00 FEET THROUGH A CENTRAL ANGLE OF 15°02'38", CHORD: S81°42'04"E 334.33 FEET; THENCE S89°13'23"E 1059.51 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE S00°46'37"W 418.00 FEET; THENCE S89°13'23"E 90.00 FEET; THENCE S00°46'30"W 493.52 FEET; THENCE N89°09'35"W 90.02 FEET; THENCE S00°46'37"W 364.77 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±40.03 ACRES
±1,743,653 SQ. FT.

MAY 23, 2024
DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23rd DAY OF May A.D. 2024

BCP Development, INC Authorized Signa
NATE HUTCHINSON, MANAGER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THIS 23 DAY OF May 2024, PERSONALLY APPEARED BEFORE ME Nate Hutchinson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE Manager OF BCP Development, INC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Manager ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718363
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE Eagle Mountain City Council OF Eagle Mountain City, Utah COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 3 DAY OF September A.D. 2024

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED ENGINEER (See Seal Below)

ATTEST CLERK-RECORDER (See Seal Below)

COUNTY RECORDER STAMP

ENT 61511:2024 MAP# 19389
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 9 04:25 PM FEE 402.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

PARKWAY FIELDS
PHASE B, PLAT 2

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

SCALE: 1" = 100'

SHEET 1 OF 3

SURVEYOR'S SEAL: STATE OF UTAH — CHAD A. POULSEN No. 501182 — 5/23/2024 — PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC SEAL: MATT RASBAND NOTARY PUBLIC-STATE OF UTAH COMMISSION# 718363 COMM. EXP. 06-11-2025

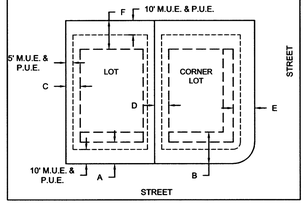
CITY-COUNTY ENGINEER SEAL: LICENSED PROFESSIONAL ENGINEER No. 286052 CHRISTOPHER TODD TRUSTY 5.14.24 STATE OF UTAH

COUNTY-RECORDER SEAL: EAGLE MOUNTAIN CITY 19 96 CORPORATE SEAL

A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@tei-eng.com
www.tei-eng.com

SINGLE FAMILY LOTS	R2 LOTS 243 - 255 & 287 - 296	R3 LOTS 226 - 242, 256 - 286, 297 - 317	RC LOTS 201 - 225 & 318 - 323
FRONT LIVING SETBACK (A)	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	20 Ft	20 Ft

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



19389 1 of 3

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 17 DAY OF May, 2024
BY:
TITLE: Pre Construction Rep II

DIRECT COMMUNICATIONS APPROVAL

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

Marjorie Clifford 5/28/2024
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO EAGLE MOUNTAIN CITY CODE SECTION 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
   (4) ANY OTHER PROVISION OF LAW.

Rick Edwards 5/28/2024
ROCKY MOUNTAIN POWER DATE

SEC 13, T6S, R2W, SLB&M TU0736 ZL

NORTH

SCALE: 1"=60'

60 30 0 60

PARKWAY FIELDS PHASE B, PLAT 1

R=15.00
Δ=57°10'00"
L=14.97
CH=N77°14'15"E 14.35

S74°10'46"E 64.37

R=1277.00
Δ=15°02'38"
L=335.29
CH=S81°42'04"E 334.33

N5°49'14"E 44.07

R=463.50
Δ=10°59'04"
L=88.86
CH=N0°19'43"E 88.72

PARKWAY FIELDS PHASE A, PLAT 2.1

R=1763.50
Δ=7°57'27"
L=244.92
CH=N9°08'33"W 244.73

PARKWAY FIELDS BLVD
(PUBLIC - 77' WIDE)

S89°13'23"E 1059.51

BISON DRIVE
(PUBLIC - 53' WIDE)

S89°13'23"E 828.01

GOPHER LANE
(PUBLIC - 53' WIDE)

GRAY FOX LANE
(PUBLIC - 53' WIDE)

BLACK BEAR AVE
(PUBLIC - 53' WIDE)

BADGER AVENUE
(PUBLIC - 53' WIDE)

S89°13'23"E 1249.37

PARKWAY FIELDS PHASE A, PLAT 2.2

R=1463.50
Δ=19°30'37"
L=498.35
CH=N22°52'35"W 495.95

PARKWAY FIELDS PARK

PARCEL A
41800 S.F.
(OWNED AND MAINTAINED BY THE HOA)

S0°46'37"W 418.00

PARCEL B
253936 S.F.
(DEDICATED TO EAGLE MOUNTAIN CITY)

S0°46'30"W 493.52

S89°13'23"E 90.00

BCP DEVELOPMENT INC.

MATCH LINE SEE SHEET 3

19389 2of3

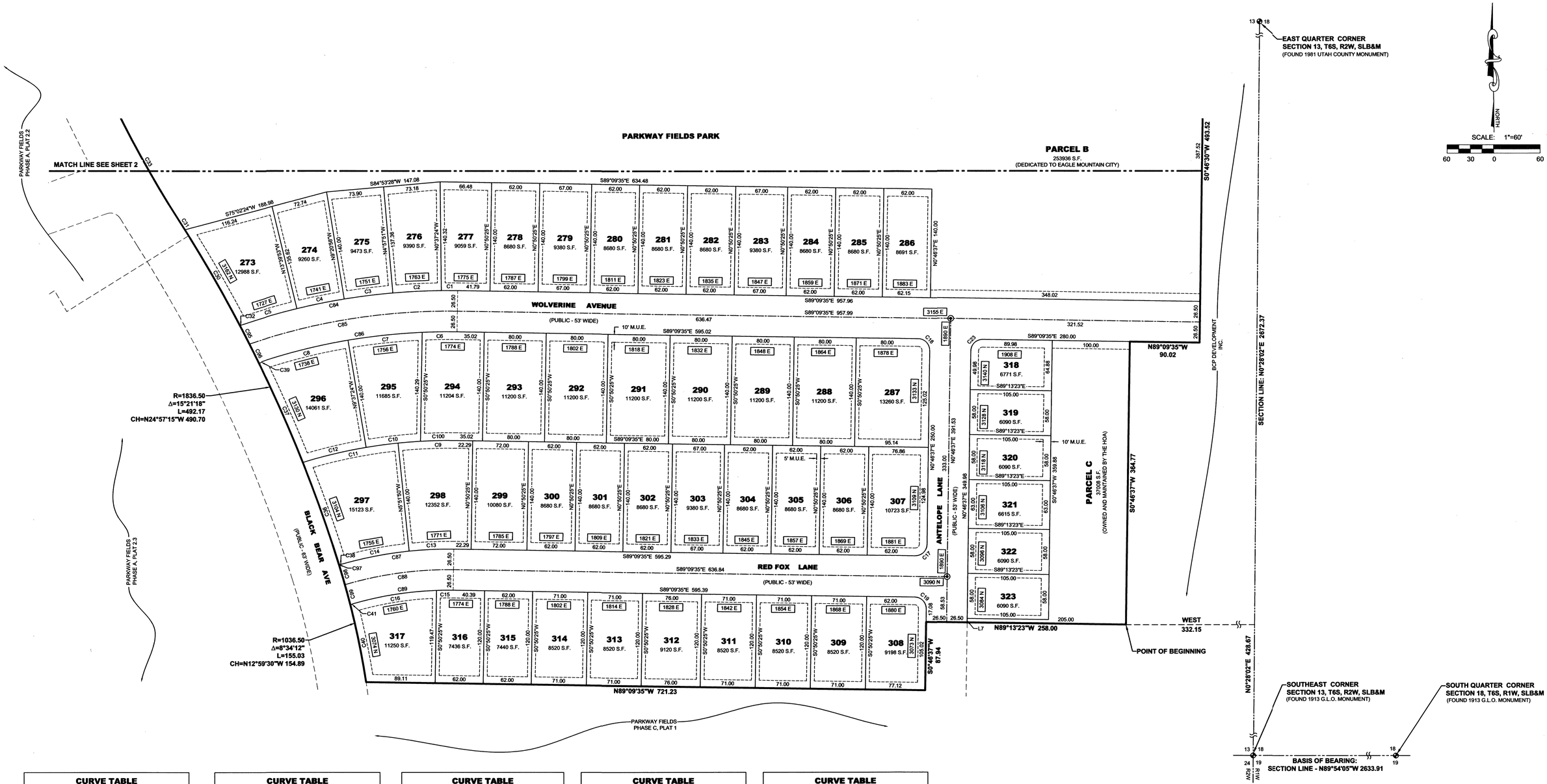
ENT 61511:2024 MAP# 19389
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 9 04:25 PM FEE 402.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

PARKWAY FIELDS
PHASE B, PLAT 2

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

SCALE: 1" = 60'



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	826.50	1°27'49"	21.11	N89°53'30"W 21.11
C2	826.50	4°20'27"	62.62	S87°12'22"W 62.60
C3	826.50	4°23'07"	63.26	S82°50'35"W 63.24
C4	826.50	4°18'55"	62.25	S78°29'34"W 62.23
C5	826.50	5°07'07"	73.84	S73°46'33"W 73.81
C6	773.50	3°20'02"	45.01	S89°10'24"W 45.00
C7	773.50	7°07'47"	96.25	S83°56'29"W 96.19
C8	773.50	8°16'12"	111.64	S76°14'30"W 111.55
C9	633.50	6°42'15"	74.12	S87°29'18"W 74.08
C10	633.50	6°23'31"	70.67	S83°34'21"W 70.64
C11	633.50	11°21'14"	125.53	S78°27'33"W 125.33
C12	633.50	7°35'39"	83.97	S76°34'46"W 83.90
C13	493.50	6°42'15"	57.74	S87°29'18"W 57.71
C14	493.50	10°10'49"	87.69	S79°02'46"W 87.57
C15	440.50	2°48'45"	21.62	S89°26'02"W 21.62
C16	440.50	14°07'25"	108.58	S80°57'58"W 108.31
C17	15.00	90°03'48"	23.58	N45°48'31"E 21.22
C18	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C19	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C20	1026.50	3°46'15"	67.56	S88°53'29"W 67.55

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	1026.50	4°30'03"	80.64	S84°45'20"W 80.62
C22	1026.50	1°35'17"	28.45	S81°42'40"W 28.45
C23	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C26	1463.50	5°08'46"	131.45	N15°41'39"W 131.40
C27	1763.50	2°34'57"	79.48	N11°49'48"W 79.48
C28	1763.50	4°28'01"	137.49	N8°18'19"W 137.45
C29	15.00	10°33'49"	2.77	N86°11'57"E 2.76
C30	1836.50	4°25'49"	142.00	N29°56'06"W 141.97
C31	1836.50	0°28'53"	15.43	N32°23'27"W 15.43
C32	15.00	10°18'52"	2.70	N76°22'25"E 2.70
C33	1463.50	6°35'16"	168.27	N29°20'16"W 168.18
C34	1463.50	2°33'01"	65.14	N24°46'07"W 65.14
C35	1463.50	3°01'15"	77.16	N21°58'58"W 77.15
C36	1836.50	4°20'58"	139.42	N19°28'26"W 139.38
C37	1836.50	4°20'28"	139.14	N23°49'09"W 139.11
C38	15.00	17°59'45"	4.71	N82°57'13"E 4.69
C39	15.00	27°20'50"	7.16	S58°25'59"W 7.09
C40	1036.50	5°36'05"	101.33	N11°30'27"W 101.29

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	15.00	17°17'35"	4.53	S65°15'28"W 4.51
C42	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C43	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C44	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C45	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C46	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C47	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C48	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C49	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C50	1435.00	3°08'47"	78.80	S75°45'09"E 78.79
C51	1435.00	2°35'01"	64.70	S78°37'03"E 64.70
C52	1435.00	2°28'50"	62.12	S81°08'58"E 62.12
C53	1435.00	2°45'48"	69.21	S83°46'17"E 69.20
C54	1435.00	2°29'30"	62.41	S86°23'56"E 62.40
C55	1435.00	1°34'42"	39.53	S88°26'02"E 39.53
C56	15.00	41°35'37"	10.89	S85°01'26"W 10.65
C57	1382.00	0°36'30"	14.68	S74°29'01"E 14.68
C58	1382.00	2°37'04"	63.14	S76°05'48"E 63.14
C59	1382.00	2°36'05"	62.74	S78°42'22"E 62.74
C60	1382.00	2°36'30"	62.91	S81°18'39"E 62.91

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C61	1382.00	2°50'15"	68.44	S84°02'02"E 68.44
C62	1382.00	2°54'57"	70.33	S86°54'38"E 70.32
C63	1382.00	0°51'16"	20.61	S88°47'45"E 20.61
C64	1277.00	0°36'30"	13.56	S74°29'01"E 13.56
C65	1277.00	2°37'04"	58.34	S76°05'48"E 58.34
C66	1277.00	2°36'05"	57.98	S78°42'22"E 57.97
C67	1277.00	2°36'30"	58.13	S81°18'39"E 58.13
C68	1277.00	2°50'15"	63.24	S84°02'02"E 63.24
C69	1277.00	2°54'57"	64.99	S86°54'38"E 64.98
C70	1277.00	0°51'16"	19.05	S88°47'45"E 19.05
C71	15.00	3°23'21"	0.89	S72°29'05"E 0.89
C72	463.50	6°57'31"	56.29	N2°20'29"E 56.26
C73	973.50	6°26'41"	109.50	S84°08'22"W 109.44
C74	973.50	3°24'54"	58.02	S89°04'10"W 58.01
C75	15.00	31°08'17"	8.15	S65°20'54"W 8.05
C78	1408.50	15°02'38"	369.82	S81°42'04"E 368.76
C79	1000.00	9°51'35"	172.08	S85°50'49"W 171.87
C80	1382.00	15°02'38"	362.86	S81°42'04"E 361.82
C81	1435.00	15°02'38"	376.78	S81°42'04"E 375.70
C82	1026.50	9°51'35"	176.65	S85°50'49"W 176.43

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C83	973.50	9°51'35"	167.52	S85°50'49"W 167.32
C84	826.50	19°37'25"	283.07	S81°01'42"W 281.69
C85	800.00	19°31'46"	272.68	S81°04'32"W 271.36
C86	773.50	18°44'01"	252.91	S81°28'24"W 251.78
C87	493.50	16°53'04"	145.43	S82°23'53"W 144.90
C88	467.00	17°25'22"	142.01	S82°07'44"W 141.46
C89	440.50	16°56'10"	130.21	S82°22'20"W 129.73
C90	463.50	3°27'44"	28.01	S2°52'06"E 28.00
C91	1763.50	0°54'29"	27.95	S5°37'04"E 27.95
C92	463.50	0°33'50"	4.56	S4°52'55"E 4.56
C93	1463.50	1°03'46"	27.14	S18°47'55"E 27.14
C94	1463.50	1°08'33"	29.18	S19°54'05"E 29.18
C95	1836.50	0°50'37"	27.04	N27°17'53"W 27.04
C96	1836.50	0°53'11"	28.41	N26°25'59"W 28.41
C97	1836.50	0°01'21"	0.72	N17°17'16"W 0.72
C98	1036.50	1°28'01"	26.54	N16°32'36"W 26.53
C99	1036.50	1°30'06"	27.17	N15°03'32"W 27.17
C100	633.50	4°04'18"	45.02	S88°48'16"W 45.01

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S74°10'46"E	25.45
L2	S74°10'46"E	47.24
L3	S74°10'46"E	55.32
L4	S80°55'02"W	38.68
L5	S80°55'02"W	51.91
L6	S80°55'02"W	53.74
L7	N0°46'37"E	5.00
L8	N0°46'37"E	26.50

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19389 3of3

ENT 61511:2024 MAP# 19389
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 9 04:25 PM FEE 402.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

PARKWAY FIELDS
PHASE B, PLAT 2

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

SCALE: 1" = 60'

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

JUNE 16, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; 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; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Assistant to the City Manager; Terrence Dela Pena, Finance and Management Analyst; Brandon Larsen, Planning Director; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Stephanie Allred, Deputy Recorder; Mack Straw, Assistant Public Works Director; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Zac Hilton, Assistant Public Works Director; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; David Ulibarri, Public Safety Director; Erik Knutzen, Chief Deputy Sheriff; and Jeff Robinson, Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

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

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Proposed Update to Annexation Policy Plan (addition of Area 7) – Community Development Director, Brandon Larsen

The recording of the discussion can be found online here at 00:02:25.

Community Development Director Brandon Larsen provided an overview of the item and presented proposed updates to the annexation plan. Mr. Larsen responded to questions from the City Council and requested feedback.

DRAFT

1.B. DISCUSSION – Transmission Lines and the AG Zone – Community Development Director, Brandon Larsen

The recording of the discussion can be found online here at 00:13:54.

Community Development Director Brandon Larsen presented the item, discussed optional code updates related to transmission lines, responded to questions from the City Council and requested feedback.

1.C. DISCUSSION - Sage Valley Community Entrance Sign – Planner, Steven Lehmitz

The recording of the discussion can be found online here at 00:31:57.

Planner Steven Lehmitz discussed an application from Sage Valley community regarding an entrance sign and the proposed location and requested feedback from the City Council.

2. CITY MANAGER INFORMATION ITEMS

The recording of the discussion can be found online here at 00:55:04.

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

3. AGENDA REVIEW

7.A. INFORMATION – Fire Restriction Order

The recording of the discussion can be found online here at 00:55:42.

The City Council discussed the possibility of implementing stricter fireworks restrictions in response to ongoing wildfire conditions in Utah.

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Recreational Sports Sponsorship Policy.

The recording of the discussion can be found online here at 01:02:47.

Community Services Board President Jessie Southworth responded to questions from the City Council regarding the proposed Recreational Sports Sponsorship Plan. The City Council provided feedback regarding updates to the proposed plan.

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Service Contract with West Coast Code Consultants for Third-Party Building Permit and Plan Review and Inspection Services.

The recording of the discussion can be found online here at 01:30:09.

Director of Administrative Services Kimberly Ruesch and Community Development Director Brandon Larsen provided clarification regarding the item.

13.F. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Contract with MHTN Architects to Conduct a City Hall & Library Feasibility Study.

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

The City Council requested additional involvement in the process and revisions to the contract.

14.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah Amending Eagle Mountain Municipal Code 2.45 Youth Council.

The recording of the discussion can be found online here at 01:39:13.

Councilmember Whiting provided clarification regarding proposed updates to the Eagle Mountain Municipal Code and responded to questions from fellow City Council members.

4. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Huish 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	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The Work Session was adjourned at 5:52 PM.

The recording of the discussion can be found online here at 01:54:46.

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 01:58:38.

6. PLEDGE OF ALLEGIANCE

Councilmember Clark led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

City Manager Ben Reeves provided event updates.

Assistant Public Works Director Zac Hilton introduced Kyle Markstrom, the new Eagle Mountain City Parks Manager. Mr. Markstrom provided background information about himself, his family and his professional experience.

7.A. INFORMATION – Fire Restrictions Order

The recording of the discussion can be found online here at 02:03:20.

Battalion Fire Chief Ken Aldridge with Unified Fire read the State of Utah Fire Restrictions Order signed by Governor Cox.

8. PUBLIC COMMENTS

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

The following individuals spoke during the Public Comment period:

- City Recorder Lacie Messerly read an email from Jody Hooley requesting a firework ban.
- Lexi Jackson requested City Council support to protect the integrity of Chapter 2.45 of the City Code regarding Youth City Council.

- Rudy Chavez provided a handout to the City Council and requested a Memorandum of Understanding with the American Legion.

- Public comments in favor of the Silverlake Parkway connection to Saratoga Springs were received from: James Myers, Nancy Strickland, Kathryn Anderson, Cory Anderson, Alex Christensen, Brian Morris, Jeff Bean, Ben Perez, Lindsay Peterson, Quinn Linde, Justin Cook, Steve Fisher, Colby Curtis, and Scott Griffeth. Speakers emphasized improved access to the new high school, reduced congestion, enhanced safety and emergency access, support for walking and biking, and overall community benefit and the importance of appropriate speed limits and other safety measures.

Mayor Gray closed the public comment period at 7:42 PM.

The recording of the discussion can be found online here at 02:06:47.

9. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

The recording of the discussion can be found online here at 02:38:14.

CONSENT AGENDA

10. BOND RELEASES

10.A. Harmony ADB, Plat 13 – Into Warranty

11. CHANGE ORDERS

11.A. Traffic Signal Eagle Mountain Boulevard & Pony Express Parkway, BHI – Change Order #4

12. MINUTES

12.A. June 2, 2026 Minutes – Regular City Council Meeting

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule.

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Recreational Sports Sponsorship Policy.

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Service Contract with West Coast Code Consultants for Third-Party Building Permit and Plan Review and Inspection Services.

13.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Settlement Agreement and Mutual Release of Claims.

13.E. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Updating Sections of the Eagle Mountain City Employee Policies and Procedures Manual.

13.F. RESOLUTION – A Resolution of Eagle Mountain City Approving a Contract with MHTN Architects to Conduct a City Hall & Library Feasibility Study.

14. ORDINANCES

14.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Code 2.45 Youth Council.

MOTION: *Councilmember Clark moved to approve the Consent Agenda with the following amendments:*

1. *Item 13.B., Section 6 (Use of Sponsorship Funds) remove the provisions beginning with "purchase and maintain" through "cover administrative" and to add "other one-time use of funds approved by the City Council."*
2. *Item 13.B., update Appendix A Fee Schedule to reflect fee schedule presented in the Work Session.*
3. *Item 13.F., update the Scope of Work to include a kickoff meeting noticed for the full City Council and emphasize Councilmember involvement throughout the process.*
4. *Item 14.A., Section 2.45.040 (Limitations of the Youth City Council Authority): update the numbering of items 1-4 and revise Item 1 to read "The youth city council must have a quorum in order to conduct business. A quorum is one more than half of the youth city council voting members or at least five voting members, whichever is less."*

Councilmember Huish seconded the motion.

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

Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the discussion can be found online here at 02:53:35.

SCHEDULED ITEMS

15. DISCUSSION ONLY/NO ACTION TAKEN

15.A. DISCUSSION ONLY – Traffic Impact Study of Silverlake Pkwy Connection to Saratoga Springs.

The recording of the discussion can be found online here at 02:56:16.

Project Manager Jordi Berrett and Transportation Planner Dallin Borrowman with Hales Engineering presented a traffic impact study, including roadway connections, analysis scenarios, traffic patterns, level of service, queueing improvements, optional improvements, and other recommendations, along with associated costs. Assistant City Engineer David Salazar provided staff recommendations and cost estimates. Mr. Salazar responded to questions from the City Council and received direction moving forward.

16. RESOLUTIONS/PUBLIC HEARING

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

The recording of the discussion can be found online here at 03:37:38.

Mayor Gray opened the Public Hearing period at 8:32 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:33 PM.

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

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

The motion passed with 3:2 vote

The recording of the motion can be found online here at 03:28:53.

After the vote was completed, Councilmember Huish indicated that he had intended to vote "yes" and requested that the minutes reflect his intended vote. The City Attorney advised that the motion had already been decided and that a second vote was not necessary. The minutes reflect Councilmember Huish's stated intent.

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

17.A. PUBLIC HEARING ONLY – Pursuant to Utah Code 10-3-818(2)(b)(i), Consideration of Public Comment on Proposed Compensation Increases for Executive Officers in the Fiscal Year 2026-2027 Budget.

The recording of the discussion can be found online here at 03:30:58.

Mayor Gray opened the Public Hearing period at 8:35 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 8:36 PM.

17.B. INFORMATION – Proposed Tax Impact Schedule.

The recording of the discussion can be found online here at 03:32:43.

Mayor Gray read the Proposed Tax Impact Schedule.

17.C. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Adopting the Fiscal Year 2026-2027 Interim Budget and the Proposed Certified Tax Rate; and Discontinuing DebtBook Services.

The recording of the discussion can be found online here at 03:35:34.

Mayor Gray opened the Public Hearing period at 8:40 PM.

The following individuals spoke during the public hearing period:

- Colby Curtis – questioned how the City arrived at this point and why do taxes need to be increased at this time.

The Mayor, Councilmembers and City Manager Ben Reeves responded to Colby Curtis's question and provided clarification regarding the need for the tax increase at this time.

- Austin Bailey – expressed concern regarding the tax increase and its financial impact on families.

- Charlotte Ducos – requested that a specific interval be established for reviewing taxes and impact fees.

- Justin Coole – requested increased transparency for residents regarding the proposed tax increase.

Mayor Gray closed the Public Hearing at 9:06 PM.

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Adopting the Fiscal Year 2026-2027 Interim Budget and the Proposed Certified Tax Rate; and Discontinuing DebtBook Services. Councilmember Whiting seconded the motion.*

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

The motion passed with a 4:1 vote.

The recording of the motion can be found online here at 04:02:50.

18. ORDINANCES/PUBLIC HEARINGS

18.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.15 Concept Plans.

The recording of the discussion can be found online here at 04:04:30.

Community Development Director Branden Larsen presented proposed amendments to the Item, responded to questions from the City Council, and requested feedback.

Mayor Gray opened the Public Hearing period at 9:23 PM. Seeing no one wished to speak Mayor Gray closed the Public Hearing at 9:23 PM.

MOTION: *Councilmember Wright moved to adopt an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code 16.15 Concept Plans adding condition that council be notified every time a concept plan will be presented to Planning Commission. Councilmember Wood seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes

Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:22:28.

19. LEGISLATIVE ITEMS

19.A. UPDATE – Legislative Priorities List

The recording of the discussion can be found online here at 04:23:31.

John Magness provided updates and requested clarification from the City Council regarding items on the legislative priorities list.

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

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

The recording of the discussion can be found online here at 04:28:25.

21. COMMUNICATION ITEMS

21.A. Upcoming Agenda Items

21.B. Fiscal Year 2026 Fraud Risk Assessment

22. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 9:48 PM. Councilmember Huish seconded the motion.*

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

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:43:28.

The meeting was adjourned at 9:48 PM.

Approved by the City Council on July 7, 2026.

_____

Lacie A. Messerly
City Recorder

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement Renewal with Legislative Executive Consulting, LLC.
ITEM TYPE:	Agreement
FISCAL IMPACT:	$100,000
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 City Council approve a Resolution of Eagle Mountain City, Utah, Approving an Agreement Renewal with Legislative Executive Consulting, LLC to renew the agreement, not changing any terms other than extending the length of the agreement through August 20, 2028.

BACKGROUND:
According to the agreement that was entered into on August 15, 2023, the parties may mutually agree to extend the term of the agreement. During the previous extension, the Council opted for a two-year extension instead of a one-year extension. This agenda item mimics the Council's previous action and extends the agreement from September 1, 2026 through August 31, 2028. All other terms remain unchanged.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. Agreement

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE RENEWAL OF AN AGREEMENT WITH LEGISLATIVE EXECUTIVE CONSULTING, LLC

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the renewal of the agreement with Legislative Executive Consulting, LLC attached hereto as Exhibit A.

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

1. The renewal of the Agreement with Legislative Executive Consulting, LLC, attached hereto as Exhibit A, is hereby approved.

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

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

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

_____

Lacie A. Messerly
City Recorder

Exhibit A

CONSULTING AGREEMENT

This Consulting Agreement (the "Agreement") is entered into and effective this 7th day of July, 2026, by and between Eagle Mountain City ("Client") with principal offices located at 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005, and Legislative Executive Consulting, LLC with principal offices located at 11671 Granite Flats Rd., Highland, UT 84003 ("Consultant").

(1) SCOPE OF WORK.

Consultant is knowledgeable in the area of work to be performed by Consulting Agreement. The Scope of Work to be performed by Consultant is set forth in Exhibit A to this Consulting Agreement incorporated herein by this reference. This Agreement may be amended only by written instrument signed by both the authorized representatives for Client and the Consultant. Consultant is an independent contractor with respect to the work provided to Client.

(2) AUTHORIZATION TO PROCEED.

Written approval of this Agreement by the authorized representatives of Client and Consultant will serve as authorization for the Consultant to proceed with the services called for in this Agreement.

(3) PAYMENT OF FEES.

Consultant shall invoice Client for services performed for Client under this Consulting Agreement at the rates specified in Exhibit A. Each invoice shall be itemized and have an invoice number. Consultant will make all appropriate tax, social security, Medicare and other withholding deductions and payments; will provide worker's compensation insurance coverage; and will make all appropriate unemployment tax payments. All payments due to Consultant are due 15 days from date of Client's receipt of invoice. Consultant shall not invoice more frequently than once per month.

(4) OWNERSHIP OF DOCUMENTS.

All documents including notes, drawings, and reports generated by the Consultant under this agreement are the property of Client. Any reuse by Client without written authorization from the Consultant will be at Client's sole risk and without legal or liability exposure to the Consultant. Consultant may not use the work product for any other client or purpose without the express written consent of Client.

(5) CONFIDENTIALITY.

Consultant shall treat as confidential property and not disclose to others during or subsequent to the term of this Agreement, except as necessary to perform this contract hereunder and then only on a confidential basis, any information including technical information, experience or data regarding Client's plans, programs, operations and/or the specific contractual terms contained herein which may come within the knowledge of the parties, their officers, their employees or their agents in the performance of this contract (the "Confidential Information") without in each instance securing the prior written consent of Client. Nothing herein, however, shall prevent either Consultant or Client from disclosing to others or using in any manner, information which either party can show:

(a) Has been published and become part of the public domain other than by acts, omission, or fault of Client or Consultant or their employees.

(b) Has been furnished or made known to Consultant or Client by third parties other than those acting directly or indirectly for or on behalf of Client or Consultant as a matter of legal right without restriction against disclosure and the source of such information was not bound by a confidentiality agreement with or obligation of secrecy to or for the benefit of Client.

information was not bound by a confidentiality agreement with or obligation of secrecy to or for the benefit of Client.

(c) Was in the other party's possession prior to the disclosure thereof by Client or Consultant to each other and the source of such information was not bound by a confidentiality agreement with or obligation of secrecy to or for the benefit of Client.

(d) The information is required to be supplied to a governmental agency.

(6) CONFLICT OF INTEREST.

Consultant agrees to advise Client prior to undertaking services for any other company whose interests are known, or could reasonably be believed to be adverse to the interests of Client.

(7) INDEMNITY.

Consultant will indemnify, defend and hold harmless Client and its agents, directors, officers and employees from and against all suits, losses, damages, causes of action or claims (including attorneys' fees and costs) that may be based on any injury to persons or property that is the result of a breach of any obligation in this Agreement or an error, omission or negligent act of Consultant or any person employed by Consultant or acting on Consultant's behalf.

(8) TERM / TERMINATION.

The term of this Consulting Agreement shall be for the base period stated in Exhibit A. This Agreement shall terminate at the end of the base period unless Client extends the term of the Agreement in writing. Either party may terminate this Agreement at any time by providing 30 days written notice of such termination.

(9) NOTICES/APPROVALS.

All notices and approvals required under or by reason of this Consulting Agreement shall be in writing and shall be deemed given when sent to each party's authorized representative as follows:

Consultant

Legislative Executive Consulting, LLC
11671 Granite Flats Rd., Highland, UT 84003
Telephone: (801) 910-3936

Client

Eagle Mountain City
c/o Benjamin Reeves, City Manager
1650 E. Stagecoach Run, Eagle Mountain, Utah
84005
Telephone: (801) 789-6606

(10) CHOICE OF LAW AND REMEDIES.

This Consulting agreement is made and shall be enforced pursuant to the laws of the State of Utah. The parties agree that monetary damages alone would not be sufficient remedy for any breach of this Agreement and each party, in addition to monetary damages, shall be entitled to specific performance and injunctive relief as remedies for any such breach. Additionally, the prevailing party in any judicial proceeding shall be entitled to recover from the other its/his/her reasonable costs and expenses, including attorney's fees.

Such remedies shall not be deemed to be the exclusive remedies for a breach of this Agreement but shall be in addition to all other remedies available at law or in equity.

(11) EQUAL OPPORTUNITY.

Consultant shall comply with Equal Employment Opportunity as provided by Executive Order 11246.

(12) SEVERABILITY AND SURVIVAL.

Should any part of this Consulting Agreement be found to be void, voidable or unenforceable, such void, voidable or unenforceable provision shall be deemed severed from this Agreement and shall not affect the remainder of this Agreement. The provisions of Sections 4, 5, 6, 7, 10, and 12 shall survive the termination of this Agreement for a period of one (1) year from any such termination.

(13) ASSIGNMENT.

Client shall have the right to assign this Consulting Agreement to its successors or assigns and all covenants and agreements hereunder will inure to the benefit of and be enforceable by or against its successors or assigns. The rights and obligations of Consultant under this Agreement are personal to Consultant, and no such rights, benefits, or obligations shall be subject to voluntary or involuntary alienation, assignment or transfer.

This Agreement is entered into as of the date written above.

Client

Eagle Mountain City

_____

Print Name: _____

Title: _____

ATTEST:

_____

Lacie Messerly, City Recorder

APPROVED AS TO FORM:

_____

Marcus Draper, City Attorney

Consultant

Legislative Executive Consulting

_____

Print Name: _____

Title: _____

Exhibit A
Scope of Work to Be Performed

1. SCOPE OF WORK

Consultant shall perform the following services as requested by Client:

A. Provide representation of Client to legislators, governor's office, lobbyists, and business leaders.

B. Provide information and strategy for Legislative Session and interim leading up to legislative session.

C. Participate fully in the Legislative Session in pursuing the interests of Client.

D. Work to negotiate a solution agreeable to Client.

2. REPORTING

Consultant shall provide a minimum of four written or in person reports to the City during the term of the Agreement. In addition, Consultant shall attend (either virtually or in-person) a minimum of two City Council or strategic planning meetings of the City, as requested by the City.

3. FEES

Client shall pay Consultant a flat fee payment of $8,333.33 per month. The payment of the Fee is not tied to success and is payable regardless of outcome.

4. TERM

This Agreement shall be effective from September 1, 2026 through August 31, 2028. The parties may mutually agree, in writing, to extend the term hereof.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Medium Park in Overland Village 2 Phase B.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Brad Mackay, Ivory Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Overland DA	5.61

PUBLIC HEARING
No

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

RECOMMENDATION:
Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, Approving the Medium Park in Overland Village 2 Phase B.

BACKGROUND:
Ivory is required to construct a Medium Park or Club Ivory as per the master development agreement prior to recording a plat with the 400th dwelling in Village 2, which now contains 308 recorded lots. The proposed Medium Park is 5.61 acres and contains parking, half-court basketball, four pickleball courts, benches, landscaping, playground equipment, pavilion, and a restroom. The park is required to be dedicated to Eagle Mountain.

ITEMS FOR CONSIDERATION:
Exhibit E of the agreement is absent the details required of a Medium Park. Overland Armda 1.2.42 defines a Park, Medium as *a park of a type and with such amenities as generally depicted as a Medium Park on Exhibit "E"*.The exhibit shows aerial pictures of existing parks in other communities but does not identify any amenities. A list of amenities is contained in 11.1.4 of the agreement, however. Staff has the opinion that the proposed park contains amenities sufficient of a Medium Park.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. Overland Village 2 Park
3. Overland Village 2 Park Restroom
4. Overland Village 2 Park Pavilion

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE MEDIUM PARK LOCATED IN OVERLAND VILLAGE 2, PHASE B

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that approval of the Medium Park located in Overland Village 2, Phase B, is in the best interest of the City and its residents; and

WHEREAS, the City Council desires to approve the Medium Park located in Overland Village 2, Phase B, as set forth in Exhibit A.

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

1. The Medium Park located within Overland Village 2, Phase B, as described in Exhibit A, is hereby approved.

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

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

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

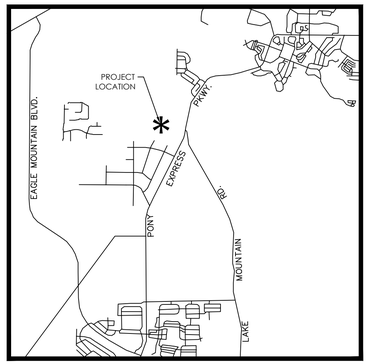
_____

Lacie A. Messerly
City Recorder

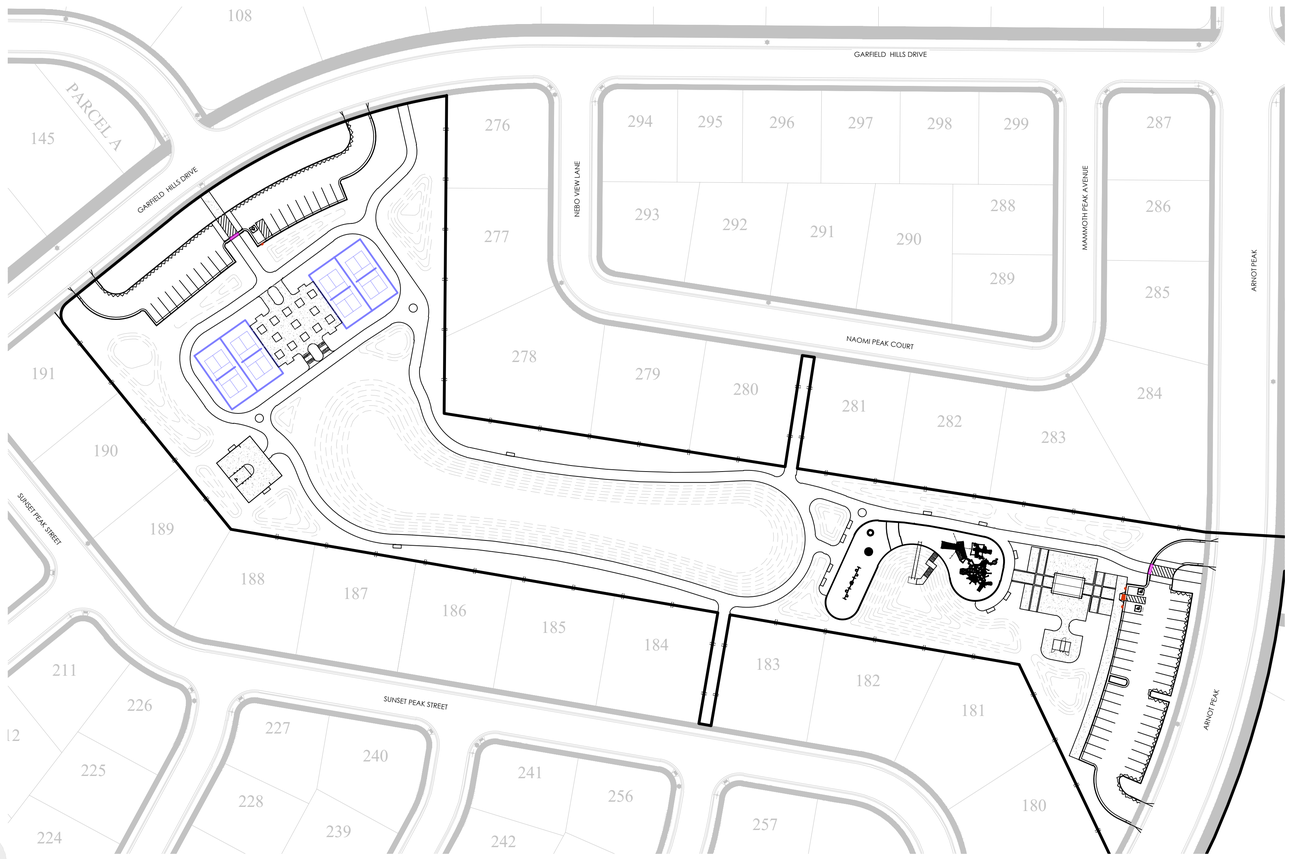
Exhibit A

OVERLAND VILLAGE 2 PARK

PREPARED FOR:
IVORY HOMES
LOCATED IN:
EAGLE MOUNTAIN, UTAH



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER
C3.0	SITE PLAN
C3.1	SITE PLAN
C4.0	HARDSCAPE PLAN
C4.1	HARDSCAPE PLAN
C5.0	GRADING & DRAINAGE
C5.1	GRADING & DRAINAGE
C5.2	GRADING & DRAINAGE
C6.0	EROSION CONTROL
D1.0	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE DETAILS
L1.6	LANDSCAPE DETAILS
L1.7	LANDSCAPE DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION PLAN
L2.4	IRRIGATION PLAN
L2.5	IRRIGATION DETAILS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. 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 CITY, 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.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS CONSULTING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: PARK SORENSON
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7440
CONTACT: BRAD MACKAY

BENCHMARK

NORTHEAST CORNER OF SECTION 36
TOWNSHIP 05 SOUTH, RANGE 02 WEST
SALT LAKE BASE AND MERIDIAN
ELEV:5047.71
DATUM:NGVD29

811 Know what's below. Call 811 before you dig.

N
S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

LICENSED PROFESSIONAL ENGINEER
No. 3028850-2200
THOMAS M. ROMNEY
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
COVER

REVISION BLOCK

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COVER

Scale: 1"=70' | Drawn: OJD
Date: 06/10/26 | Job #: 24-0131
Sheet: C1.0

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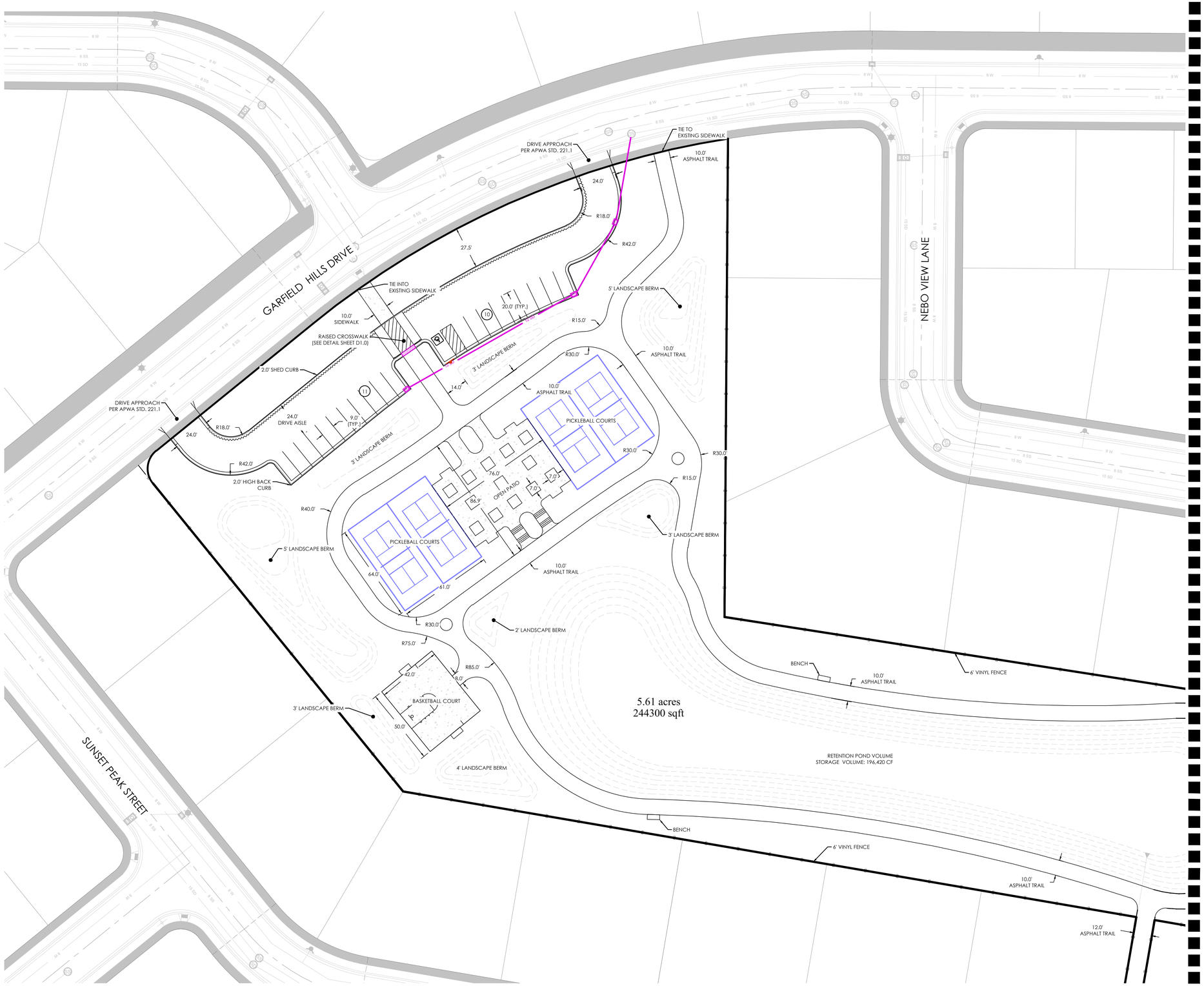

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

NOTE:
ALL FUTURE FENCE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT PRIVATE PROPERTY OWNER.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-eng.com

LICENSED PROFESSIONAL ENGINEER
No. 10288550-2202
THOMAS M. ROMNEY
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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SITE PLAN

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Sheet:	C3.0		

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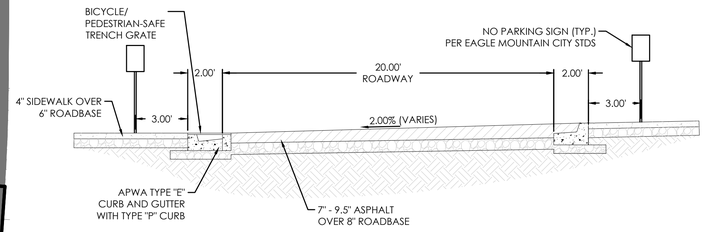
NOTE:
ALL FUTURE FENCE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT PRIVATE PROPERTY OWNER.

FENCE TO BE NO HIGHER THAN 4' IN FRONT YARD SETBACK. CHECK PERIMETER FENCES & ADJACENT HOUSE ORIENTATION.

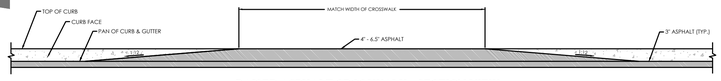
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



RAISED ASPHALT CROSSWALK WITH STEEL PLATE

N.T.S.



RAISED ASPHALT CROSSWALK - SECTION VIEW
N.T.S.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Know what's below. Call 811 before you dig.

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CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
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www.focus-eg.com

LICENSED PROFESSIONAL ENGINEER
8028550-2202
THOMAS M. ROMNEY
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
SITE PLAN

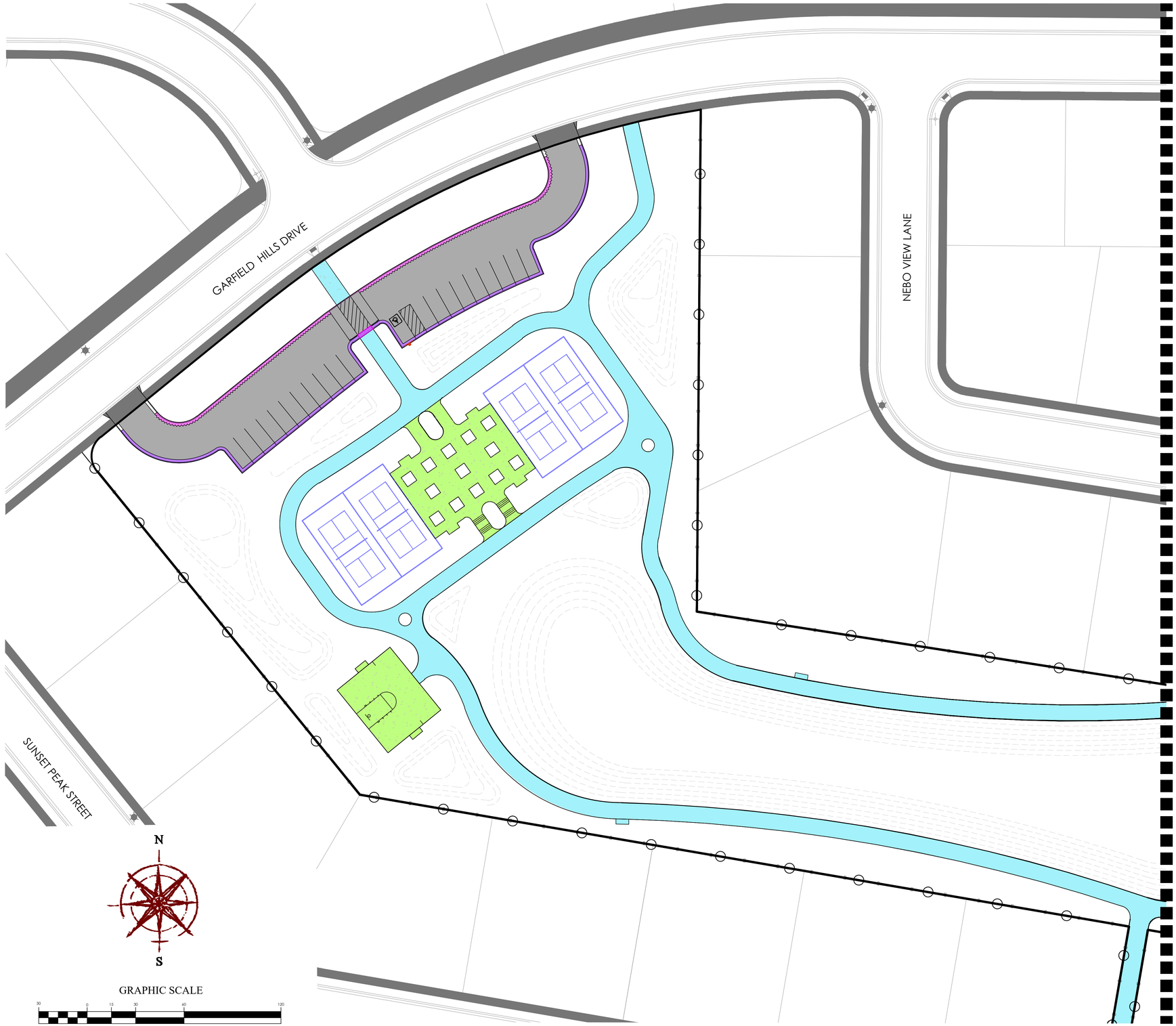
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

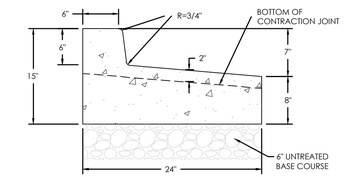
Scale:	1"=30'	Drawn:	OJD
Date:	06/10/26	Job #:	24-0131
Sheet:	C3.1		

Z:_2024\24-0131 overland village 2 park\design 24-0131\dwg\sheets\C3.1 SITE PLAN.dwg



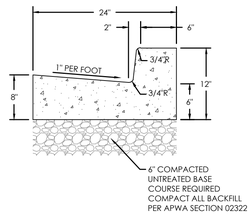
HARDSCAPE LEGEND

- 2.0' HIGH BACK CURB & GUTTER
- 2.0' HIGH BACK SHED CURB & GUTTER
- TRANSITION ZONE
- ASPHALT TRAIL
- DRIVE AISLE 3" ASPHALT OVER 8" ROADBASE
- DRIVEWAY
- CONCRETE



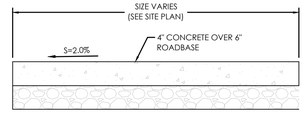
2.0' HIGH BACK SHED CURB AND GUTTER

NTS



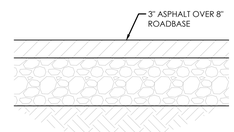
2.0' HIGH BACK CURB AND GUTTER

NTS



SIDEWALK SECTION

NTS



PAVEMENT SECTION

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No. 10288550-2202
THOMAS M. ROMNEY
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
HARDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
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HARDSCAPE PLAN

Scale:	1"=30'	Drawn:	OJD
Date:	06/10/26	Job #:	24-0131
Sheet:	C4.0		

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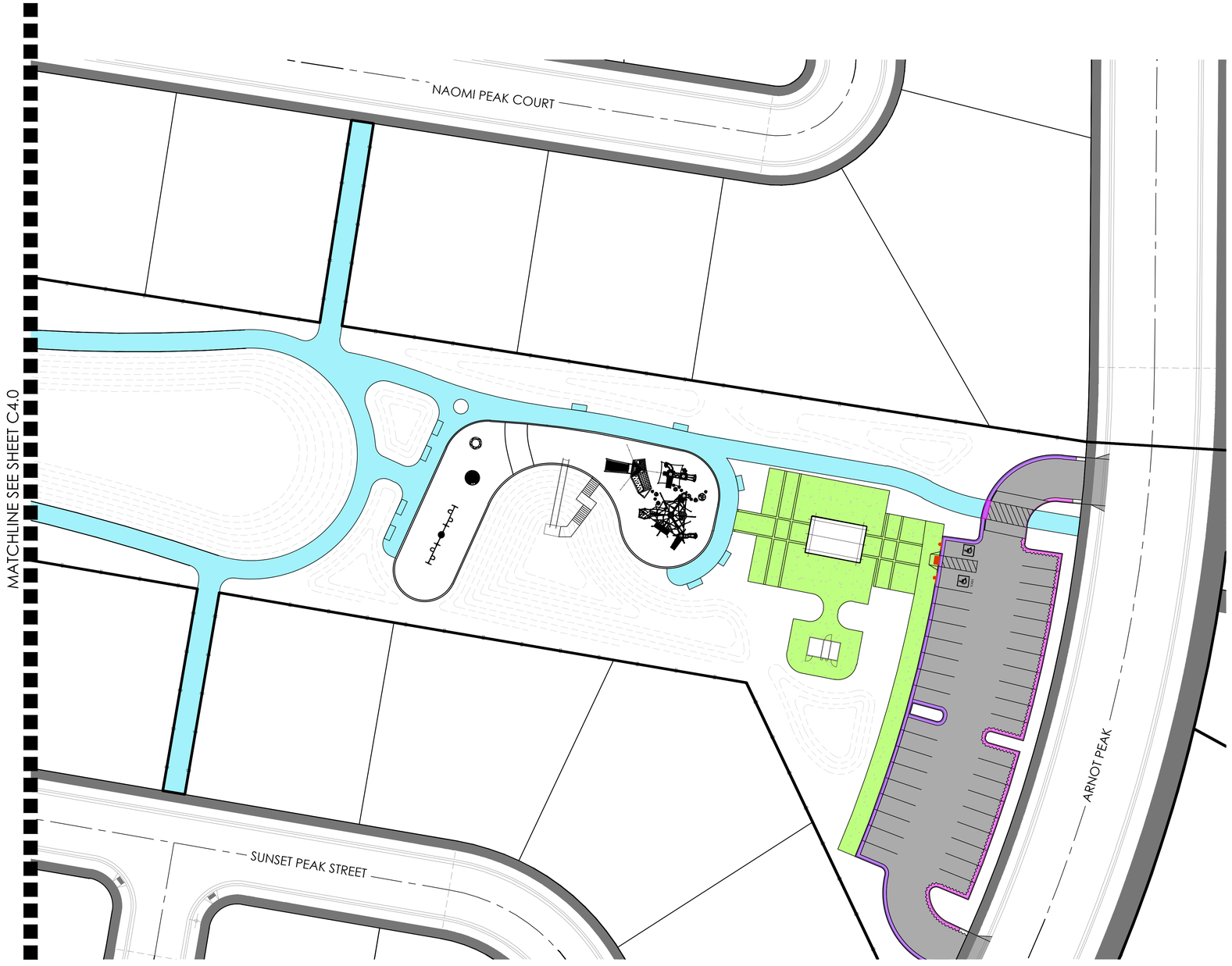

HARDSCAPE LEGEND

- 2.0' HIGH BACK CURB & GUTTER
- 2.0' HIGH BACK SHED CURB & GUTTER
- TRANSITION ZONE
- ASPHALT TRAIL
- DRIVE AISLE 3" ASPHALT OVER 8" ROADBASE
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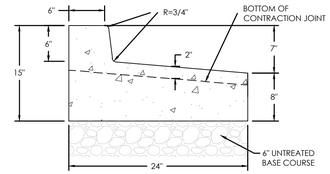
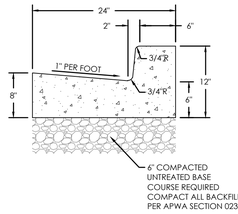


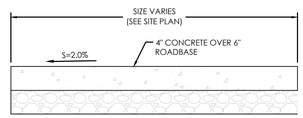
2.0' HIGH BACK SHED CURB AND GUTTER

NTS



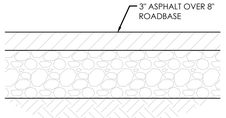
2.0' HIGH BACK CURB AND GUTTER

NTS



SIDEWALK SECTION

NTS



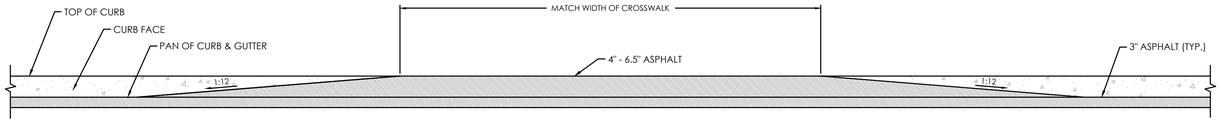
PAVEMENT SECTION

NTS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



RAISED ASPHALT CROSSWALK - SECTION VIEW

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THOMAS M. ROMNEY
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
HARDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
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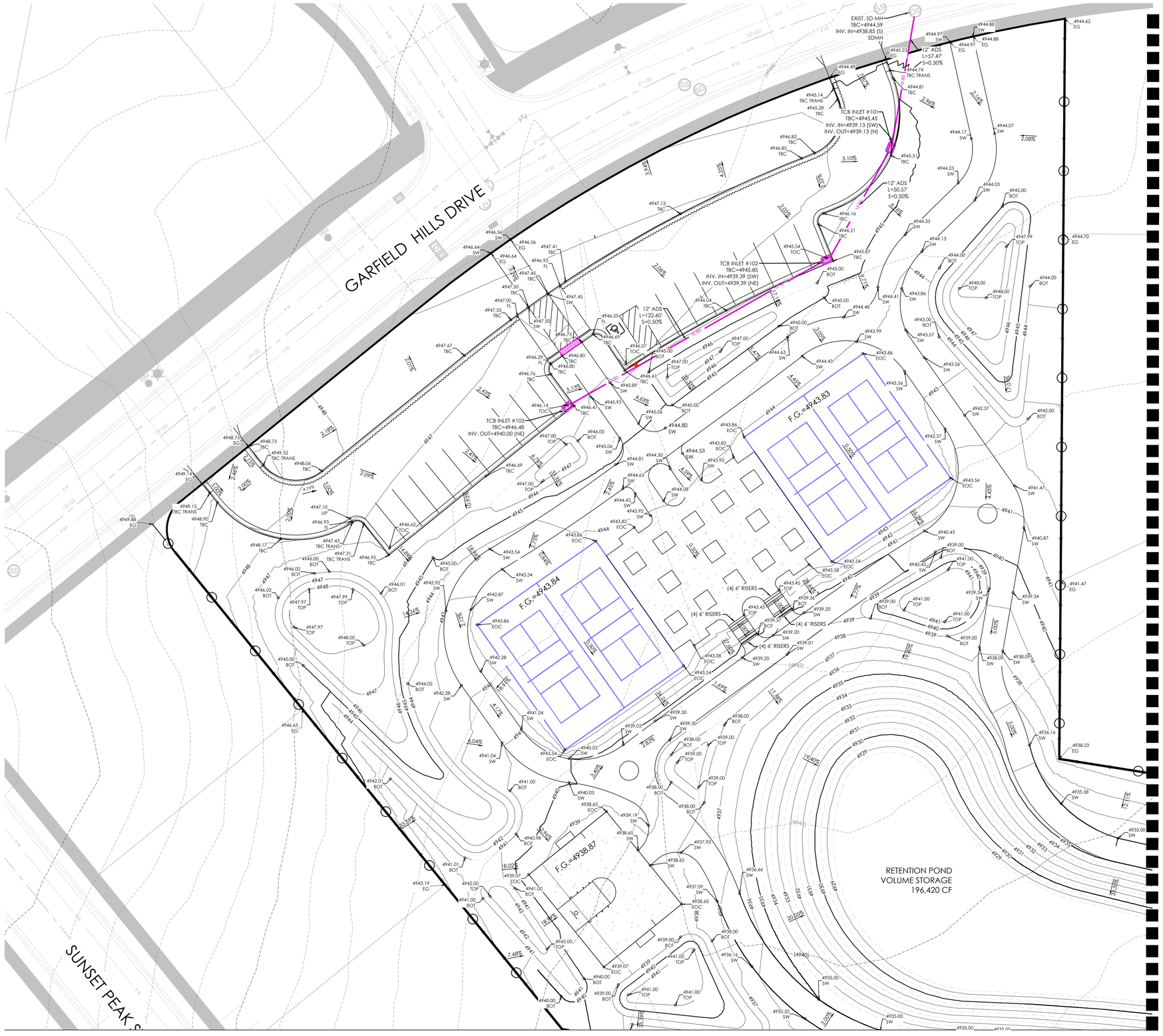
HARDSCAPE PLAN

Scale:	1"=30'	Drawn:	OJD
Date:	06/10/26	Job #:	24-0131
Sheet:	C4.1		

Z:_2024\24-0131 overland village 2 park\design 24-0130.dwg\sheets\C4.1 HARDSCAPE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

Retention Pond 5

Project: Overland Village 2 Phase B Preliminary
Location Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria
Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	1,927,820	0.51	975,839
Weighted "C" Value		**0.51**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.62	0.51	44.26	81.10	72,986	0.00	0	72,986
30.0	2.44	0.51	44.26	54.66	98,390	0.00	0	98,390
60.0	1.51	0.51	44.26	33.83	121,778	0.00	0	121,778
120.0	0.80	0.51	44.26	17.97	129,037	0.00	0	129,037
180.0	0.54	0.51	44.26	12.10	130,650	0.00	0	130,650
360.0	0.28	0.51	44.26	6.27	135,488	0.00	0	135,488
720.0	0.15	0.51	44.26	3.36	145,166	0.00	0	145,166
1440.0	0.08	0.51	44.26	1.79	154,844	0.00	0	154,844

Maximum Storage Requirement: ***154,844***
Maximum Storage Requirement (ac-ft): 3.55

Retention Basin Design
Storage Requirement: 154,844 cf
Retention Pond Volume: 156,084 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage **196,420** ***RETENTION ADEQUATE***

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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THOMAS M. ROMNEY
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
GRADING & DRAINAGE

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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5	----	----
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GRADING & DRAINAGE

Scale: 1"=20' Drawn: OJD
Date: 06/10/26 Job #: 24-0131
Sheet: C5.0

Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheets\C5.0 GRADING AND DRAINAGE PLAN.dwg

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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EAGLE MOUNTAIN, UTAH

GRADING & DRAINAGE

REVISION BLOCK

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GRADING & DRAINAGE

Scale: 1"=20'	Drawn: OJD
Date: 06/10/26	Job #: 24-0131
Sheet: C5.1	

Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheets\C5.1 GRADING AND DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C5.1

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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EAGLE MOUNTAIN, UTAH

GRADING & DRAINAGE

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING & DRAINAGE

Scale:	1"=20'	Drawn:	OJD
Date:	06/10/26	Job #:	24-0131
Sheet:	C5.2		

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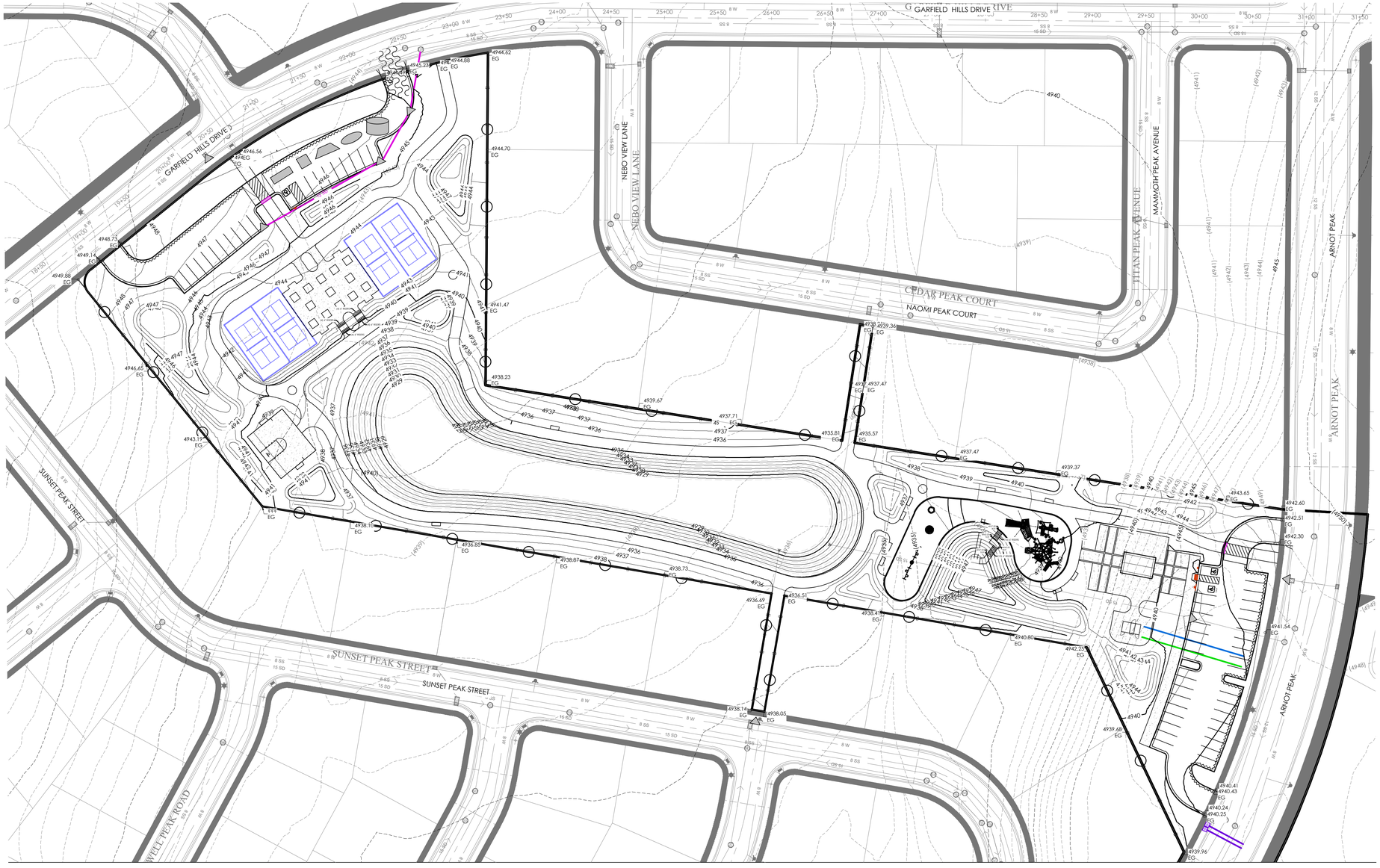
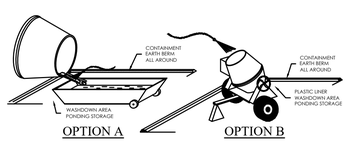
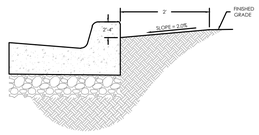


EROSION CONTROL LEGEND

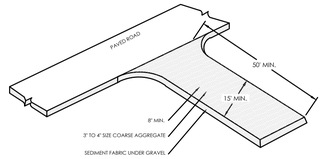
- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



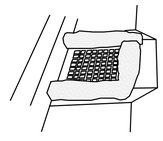
CONCRETE WASTE MANAGEMENT
NTS



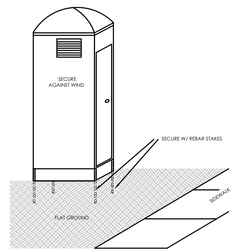
CURB SEDIMENTATION TRAP
NTS



STABILIZED CONSTRUCTION ENTRANCE
NTS



INLET PROTECTION - GRAVEL BAGS
NTS



PORTABLE TOILET
NTS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
EROSION CONTROL

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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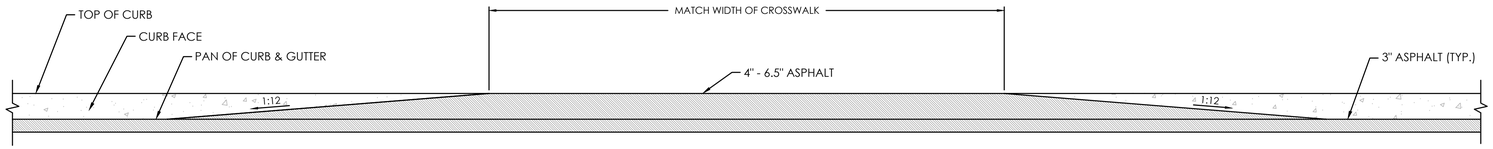
EROSION CONTROL

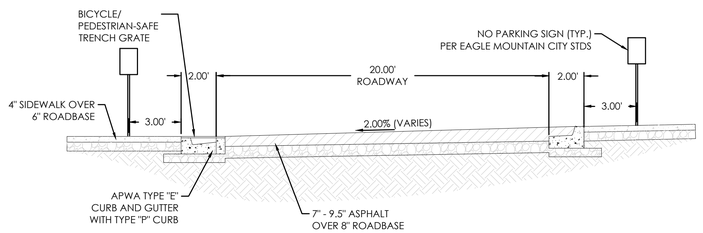
Scale:	1"=50'	Drawn:	OJD
Date:	06/10/26	Job #:	24-0131
Sheet:	C6.0		

Z:_2024\24-0131 overland village 2 park\design\24-0130.dwg\sheet\\C7.0 EROSION CONTROL PLAN.dwg



RAISED ASPHALT CROSSWALK - SECTION VIEW

N.T.S.



RAISED ASPHALT CROSSWALK WITH STEEL PLATE

N.T.S.

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OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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DETAILS

Scale:	N.T.S.	Drawn:	OJD
Date:	06/10/26	Job #:	24-0131
Sheet:	D1.0		

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Z:_2024\24-0131 overland village 2 park\design\24-0130\dwg\sheet\D1.0 DETAIL.dwg

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	PLAYGROUND COMPONENTS, REF. DETAIL SHEET L1.7	
	2	RIVER COBBLE, COLOR: TAN, SIZE 2"-4", TYPE: AUTUMN SUNRISE COBBLE	27,820 sf
	3	6' BENCH MOUNTED TO CONCRETE PAD	
	4	PICKLEBALL COURT, TYP.	
	5	BASKETBALL COURT	
	6	WOOD PLAYGROUND MULCH	7,271 sf
	7	PAVILLION, SIZE 20' x 30'	
	8	ASPHALT TRAIL	
	9	CONCRETE PAVING	
	10	SLIDE COMPONENT	
	11	BOULDERS, SIZE 2'-3'	
	12	PLAZA SEATING	
	13	CONCRETE STAIRS AND HANDRAILS	
	14	RESTROOM, SIZE 10' x 17'	
	15	8" CONCRETE PLAYGROUND EDGE	
	16	8' PICNIC TABLE	

Park Features/Improvements	Points	Amount	Total
Bech/Picinic tabel (W/shade Structure or trees)	2	13	26
Bicycle rack(4+bikes)	2	0	0
Trees(5)	2	24	48
Shade Structure	4	0	0
Drinking Fountain	5	1	5
Asphalt or concrete trailes-8ft wide, exluding sidewlaks alo	6	30.77	184.62
Parking	6	11.8	70.8
Swings(4+swings)	7	1	7
concrete basketball court(1/2)	20	1	20
Pavilion w/tables, garbage receptacles, barbeques	4	6	24
playground equipment per $1,000	2	250	500
splash pad	2	0	0
Tennis court (6,600 sq ft or 55' x 120') Pickleball 4 courts	100	4	400
Sports court (6,600 sq ft or 55' x 120')	100	0	0
Restroom (600 + sq ft)	100	1	100
Restroom (1,200+sqft)	200	0	0
Public art	Tbd	0	0
Other developer proposed improvments	TBd	0	0
		Total	1385.42

IRRIGABLE AREA: 3.68 ACRES

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES						
	AT2	Acer tataricum 'GarAnn'	Hot Wings® Tatarian Maple	1.5" Cal.	20	25'Hx20'W (DT)
	GS2	Gleditsia triacanthos inermis `Skycole`	Skyline Honey Locust	1.5" Cal.	20	40'Hx30'W (DT)
	GK	Gymnocladus dioicus	Kentucky coffeetree	1.5" Cal.	10	60'Hx40W (DT)
	JR	Juniperus scopulorum	Rocky Mountain Juniper	6` Ht.	18	30'Hx15'W (DT)
	MP	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	16	15'Hx15'W (DT)
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	17	20'Hx15'W (DT)
	RG	Rhus glabra	Smooth Sumac	6` Ht.	12	15'Hx15'W (DT)
	UP	Ulmus parvifolia	Lacebark Elm	1.5" Cal.	25	40'Hx35'W (DT)
SHRUBS						
	AS	Artemisia filifolia	Sand sage	5 gal.	16	4'Hx4'W (DT)
	AT	Artemisia tridentata	Big Sagebrush	5 gal.	67	5'Hx5'W (DT)
	BA	Berberis aquifolium 'Compacta'	Compact Oregon Grape	5 gal.	32	3'Hx3'W (DT)
	CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard	2 gal.	31	2'Hx3'W (DT)
	CL	Cercocarpus ledifolius var. intricatus	Littleleaf mountain mahogany	5 gal.	51	4'Hx4'W (DT)
	CM2	Cercocarpus montanus	Alderleaf Mountain Mahogany	5 gal.	29	4'Hx8'W (DT)
	CFQ	Chaenomeles spp.	Flowering quince	2 gal.	58	2'Hx3'W (DT)
	CM	Chamaebatiana millefolium	Fernbush	5 gal.	91	6'Hx6'W (DT)
	CSB	Cytisus purgans	'Spanish Gold'® broom	5 gal.	65	4'Hx4'W (DT)
	EGM	Ephedra viridis	Green Mormon tea	2 gal.	29	3'HX3'W (DT)
	FP	Fallugia paradoxa	Canyon Plume	5 gal.	64	4'Hx4'W (DT)
	NW	Nepeta x `Walker`s Low`	Walker`s Low Catmint	2 gal.	16	3'Hx3'W (DT)
	PML	Paxistima myrsinites	Mountain lover	5 gal.	31	1'Hx4'W (DT)
	PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage	5 gal.	63	2.5'Hx3'W (DT)
	PW	Philadelphus lewisii	Wild Mock Orange	2 gal.	82	8'Hx8'W (DT)
	PM	Physocarpus malvaceus	Mallow Ninebark	5 gal.	27	7'Hx6'W (DT)
	PMM	Pinus mugo var. pumilio	Dwarf Mugo Pine	5 gal.	12	4'Hx4'W (DT)
	RGC	Ribes aureum	Golden currant	5 gal.	13	8'Hx8'W (DT)
	RW	Ribes cereum	Wax currant	5 gal.	75	6'Hx5'W (DT)
	RKR	Rosa 'Radrazz'	'Knock Out' shrub rose	5 gal.	72	4'Hx4'W (DT)
	RMW	Rosa Meidiland `White`	White Meidiland Rose	5 gal.	18	2'Hx6'W (DT)
	TW	Teucrium chamaedrys	Wall germander	2 gal.	44	1.5'Hx3'W (DT)

ORNAMENTAL GRASSES

CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	30	4'Hx2'W (DT)
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	60	3'Hx2'W (DT)
POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	54	3'Hx3'W (DT)

PERENNIALS

GLW	Gaura lindheimeri `Whirling Butterflies`	Whirling Butterflies Gaura	1 gal.	53	3'Hx3W' (DT)
SNE	Salvia nemorosa `East Fresland`	East Fresland Meadow Sage	1 gal.	68	1.5'Hx2W (DT)

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
GROUND COVERS						
	BN	BIO NATIVE SEED BLEND MIX		seed	76,060 sf	BIOGRASS SOD FARM
	BT	BIOGRASS TALL FESCUE		sod	58,218 sf	BIOGRASS SOD FARM

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH BIO NATIVE GRASS OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.

N

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
OVERALL LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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OVERALL LANDSCAPE PLAN

Scale: 1"=50' | Drawn: MH
Date: 06/10/2026 | Job #: 24-0131
Sheet: L1.0

Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheets\L1.0-L1.XX LANDSCAPE PLAN.dwg

MATCH LINE SEE SHEET L1.3

MATCH LINE SEE SHEET L1.2

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	PLAYGROUND COMPONENTS, REF. DETAIL SHEET L1.7
	2	RIVER COBBLE, COLOR: TAN, SIZE 2"-4", TYPE: AUTUMN SUNRISE COBBLE
	3	6' BENCH MOUNTED TO CONCRETE PAD
	4	PICKLEBALL COURT, TYP.
	5	BASKETBALL COURT
	6	WOOD PLAYGROUND MULCH
	7	PAVILLION, SIZE 20' x 30'
	8	ASPHALT TRAIL
	9	CONCRETE PAVING
	10	SLIDE COMPONENT
	11	BOULDERS, SIZE 2'-3'
	12	PLAZA SEATING
	13	CONCRETE STAIRS AND HANDRAILS
	14	RESTROOM, SIZE 10' x 17'
	15	8" CONCRETE PLAYGROUND EDGE
	16	8' PICNIC TABLE

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AT2	Acer tataricum 'GarAnn'	Hot Wings® Tatarian Maple
GS2	Gleditsia triacanthos inermis `Skycole`	Skyline Honey Locust
GK	Gymnocladus dioicus	Kentucky coffeetree
JR	Juniperus scopulorum	Rocky Mountain Juniper
MP	Malus x 'Prairifire'	Prairifire Crabapple
MS	Malus x 'Spring Snow'	Spring Snow Crabapple
RG	Rhus glabra	Smooth Sumac
UP	Ulmus parvifolia	Lacebark Elm
SHRUBS		
AS	Artemisia filifolia	Sand sage
AT	Artemisia tridentata	Big Sagebrush
BA	Berberis aquifolium 'Compacta'	Compact Oregon Grape
CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard
CL	Cercocarpus ledifolius var. intricatus	Littleleaf mountain mahogany
CM2	Cercocarpus montanus	Alderleaf Mountain Mahogany
CFQ	Chaenomeles spp.	Flowering quince
CM	Chamaebatiana millefolium	Fernbush
CSB	Cytisus purgans	'Spanish Gold'® broom
EGM	Ephedra viridis	Green Mormon tea
FP	Fallugia paradoxa	Canyon Plume
NW	Nepeta x `Walker`s Low`	Walker`s Low Catmint
PML	Paxistima myrsinites	Mountain lover
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage
PW	Philadelphus lewisii	Wild Mock Orange
PM	Physocarpus malvaceus	Mallow Ninebark
PMM	Pinus mugo var. pumilio	Dwarf Mugo Pine
RGC	Ribes aureum	Golden currant
RW	Ribes cereum	Wax currant
RKR	Rosa 'Radrazz'	'Knock Out' shrub rose
RMW	Rosa Meidiland `White`	White Meidiland Rose
TW	Teucrium chamaedrys	Wall germander
ORNAMENTAL GRASSES		
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass
POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass
PERENNIALS		
GLW	Gaura lindheimeri `Whirling Butterflies`	Whirling Butterflies Gaura
SNE	Salvia nemorosa `East Friesland`	East Friesland Meadow Sage

SYMBOL	CODE	BOTANICAL NAME
GROUND COVERS		
	BN	BIO NATIVE SEED BLEND MIX
	BT	BIOGRASS TALL FESCUE

NOTE:
SEE SHEET L1.0 FOR OVERALL PLANT & MATERIAL QUANTITIES

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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LANDSCAPE PLAN

Scale: 1"=20' | Drawn: MH
Date: 06/10/2026 | Job #: 24-0131
Sheet: L1.1

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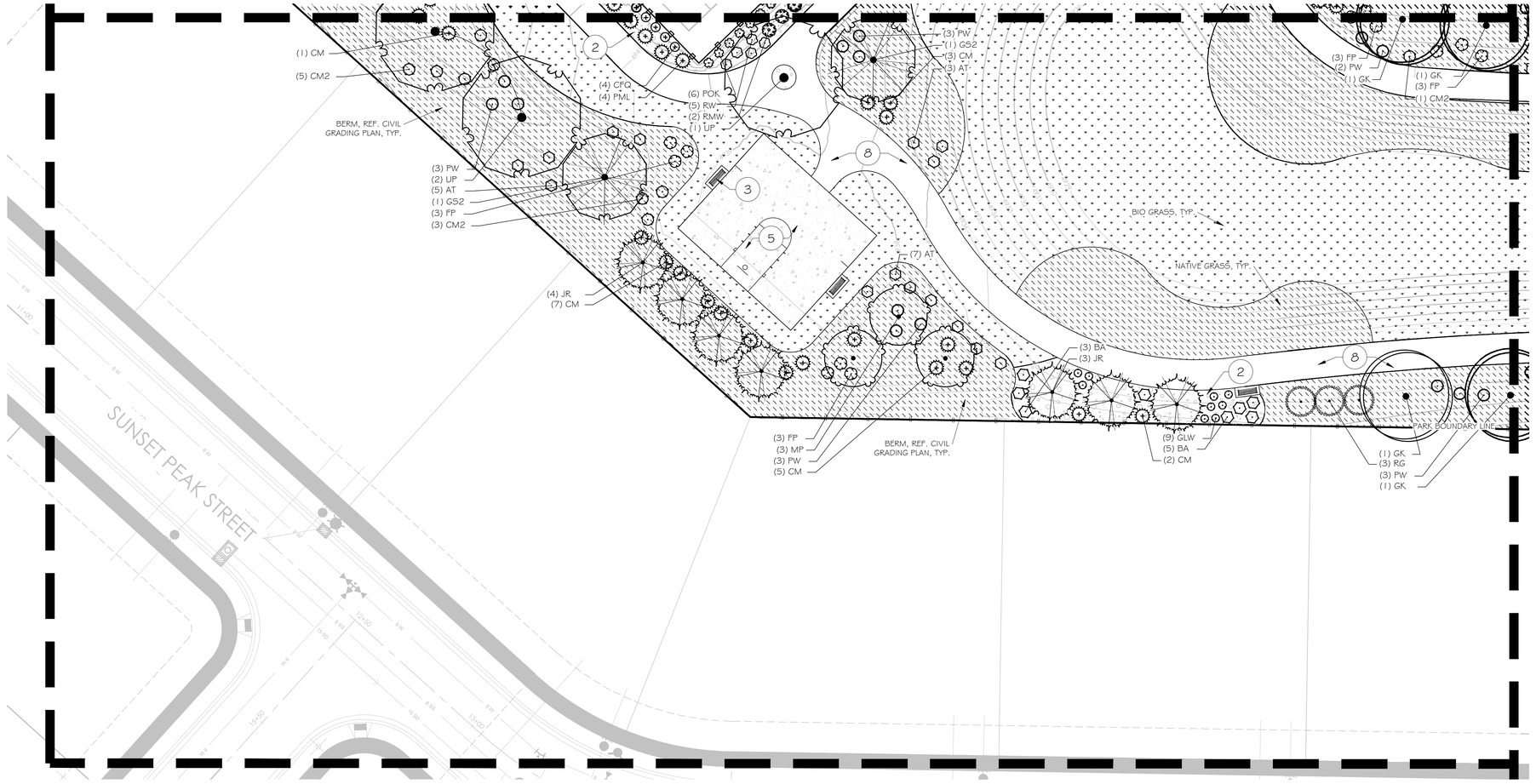

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	AT2	Acer tatancum 'GarAnn'	Hot Wings® Tatanan Maple
	GS2	Gleditsia tnacanthos inermis `Skycole`	Skyline Honey Locust
	GK	Gymnocladus dioicus	Kentucky coffeetree
	JR	Juniperus scopulorum	Rocky Mountain Juniper
	MP	Malus x 'Prairifire'	Prairifire Crabapple
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple
	RG	Rhus glabra	Smooth Sumac
	UP	Ulmus parvifolia	Lacebark Elm
SHRUBS			
	AS	Artemisia filifolia	Sand sage
	AT	Artemisia tridentata	Big Sagebrush
	BA	Berberis aquifolium 'Compacta'	Compact Oregon Grape
	CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard
	CL	Cercocarpus ledifolius var. intncatus	Littleleaf mountain mahogany
	CM2	Cercocarpus montanus	Alderleaf Mountain Mahogany
	CFQ	Chaenomeles spp.	Flowenng quince
	CM	Chamaebatiana millefolium	Fernbush
	CSB	Cytisus purgans	'Spanish Gold'® broom
	EGM	Ephedra viridis	Green Mormon tea
	FP	Fallugia paradoxa	Canyon Plume
	NW	Nepeta x `Walker`s Low`	Walker`s Low Catmint
	PML	Paxistima myrsinites	Mountain lover
	PAL	Perovskia atriplicfolia 'Little Spire'	Russian Sage
	PW	Philadelphus lewisii	Wild Mock Orange
	PM	Physocarpus malvaceus	Mallow Ninebark
	PMM	Pinus mugo var. pumilio	Dwarf Mugo Pine
	RGC	Ribes aureum	Golden currant
	RW	Ribes cereum	Wax currant
	RKR	Rosa 'Radrazz'	'Knock Out' shrub rose
	RMW	Rosa Meidiland `White`	White Meidiland Rose
	TW	Teucnum chamaedrys	Wall germander
ORNAMENTAL GRASSES			
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass
	HSS	Helictotnchon sempervirens `Sapphire`	Sapphire Blue Oat Grass
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass

PERENNIALS

CODE	BOTANICAL NAME	COMMON NAME
GLW	Gaura lindheimeri `Whirling Butterflies`	Whirling Butterflies Gaura
SNE	Salvia nemorosa `East Fnesland`	East Fnesland Meadow Sage

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GROUND COVERS			
	BN	BIO NATIVE SEED BLEND MIX	
	BT	BIOGRASS TALL FESCUE	

NOTE:
SEE SHEET L1.0 FOR OVERALL PLANT & MATERIAL QUANTITIES

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	PLAYGROUND COMPONENTS, REF. DETAIL SHEET L1.7
	2	RIVER COBBLE, COLOR: TAN, SIZE 2"-4", TYPE: AUTUMN SUNRISE COBBLE
	3	6' BENCH MOUNTED TO CONCRETE PAD
	4	PICKLEBALL COURT, TYP.
	5	BASKETBALL COURT
	6	WOOD PLAYGROUND MULCH
	7	PAVILLION, SIZE 20' x 30'
	8	ASPHALT TRAIL
	9	CONCRETE PAVING
	10	SLIDE COMPONENT
	11	BOULDERS, SIZE 2'-3'
	12	PLAZA SEATING
	13	CONCRETE STAIRS AND HANDRAILS
	14	RESTROOM, SIZE 10' x 17'
	15	8" CONCRETE PLAYGROUND EDGE
	16	8' PICNIC TABLE

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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LICENSED LANDSCAPE ARCHITECT
No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	MH
Date:	06/10/2026	Job #:	24-0131
Sheet:	L1.2		

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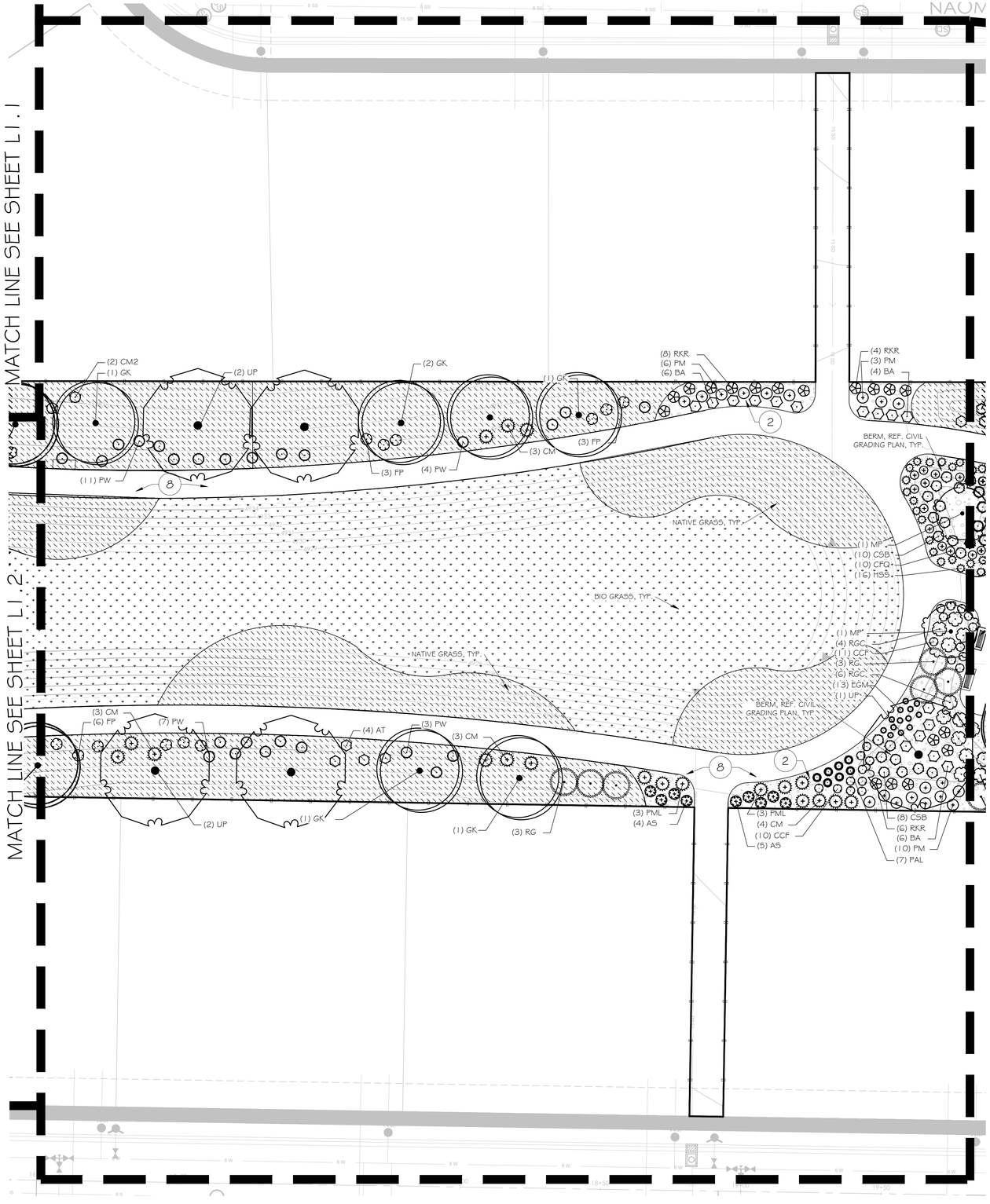

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	AT2	Acer tataricum 'GarAnn'	Hot Wings® Tatarian Maple
	GS2	Gleditsia triacanthos inermis `Skycole`	Skyline Honey Locust
	GK	Gymnocladus dioicus	Kentucky coffeetree
	JR	Juniperus scopulorum	Rocky Mountain Juniper
	MP	Malus x 'Prairifire'	Prairifire Crabapple
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple
	RG	Rhus glabra	Smooth Sumac
	UP	Ulmus parvifolia	Lacebark Elm
SHRUBS			
	AS	Artemisia filifolia	Sand sage
	AT	Artemisia tridentata	Big Sagebrush
	BA	Berberis aquifolium 'Compacta'	Compact Oregon Grape
	CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard
	CL	Cercocarpus ledifolius var. intricatus	Littleleaf mountain mahogany
	CM2	Cercocarpus montanus	Alderleaf Mountain Mahogany
	CFQ	Chaenomeles spp.	Flowering quince
	CM	Chamaebatiana millefolium	Fernbush
	CSB	Cytisus purgans	'Spanish Gold'® broom
	EGM	Ephedra viridis	Green Mormon tea
	FP	Fallugia paradoxa	Canyon Plume
	NW	Nepeta x `Walker`s Low`	Walker`s Low Catmint
	PML	Paxistima myrsinites	Mountain lover
	PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage
	PW	Philadelphus lewisii	Wild Mock Orange
	PM	Physocarpus malvaceus	Mallow Ninebark
	PMM	Pinus mugo var. pumilio	Dwarf Mugo Pine
	RGC	Ribes aureum	Golden currant
	RW	Ribes cereum	Wax currant
	RKR	Rosa 'Radrazz'	'Knock Out' shrub rose
	RMW	Rosa Meidiland `White`	White Meidiland Rose
	TW	Teucrium chamaedrys	Wall germander
ORNAMENTAL GRASSES			
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass
	HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass
PERENNIALS			
	GLW	Gaura lindheimeri `Whirling Butterflies`	Whirling Butterflies Gaura
	SNE	Salvia nemorosa `East Friesland`	East Friesland Meadow Sage

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GROUND COVERS			
	BN	BIO NATIVE SEED BLEND MIX	
	BT	BIOGRASS TALL FESCUE	

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	PLAYGROUND COMPONENTS, REF. DETAIL SHEET L1.7
	2	RIVER COBBLE, COLOR: TAN, SIZE 2"-4", TYPE: AUTUMN SUNRISE COBBLE
	3	6' BENCH MOUNTED TO CONCRETE PAD
	4	PICKLEBALL COURT, TYP.
	5	BASKETBALL COURT
	6	WOOD PLAYGROUND MULCH
	7	PAVILLION, SIZE 20' x 30'
	8	ASPHALT TRAIL
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	10	SLIDE COMPONENT
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	16	8' PICNIC TABLE

NOTE:
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N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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LANDSCAPE PLAN

REVISION BLOCK

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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	MH
Date:	06/10/2026	Job #:	24-0131
Sheet:	L1.3		

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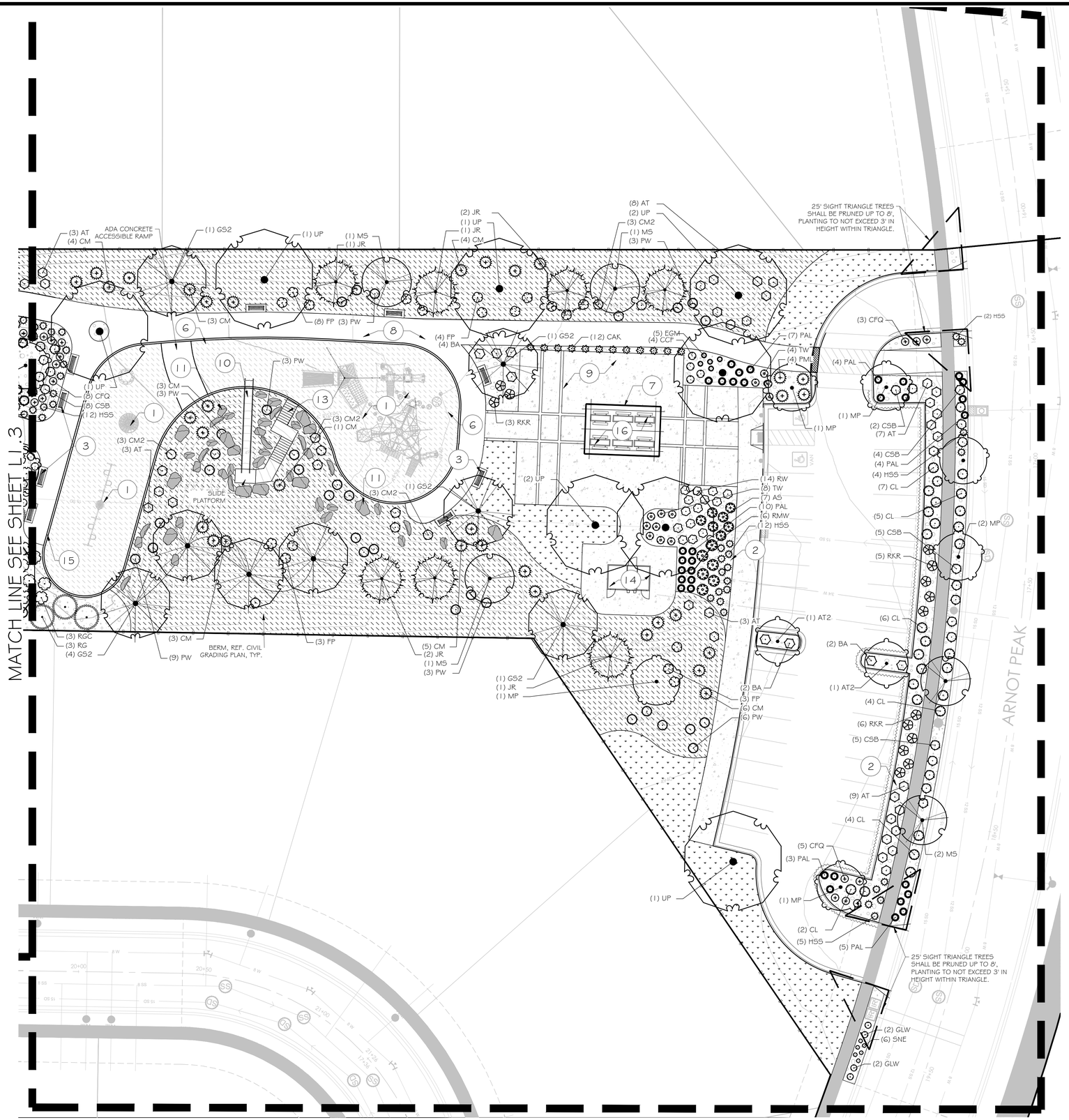

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	PMM	Pinus mugo var. pumilio	Dwarf Mugo Pine
	RGC	Ribes aureum	Golden currant
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	RKR	Rosa 'Radrazz'	'Knock Out' shrub rose
	RMW	Rosa Meidiland `White`	White Meidiland Rose
	TW	Teucrium chamaedrys	Wall germander
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SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GROUND COVERS			
	BN	BIO NATIVE SEED BLEND MIX	
	BT	BIOGRASS TALL FESCUE	

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
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	5	BASKETBALL COURT
	6	WOOD PLAYGROUND MULCH
	7	PAVILLION, SIZE 20' x 30'
	8	ASPHALT TRAIL
	9	CONCRETE PAVING
	10	SLIDE COMPONENT
	11	BOULDERS, SIZE 2'-3'
	12	PLAZA SEATING
	13	CONCRETE STAIRS AND HANDRAILS
	14	RESTROOM, SIZE 10' x 17'
	15	8" CONCRETE PLAYGROUND EDGE
	16	8' PICNIC TABLE

NOTE:
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(IN FEET)
1 inch = 20 ft.

N

S

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LICENSED LANDSCAPE ARCHITECT
No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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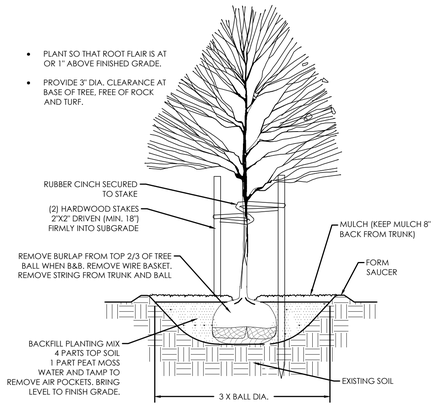
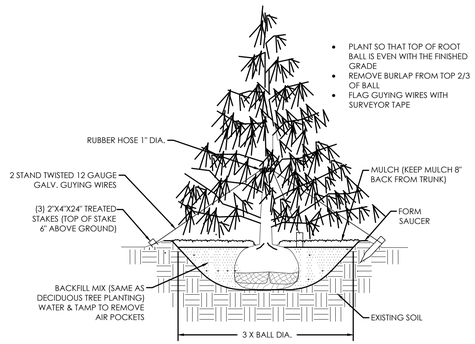
LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	MH
Date:	06/10/2026	Job #:	24-0131
Sheet:	L1.4		

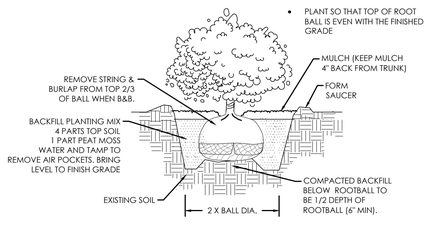
Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheet\L1.0 L1.XX LANDSCAPE PLAN.dwg



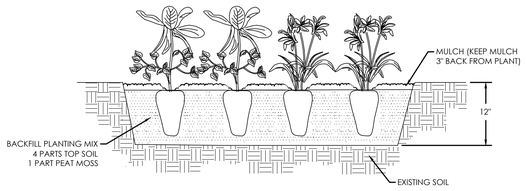
A TREE PLANTING & STAKING
NOT TO SCALE



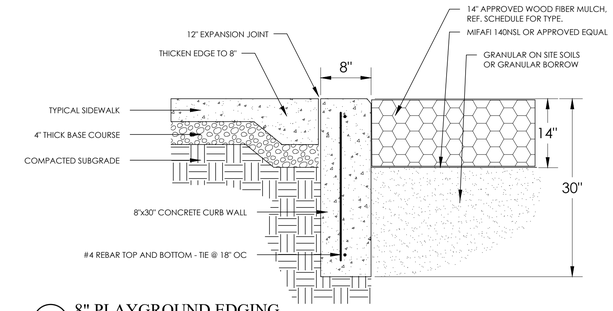
B EVERGREEN PLANTING & GUYING
NOT TO SCALE



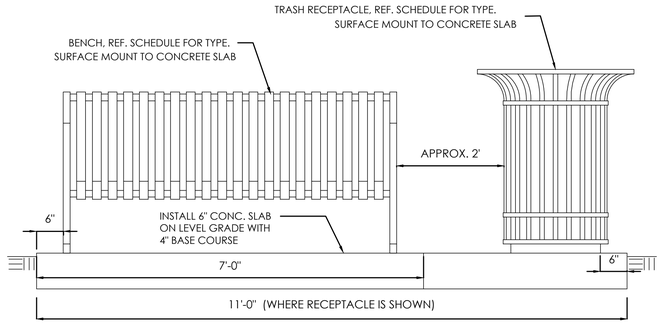
C SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE



E 8" PLAYGROUND EDGING
NOT TO SCALE



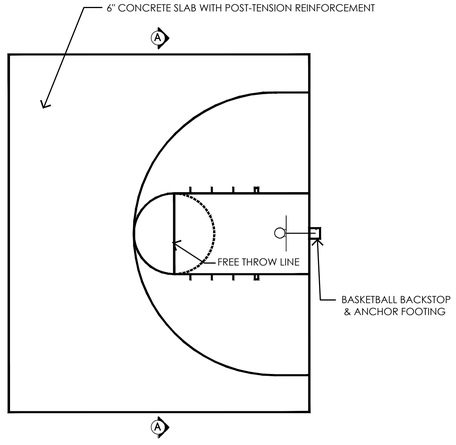
F BENCH & TRASH RECEPTACLE ELEVATION
SCALE: 3/4"= 1'-0"

NOTES:

1. MODEL: CLASSIC BENCH- BY SMITH STEELWORKS
   - REF. PLANS FOR POWDERCOAT COLOR
   - SURFACE MOUNTED

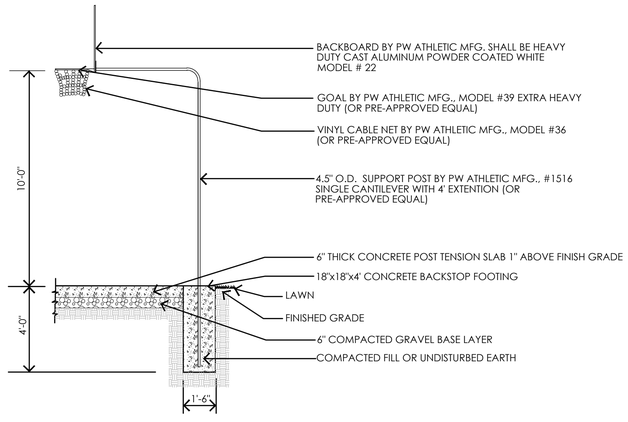
H BENCH
FOR ILLUSTRATIVE PURPOSES

I PICNIC TABLE- CLASSIC MODEL
NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)

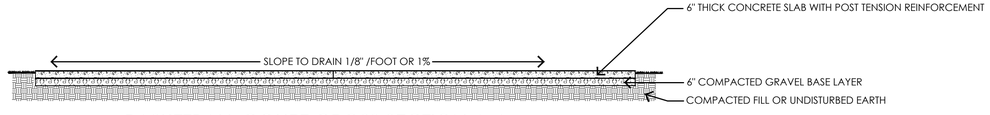


OUTDOOR BASKETBALL COURT PLAN
SCALE: 1" = 10'

NOTE: ALL LINE WORK SHALL BE 2" WIDE AND PAINTED WITH 2 COATS OF WHITE ACRYLIC PAINT.



BASKETBALL BACKSTOP DETAIL
NO SCALE



BASKETBALL COURT CROSS SECTION A-A
NO SCALE

G OUTDOOR BASKETBALL COURT PLAN AND DETAILS
SCALE: 1" = 10'

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LANDSCAPE DETAILS

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Drawn:
Date: 06/10/2026
Job #: 24-0131
Sheet: L1.5

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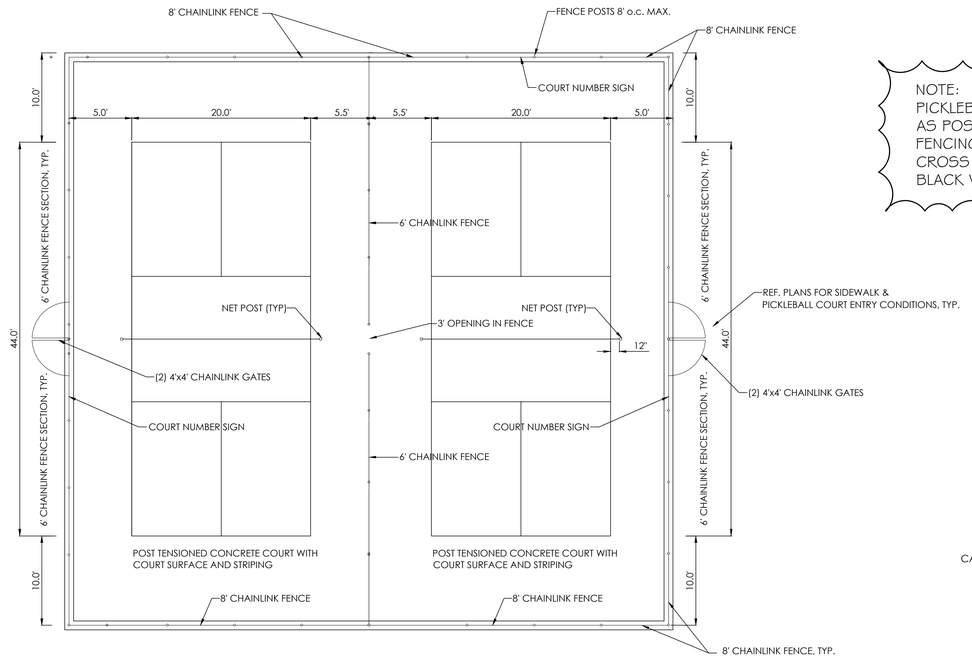
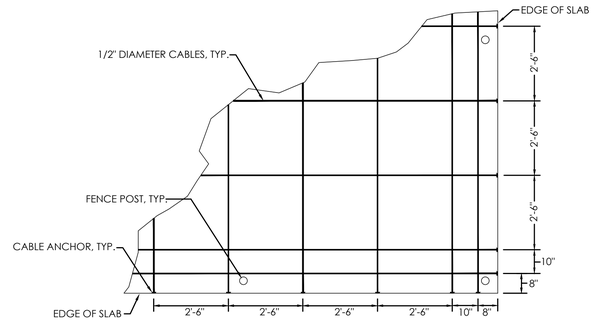
Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheets\L1.0-L1.XX LANDSCAPE PLAN.dwg

A PICKLEBALL COURT

NOT TO SCALE

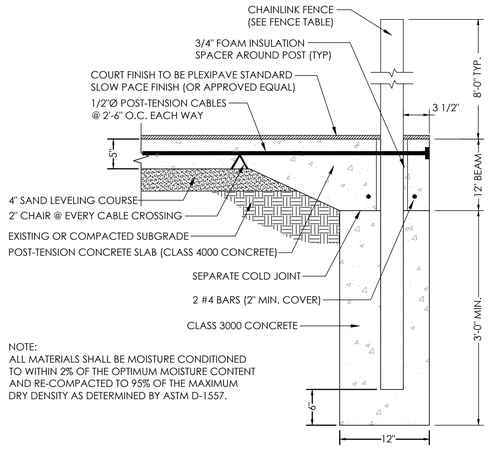


NOTE:
PICKLEBALL COURT TO BE BIDDED AS POST TENSION. ALL CHAINLINK FENCING POSTS, RAILS, TOP CROSS BAR AND MESH SHALL BE BLACK VINYL COATED.



D TYPICAL CABLE LAYOUT

NTS

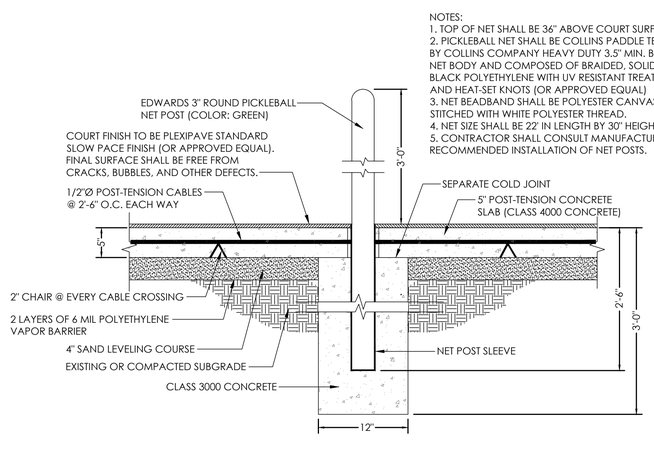


NOTE:
ALL MATERIALS SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AND RE-COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

B TYPICAL PERIMETER BEAM

NTS

NOTES:
1. TOP OF NET SHALL BE 36" ABOVE COURT SURFACE.
2. PICKLEBALL NET SHALL BE COLLINS PADDLE TENNIS NET BY COLLINS COMPANY HEAVY DUTY 3.5" MIN. BRAIDED NET BODY AND COMPOSED OF BRAIDED, SOLID-CORE BLACK POLYETHYLENE WITH UV RESISTANT TREATMENT AND HEAT-SET KNOTS (OR APPROVED EQUAL)
3. NET BEADBAND SHALL BE POLYESTER CANVAS LOCK STITCHED WITH WHITE POLYESTER THREAD.
4. NET SIZE SHALL BE 22' IN LENGTH BY 30" HEIGHT.
5. CONTRACTOR SHALL CONSULT MANUFACTURER FOR RECOMMENDED INSTALLATION OF NET POSTS.



C NET POST FOUNDATION

NTS

FENCE TABLE						
FABRIC GAUGE	FABRIC HEIGHT	POST DEPTH	LENGTH OF END, CORNER, OR PULL POSTS	LENGTH OF LINE POSTS	DIAMETER OF END, CORNER, & PULL POSTS	DIAMETER OF LINE POSTS
9	4'-0"	2'-0"	6'-0"	5'-8"	2"	1 5/8"
9	8'-0"	3'-6"	11'-6"	11'-2"	2 1/2"	2"

COURT FENCE NOTES:

1. ALL FENCING POSTS AND HARDWARE SHALL BE PERMACOAT POWDER COATED BY AMERISTAR OR APPROVED EQUAL IN CONFORMANCE WITH AAMA 2605 STANDARDS FOR EXTERIOR APPLICATIONS. ALL FABRICATED PARTS SHALL BE CLEANED AND PRE-TREATED FOR MAXIMUM IMPINGEMENT. COLOR SHALL MATCH FENCE FABRIC COLOR SELECTED BY OWNER.
2. ALL FENCE FABRIC SHALL BE BLACK POLYVINYL CHLORIDE COATED MATERIALS CONFORMING TO FEDERAL SPECIFICATION ASTM F668, CLASS 2B, COLOR TO BE SELECTED BY OWNER UPON SUBMITTAL.
3. ALL CHAINLINK FENCING FABRIC SHALL BE 1 3/4" MESH, 9 GAUGE FABRIC.
4. THE TOP RAILS, BRACE RAILS, AND BOTTOM RAILS, SHALL BE 1 5/8" PIPE TUBULAR RAIL.
5. KNUCKLE SELVAGE, TOP AND BOTTOM, SHALL BE USED.
6. CONCRETE FOR POST BASES SHALL BE CLASS 3000.
7. FENCE FABRIC SHALL BE PLACED ON THE INSIDE, OR COURT SIDE, OF THE POSTS, WHERE APPLICABLE.
8. MAXIMUM SPACING OF FENCE POSTS SHALL BE 8'-0".

PICKLEBALL GENERAL NOTES:

1. EARTHWORK SUPPORTING THE POST-TENSIONED CONCRETE COURTS SHALL BE IN ACCORDANCE WITH THE DRAWING DETAILS AND GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING.
3. FINISH COURT SURFACE SHALL LIE IN A TRUE PLANE AT THE ELEVATIONS AND SLOPES GIVEN IN THE GRADING PLAN. FINISH COURT SURFACE SHALL SLOPE FROM SIDE TO SIDE, END TO END, OR CORNER TO CORNER. MAXIMUM SLOPE SHALL BE 1.00%. MINIMUM SLOPE SHALL BE 0.90%.
4. CONTRACTOR SHALL REFER TO POST-TENSIONING AND COURT DETAILS PROVIDED IN THE PACKAGE SET FOR COURT CONSTRUCTION AND LAYOUT.
5. SAND LEVELING COURSE SHALL BE COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR DENSITY.
6. POST-TENSIONING TENDONS SHALL BE 1/2" DIAMETER GRADE 270 KSI SINGLE-STRANDED UNBONDED TENDONS WITH WEDGE TYPE ANCHORING SYSTEMS.
7. POST-TENSIONING TENDONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-416 AND THE FINAL TENDON ASSEMBLY SHALL CONFORM TO THE POST-TENSIONING INSTITUTE'S SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS.
8. TENDONS SHALL BE STRAIGHT, UNIFORMLY SPACED, AND INSTALLED PER MANUFACTURER RECOMMENDATIONS, BUT MAY BE MOVED HORIZONTALLY UP TO 12 INCHES TO AVOID OBSTRUCTIONS IN THE SLAB.
9. TENDONS SHALL BE PROPERLY SUPPORTED OR CHAIRED IN THE MIDDLE OF THE SLAB AND SHOULD BE SECURED TO MAINTAIN THEIR HORIZONTAL AND VERTICAL POSITIONS DURING PLACEMENT OF THE CONCRETE.
10. SLAB CONCRETE SHALL BE TYPE 1 WITH A MINIMUM 28 DAY CONPRESSIVE STRENGTH OF 4,000 PSI. THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN, INCLUDING PROJECTED CURE RATE FROM 0 TO 28 DAYS, TO THE OWNER AT LEAST ONE WEEK PRIOR TO PLACING THE SLAB.
11. THE CONCRETE MIX DESIGN SHALL BE SELECTED TO MINIMIZE EARLY CURING AND SHRINKAGE CRACKING THAT MAY FORM PRIOR TO TENDON STRESSING.
12. THE CONTRACTOR SHALL PROVIDE MEANS TO ENSURE THAT CONCRETE IS NOT SPLATTERED ON FENCE POSTS, LIGHT POLES, GATE POSTS, OR OTHER EXISTING FACILITIES DURING CONSTRUCTION OF SLAB.
13. POST-TENSIONED SLABS SHALL BE PLACED IN INDIVIDUAL, CONTINUOUS POURS (NO CONSTRUCTION JOINTS SHALL BE ALLOWED IN THE FIELD).
14. SLAB STRESSING SHALL OCCUR AT A CONCRETE STRENGTH OF 1,700 PSI OR GREATER. CONTRACTOR MAY CONSIDER TENSIONING UP TO 50% OF THE MAXIMUM ULTIMATE TENSILE STRENGTH 24 HOURS AFTER PLACEMENT OF CONCRETE.
15. TENDONS SHALL BE TEMPORARILY STRESSED TO 80% OF THEIR MINIMUM ULTIMATE TENSILE STRENGTH TO OVERCOME FRICTION AND TO ENABLE WEDGE SEATING. FINAL TENDON ELONGATION SHALL BE AS SHOWN IN THE DRAWINGS.
16. CLOSURE STRIPS SHALL NOT BE PLACED UNTIL SHORTENING IN THE POST-TENSIONED SLABS HAS OCCURRED.
17. ALL CONSTRUCTION PHASE HARDWARE WHICH MAY CAUSE RESTRAINT TO SHORTENING IN THE SLAB, INCLUDING PINS HOLDING SCREED CUPS, SHALL BE REMOVED FROM THE SLAB BEFORE SET OCCURS.
18. CONTRACTOR SHALL PLACE ASTM C171 POLYETHYLENE SHEETING OVER SLAB FOR MOISTURE LOSS AND REFLECTANCE CONTROL DURING SLAB CURE.
19. COURT MEASUREMENTS SHALL BE MADE TO THE OUTSIDE OF THE LINES. THE COURT LINES SHALL BE 2" IN WIDTH.
20. FINAL SURFACE SHALL BE FREE FROM CRACKS, BUBBLES, AND OTHER DEFECTS.
21. INNER COURT SHALL BE U.S. OPEN BLUE BY PLEXIPAVE (OR APPROVED EQUAL). OUTER COURT COLOR SHALL BE LIGHT GREEN BY PLEXIPAVE (OR APPROVED EQUAL). COURT LINES SHALL BE WHITE. FINAL COLOR SELECTION SHALL BE BY OWNER UPON COLOR SUBMITTAL BY CONTRACTOR.
22. COURT NUMBER SIGNS SHALL BE 10" WIDE BY 8" HEIGHT MADE FROM A 0.040 GAUGE ALUMINUM BLANK WITH ROUNDED CORNERS. SIGN COLORS SHALL BE UV PRINTED AND CHOSEN BY OWNER THROUGH THE SUBMITTAL PROCESS. NUMBERS ON THE SIGNS SHALL BE 6" HEIGHT.
23. SIGN SHALL BE SECURELY FASTENED TO FENCING IN THE LOCATIONS INDICATED ON THE DRAWING AND NUMBERED SEQUENTIALLY, OR AS OTHERWISE DIRECTED BY THE OWNER.
24. ALL VEGETATION, DEBRIS, & OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE COURT FOOTPRINT AND PROPERLY DISPOSED OF OFF SITE.
25. ALL MATERIALS SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AND RE-COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

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EAGLE MOUNTAIN, UTAH

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LANDSCAPE DETAILS

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Date: 06/10/2026 | Job #: 24-0131
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Know what's below. Call 811 before you dig.

Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheets\L1.0-L1.XX LANDSCAPE PLAN.dwg

A PLAYGROUND EQUIPMENT VIEW 1
FOR ILLUSTRATIVE PURPOSES

B PLAYGROUND EQUIPMENT VIEW 2
FOR ILLUSTRATIVE PURPOSES

C PLAYGROUND EQUIPMENT VIEW 3
FOR ILLUSTRATIVE PURPOSES

D PLAYGROUND EQUIPMENT VIEW 4
FOR ILLUSTRATIVE PURPOSES

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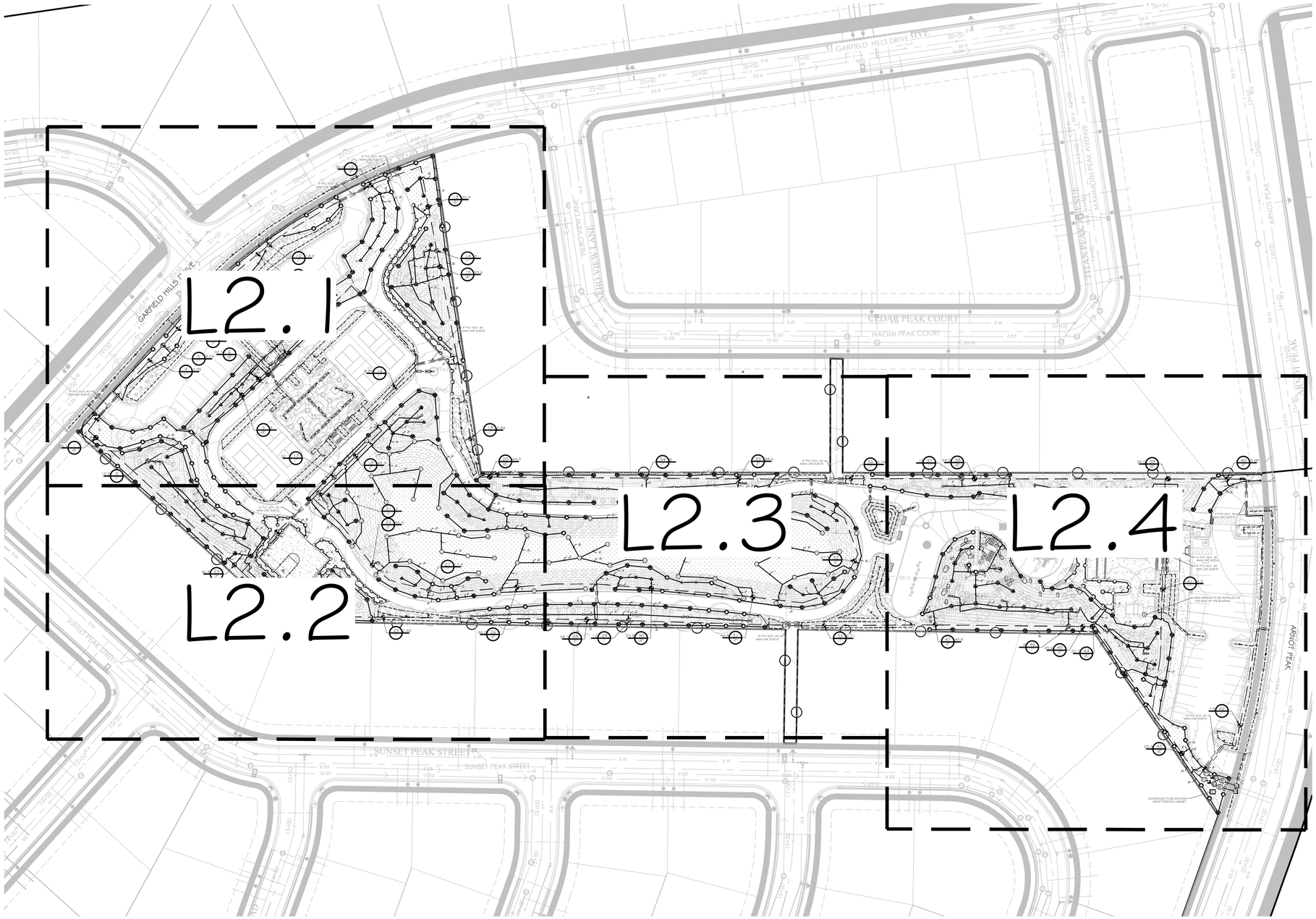
Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheets\L1.0-L1.XX LANDSCAPE PLAN.dwg



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H F	Rain Bird 1804 8 Series MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	87
Q T H F	Rain Bird 1804 10 Series MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	11
Q T H 12	Rain Bird 1804 12 Series MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	15
Q T H 15	Rain Bird 1804 15 Series MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	12
A B C D E F 12 15 18	Rain Bird 1804 ADJ Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	7
14 ADJ 14 F	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	98
18 ADJ 18 F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	129
24 ADJ 24 F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17`-24` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	231
1401 1402 1404 1406	Rain Bird 1402 Bubbler- 2 Per Tree 1401 Flood Bubbler 12" popup with check valve and pressure regulator	128

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	9
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	22
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Dnp Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	11
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Dnp Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	62

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB (Zone Valves) 1-1/2" 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	12
	Rain Bird PEB (Zone Valves) 1" 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	11
	Rain Bird PEB (Zone Valves) 2" 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	13
	Rain Bird 44-RC 1" 1.5 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	2
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.	4
	STOP AND WASTE VALVE 2" MUELLER MARK II ORISEAL S4W VALVE MODEL H-10288	2
MV	Rain Bird PEB (MASTER VALVE) 2" 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2
BF	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 2"	2
C	Rain Bird ESPLXIVM-LXMM-LXMMPED 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall Mount Enclosure. Install in Rain Bird LXMM-LXMMPED Powder Coated Metal Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC2O Dry Splices ONLY. Ground System w/ (X) LXIVM5D Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
S	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird UFS-200 2in. Ultrasonic Flow Sensors, with Glass Filled Nylon Body. Operating Range 1 GPM to 200 GPM. Size for Flow Not According to Pipe Size.	2
M	Water Meter 2"	1
M	Water Meter 2"	1

	Irrigation Lateral Line: PVC Schedule 40 2"	114.5 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	9,445 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	1,803 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	1,485 lf

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 60 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER BARK OR ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
12. CONTRACTOR SHALL INSTALL THRUST BLOCKS AT ALL MAINLINE T AND 90 DEGREE ELBOW COUPLERS.

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S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Know what's below. Call 811 before you dig.

Valve Callout
Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

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

LICENSED LANDSCAPE ARCHITECT
No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
OVERALL IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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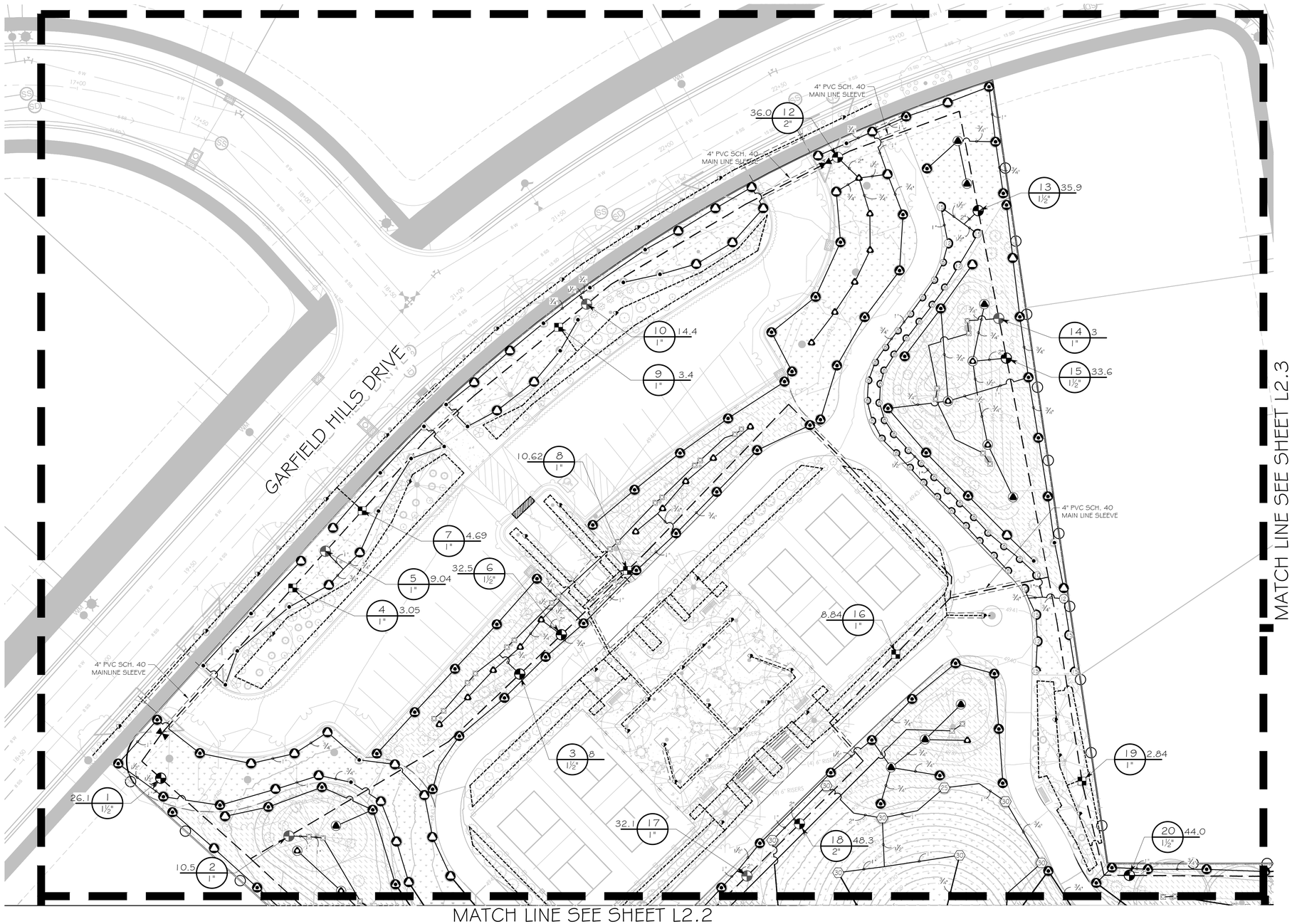
OVERALL IRRIGATION PLAN

Scale: 1"=50' | Drawn: SB
Date: 06/10/2026 | Job #: 24-0131
Sheet: L2.0

Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheets\L2.0-L2.XX IRRIGATION PLAN.dwg



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Q T H F	Rain Bird 1804 8 Series MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
Q T H F	Rain Bird 1804 10 Series MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
Q T H F	Rain Bird 1804 12 Series MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
Q T H F	Rain Bird 1804 15 Series MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
Q T H F	Rain Bird 1804 ADJ Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
14 ADJ 14 F	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
18 ADJ 18 F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
24 ADJ 24 F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17`-24` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
1401 1402 1404 1406	Rain Bird 1402 Bubbler- 2 Per Tree 1401 Flood Bubbler 12" popup with check valve and pressure regulator

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB (Zone Valves) 1-1/2" 1-in., 1-1/2-in., 2-in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird PEB (Zone Valves) 1" 1-in., 1-1/2-in., 2-in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird PEB (Zone Valves) 2" 1-in., 1-1/2-in., 2-in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird 44-RC 1" 1.5 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
	STOP AND WASTE VALVE 2" MUELLER MARK II ORISEAL S4W VALVE MODEL H-10288
MV	Rain Bird PEB (MASTER VALVE) 2" 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
BF	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 2"
C	Rain Bird ESPLXIVM-LXMM-LXMMPED 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall Mount Enclosure. Install in Rain Bird LXMM-LXMMPED Powder Coated Metal Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
S	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.
FS	Rain Bird UFS-200 2in. Ultrasonic Flow Sensors, with Glass Filled Nylon Body. Operating Range 1 GPM to 200 GPM. Size for Flow Not According to Pipe Size.
M1	Water Meter 2"
M2	Water Meter 2"

- Irrigation Lateral Line: PVC Schedule 40
- Irrigation Lateral Line: PVC Schedule 40 3/4"
- Irrigation Lateral Line: PVC Schedule 40 1"
- Irrigation Lateral Line: PVC Schedule 40 1 1/2"
- Irrigation Lateral Line: PVC Schedule 40 2"
- Irrigation Mainline: PVC Schedule 40
- Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within

Valve Callout: Valve Number, Valve Flow, Valve Size

- RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER
- 1" POLY PIPE CONNECTING DRIPLINE SECTIONS

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFERENCE L2.0 FOR QUANTITIES.

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LICENSED LANDSCAPE ARCHITECT
No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE PHASE 2 PARK
EAGLE MOUNTAIN, UTAH
IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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IRRIGATION PLAN

Scale: 1"=20' | Drawn: SB
Date: 06/10/2026 | Job #: 24-0131
Sheet: L2.1

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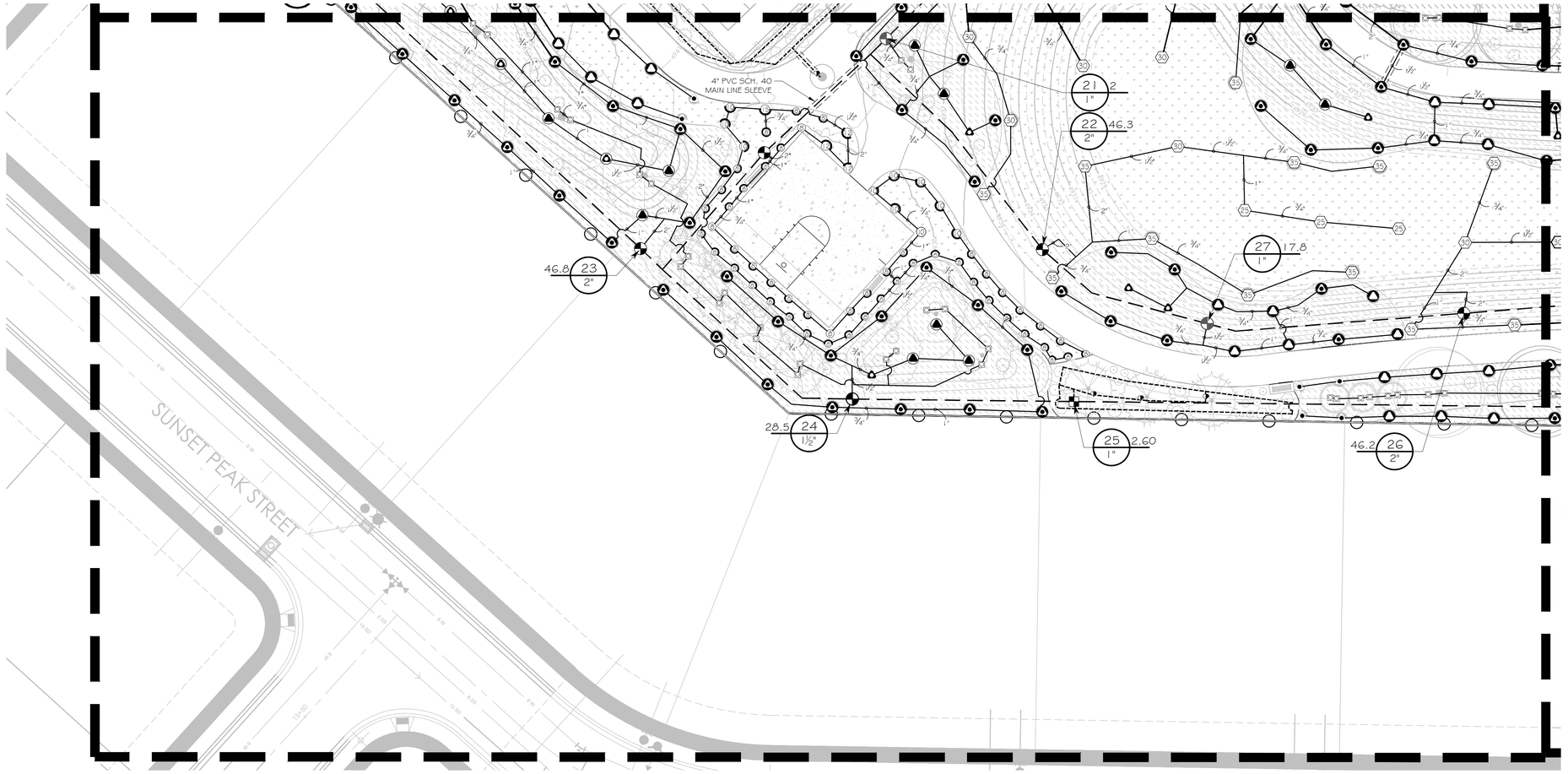

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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Q T H F	Rain Bird 1804 10 Senes MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
Q T H TQ F	Rain Bird 1804 12 Senes MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
Q T H TQ F	Rain Bird 1804 15 Senes MPR Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
4 6 8 10 12 15 15 18	Rain Bird 1804 ADJ Turf Spray 4.0\' Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\' NPT Female Threaded Inlet.
14 ADJ 14 F	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
18 ADJ 18 F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
24 ADJ 24 F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17`-24` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.
1401 1402 1404 1406	Rain Bird 1402 Bubbler- 2 Per Tree 1401 Flood Bubbler 12" popup with check valve and pressure regulator

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30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.
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	Rain Bird 44-RC 1" 1.5 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
	STOP AND WASTE VALVE 2" MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288
MV	Rain Bird PEB (MASTER VALVE) 2" 2" Plastic Industnal Valves. Low Flow Operating Capability, Globe Configuration.
BF	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 2"

C	Rain Bird ESPLXIVM-LXMM-LXMMPED 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall Mount Enclosure. Install in Rain Bird LXMM-LXMMPED Powder Coated Metal Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electnc Cable P7072D & Rain Bird WC2O Dry Splices ONLY. Ground System w/ (X) LXIVM5D Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
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	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within

Valve Callout
Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

REFERENCE L2.0 FOR QUANTITIES.

N
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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LICENSED LANDSCAPE ARCHITECT
No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
IRRIGATION PLAN

IRRIGATION PLAN

Scale: 1"=20' | Drawn: SB
Date: 06/10/2026 | Job #: 24-0131
Sheet: L2.2

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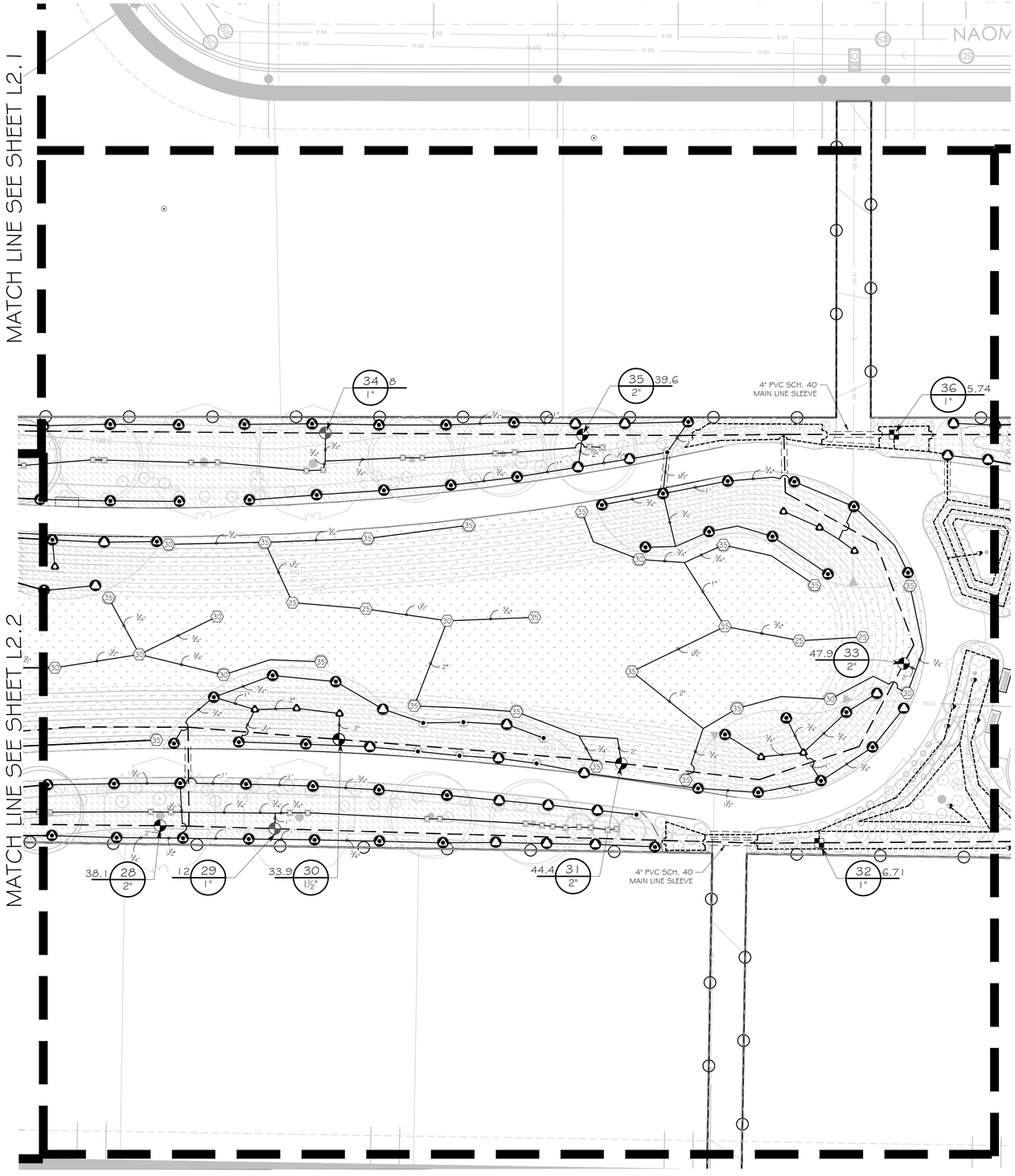

IRRIGATION SCHEDULE

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Q T H 15 F	Rain Bird 1804 15 Series MPR Turf Spray 4.0\" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.
8 10 12 15 ADJ	Rain Bird 1804 ADJ Turf Spray 4.0\" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.
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- Irrigation Lateral Line: PVC Schedule 40
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- Irrigation Lateral Line: PVC Schedule 40 2"
- Irrigation Mainline: PVC Schedule 40
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Valve Callout
— Valve Number
— Valve Flow
#" — Valve Size

- RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER
- 1" POLY PIPE CONNECTING DRIPLINE SECTIONS
- 3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFERENCE L2.0 FOR QUANTITIES.

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No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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IRRIGATION PLAN

Scale: 1"=20' | Drawn: SB
Date: 06/10/2026 | Job #: 24-0131
Sheet: L2.3

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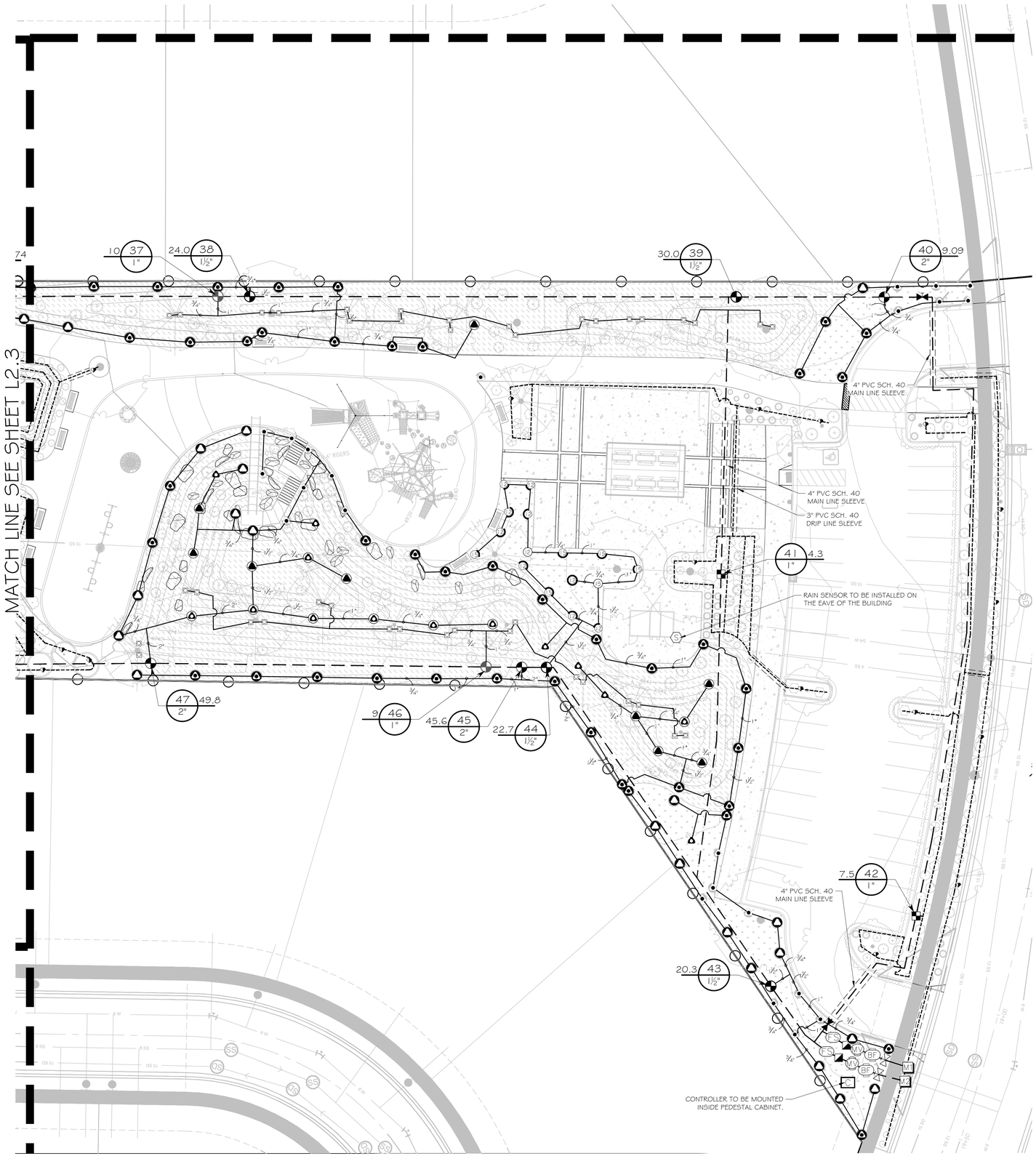

IRRIGATION SCHEDULE

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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZP-100-PRF 1" Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB (Zone Valves) 1-1/2" 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird PEB (Zone Valves) 1" 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird PEB (Zone Valves) 2" 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird 44-RC 1" 1.5 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
	STOP AND WASTE VALVE 2" MUELLER MARK II ORISEAL S4W VALVE MODEL H-10288
MV	Rain Bird PEB (MASTER VALVE) 2" 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
BF	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 2"
C	Rain Bird ESPLXIVM-LXMM-LXMMPED 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall Mount Enclosure. Install in Rain Bird LXMM-LXMMPED Powder Coated Metal Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC2D Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
S	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.
FS	Rain Bird UFS-200 2in. Ultrasonic Flow Sensors, with Glass Filled Nylon Body. Operating Range 1 GPM to 200 GPM. Size for Flow Not According to Pipe Size.
M1	Water Meter 2"
M2	Water Meter 2"

- Irrigation Lateral Line: PVC Schedule 40
- Irrigation Lateral Line: PVC Schedule 40 3/4"
- Irrigation Lateral Line: PVC Schedule 40 1"
- Irrigation Lateral Line: PVC Schedule 40 1 1/2"
- Irrigation Lateral Line: PVC Schedule 40 2"
- Irrigation Mainline: PVC Schedule 40
- Pipe Sleeve: PVC Class 200 SDR 21
Sleeve Shall Be Two Sizes Larger Than The Pipe Within

Valve Callout
Valve Number
Valve Flow
Valve Size

- RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER
- 1" POLY PIPE CONNECTING DRIPLINE SECTIONS
- 3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFERENCE L2.0 FOR QUANTITIES.

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LICENSED LANDSCAPE ARCHITECT
No. 8128550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
IRRIGATION PLAN

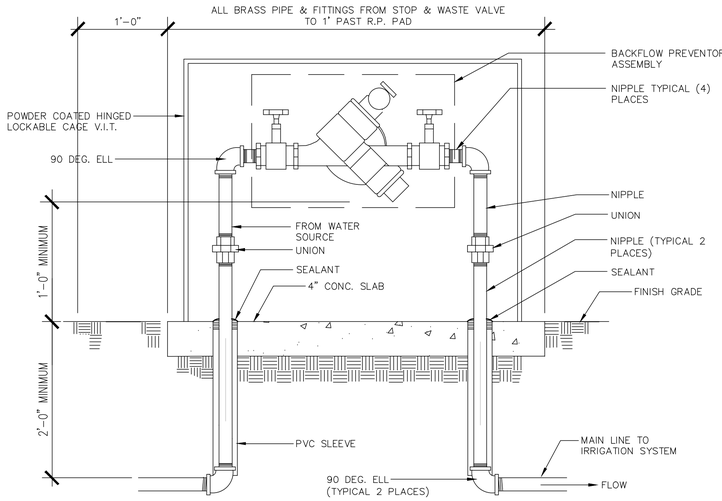
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

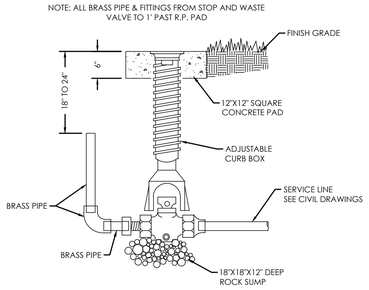
IRRIGATION PLAN

Scale:	1"=20'	Drawn:	SB
Date:	06/10/2026	Job #:	24-0131
Sheet:	L2.4		

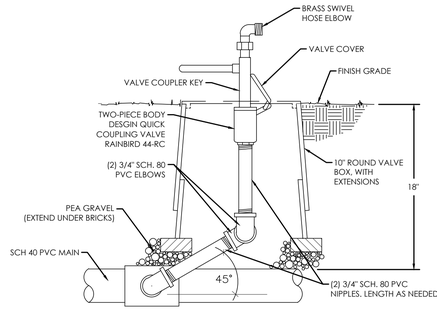
Z:_2024\24-0131 overland village 2 park\design\24-0130\dwg\sheet\L2.0-L2.XX IRRIGATION PLAN.dwg



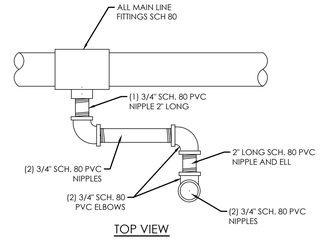
A REDUCED PRESSURE BACK FLOW PRESSURE
NOT TO SCALE



B STOP & WASTE VALVE DETAIL
NOT TO SCALE



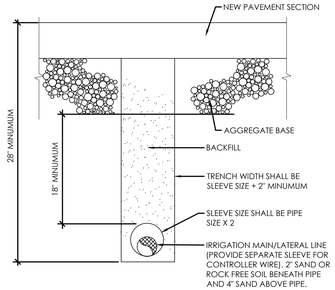
SIDE VIEW



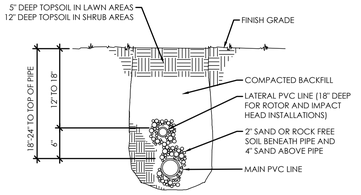
TOP VIEW

NOTE: TO BE LOCATED ON DOWN STREAM SIDE OF FLOW SENSOR

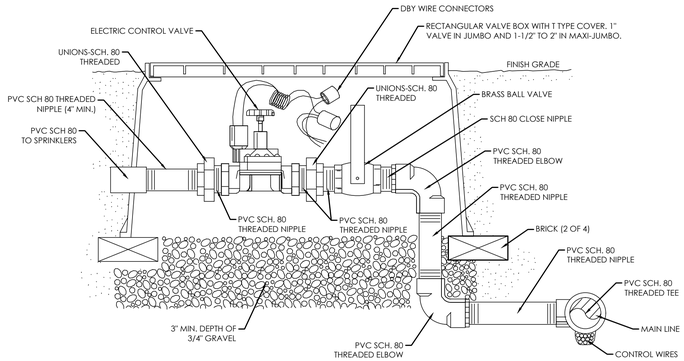
C QUICK COUPLING VALVE
NOT TO SCALE



D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



E TRENCH SECTION
NOT TO SCALE

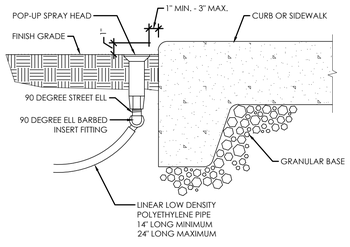


F ELECTRONIC CONTROL VALVE
NOT TO SCALE

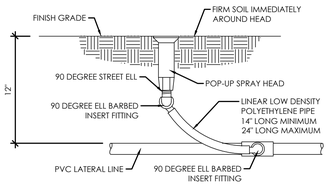
SIDE VIEW

TOP VIEW

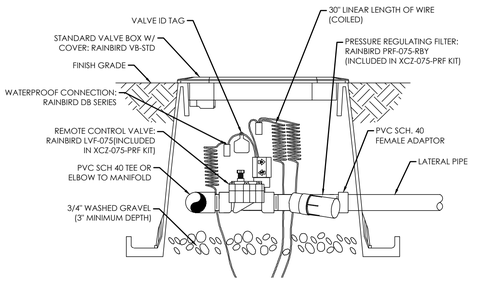
G MANUAL DRAIN VALVE
NOT TO SCALE



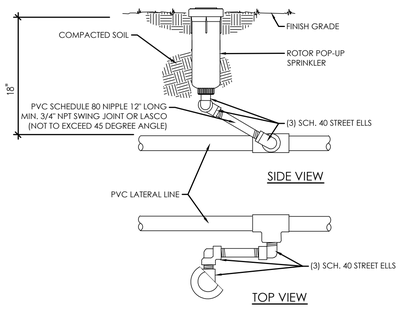
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE



I SPRAY HEAD ASSEMBLY
NOT TO SCALE



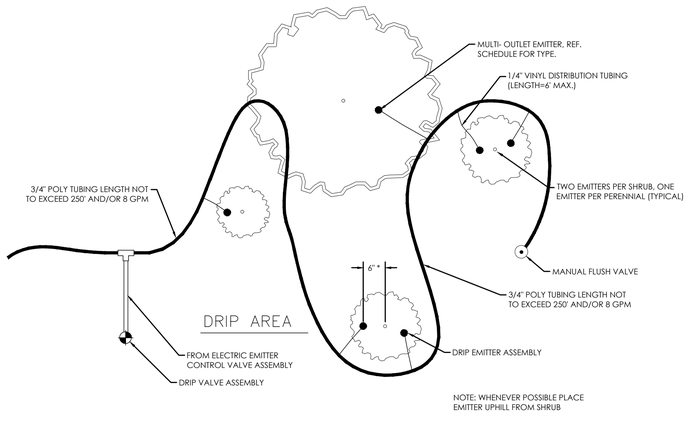
J CONTROL ZONE KIT
NOT TO SCALE



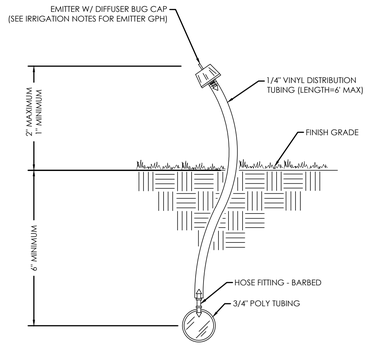
SIDE VIEW

TOP VIEW

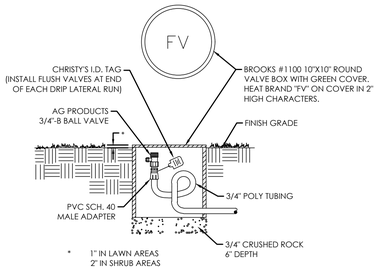
K ROTOR POP-UP HEAD
NOT TO SCALE



L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



* 1" IN LAWN AREAS
2" IN SHRUB AREAS

N MANUAL FLUSH VALVE
NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
No. 8328550-5501
THOMAS M. ROMNEY
06-10-2026
STATE OF UTAH

OVERLAND VILLAGE 2 PARK
EAGLE MOUNTAIN, UTAH
IRRIGATION DETAILS

REVISION BLOCK

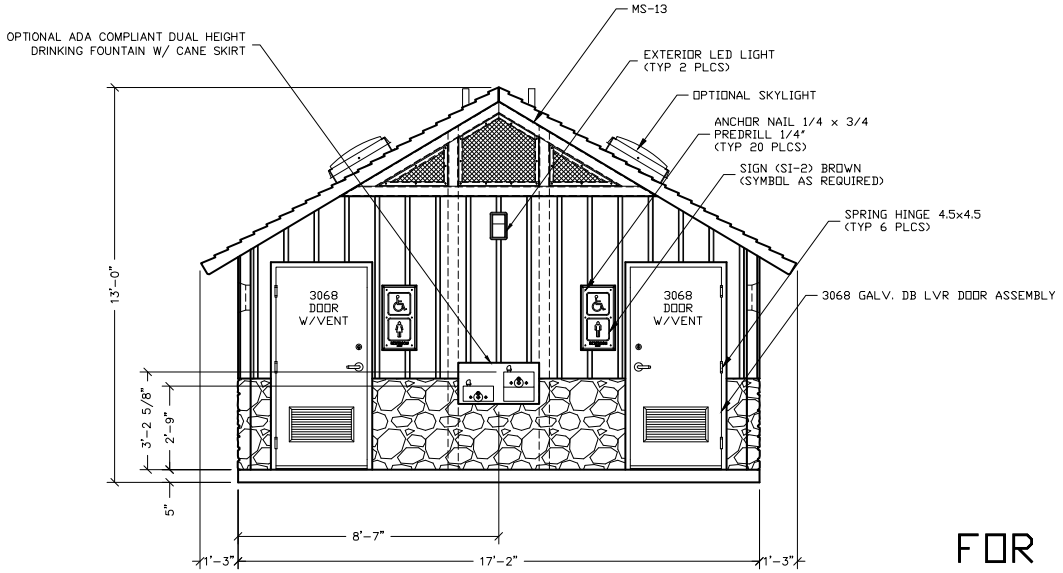
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

IRRIGATION DETAILS

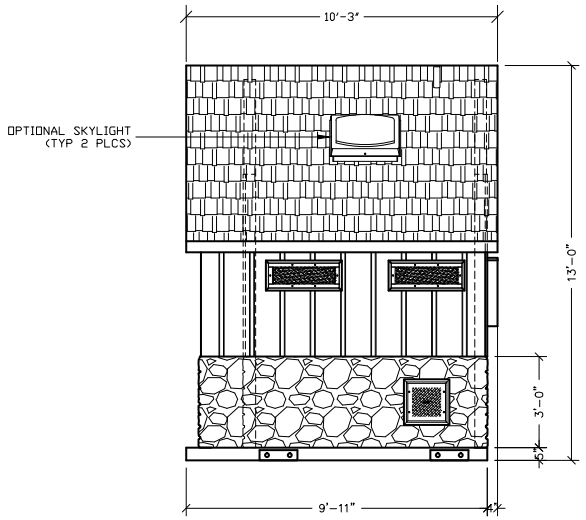
Scale: | Drawn:
Date: 06/10/2026 | Job #: 24-0131
Sheet: L2.5

Know what's below. Call 811 before you dig.

Z:_2024\24-0131 overland village 2 park\design 24-0130\dwg\sheets\L2.0\L2.XX IRRIGATION PLAN.dwg

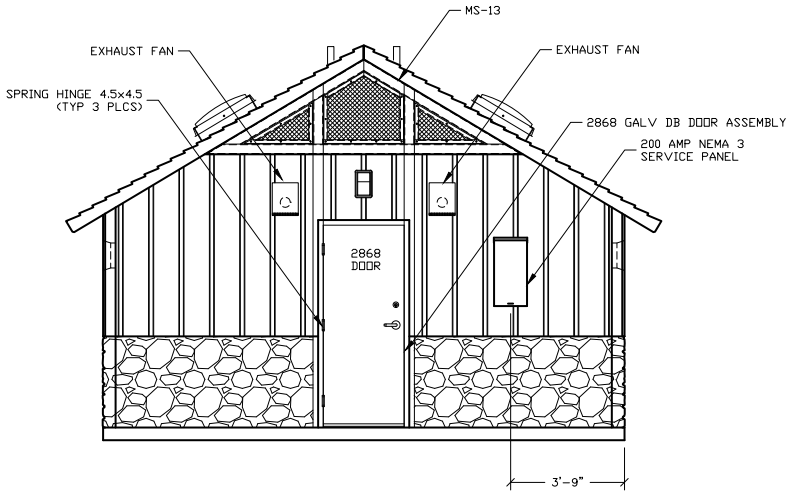


FRONT ELEVATION

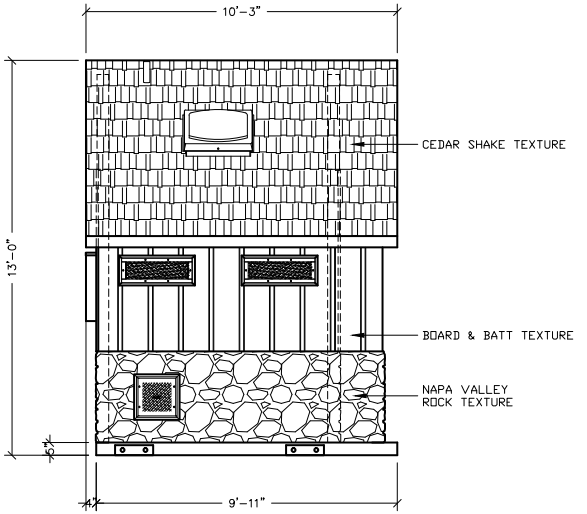


RIGHT SIDE ELEVATION

FOR REFERENCE ONLY



REAR ELEVATION



LEFT SIDE ELEVATION

EMBEDDED MATERIALS	
ITEM	QTY
SPRING HINGE 4.5x4.5	9
3068 DOOR ASSEMBLY	2
21068 DOOR ASSEMBLY	1
ANCHOR NAIL 1/4x3/4	20
MS-13	2

CU. FT. CONC.	SQ. FT. W.W.F.

APPROXIMATE WEIGHT

3808 N. Sullivan Bldg. #7 Spokane, WA 99216
CXT®
Precast Products
901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE
DENALI
CXT STANDARD BUILDING

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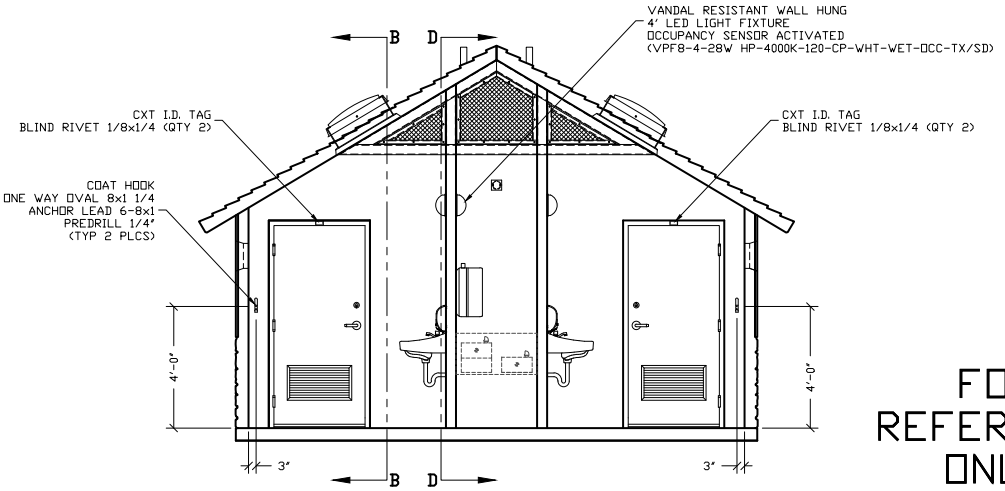
CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	04-30-16
DRAWN		FILE NO.	PD-DN02
CHECKED		PLOT	48

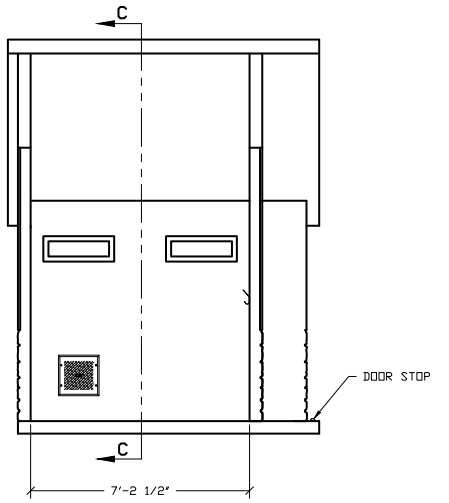
BUILDING ELEVATIONS

DWG NO.	SHEET	REV.
DN-02		

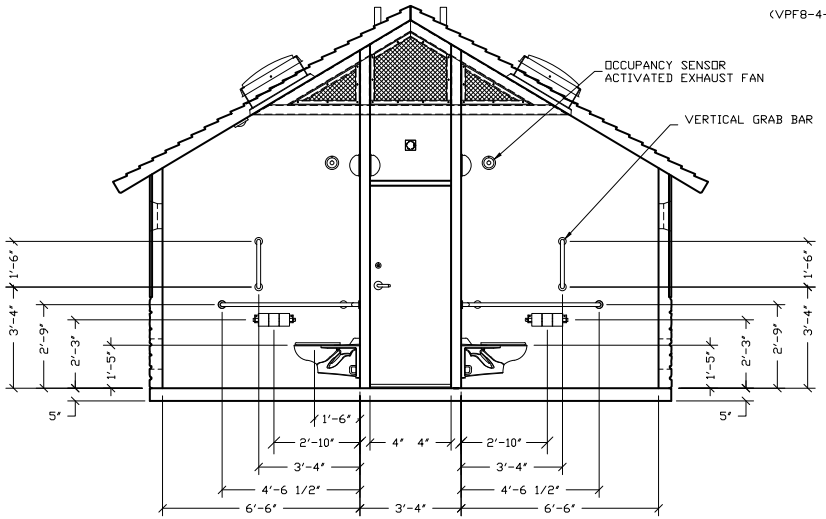


SECTION A – A

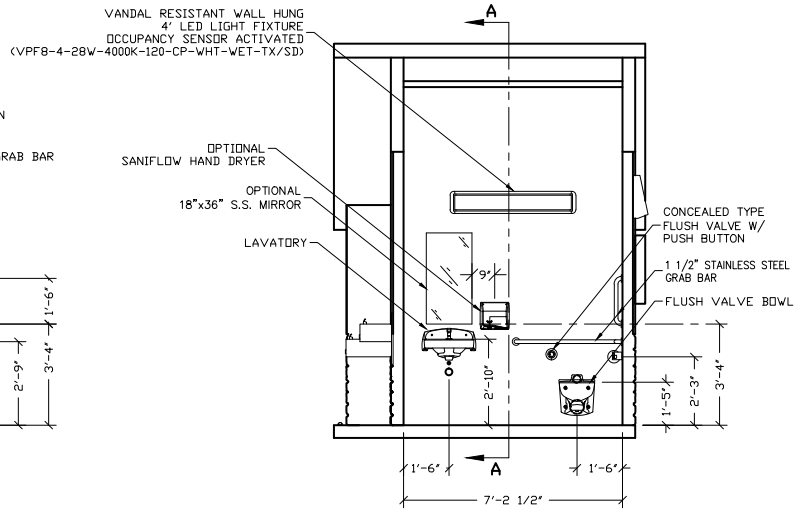
FOR REFERENCE ONLY



SECTION B – B



SECTION C – C



SECTION D – D

EMBEDDED MATERIALS	
ITEM	QTY
BLIND RIVET 1/8x1/4	4
GRAB BAR	2
VERTICAL GRAB BAR	2
COAT HOOK	2
DOOR STOP	2
ONE WAY OVAL 8x1 1/4	4
ANCHOR LEAD 6-8x1	4
CXT I.D. TAG	2
ANCHOR NAIL 1/4x1	12
ANCHOR NAIL 1/4x3/4	8
ANCHOR NAIL 3/16x7/8	18

CU. FT. CONC.	SQ. FT. W.W.F.

APPROXIMATE WEIGHT

3808 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT®

Precast Products

901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE

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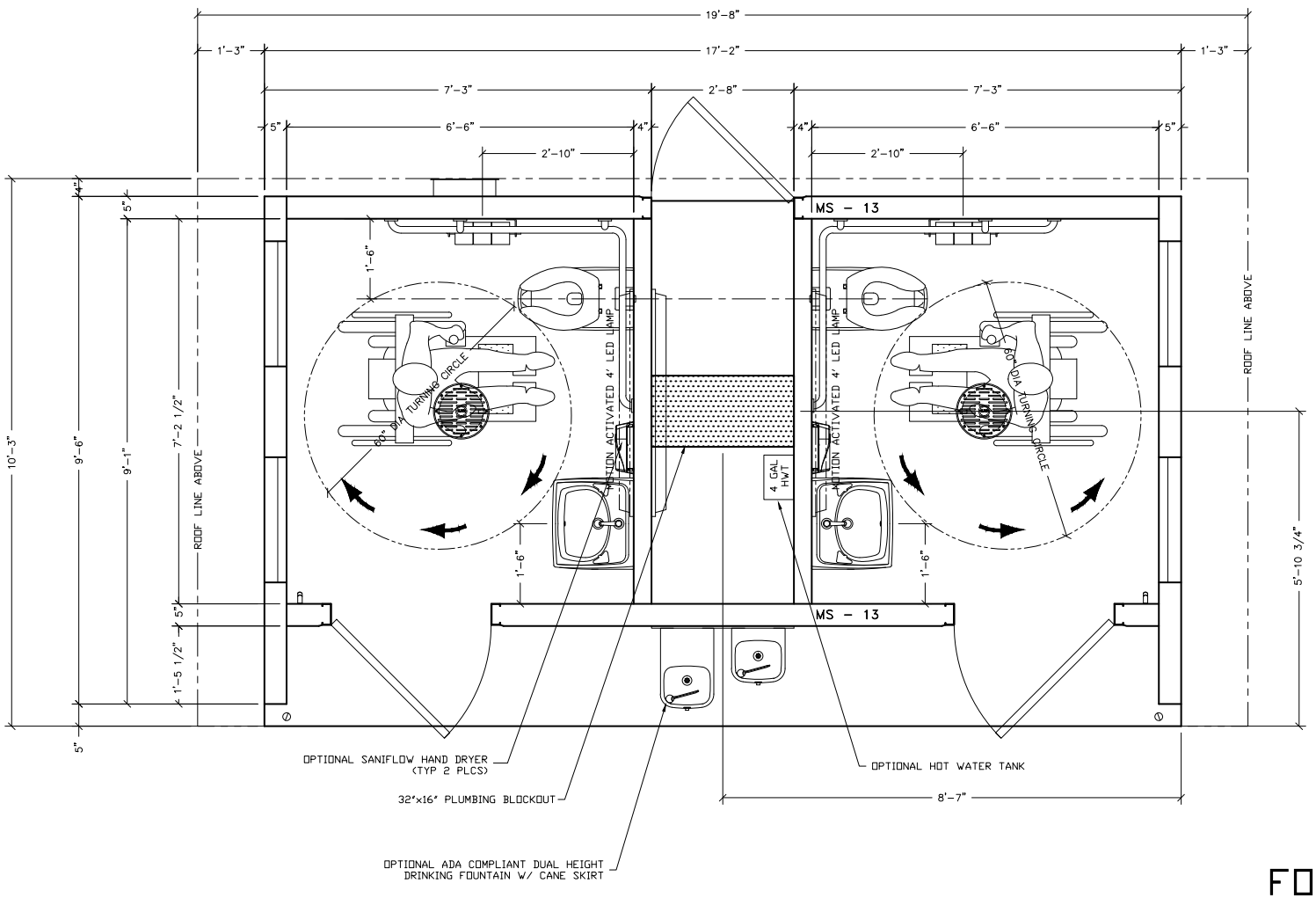
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	04-30-16
DRAWN		FILE NO.	PD-DN03
CHECKED		PLOT	48

INTERIOR ELEVATIONS

DWG NO.	SHEET	REV.
DN-03		



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CXT

Precast Products

901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE

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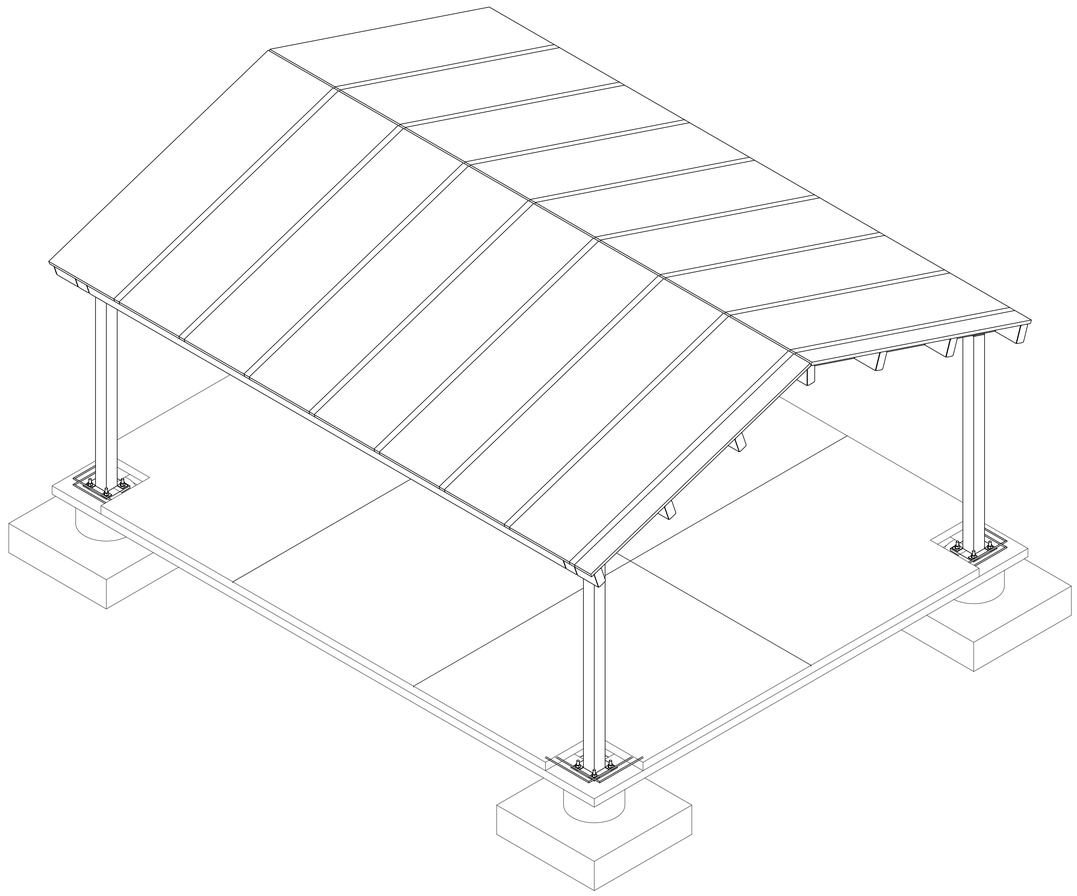
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	04-30-16
DRAWN		FILE NO.	PD-DN04
CHECKED		PLOT	24

FLOOR PLAN

DWG NO.	SHEET	REV.
DN-04		



DESIGN CRITERIA:

1. 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
2. TYPE OF CONSTRUCTION: TYPE II-B
3. BUILDING USE: ASSEMBLY A-3
4. BUILDING OCCUPANCY CATEGORY: II
5. BUILDING HEIGHT: PER PLANS
6. NO. OF OCCUPANTS: 120
7. ROOF LOAD
   a. DL: 10 PSF PLUS FRAMING WEIGHT
   b. LL: 20 PSF
   c. METAL DECK: 1.5 PSF
8. SNOW LOAD
   a. Pg: 47 PSF (GROUND SNOW LOAD)
   b. Pf = 0.7 * Pg * Ce * Ct * Is = 34 PSF (ROOF SNOW LOAD)
      1) Ce: 1.2
      2) Ct: 0.9
      3) Is: 1.0
   c. Ps = Pf Cs
      1) Cs: 0.96 FOR A 4:12 PITCH
      2) Ps: 34 PSF
9. WIND LOAD
   a. Vâ‚›: 115 MPH
   b. EXPOSURE: C
   c. Iw: 1.00
10. SEISMIC LOAD
    a. Ie: 1.00
    b. Ss: 0.54
    c. S1: 0.15
    d. Sds: 0.53
    e. Sd1: 0.35
    f. SITE CLASS: D
    g. SEISMIC DESIGN CATEGORY: D
    h. R: 1.25 (CANTILEVERED STEEL COLUMNS)
    i. EQUIVALENT LATERAL FORCE PROCEDURE
    j. Cs = 0.424
11. ALLOWABLE SOIL BEARING PRESSURE = 1,500 POUNDS PER SQUARE FOOT.
12. ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC).

PAVILION CONSTRUCTION SEQUENCE NOTES:

1. VERIFY PERMIT REQUIREMENTS BEFORE SIGNING CONTRACTS.
   a. BUILDING PERMIT
   b. PLANNING OR CONDITIONAL USE PERMIT
   c. OBTAIN REQUIRED USE PERMIT
2. REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB. STRIP 6" OF TOP SOIL.
3. LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION.
4. DIG COLUMN CAISSONS.
5. PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL.
6. SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO INSURE BOLT LOCATION ACCURACY.
7. PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PIER UP TO A LEVEL 1-1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS.
8. SET GALVANIZED STEEL TUBE COLUMNS OVER PRE-SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x 3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE STEEL BEAMS.
9. AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x 3" PLATE WASHERS UNDER NUTS. TIGHTEN NUTS WITH ADDITIONAL 1/4 TURN PAST SNUG.
10. LIFT BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES.
11. ANCHOR BEAMS TO COLUMN CAP PLATES WITH (4) 1/2" DIAMETER BOLTS, WASHERS, AND NUTS.
12. INSTALL PRE-FINISHED METAL DRIP EDGING ON ALL PERIMETER EDGES OF ROOF.
13. INSTALL METAL ROOF PANELS. FOLLOW MANUFACTURER'S INSTRUCTIONS.
14. PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES.
15. PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER BEAMS, ROOF DECKING ARE SECURELY IN PLACE.
16. FINISH TOP SURFACE OF CONCRETE WITH A LIGHT BROOM FINISH.
17. AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT AN EARLY ENTRY SAW (4-6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1" DEEP.
18. INSTALL MEMBRANE CURING ON CONCRETE SLAB.
19. ALLOW CONCRETE SLAB TO CURE A MINIMUM OF 7 DAYS BEFORE PROCEEDING WITH REMAINDER OF PAVILION WORK.
20. ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER COATED. TOUCH-UP FINISH PAINTING BY OTHERS.

SPECIFICATIONS:

SCOPE- ONE EACH 20 FOOT BY 25 FOOT PAVILION WITH MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE-ENGINEER PAVILION IF WALLS ARE ADDED (SEE SHEET C813), IF STRUCTURE IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE STEEL BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.

SITE PREPARATION:

1. PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
2. COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 90 PERCENT OF ASTM D-1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT)
3. INSTALL AND COMPACT 4 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557.

UTILITIES:

1. INSTALL PLUMBING LINE FOR COLD WATER AS NEEDED.
2. INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES AS NEEDED.

CONCRETE:

1. REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM PAVILION AREA. VERIFY SUITABILITY OF SUBGRADE. FOUNDATIONS ARE TO BE ON UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL SOILS.
2. PROVIDE 4" MINIMUM OF COMPACTED SAND, GRAVEL OR CRUSHED ROCK BENEATH THE CONCRETE SLAB ON GRADE.
3. CONCRETE SLAB ON GRADE IS TO BE REINFORCED AS SPECIFIED AND BE 4" MINIMUM THICK. INSTALL WITH CRACK CONTROL JOINTS AS SHOWN. SURFACE IS TO HAVE A BULL FLOAT FINISH AND BE LIGHTLY BROOMED.
4. EDGE OF SLAB IS TO BE THICKENED TO 8" WIDE AND BE REINFORCED WITH (2) #4 CONTINUOUS BARS. LAP SPLICES 24". USE EPOXY COATED REINFORCING BARS IN AREAS OF FREEZE THAW CONDITIONS.
5. PROVIDE DEFORMED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. SECURELY ANCHOR REINFORCING STEEL, AND PROVIDE CLEARANCES, IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
6. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE IS TO BE 4,500 PSI AT 28 DAYS WITH 6 PERCENT AIR ENTRAINMENT (PLUS OR MINUS 1-1/2 PERCENT) IS TO BE USED IN AREAS SUBJECT TO FREEZE THAW CYCLES. USE CEMENT TYPE I/II OR II. LIMIT SLUMP TO 4" PLUS OR MINUS 1". VERIFY STRENGTH REQUIREMENTS AND CEMENT TYPE REQUIREMENTS WITH THE GEOTECHNICAL EVALUATION REPORT. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.

STRUCTURAL STEEL:

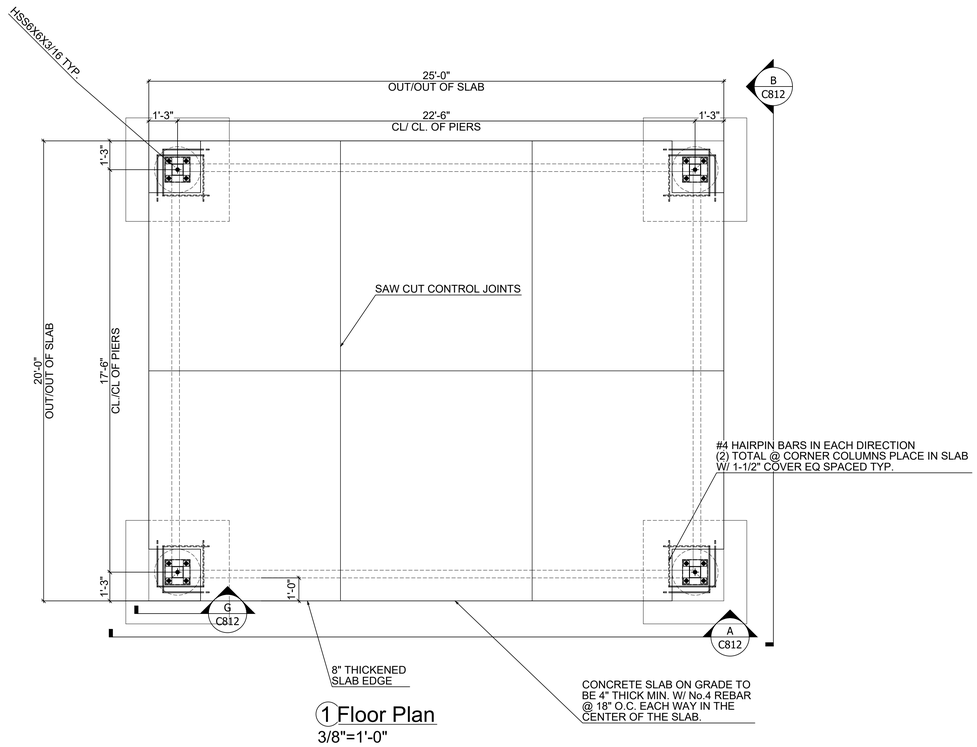
1. ALL STEEL PLATES TO BE ASTM A36
2. STEEL TUBES TO BE ASTM A500, GRADE C, Fy = 50,000 PSI
3. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. IF WELDS ARE NOT SPECIFIED, ALL WELDS ARE TO DEVELOP THE FULL STRENGTH OF ALL COMPONENT PARTS.
4. ALL BOLTS ARE TO BE ASTM A325 EXCEPT THAT ANCHOR BOLTS ARE TO BE ASTM F 1554 GRADE 36.
5. ALL HOLES IN STEEL TO BE 13/16" DIAMETER UNLESS NOTED OTHERWISE.
6. STEEL COLUMNS ARE SANDBLASTED (SSPC5/NACE "white finish"), PRIMED (SMALL MOLECULE ZINC RICH EPOXY PRIMER) AND POWDER COATED (SUPER DURABLE TGIC POLYESTER TOP COAT). ALL OTHER FABRICATED STEEL TO BE POWDER COATED.

METAL ROOF SYSTEM:

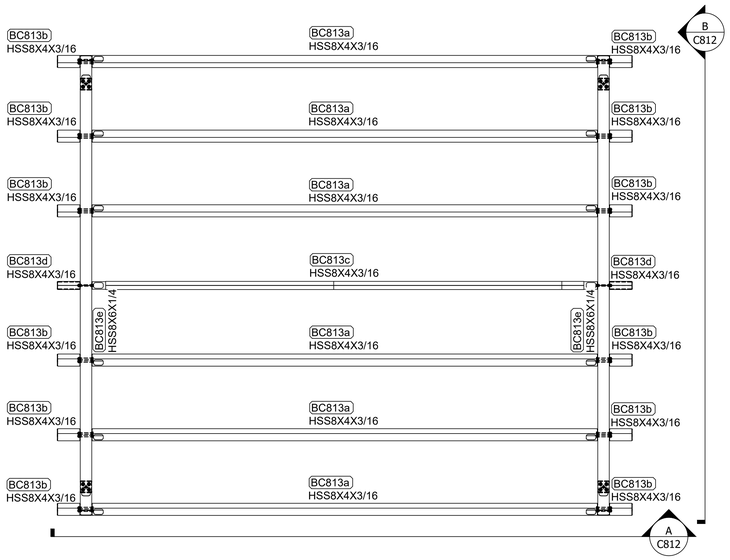
1. MEGA-RIB PAINTED ROOF PANELS BY McELROY METAL.
2. PROFILE DEPTH: 1-1/2"
3. PANEL WIDTH: 36"
4. MIN THICKNESS: 26ga.
5. Fy = 50 KSI
6. COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
7. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
8. PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER WARRANTY.

ELECTRICAL:

1. PROVIDE ONE DEDICATED 30 A CIRCUITS FOR THE PAVILION. RUN THE CIRCUITS IN 3/4-INCH CONDUIT UNDERGROUND WITH NO. 12 THWN COPPER CONDUCTORS PLUS GROUND AND NEUTRAL FROM THE NEAREST 110 VOLT SOURCE WITH AVAILABLE CAPACITY. TIE THE LIGHT FIXTURES TO ONE OF THE DEDICATED CIRCUITS. PROVIDE FOUR CONVENIENCE DUPLEX RECEPTACLES. TIE TWO DUPLEX RECEPTACLES PER CIRCUIT. FOR UNDERGROUND CONDUIT RUNS, USE PVC-40 PIPE WITH BURIAL DEPTH PER CODE REQUIREMENTS. USE INTERMEDIATE METAL CONDUIT OR RIGID STEEL CONDUIT FOR EXPOSED RISER UP TO SWITCH.
2. INSTALL TIME SWITCH (4-HOUR CYCLE, NO-HOLD, AUTOMATIC SHUT-OFF, INTERMATIC #FF34H OR EQUAL BY PARAGON OR TORK) WITH WEATHERPROOF COVER ON COLUMN AT 48 INCHES ABOVE CONCRETE SLAB TO CENTER OF BOX.
3. CONNECT LIGHTING FIXTURES WITH SURFACE MOUNTED 1/2-INCH EMT AND STEEL FITTINGS AND NO. 12 THWN OR XHHW COPPER CONDUCTORS.
4. LIGHTING FIXTURES SHALL BE IMPACT RESISTANT, ENCLOSED, SURFACE MOUNTED FLUORESCENT WITH FOUR FO32 T8 LAMPS, LOW TEMPERATURE ELECTRONIC BALLASTS, AND DAMP LOCATION LABEL. LITHONIA TDMW232-AR-120 OR EQUAL BY COLUMBIA, DAY-BRITE, OR METALUX.
5. PROVIDE WATERPROOF WHILE IN USE ALUMINUM OUTLET WITH PADLOCK LOOPS.



1 Floor Plan
3/8"=1'-0"



2 Roof Framing Plan
3/8"=1'-0"

Supplier:

SMITH STEELWORKS

PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
03/13/2025
STATE OF UTAH

20'X25' Gable All Steel Pavilion

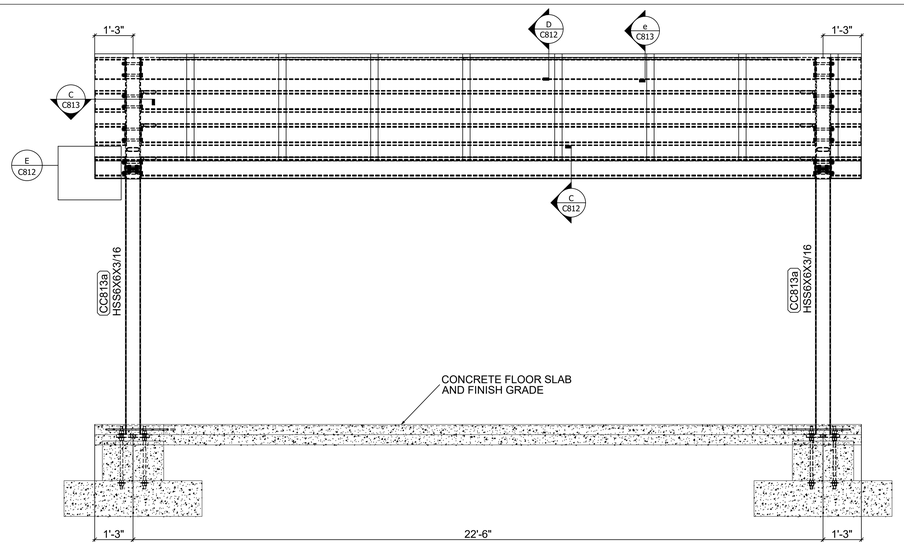
Scipio Pavilion
Scipio, UT 84656

Mark	Date (DD.MM.YY)	Description

Project Number: I0227
Plan Series:
Property Number:

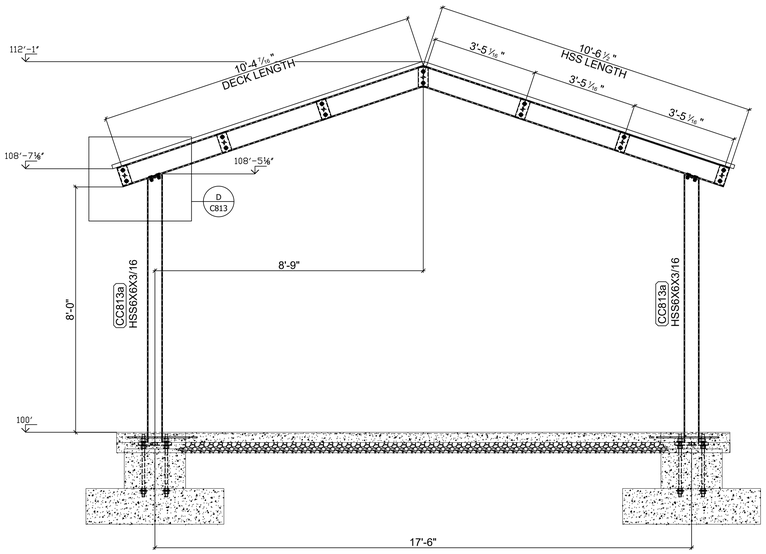
Sheet Title: 3D VIEW PLAN VIEWS

Sheet: C811



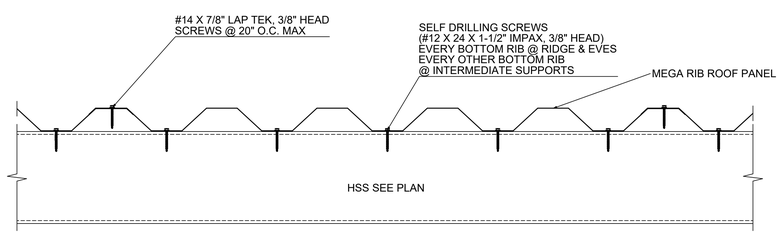
A Side Elevation

1/2"=1'-0"

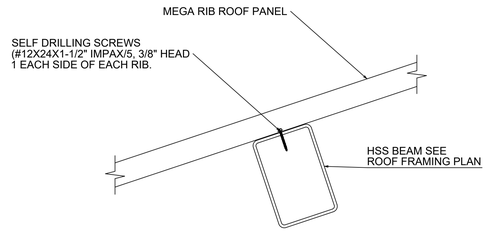


B End Elevation

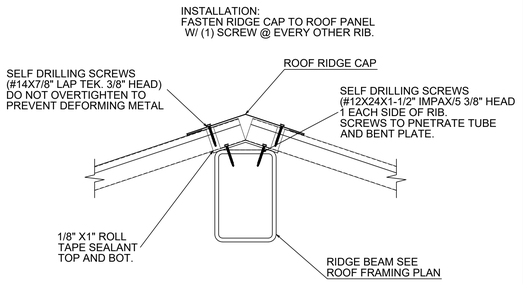
1/2"=1'-0"



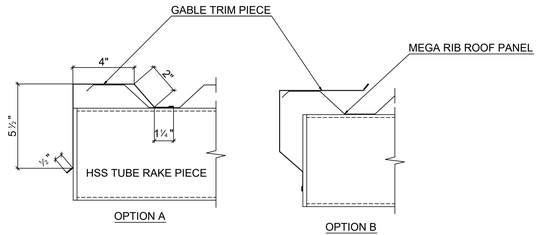
F Roof Panel @ Supporting Member



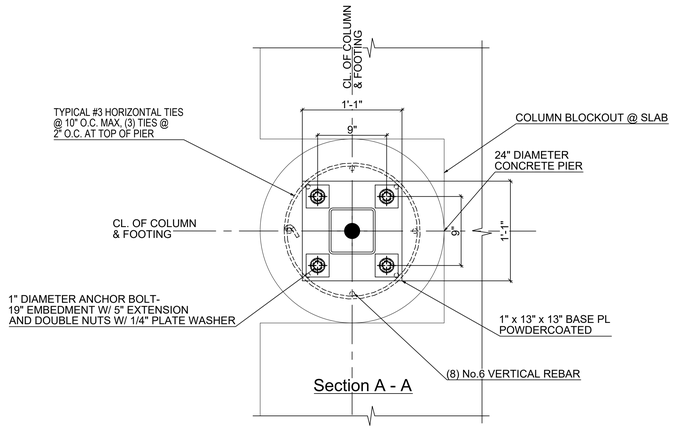
C ROOF PANEL @ BEAM

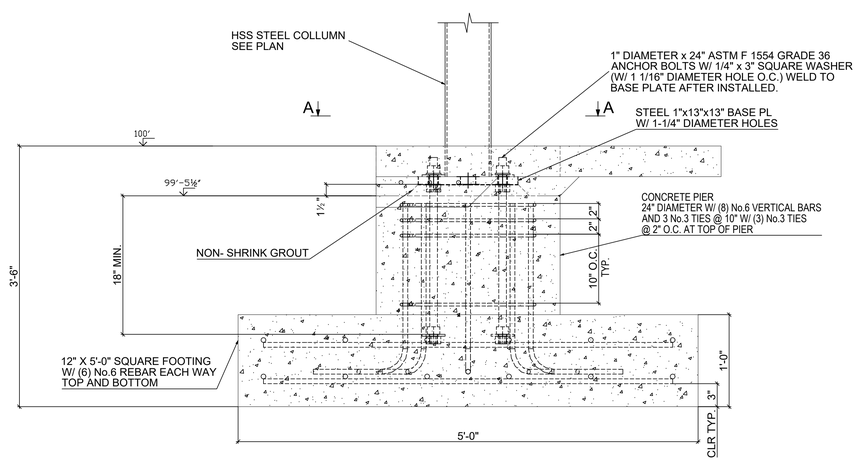


D ROOF PANEL @ RIDGE BEAM



E ROOF TRIM @ GABLE





G SPOT FOOTING W/ PIER FOOTING

Supplier:

SMITH STEELWORKS

PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
03/13/2025
STATE OF UTAH

20'X25' Gable All Steel Pavilion

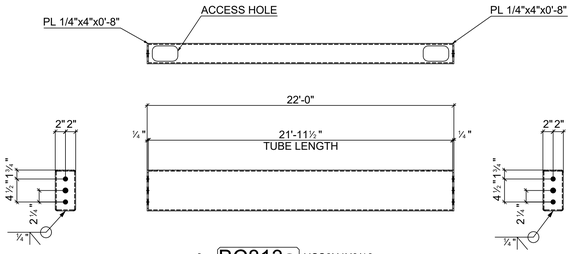
Scipio Pavilion
Scipio, UT 84656

Mark	Date (DD-MM-YY)	Description

Project Number: I0227
Plan Series:
Property Number:

Sheet Title: ELEVATIONS ROOF DETAILS FOOTING DETAILS

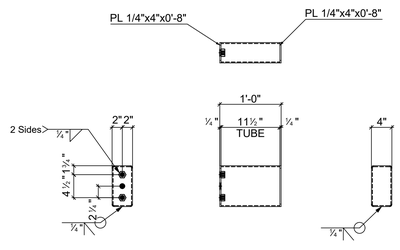
Sheet: C812



6 - BC813a HSS8X4X3/16

d=8" b=4" t= 3/16" w= 3/16" k=

Grid reference



12 - BC813b HSS8X4X3/16

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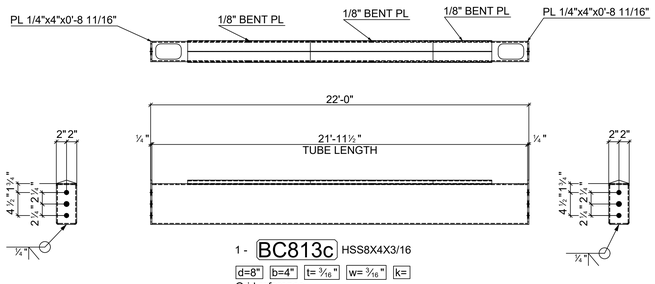
Grid reference



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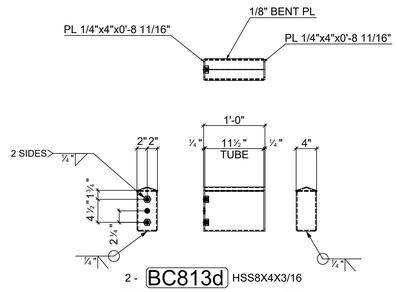

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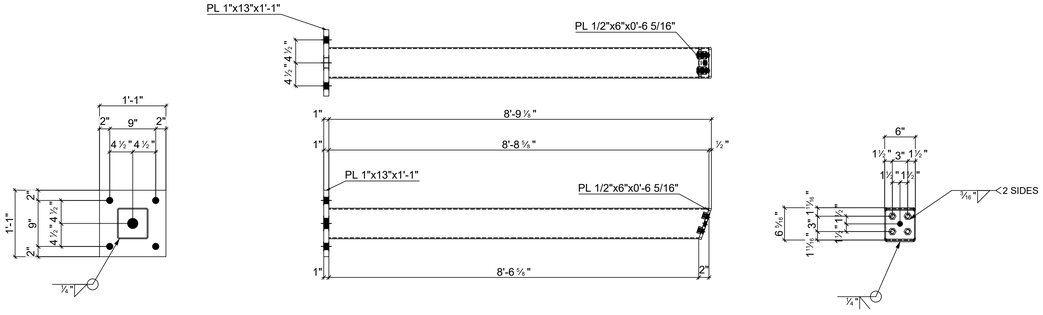
Grid reference



4 - CC813a HSS6X6X3/16

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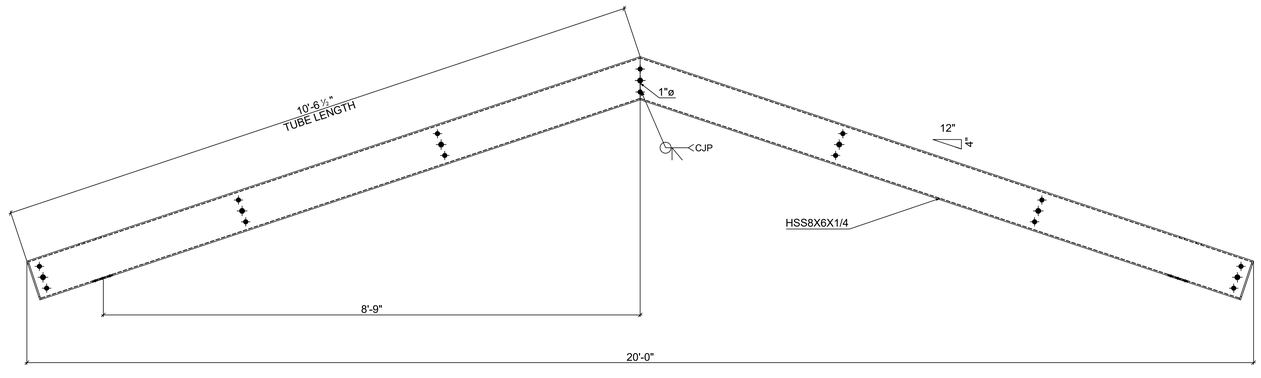
Grid reference



2 - BC813e HSS8X6X1/4

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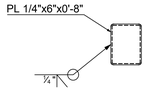
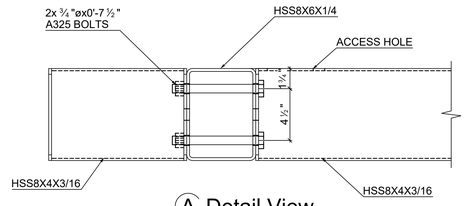
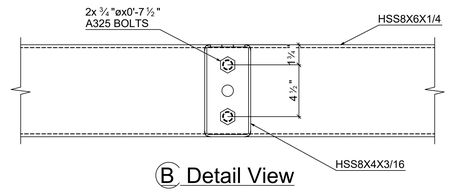
Grid reference

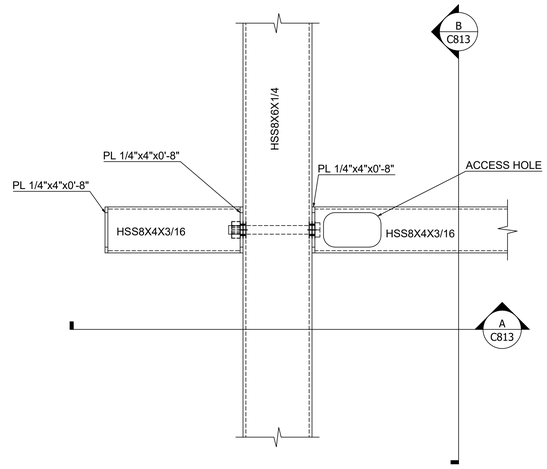




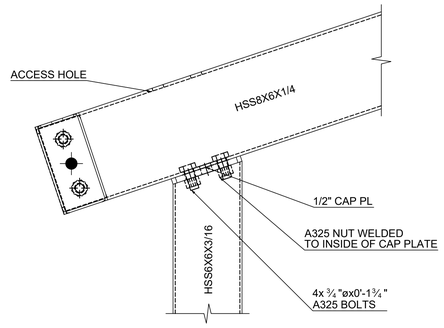
A Detail View



B Detail View

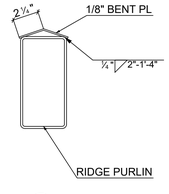


C Detail View



D Detail View

NOTE: AT ACCESS HOLES DO NOT WELD BENT PLATE TO PURLIN. PROVIDE SECTION OF BENT PLATE TO BE SCREWED TO RIDGE PURLIN TO COVER ACCESS HOLE.



E Detail View

Supplier:

SMITH STEELWORKS

PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
03/13/2025
STATE OF UTAH

20'X25' Gable All Steel Pavilion

Scipio Pavilion

Scipio, UT 84656

Mark	Date (DD-MMM-YY)	Description

Project Number: I0227

Plan Series:

Property Number:

Sheet Title: STRUCTURAL FRAMING DETAILS

Sheet: C813

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain, Utah, Approving the First Amendment to the Water Tank Reimbursement Agreement with White Hills Water Company.
ITEM TYPE:	Resolution
FISCAL IMPACT:	$502,919.50
APPLICANT:	White Hills Water Company

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 City Council approve a Resolution of Eagle Mountain, Utah, Approving the First Amendment to the Water Tank Reimbursement Agreement with White Hills Water Company.

BACKGROUND:
On November 8, 2023, the City entered into a Reimbursement Agreement with White Hills Water Company regarding, among other things, Developer's commitment to upsize a two million gallon water tank to a four million gallon water tank to provide excess capacity for use by the City and for the City to reimburse Developer for the additional cost of the upsizing. During the course of construction of the water tank project, the Parties recognized an opportunity to expand the scope of the Project by upsize a water transmission line. This Amendment would provide for reimbursement to the Developer for the cost of the upsized water line.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Resolution
2. First Amendment to Water Tank Reimbursement Agreement

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE FIRST AMENDMENT TO THE WATER TANK REIMBURSEMENT AGREEMENT WITH WHITE HILLS WATER COMPANY

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the First Amendment to the Water Tank Reimbursement Agreement with White Hills Water Company as set forth in Exhibit A.

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

1. The First Amendment to the Water Tank Reimbursement Agreement with White Hills Water Company is hereby approved, as set forth in Exhibit A.

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

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

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

_____

Lacie A. Messerly
City Recorder

Exhibit A

FIRST AMENDMENT
TO
REIMBURSEMENT AGREEMENT

(Four-Million Gallon Water Tank; Firefly)

This First Amendment to Reimbursement Agreement ("First Amendment") 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 White Hills Water Company, Inc., a Utah corporation ("Developer"). City and Developer are collectively referred to herein as the "Parties" and individually as a "Party."

RECITALS

A. On or about November 8, 2023, the Parties entered into a Reimbursement Agreement (the "Original Agreement") regarding, among other things, Developer's commitment to upsize a two million gallon water tank to a four million gallon water tank (the "Project") to provide excess capacity for use by the City and the City's obligation, in consideration for Developer's upsizing of the tank, to reimburse Developer for the additional cost of the upsizing.

B. During the course of construction of the Project, the Parties recognized an opportunity to expand the scope of the Project by upsize a water transmission line (the "Additional Upsize"). The Parties have coordinate on the Additional Upsize and, similarly to the cost share analysis of the Original Agreement, apportioned the costs resulting similar to the methodology used in the Original Agreement.

C. In order to formalize their mutual understanding of the apportionment of the additional costs resulting from the Additional Upsize, the Parties desire to amend the Original Agreement as set forth herein.

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

AGREEMENT

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

2. **Recitals; Definitions**. The above Recitals are incorporated into the body of this First Amendment by reference. All capitalized terms used herein and not defined herein shall have the meanings as set forth in the Original Agreement.

3. **Exhibit A**. The apportionment of costs for the Additional Upsize described in the attached Exhibit A-1 (the "Additional Cost Share Analysis") are incorporated herein and made part of the Original Agreement by this First Amendment. The Parties acknowledge and agree that the Additional Cost Share Analysis accurately represents the Parties' respective costs for the Additional Upsize.

4. **Miscellaneous**. The Parties acknowledge and agree that: (i) the Original Agreement is in full force and effect; (ii) as of the date of this First Agreement, to the knowledge of the Parties, neither Party is in default of its obligations under the Original Agreement; and (iii) except as modified hereby, all of the terms, covenants, and conditions of the Original Agreement are hereby confirmed and ratified and shall continue in full force and effect. This First Amendment may be executed in any number of counterparts, provided each of the Parties hereto executes at least one counterpart; each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement.

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the dates below.

EAGLE MOUNTAIN CITY

_____
JARED GRAY, Mayor

_____
Date

ATTEST

_____
LACIE MESSERLY, City Recorder

_____
MARCUS DRAPER, City Attorney

DEVELOPER
WHITE HILLS WATER COMPANY, INC.

_____
NATE SHIPP, President

EXHIBIT A-1

Additional Cost Share Analysis

Firefly West Transmission Line
Fullmer Excavation Costs w/ City Proportionate Share

Item	Unit	Unit Price	Quantity	Total Price	EM Share	EM Total	Comments
Mobilization	LS	$ 11,700	1	$ 11,700.00			
SWPPP	LS	$ 5,995	1	$ 5,995.00			
Dust Control & Watering	LS	$ 5,430	1	$ 5,430.00			
Clear & Grub Running Line of Pipe	LS	$ 15,260	1	$ 15,260.00			
Connect to Existing Waterline Stub	EA	$ 6,595.00	2	$ 13,190.00			
24" PVC 900 (DR-18)	LF	$ 192	5,160	$ 990,720.00	$70	$361,200	24" Upsize
18" PVC 900 (DR-18)	LF	$ 122	1,440	$ 175,680.00			
24" DIP Bends	EA	$ 5,775	8	$ 46,200.00	35%	$16,170	35% Increase
Sta 7+41 Vault (Includes 24" BFV and A-V)	LS	$ 70,725	1	$ 70,725.00	35%	$24,754	35% Increase
24" x 4' Long DIP Spools	EA	$ 6,150	2	$ 12,300.00	35%	$4,305	35% Increase
24" MJ Sleeves	EA	$ 4,065	3	$ 12,195.00	35%	$4,268	35% Increase
24" Flanged Butterfly Valve	EA	$ 13,750	3	$ 41,250.00	$ 5,605	$16,815	24" Upsize
24" MJxFL Adapters	EA	$ 3,960	7	$ 27,720.00	35%	$9,702	35% Increase
24" Joint Restraints	EA	$ 1,700	19	$ 32,300.00	$ 740	$14,060	24" Upsize
Re-Use Ex 18" Butterfly Valve	EA	$ 1,700	1	$ 1,700.00			
18" MJ Butterfly Valve	EA	$ 8,145	2	$ 16,290.00			
24"x18" Flanged Reducer	EA	$ 7,295	1	$ 7,295.00	100%	$7,295	
18"x12" Reducing Cross	EA	$ 6,760	1	$ 6,760.00			
Fire Hydrant	EA	$ 11,960	2	$ 23,920.00			
18" DIP Bend	EA	$ 5,830	4	$ 23,320.00			
18" Joint Restraints	EA	$ 960	13	$ 12,480.00			
Remove 60' of 18" pipe, 2 FHs, 18"x12" Tee, 12" and 18" valves	LS	$ 11,515	1	$ 11,515.00			
Plug 18" Water Main	EA	$ 2,460	3	$ 7,380.00			
12" PVC 900 (DR-18)	LF	$ 97	20	$ 1,940.00			
Reuse Existing 12" Butterfly Valve	EA	$ 995	1	$ 995.00			
12" Butterfly Valve	EA	$ 4,790	1	$ 4,790.00			
12" MJ Plug	EA	$ 1,675	2	$ 3,350.00			
Water Line Testing	LS	$ 6,490	1	$ 6,490.00	35%	$2,272	35% Increase
24" ADS SD Culvert	LF	$ 104	160	$ 16,640.00			
24" Metal Flared End Section	EA	$ 1,025	4	$ 4,100.00			
18" ADS SD Culvert	LF	$ 93	160	$ 14,880.00			
18" Metal Flared End Section	EA	$ 905	4	$ 3,620.00			
Grade Access Road With Native Soil	SF	$ 0.24	89,250	$ 21,420.00			
Import A-1-B Trench Backfill	TN	$ 15.00	10,136	$ 152,040.00	35%	$53,214	35% Increase
Install Tank Flush Line for 24"	LS	$ 13,730.00	1	$ 13,730.00	50%	$6,865	50% Increase

Total for Firefly West Transmission Line	**$**	**1,815,320**	$ 157,155	**$520,919.50**	City Portion
		1658165		**$ 1,294,400.50**	OWR Portion
			City Share	29%	

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Eagle Quest East Master Development Agreement.
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Amanda Tyler and Joshua Cummings

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Neighborhood Residential 1 Zones: RD1, RD2, R1, R2, and R3	163 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council approve a Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Eagle Quest East Master Development Agreement.

BACKGROUND:
On April 25, 2023, the Eagle Quest East MDA became effective. Due to the inability to access the site, there have been no final plat applications submitted yet. On March 18, 2025, the First Amendment was approved to extend the benchmark in Section 7.1 requiring that "the site work for the first final plat or site plan shall occur within thirty (30) months from the Effective Date". The approved extension was for an additional 9 months and would expire on July 24, 2026. The preliminary plat was also extended to that date.

The proposed Second Amendment seeks to replace Section 7.1 with new language that would require the preliminary plat to be submitted within twenty-four (24) months and the site work to occur within seventy-two (72) months. It would also extend the preliminary plat approval to July 24, 2029, and the overall expiration of the Agreement to April 25, 2033.

ITEMS FOR CONSIDERATION:
Per EMMC 16.10.090(A)(5), MDAs may be amended to alter the timing of benchmarks, which is the request here. There are no approval criteria, other than that the Planning Commission reviews the application and the City Council takes final action.

EMMC 16.10.100(C) may also be considered when determining whether to grant extensions. "... up to two two-year extensions of time [may be granted] to a master development that meets the following criteria:

1. The applicant has demonstrated a good faith effort to initiate the project by completing any applicable conditions and benchmarks; or

2. The extension is necessary due to a delay in action by the city or other public agency or by uncontrolled circumstances including, but not limited to, economic or natural disaster or a city, state, or federal emergency declaration."

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:

1. Resolution
2. Exhibit A - Eagle Quest East MDA - Second Amendment
3. Eagle Quest East MDA - Original
4. Eagle Quest East MDA - First Amendment
5. Eagle Quest East - Master Development Plan
6. Presentation

RESOLUTION NO. R- -2026

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE SECOND AMENDMENT TO THE EAGLE QUEST EAST MASTER DEVELOPMENT AGREEMENT

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Second Amendment to the Eagle Quest East Master Development Agreement, as set forth more specifically in Exhibit A; and

WHEREAS, the City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Second Amendment to the Eagle Quest East Master Development Agreement, as set forth in Exhibit A.

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

1. The Second Amendment to the Eagle Quest East Master Development Agreement, attached hereto as Exhibit A, is hereby approved.

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

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

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

_____

Lacie A. Messerly
City Recorder

Exhibit A

WHEN RECORDED, RETURN TO:

Eagle Mountain City
Attn: Lacie Messerly, City Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005

SECOND AMENDMENT
TO THE MASTER DEVELOPMENT AGREEMENT
FOR EAGLE QUEST EAST

This Second Amendment to the Master Development Agreement for Eagle Quest East ("First Amendment") is made and entered into as of the ____ day of _____, 2026 ("Amendment Effective Date"), by and between Eagle Mountain City, a political subdivision of the State of Utah ("City") and Eagle Quest LLC of Utah ("Developer"). The City and Developer are sometimes referred to herein collectively as the "Parties" and each individually as a "Party".

RECITALS

A. On April 25th, 2023, the Parties entered into a Master Development Agreement for Eagle Quest East ("Original MDA").

B. Section 7.1 of the Original MDA requires that site work for the first final plat or site plan occur within thirty (30) months of the Effective Date as defined in that agreement.

C. On October 15th, 2025, the Parties agreed to amend the Original MDA ("First Amendment") to provide an extension on the site work for the first final plat or site plan as required by Section 7.1. The First Amendment also extended the expiration date on the preliminary plat to July 24, 2026.

D. In order to achieve the purposes of the Original MDA, the Parties have negotiated an extension for Developer to begin site work for the first final plat or site plan and for the expiration of the preliminary plat seek to memorialize it in this Second Amendment.

E. The Original MDA is set to expire on April 25th 2029. The extensions of the timelines for the site work contemplated in this Second Amendment necessitate extending the expiration date of the Original MDA.

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

AMENDMENT

1. **Effect of Second Amendment**. Other than as specifically amended herein by this Second Amendment, the Original MDA and First Amendment shall remain in full force and effect.

2. **Amendment of Section 7.1**. Section 7.1 is deleted in its entirety and replaced with following provision in lieu thereof:

7.1. **First Preliminary Plat or Site Plan**. Recognizing that Developer must obtain the cooperation of SITLA and its optionee for the anticipated extension of Aviator Avenue to connect with Pony Express Parkway, the first preliminary plat or site plan for the Project shall be submitted for approval within twenty-four (24) months from the Effective Date. The site work for the first final plat or site plan shall occur within seventy-two (72) months from the Effective Date, including required public infrastructure (including but not limited to curb, gutter, roads) as noted in this MDA, provided that approval of the site plan or final plat has not been unreasonably delayed by the City. The preliminary plat approved on April 19, 2022 will now expire on July 24, 2029, unless extended in accordance with Eagle Mountain's Vested Laws.

3. **Amendment of Section 3.** Section 3 is deleted in its entirety and replaced with following provision in lieu thereof:

> In accordance with Section 16.10.080 of Eagle Mountain's Vested Law, this MDA shall expire and terminate ten (10) years from the Effective Date unless extended in accordance with Section 16.10.100 of Eagle Mountain's Vested Law. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer, including any obligations for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this MDA. Developer acknowledges and agrees that upon termination of this Agreement, any vesting of the zoning or densities in this Agreement shall terminate, and the City shall be entitled to rezone any undeveloped portion of the Project.

4. **Recording**. The Parties shall cause this First Amendment to be recorded in the records of the Utah County Recorder.

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

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

_____

JARED GRAY, Mayor

ATTEST

_____

LACIE MESSERLY, City Recorder

_____

Office of the City Attorney
Approved as to form and legality

EAGLE QUEST LLC OF UTAH

By: _____

Print Name: _____

Title: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that (s)he is the _____ of **Eagle Quest LLC of Utah**, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____

NOTARY PUBLIC

MASTER DEVELOPMENT AGREEMENT
FOR
EAGLE QUEST EAST

This *Master Development Agreement for Eagle Quest East* (this "**Agreement**" or "**MDA**") is entered into as of this 25 day of April, 2023 (the "**Effective Date**") between Eagle Quest LLC of Utah, a Utah limited liability company ("**Developer**") and Eagle Mountain City, a Utah municipal corporation ("**City**" or "**Eagle Mountain**").

RECITALS

A. Developer owns or controls certain real property within the City's boundaries that is legally described in Exhibit A ("**Property**");

B. Developer intends to develop the Property as a master planned community known as Eagle Quest East ("**Project**"), in accordance with the Land Use, Concept Site & Phasing Plan ("**Master Plan**") attached hereto as Exhibit B. On April 5, 2022, the Eagle Mountain City Council approved the rezone of the Property. On April 19, 2022, the Eagle Mountain City Council approved the Master Plan (which serves as the Eagle Quest East Preliminary Plat);

C. The parties intend that Developer vest in certain uses, zoning designations, and densities under the terms of this Agreement as more fully set forth below;

D. The parties desire to enter into this Agreement to specify Developer's rights and responsibilities with regard to development of the Project, and to specify the rights and responsibilities of City to allow and regulate such development pursuant to the requirements of this Agreement.

E. Acting pursuant to its authority under the Utah Municipal Land Use and Development Management Act, Utah Code § 10-9a-101, *et seq.*, the City Council of Eagle Mountain City, in exercising its legislative discretion, has determined that entering into this Agreement generally furthers the purposes of the Utah Municipal Land Development and Management Act, the City's General Plan, and Eagle Mountain City.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. DEFINITIONS. As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2021), *et seq*.

1.2. **Applicant** means a person or entity submitting a Development Application.

1.3. **Buildout** means the completion of all of the development on the entire Project.

1.4. **Council** means the elected City Council of Eagle Mountain.

1.5. **Default** means a breach of this MDA as specified herein.

1.6. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.7. **Development Application** means an application to Eagle Mountain for development of a portion of the Project or any other permit, certificate or other authorization from Eagle Mountain required for development of the Project.

1.8. **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.

1.9. **Eagle Mountain's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.10. **Eagle Mountain's Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the date of this MDA.

1.11 **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2021), or any successor provision, and approved by Eagle Mountain, effectuating a subdivision of any portion of the Project.

1.12. **Developer** means Eagle Quest LLC of Utah, a Utah limited liability company, and its successors in interest or assignees as permitted by this MDA.

1.13. **MDA** means this Master Development Agreement including all of its Exhibits.

1.14. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another party.

1.15. **Notice of Decision** means the Rezone and Master Development Plan Notice of Decision and the Preliminary Plat Notice of Decision for Eagle Quest East, which include certain terms and conditions for development of the Project. A copy of the Notices of Decision is attached hereto as Exhibit C.

1.16. **Party/Parties** means, in the singular, Developer or Eagle Mountain; in the plural Developer and Eagle Mountain.

1.17 **Phasing Plan** means the phasing plan included in the Master Plan (Exhibit B).

1.18. **Project** means the Eagle Quest East project to be constructed on the Property pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this MDA.

1.19. **Property** means the approximately 163 acres of real property owned by and to be developed by Developer more fully described in Exhibit A.

1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to Eagle Mountain or other public entities as a condition of the approval of a Development Application.

1.21. **Reimbursable Costs** means the cost of upsizing system improvements. Reimbursable Costs are subject to the foregoing: (a) all Reimbursable Costs must be procured through arms-length transactions; (b) Developer, or its principals or affiliates, may not own or have any interest in any of the contractors, engineering firms, or other individuals or entities that provided any services or materials that are included in the Reimbursable Costs; (c) Developer shall provide a notarized certification that all invoices for Reimbursable Costs are true and accurate invoices for the actual cost incurred by Developer; (d) Developer shall provide a notarized certification that Developer has not requested or been provided any kickbacks or reimbursements related to the Reimbursable Costs; (e) the Reimbursable Costs may not include any administrative fees, construction management fees, insurance costs, Developer markups, licensing fees or attorney fees; and (f) Reimbursable Costs may only include the additional cost to construct the upsized improvements, and shall not include a proportionate share of cost that would have been otherwise incurred by Developer, such as mobilization costs.

1.22. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as single-family residences as illustrated on the Site Plan / Preliminary Plat.

1.23. **Zoning Map** means the zoning map for the Project approved by the Eagle Mountain Council, which is included in Exhibit B.

2. ZONING. As of the Effective Date, the Property is zoned by the City in accordance with the Land Use, Concept Site, & Phasing Plan, attached hereto as Exhibit B.

3. TERM OF AGREEMENT. In accordance with Section 16.10.080 of Eagle Mountain's Vested Law, this MDA shall expire and terminate six (6) years from the Effective Date unless extended in accordance with Section 16.10.100 of Eagle Mountain's Vested Law. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer, including any obligations for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this MDA. Developer acknowledges and agrees that upon termination of this Agreement, any vesting of the zoning or densities in this Agreement shall terminate, and the City shall be entitled to rezone any undeveloped portion of the Project.

4. VESTED RIGHTS.

4.1. **General Vesting.** The Parties intend that this MDA grants to Developer all rights to develop the Project in fulfillment of this MDA and Eagle Mountain's Vested Laws, except as specifically provided herein. The Parties specifically intend that this MDA grants to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2021).

4.2. **Unit Density.** Developer shall be entitled to develop the Project in accordance with the densities and lot locations as depicted on the Master Plan. Developer may not transfer

density within the Project, and Developer shall not be allowed to transfer density or lots due to a school, church or other non-residential use.

4.3. **Exceptions.** The vested rights set forth in Sections 4.1 and 4.2, and restrictions on the applicability of Eagle Mountain's Future Laws to the Project, are subject to the following exceptions:

4.3.1 Master Developer Agreement. Eagle Mountain's Future Laws or other regulations to which the Developer agrees in writing;

4.3.2. State and Federal Compliance. Eagle Mountain's Future Laws or other regulations which are generally applicable to all properties in Eagle Mountain and which are required to comply with State and Federal laws and regulations affecting the Project;

4.3.3. Codes. Any of Eagle Mountain's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

4.3.4 Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by Eagle Mountain to all properties, applications, persons and entities similarly situated;

4.3.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within Eagle Mountain (or a portion of Eagle Mountain as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

4.3.6 Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by Eagle Mountain pursuant to Utah Code Ann. Section 11-36a-101 (2021) *et seq*;

4.3.7. Compelling, Countervailing Interest. Laws, rules or regulations that Eagle Mountain's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2022).

5. DEVELOPMENT OF THE PROJECT.

5.1 **General Development.** Development of the Project shall be in accordance with Eagle Mountain's Vested Laws, Eagle Mountain's Future Laws (to the extent they are applicable as specified in this MDA), and this MDA.

5.2 **Phasing.**

5.2.1 Developer shall develop the Project in accordance with the Master Plan attached hereto as Exhibit B. Unless otherwise shown on Exhibit B, the project's road and infrastructure construction, including the collector roads along the exterior of the project (except for Old Airport Road), shall correspond with adjoining residential development.

5.2.2 Minor variations from the Phasing Plan with respect to the sequence of each phase or the development of property within a phase shall be approved by the City Planning Director, upon consideration of the timing and sequence of infrastructure construction, the development of a variety of housing product types, and economic or other practical considerations that make variances from the Phasing Plan advisable. Variations from the Phasing Plan that, in the opinion of City Planning Director, are not minor variations, shall be approved in accordance with Section 16.10.090 of Eagle Mountain's Vested Laws.

5.3 **Standard for Approval**. All subdivision plats must be approved in accordance with Eagle Mountain City Code and must conform to applicable requirements of Eagle Mountain's Vested Laws, State and Federal Law, and this Agreement.

5.4 **Site Preparation**. Developer shall not commence construction of any Project improvement on the Property until such time as a final subdivision plat or plats have been approved by City in accordance with the terms and conditions of this Agreement.

5.5 **Changes to Project**. No material modifications to approved subdivision plats shall be made after approval by City without City Council's written approval of such modification. Developer may request approval of material modifications to the Master Plan from time to time as Developer may determine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which (i) increases the number of lots in a subdivision plat, or (ii) changes the location of public roads. Modifications to a subdivision plat which do not constitute material modifications may be made with the consent of City Planning Director prior to plat recording.

5.6 **Time of Approval**. Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with applicable procedures set forth in Eagle Mountain's Vested Laws.

6. INFRASTRUCTURE.

6.1 **Roads**.

6.1.1 Internal Roads. Developer shall be required to construct all roads within the Project and shown on the Master Plan with the exception of Old Airport Road. The Master Plan includes three minor collector roads (Aviator Avenue), unnamed collector road on the west property line, and a collector road on the north property line (Desert Willow Drive), and a major arterial (Old Airport Road). Except as otherwise expressly set forth herein, Developer's responsibility to construct such collector roads shall be limited to the half width of such collector road contiguous to the Project boundary, and a minimum of 24 feet of asphalt. Developer is providing an extra twelve feet (12') of right-of-way on Aviator Avenue. Upon completion of Aviator Avenue, the City shall enter into an Impact Fee Reimbursement Agreement with Developer to reimburse developer for the Reimbursable Costs of the road, which reimbursement

amount shall include the value of the land (as set forth below) under the upsized portion of the road. For example, Aviator Avenue is shown as a 77' road, and the applicant is dedicating 50.5'. Therefore, City would enter into a reimbursement agreement for the Reimbursable Costs to upsize the road from a 53' road to a 77' road and for the value of the additional 12' of land. For the other two collector roads (west and north) Developer shall dedicate a minimum of 38.5 feet to the City and, as required by EMMC 15.10.270, shall improve a half-width of a standard residential road plus an additional 10 feet of asphalt, for a total of 24 feet of asphalt.

6.1.2 Old Airport Road. Developer shall dedicate the Old Airport Road land (152 feet wide) to the City, as shown on Exhibit B within 60 days of a request by the City. City and Developer agree to enter into a reimbursement agreement for the cost (as set forth below) of the land for the Old Airport Road, exempting the land for the road crossing shown on the plan (e.g., the portion of Old Airport Road that is used as an access point between phases 10 and 11 of the Project as depicted on the Phasing Plan).

6.1.3. External Access Roads. The three primary access roads for the Project (Aviator Avenue, Desert Willow Drive, and the "Unnamed Road" contiguous to the west boundary of the Project) all cross property that is currently not owned by the City. Developer acknowledges and agrees that it is the responsibility of Developer to obtain right-of-way sufficient to construct a minimum of a 24-foot wide asphalt portion of one or more of the roads and construct a sufficient portion of one of those roads from Pony Express Parkway to access the property, prior to construction of any portion of the Project. Developer currently anticipates that such requirement shall be met by Developer extending 24 feet of Aviator Avenue west to the intersection of Aviator Avenue and Pony Express Parkway. City owns property that under the current Transportation Master Plan is part of the future Aviator Avenue right-of-way. City commits and agrees to use that land as part of the future Aviator Avenue right-of-way. Developer shall not be allowed to access the Project solely through the Sunset Flats development to the south of the Project. City may, in City's sole discretion, assist Developer in obtaining the road dedications and City may utilize impact fees to construct a portion of the roads.

6.1.4 Developer acknowledges and agrees that the value of the land for any road dedication shall be based on the agricultural (i.e. pre-development) value of the land as of the date of the dedication.

6.2 **Parks and Open Space**.

6.2.1 Developer shall construct parks and open spaces in the locations shown on the Park & Open Space Map, attached as Exhibit D, and Developer shall include the amenities as shown on Exhibit D, allowing for minor modifications to be approved by the City Parks Director. Developer shall receive approval for the specific playground equipment, benches, pavilions, and other equipment by the City Parks Director prior to construction of the parks. The City shall own and maintain the two park areas in the Project.

6.3 **Utilities.**

6.3.1 Offsite Sewer. The sanitary sewer for the project will need to connect to Pony Express Parkway, to the southwest of the project. This is anticipated to extend

within the Aviator Avenue right-of-way. Upsizing of this sewer line will be necessary. The Reimbursable Costs for any upsizing beyond the size required by the development will be reimbursed by the City to Developer through an Impact Fee Reimbursement Agreement.

6.3.2 Offsite Water. Some upsizing of water lines will be required of Developer in accordance with the City's master utilities plans. Developer shall receive approval of utility plans by the City Engineer prior to plat approval. The Reimbursable Costs for any upsizing beyond the size required by the Project itself will be reimbursed by the City to Developer through an Impact Fee Reimbursement Agreement.

6.3.3 Water Rights. Developer agrees that prior to approval of a final plat for any parcel of property that is included in the Project, the owner of the subject parcel shall either dedicate to or purchase water rights from the City sufficient to serve that portion of the Project in accordance with the provisions of applicable law. The City shall not be required to approve each plat until such water requirements for that plat are fully satisfied.

6.4 **Easements**. Developer shall grant to the City, at no cost to the City, all easements necessary for the operation, maintenance, and replacement of all utilities located within the Project as the City determines to be necessary.

6.5 **Agreement to Cooperate**. Developer and the City agree to cooperate in good faith with respect to continued planning of the Project and implementation of such plan(s) consistent with the public interest.

6.6 **Reimbursement for Uncontemplated Upsizing**. City may reasonably request or require Developer to upsize infrastructure facilities not otherwise contemplated in this Agreement in excess of the size needed for the Project. If City requires upsizing not contemplated in this Agreement, including without limitation road widths in excess of the City's current standards for the applicable type of road, City shall enter into an Impact Fee Reimbursement Agreement to compensate Developer for the Reimbursable Costs.

7. **BENCHMARKS.** As required by Section 16.10.080(B) of Eagle Mountain's Vested Law, the following development benchmarks shall occur.

7.1. **First Preliminary Plat or Site Plan**. Recognizing that Developer must obtain the cooperation of SITLA and its optionee for the anticipated extension of Aviator Avenue to connect with Pony Express Parkway, the first preliminary plat or site plan for the Project shall be submitted for approval within twenty-four (24) months from the Effective Date. The site work for the first final plat or site plan shall occur within thirty (30) months from the Effective Date, including required public infrastructure (including but not limited to curb, gutter, roads) as noted in this MDA, provided that approval of the site plan or final plat has not been unreasonably delayed by the City.

7.2. **Parks and Open Space**. In accordance with 16.35.105(A)(10) of Eagle Mountain's Vested Law, the parks and open spaces shall be fully improved prior to recording of the first plat, or a separate cash escrow of $3,750 per lot/unit must be put in place with the

City with each plat to cover the anticipated cost of park improvements. For example: final plat = 20 lots; cash escrow for final plat = $75,000 ($3,750 x 20). It is anticipated that Developer will improve each park area along with the adjacent plat.

8. DEFAULT.

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

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

8.2.1 Specific Claim. Specify the claimed event of Default;

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

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

8.3 **Mediation.** Upon the issuance of a Notice of Default the parties may engage a mediation or other dispute resolution process. Neither side shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law.

8.4 **Public Meeting.** Before any remedy in Section 10 may be imposed by Eagle Mountain the party allegedly in Default shall be afforded the right to attend a public meeting before the Eagle Mountain City Council and address the Eagle Mountain City Council regarding the claimed Default.

8.5 **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

9. DEVELOPER'S EXCLUSIVE REMEDY. Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement. IN NO EVENT SHALL EAGLE MOUNTAIN CITY BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10. EAGLE MOUNTAIN'S REMEDIES UPON DEFAULT. Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Developer until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

11. ASSIGNABILITY. Developer may assign its obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain as provided herein, which consent shall not be unreasonably withheld, conditioned or delayed.

11.1 **Sale of Lots.** Developer's selling or conveying lots to residential purchasers or to unrelated, third-party homebuilders shall not be deemed to be an "assignment" subject to the above-referenced approval by Eagle Mountain unless specifically designated as such an assignment by Developer and approved by Eagle Mountain.

11.2 **Notice.** Developer shall give Notice to Eagle Mountain of any proposed assignment and provide such information regarding the proposed assignee that Eagle Mountain may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Eagle Mountain with all necessary contact information for the proposed assignee.

11.3. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds.

11.4. **Assignees Bound by MDA.** Except as contemplated in section 11.1, above, Developer's assignees shall be bound by the terms of this MDA.

12. RECORDING OF AGREEMENT. If City approves the Project and all Conditions Precedent have been met, the provisions of this Agreement shall constitute real covenants, contracts and property rights, and equitable servitudes which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. This Agreement (without exhibits), or a notice concerning this Agreement, shall be recorded as a covenant running with the Property herein described to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

13. SEVERABILITY. If any provision of this Agreement, or portion thereof, is declared by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement will not be affected and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

14. TIME OF PERFORMANCE. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

15. CONSTRUCTION OF AGREEMENT. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City. This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this

Agreement.

16. STATE AND FEDERAL LAW. The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction, this agreement shall be null and void.

17. NO WAIVER. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. The provisions may be waived only in writing by the party intended to be benefited by the provisions.

18. ENTIRE AGREEMENT. This Agreement shall supersede all prior agreements with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties.

19. APPLICABLE LAW. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder, are to be construed and enforced in accordance with the laws of the State of Utah.

20. NOTICES. Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the parties as follows:

To the Developer:

Eagle Quest LLC of Utah
6616 West 10760 North
Highland, Utah 84003
Attn: Kurt Ostler

with a copy to:

Eagle Quest LLC of Utah
P.O. Box 532
Farmington, Utah 84025

To the City:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run

Eagle Mountain, UT 84005

21. EXECUTION OF AGREEMENT. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven (7) days of receipt of said facsimile copy.

22. HOLD HARMLESS. Developer shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on its behalf, in connection with the Project.

23. RELATIONSHIP OF PARTIES. This Agreement is not intended to create any partnership, joint venture or other arrangement between City and Developer. This Agreement is not intended to create any third party beneficiary rights for any person or entity not a party to this Agreement. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

24. CERTIFICATE OF COMPLIANCE. Upon fifteen (15) business clays prior written request by Developer, the City will execute a certificate of compliance to any third party seeking to purchase all or a portion of the Property or lend funds against the same, certifying that Developer is not in default of the terms of this Agreement.

25. TITLE AND AUTHORITY. Developer expressly warrants and represents to City that it is a limited liability company in good standing and that such company owns or controls all right, title and interest in and to the Property and that no portion of the Property, or any right, title or interest therein has been sold, assigned or otherwise transferred to any other entity or individual. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on such representations and warranties in executing this Agreement.

26. FURTHER ASSURANCES, DOCUMENTS, AND ACTS. Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each party as allowed by law.

27. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of this Agreement, any addenda, and any exhibits, and the retransmission of any signed electronic transmission, shall be the same as delivery of an

original. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but only all of which together shall constitute one instrument and execution.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DATED this 31 day of MAY, 2023.

EAGLE QUEST LLC OF UTAH

By: KURT OSTLER - Manager Member

Print Name: KURT OSTLER

Title: MANAGER MEMBER

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF Utah)

On the 31 day of May, 2023, personally appeared before me Kurt Ostler, who being by me duly sworn, did say that (s)he is the Manager-Member of **Eagle Quest LLC of Utah**, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

NICOLE J MILLS
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 718059
COMM. EXP. 05-03-2025

RESOLUTION NO. R-23-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE FIRST AMENDMENT TO THE EAGLE QUEST EAST MASTER DEVELOPMENT AGREEMENT

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the First Amendment to the Eagle Quest East Master Development Agreement, as set forth more specifically in Exhibit A; and

WHEREAS, the City Council finds that all required notices and hearings have been completed as required by law to consider and approve the First Amendment to the Eagle Quest East Master Development Agreement, as set forth in Exhibit A.

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

1. The First Amendment to the Eagle Quest East Master Development Agreement, attached hereto as Exhibit A, is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of March, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

EAGLE MOUNTAIN 19 96 CORPORATE SEAL

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of March, 2025.

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

Gina L. Olsen, CMC
City Recorder

WHEN RECORDED, RETURN TO:

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

FIRST AMENDMENT
TO THE MASTER DEVELOPMENT AGREEMENT
FOR EAGLE QUEST EAST

This First Amendment to the Master Development Agreement for Eagle Quest East ("First Amendment") is made and entered into as of the 18 day of March, 2025 ("Amendment Effective Date"), by and between Eagle Mountain City, a political subdivision of the State of Utah ("City") and Eagle Quest LLC of Utah ("Developer"). The City and Develpper are sometimes referred to herein collectively as the "Parties" and each individually as a "Party".

RECITALS

A. On April 25th, 2023, the Parties entered into a Master Development Agreement for Eagle Quest East ("Original MDA").

B. Section 7.1 of the Original MDA requires that site work for the first final plat or site plan occur within thirty (30) months of the Effective Date as defined in that agreement. Due to issues outside of its control, Developer will not be able begin site work for the first final plat or a site plan in the required timeline.

C. In order to achieve the purposes of the Original MDA, the Parties have negotiated an extension for Developer to begin site work for the first final plat or site plan and seek to memorialize it in this First Amendment.

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

AMENDMENT

1. **Effect of First Amendment**. Other than as specifically amended herein by this First Amendment, the Original MDA shall remain in full force and effect.

2. **Amendment of Section 7.1**. Section 7.1 is deleted in its entirety and replaced with following provision in lieu thereof:

> 7.1. **First Preliminary Plat or Site Plan**. Recognizing that Developer must obtain the cooperation of SITLA and its optionee for the anticipated extension of Aviator Avenue to connect with Pony Express Parkway, the first preliminary plat or site plan for the Project shall be submitted for approval within twenty-four (24) months from the Effective Date. The site work for the first final plat or site plan shall occur within thirty-nine (39) months from the Effective Date, including required public infrastructure (including but not limited to curb, gutter, roads) as noted in this MDA, provided that approval of the site plan or final

plat has not been unreasonably delayed by the City. The preliminary plat approved on April 19, 2022 will now expire on July 24, 2026, unless extended in accordance with Eagle Mountain's Vested Laws.

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

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

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

TOM WESTMORELAND, Mayor

ATTEST

GINA L. OLSEN, City Recorder

Office of the City Attorney
Approved as to form and legality

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On the 19 day of March, 2025, personally appeared before me Tom Westmoreland, who being by me, Loreen N. Johnson, a notary public, in and for said County of Utah, in the State of Utah, **Tom Westmoreland**, Mayor of Eagle Mountain City, who is personally known to me, whose name is subscribed to this instrument and acknowledged he executed the same.

Witness my hand and official seal.

NOTARY PUBLIC

LOREEN N JOHNSON
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 725202
COMM. EXP. 06-10-2026

EAGLE QUEST LLC OF UTAH

By: _____

Print Name: KURT OSTLER

Title: MANAGER

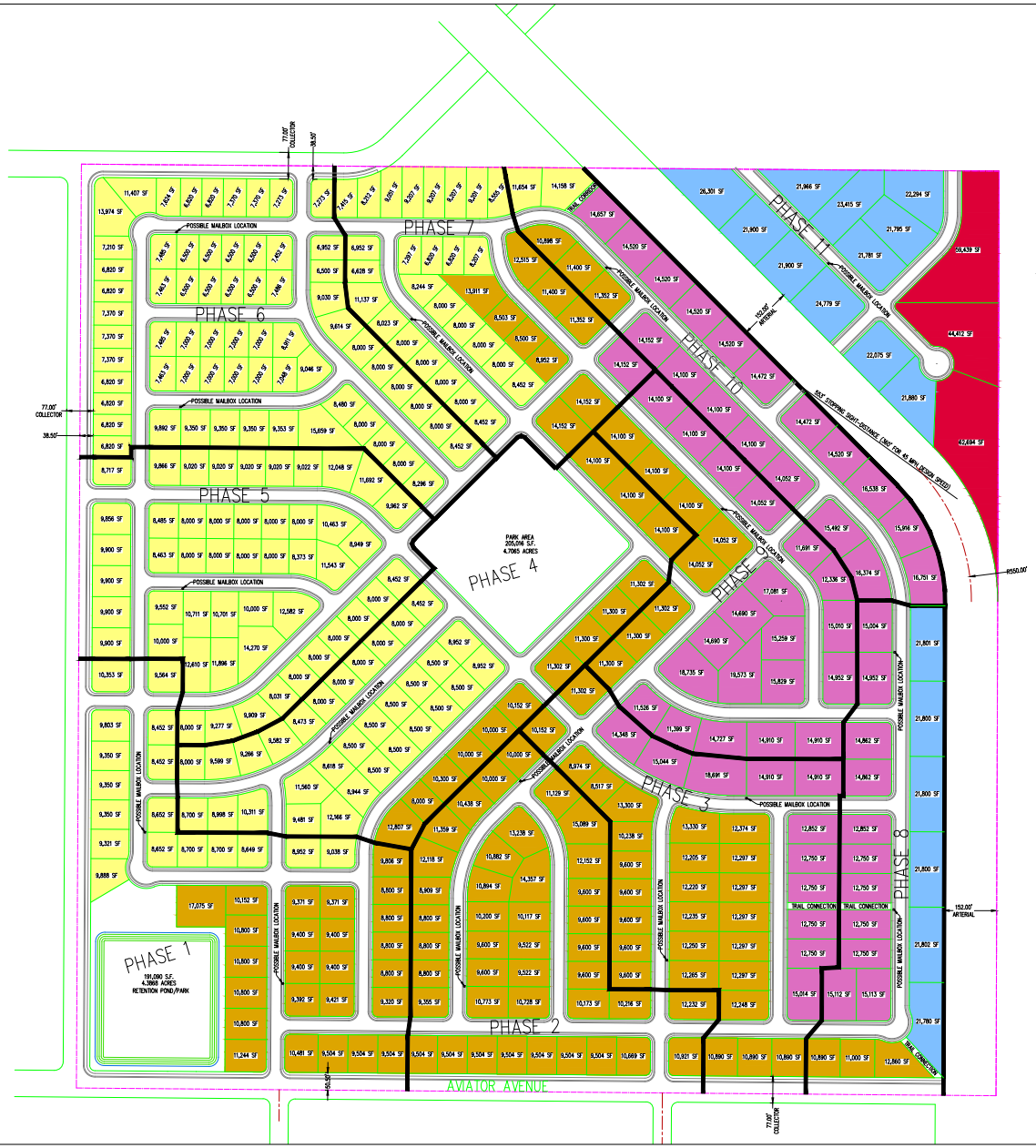
DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF Utah)

On the 25 day of March, 2025, personally appeared before me kurt ostler, who being by me duly sworn, did say that (s)he is the Manager of **Eagle Quest LLC of Utah**, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

NICOLE J MILLS
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 718059
COMM. EXP. 05-03-2025



RELIGIOUS MEETINGHOUSE LOCATION NOTE

FUTURE CHURCH BUILDINGS TO BE LOCATED IN R2 OR R3 ZONE ONLY.

TABULATIONS

TOTAL ACREAGE OF OVERALL PROJECT:	163.211 ACRES	=	100%
OPEN SPACE AREA:	9.3564 ACRES	=	5.7%
ROADWAY AREA:	50.8930 ACRES	=	31.2%
RD1 ZONE LOT AREA: (55,505 S.F. LOT AVERAGE)	3.8233 ACRES	=	2.4%
RD2 ZONE LOT AREA: (22,404 S.F. LOT AVERAGE)	8.7435 ACRES	=	5.3%
R1 ZONE LOT AREA: (14,527 S.F. LOT AVERAGE)	20.3425 ACRES	=	12.4%
R2 ZONE LOT AREA: (10,890 S.F. LOT AVERAGE)	32.2521 ACRES	=	19.8%
R3 ZONE LOT AREA: (8,620 S.F. LOT AVERAGE)	37.8002 ACRES	=	23.2%

PARK TABULATIONS

17 LOTS (500 S.F./LOT)
61 LOTS (750 S.F./LOT)
129 LOTS (900 S.F./LOT)
191 LOTS (1,000 S.F./LOT)

TOTAL REQUIRED PARK AREA = 361,350 S.F. = 8.2955 ACRES

TOTAL PROVIDED PARK AREA:
SOUTHWEST PARK AREA TOTAL AREA = 191,090 S.F.
SOUTHWEST PARK RETENTION AREA (75%) = (137,283 S.F.)(0.75) = 102,962 S.F.
SOUTHWEST PARK NET AREA = 156769 S.F.

CENTRAL PARK AREA = 205,016 S.F.

TOTAL PROVIDED PARK AREA = 361,785 S.F. =8.3054 ACRES

LOT NUMBER PER ZONE

RD1 LOTS	=	3
RD2 LOTS	=	17
R1 LOTS	=	61
R2 LOTS	=	129
R3 LOTS	=	191
TOTAL LOTS	=	401

AVERAGE LOT AREA FOR TOTAL PROJECT = 11,185 S.F.

150 75 0 150 300 450

Scale 1" = 150'

SETBACK NOTE

SETBACKS VARY BY LOT SIZE. THE SETBACK EXHIBIT WILL BE PROVIDED AS PART OF THE PRELIMINARY AND FINAL PLAT DESIGN PLANS.

FENCING NOTE

COLLECTOR/ARTERIAL ROAD FENCING IS REQUIRED ON ALL LOTS AROUND THE ENTIRE PERIMETER SINCE THEY ALL BACK AGAINST A COLLECTOR OR ARTERIAL ROAD.

ZONING LEGEND

RD1
RD2
R1
R2
R3

VICINITY MAP

REVISIONS

Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS
2	02/04/22	REVISED PER CITY COUNCIL COMMENTS
3	03/25/22	REVISED PER DRC REVIEW COMMENTS
4	04/07/22	REVISED PER CITY COUNCIL COMMENTS

Developer/Property Owner: KURT OSTLER
Phone: 801-971-2596

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

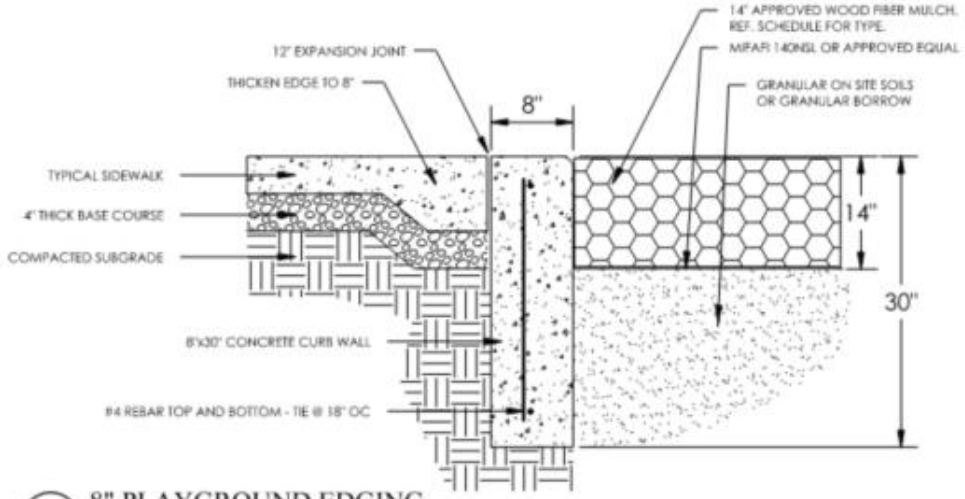
EAGLE QUEST

EAGLE MOUNTAIN UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

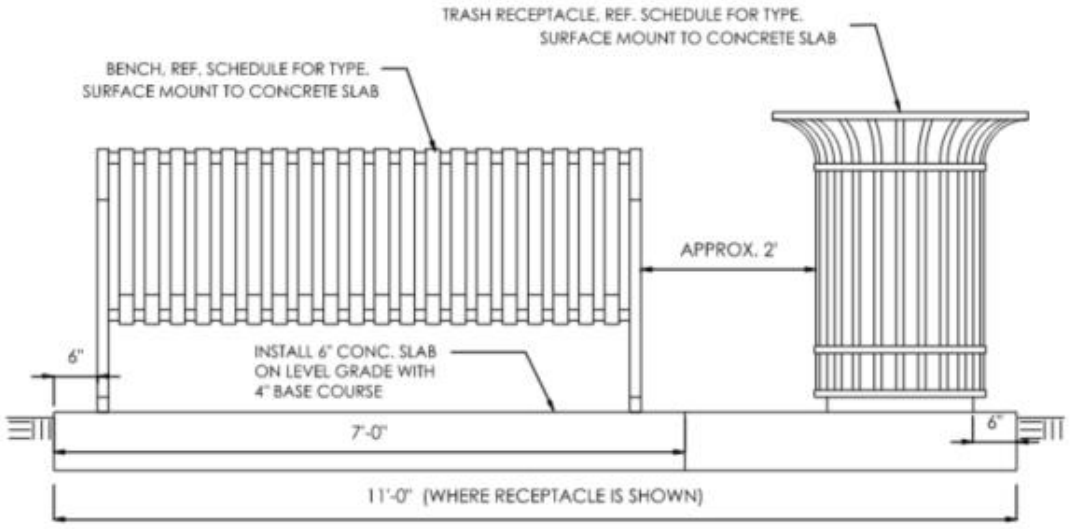
LAND USE, CONCEPT SITE & PHASING PLAN

Scale: 1"=150'
Date: 11/03/21
C1



E 8" PLAYGROUND EDGING

NOT TO SCALE



F BENCH & TRASH RECEPTACLE ELEVATION

SCALE: 3/4"= 1'-0"

NOTES:

1. MODEL: CLASSIC BENCH- BY SMITH STEELWORKS
   - REF. PLANS FOR POWDERCOAT COLOR
   - SURFACE MOUNTED

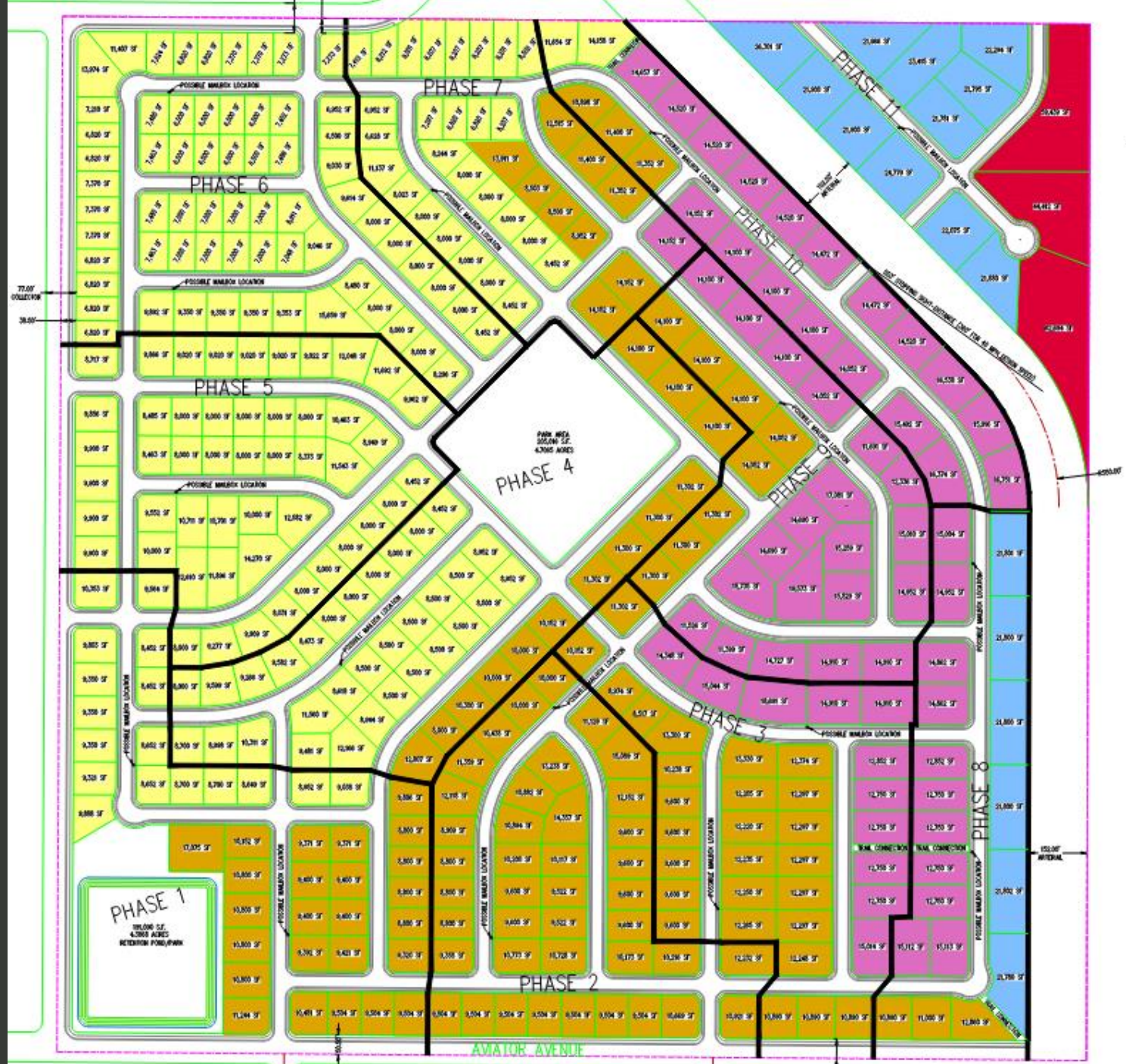
H BENCH

FOR ILLUSTRATIVE PURPOSES

I PICNIC TABLE- CLASSIC MODEL

NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)

18.A
Eagle Quest East
MDA 2nd Amendment



Scale 1" = 150'

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41 LOTS (750 S.F./LOT)
129 LOTS (900 S.F./LOT)
191 LOTS (1,000 S.F./LOT)

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TOTAL PROVIDED PARK AREA:
SOUTHWEST PARK AREA TOTAL AREA = 191,090 S.F.
SOUTHWEST PARK RETENTION AREA (75%) =
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TOTAL PROVIDED PARK AREA = 361,785 S.F. =8.3054 ACRES

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TOTAL LOTS	=	401

AVERAGE LOT AREA FOR TOTAL PROJECT = 11,185 S.F.

ZONING LEGEND

RD1
RD2
R1
R2
R3

SETBACK NOTE

SETBACKS VARY BY LOT SIZE. THE SETBACK EXHIBIT WILL BE PROVIDED AS PART OF THE PRELIMINARY AND FINAL PLAT DESIGN PLANS.

FENCING NOTE

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VICINITY MAP

REVISIONS

Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS
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3	02/02/22	REVISED PER DRC REVIEW COMMENTS
4	04/07/22	REVISED PER CITY COUNCIL COMMENTS

Developer/Property Owner: KURT OSTLER
Phone: 801-471-2596

EXCEL ENGINEERING

EAGLE QUEST

EAGLE MOUNTAIN UT

Drawn by: D.M.P.
Designed by: D.M.P.

LAND USE, CONCEPT SITE &

Scale: 1"=15
Date: 11/02/

Second Amendment to the Eagle Quest East MDA

2. **Amendment of Section 7.1**. Section 7.1 is deleted in its entirety and replaced with following provision in lieu thereof:

7.1. **First Preliminary Plat or Site Plan**. Recognizing that Developer must obtain the cooperation of SITLA and its optionee for the anticipated extension of Aviator Avenue to connect with Pony Express Parkway, the first preliminary plat or site plan for the Project shall be submitted for approval within twenty-four (24) months from the Effective Date. The site work for the first final plat or site plan shall occur within seventy-two (72) months from the Effective Date, including required public infrastructure (including but not limited to curb, gutter, roads) as noted in this MDA, provided that approval of the site plan or final plat has not been unreasonably delayed by the City. The preliminary plat approved on April 19, 2022 will now expire on July 24, 2029, unless extended in accordance with Eagle Mountain's Vested Laws.

Second Amendment to the Eagle Quest East MDA

3. **Amendment of Section 3.** Section 3 is deleted in its entirety and replaced with following provision in lieu thereof:

> In accordance with Section 16.10.080 of Eagle Mountain's Vested Law, this MDA shall expire and terminate ten (10) years from the Effective Date unless extended in accordance with Section 16.10.100 of Eagle Mountain's Vested Law. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer, including any obligations for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this MDA. Developer acknowledges and agrees that upon termination of this Agreement, any vesting of the zoning or densities in this Agreement shall terminate, and the City shall be entitled to rezone any undeveloped portion of the Project.

Recommendation

Staff recommends that the City Council approve the proposed Second Amendment to the Eagle Quest East MDA.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Chapter 17.64 of the Eagle Mountain Municipal Code Establishing an Alternative Energy Overlay Zone.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING
Yes

PREPARED BY
Evan Berrett, Economic Development Director

PRESENTED BY
Evan Berrett

RECOMMENDATION:
Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Enacting Chapter 17.64 of the Eagle Mountain Municipal Code Establishing an Alternative Energy Overlay Zone.

BACKGROUND:
The alternative energy overlay zone (AEOZ) is intended to provide for the development and operation of energy projects that will help meet the growing energy demands in the city, increase the tax base, and/or provide jobs for the city's residents. Further, the AEOZ seeks to enhance energy diversification and reliability, promote emergency resilience, and mitigate local and cumulative impacts through reasonable safety and hazard reduction standards.

Staff previously presented an older version of the AEOZ to the Planning Commission and City Council. The proposed AEOZ was tabled with intent to make additional modifications prior to approval. Staff has implemented many requested changes to the AEOZ while also identifying other improvements that could be made to close gaps, add clarity, improve protections, and so forth. These changes and improvements were brought to City Council as a discussion, and then taken to Planning Commission. Planning Commission provided a favorable recommendation.

ITEMS FOR CONSIDERATION:

- The changes include but are not limited to:
- Expanded purpose to include energy resilience, diversification, and hazard mitigation.
- Added multiple new technical definitions (microreactor, SMR unit/facility, ancillary buildings, water-use assessments, geotechnical/seismic terms).
- Strengthened rezoning application requirements (more submittals, water-rights disclosures, compatibility analysis).

- Established local caps for types of energy projects. 3 GW total in nuclear projects within AEOZ, 2 GW for natural gas.
- Created a Special Approval Process for ≥25 MW projects and all nuclear facilities; aligned review with NRC milestones.
- Added detailed, technology-specific development standards for:
    - **BESS** (NFPA 855 compliance, hazardous materials plan, emergency plan, decommissioning bond).
    - **Geothermal** (water-rights requirements, seismic injection controls, DOGM approvals, monitoring).
    - **Natural Gas Plants** (low-water cooling requirement, hazardous materials/fire safety plans).
    - **Small Modular Reactors** (microreactor classification rules, prohibition on water-cooled reactor types).
    - **Solar Projects** (setbacks, glare hazard analysis, fencing, height limits, decommissioning)

- Added decommissioning plan + bond requirements for all major facility types (updated every 5 years). Added abandonment procedures beyond solar.
- Updated development standards; clarified architectural exemptions for energy-infrastructure buildings.
- Created exemptions for architectural standards.
- Added language about long-term storage of nuclear waste.
- Other small technical changes.

PLANNING COMMISSION ACTION/RECOMMENDATION:
Planning Commission has forwarded a favorable recommendation

ATTACHMENTS:
1. Proposed EMMC 17.64 - Alternative Energy Overlay Zone
2. Ordinance

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ENACTING EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.64 ESTABLISHING AN ALTERNATIVE ENERGY OVERLAY ZONE

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that reliable and diverse energy resources are important to the continued growth, economic development, and public welfare of Eagle Mountain City; and

WHEREAS, the City Council finds that the establishment of an Alternative Energy Overlay Zone will provide a framework for the consideration of alternative energy generation facilities while ensuring that such facilities are reviewed for compatibility with surrounding land uses, public health, safety and welfare; and

WHEREAS, the City Council further finds that the Alternative Energy Overlay Zone is intended to provide for the development and operation of energy projects that will help meet the growing energy demands of the City, increase the City's tax base, and provide employment opportunities for the City's residents; and

WHEREAS, the City Council finds that the Alternative Energy Overlay Zone is intended to enhance energy diversification and reliability, promote emergency resilience, and mitigate local and cumulative impacts through reasonable safety and hazard reduction standards; and

WHEREAS, the City Council finds that the Alternative Energy Overlay Zone is intended to provide a legislative framework that may be applied in appropriate locations through future legislative action, and that the adoption of the overlay zone does not designate or apply the overlay to any property at the time of adoption; and

WHEREAS, the City Council finds that development within the Alternative Energy Overlay Zone should be subject to reasonable standards and conditions, including demonstration that all applicable federal, state, and local permits and approvals have been obtained or will be obtained prior to development, as required by law.

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

1. Eagle Mountain Municipal Code Chapter 17.64, entitled "Alternative Energy Overlay Zone," is hereby enacted as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference.

2. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.

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

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

EAGLE MOUNTAIN CITY, UTAH

_____
Jared R. Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of July, 2026.

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

_____

Lacie A. Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 17.64

ALTERNATIVE ENERGY OVERLAY ZONE

Sections:

17.64.010 Purpose.
17.64.020 Definitions.
17.64.030 Application for rezoning.
17.64.040 Special approval process.
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17.64.070 Battery Energy Storage Systems.
17.64.080 Geothermal Power Plants.
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17.64.010 Purpose.

The alternative energy overlay zone (AEOZ) is intended to provide for the development and operation of energy projects that will help meet the growing energy demands in the city, increase the tax base, and/or provide jobs for the city's residents. Further, the AEOZ seeks to enhance energy diversification and reliability, promote emergency resilience, and mitigate local and cumulative impacts through reasonable safety and hazard reduction standards. The AEOZ may be used in conjunction with the regional technology and industry (RTI) overlay zone. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by the RTI as described in EMCC Chapter 17.48 or as modified or replaced by this chapter. In the event of a conflict between this chapter, the RTI, and/or the underlying zone, the order of precedence shall be the following: 1) AEOZ, 2) RTI, and 3) underlying zone.

17.64.020 Definitions.

As used in this chapter:

"Abandonment" means the cessation of active operations, maintenance, or energy generation of an Alternative Energy Project, or any component thereof, such that the facility or improvement remains non-functional or inoperative for a continuous period of one (1) year. A facility shall not be considered abandoned if the period of nonuse is the result of an emergency or force majeure event, scheduled maintenance or repairs, repowering, curtailment by an end user or transmission provider, or any other planned or documented temporary suspension of operations by the owner or operator.

"Alternative Energy Project" means one of the following:

a. Battery Energy Storage System

b. Geothermal Power Plant

c. Natural Gas Power Plant

d. Small Modular Reactor Facility

e. Solar Energy Project

“Ancillary Building” means a subordinate structure associated with and supporting an Alternative Energy Project, which is not itself a principal generating, storage, or reactor unit. Ancillary Buildings include, but are not limited to, control rooms, switchgear buildings, inverter or power conversion buildings, maintenance shops, monitoring facilities, security structures, administrative offices, and enclosures that house related mechanical or electrical equipment necessary for the operation of the project.

“Battery Energy Storage System(s) (BESS)” means one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle, together with all Battery Energy Storage System Facilities. A battery energy storage system may be comprised of more than one storage battery technology in a room or enclosed area and may include Power Lines and backup diesel generators.

“Battery Energy Storage System (BESS) Facilities” means all related equipment, devices, associated appurtenances and facilities, such as transformers, substations, electric power transmission and distribution lines of any capacity, and any related site improvements and other ancillary buildings and equipment used in connection with or to facilitate, the storage, transmission, delivery or furnishing of the electric energy stored in a Battery Energy Storage System.

“Electrical Substation” means a facility containing electric supply equipment for the purpose of switching, regulating, transforming, or otherwise modifying the characteristics of electricity, including electrical equipment, such as transformers, circuit breakers, voltage regulating equipment, buses, switches, and other ancillary buildings and equipment.

“Geotechnical Report” means a detailed engineering study evaluating subsurface soil, rock, and groundwater conditions to inform design and construction.

“Geothermal Energy” means energy generated by Geothermal Resources that are contained in the earth.

“Geothermal Power Plant” means a facility that uses Geothermal Resources to produce electricity including through the use of a Generating Unit. A Geothermal Power Plant may include Electrical Substations Power Lines, and other ancillary equipment.

“Geothermal Resource” means the following: (1) the natural heat of the earth at temperatures greater than 120 degrees centigrade; and/or (2) the energy, in whatever form, including pressure, present in, resulting from, created by, or which may be extracted from that natural heat, directly or through a material medium.

"Generating Unit" means equipment used to convert heat provided by Geothermal Resources into electricity consisting of an evaporator, condenser, turbine, induction generator, cycle-pump, system controls, control valves, piping and other ancillary buildings and equipment used to convert Geothermal Resources into electricity, including but not limited to components of a dry steam, binary cycle, or flash steam system.

“Hazardous Materials” means any substance designated as a hazardous material under 49 C.F.R. 172.101.

“Microreactor” means a single, standalone advanced nuclear reactor with a nameplate electrical generating capacity of 50 megawatts or less that is designed for independent operation without reliance on shared reactor systems, shared balance of plant infrastructure, or shared site licensing with any other reactor unit.

“Microreactor Installation” means any site, parcel, or group of contiguous or adjacent parcels under common ownership or common operational control that contains one or more microreactor units. A Microreactor Installation containing more than one reactor unit shall be treated as a Small Modular Reactor Facility for all regulatory and capacity-calculation purposes, regardless of the individual nameplate capacities of the units.

“Natural Gas Power Plant” means a facility designed and used for converting natural gas into electricity, together with all ancillary buildings and equipment systems and infrastructure for cooling, emissions controls, and the delivery, including, without limitation, transmission and distribution pipelines, and storage of natural gas. A Natural Gas Power Plant does not include facilities for the extraction or refinement of natural gas but may include Electrical Substations and Power Lines.

“Power Lines” means transmission and/or distribution lines (of any capacity), wires, conductors, structures, towers, and cables, together with ancillary systems (such as, without limitation, switchgear, transformers, and control systems), and all related equipment and fixtures used in the transmission of electric power. Power Lines do not include Electrical Substations.

“RTI” means the Regional Technology and Industry overlay zone as described in Eagle Mountain City Code Chapter 17.48.

“Seismic Hazard Assessment” means an analysis of the likelihood and potential impacts of earthquakes and related ground failures at the proposed site.

“Small Modular Reactor Unit” means an individual nuclear fission reactor designed to generate up to 300 megawatts of electricity per module, consistent with definitions used by the U.S. Nuclear Regulatory Commission and the International Atomic Energy Agency. A small modular reactor unit is factory-fabricated and intended to be deployed as a modular component that may operate independently or as one of multiple units within a larger nuclear generating installation.

Does not include reactor designs that rely primarily upon water for cooling such as Pressurized Water Reactors (PWRs), Boiling Water Reactors (BWRs), Light Water Reactors (LWRs), Pressurized Heavy Water Reactors (PHWRs).

"Small Modular Reactor Facility" means a nuclear power installation containing one or more small modular reactor units located on the same site within a shared security perimeter, under common operational control, or interconnected through a common balance-of-plant system. Multiple small modular reactor units deployed together shall be treated as a single Small Modular Reactor facility for regulatory and capacity-limit purposes, regardless of the number of reactor units or their individual capacities. Small Modular Reactor Facilities includes all ancillary systems and infrastructure for the balance of the plant facility, including cooling, fuel storage, Electrical Substations, Power Lines and other ancillary buildings and equipment.

"Solar Energy Project" means a project that generates electric energy by converting sunlight, whether by solar devices or other conversion technology, for the sale, delivery, transmission, or consumption of the generated energy by one or more end-user or by an end-user other than the owner or operator of the property on which the solar energy system is constructed and operated. A Solar Energy Project may include one or more Battery Energy Storage Systems, Electrical Substations, Power Lines and other ancillary buildings and equipment.

"Water Use Assessment" means detailed estimates of water withdrawal, consumption, and return flows for all phases of the project, including drilling, operation, and cooling. This should specify sources (e.g., groundwater, surface water, municipal supply) and quantify expected volumes.

17.64.030 Application for rezoning.

A. Eligibility. Only property owners or their duly authorized agent shall make application for a rezoning of property on forms prepared by the Planning Director. No rezoning of property shall be processed without the submission of the application, all the supporting materials required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstance.

B. Development Agreement. Prior to or concurrent with any rezone approval, the applicant must enter into a development agreement or amend an existing development agreement with Eagle Mountain City governing which types of Alternative Energy Projects will be allowed, site use designations for each parcel, buffering and setback requirements, and any other restrictions being placed on the development to insure that the development furthers the purposes of this chapter. All approvals from the City Council applying the AEOZ to a property shall be contingent upon the execution or amendment of the development agreement. No right to develop under the AEOZ shall vest within the meaning of Utah common law or Utah Code Annotate Section 10-9a-509, as amended, shall occur until the development agreement is executed or amended.

C. Supporting Materials. The rezoning of property application shall be submitted with the materials listed in this section. The Planning Director and Planning Commission may determine and require that additional items not listed herein be submitted in order to evaluate the proposed rezoning application. If the applicant believes that some of the required supporting materials are not applicable, then they may submit a written statement to identify and clarify why they believe these materials are not needed for review of the project. Upon review of this statement, the

Planning Director may approve the waiving of certain materials that are not found to be applicable to the project. The following materials must be submitted with a complete application, unless otherwise waived as allowed herein. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the Planning Director.

1. Legal Description. A legal description of the property.

2. Vicinity Map. A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the city.

3. Existing Conditions. A map showing the existing physical characteristics of the site including waterways, geological information, fault lines, general soil data, and contour data at two-foot intervals.

4. Narrative. A project description, including the type(s) of energy facility(ies) being proposed.

5. General Plan Compliance. A compatibility statement in an acceptable format that demonstrates that the proposed rezone complies with the general plan.

6. Preliminary site, utility, and transportation plan.

7. Anticipated permitting timeline.

8. A Water Use Assessment, unless waived.

9. A list of any and all water rights which may be appurtenant to or used upon and in connection with the Alternative Energy Project.

10. Any other materials requested by the Planning Director or required under the AEOZ site plan process.

D. Criteria for Approval. The rezone application shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of facts. In addition to any other criteria that may be relevant, the City Council in determining whether to rezone a property to apply the AEOZ shall consider the following:

1. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map and comply with the policies and provisions of the city general plan.

2. Compatibility Determination. The proposed uses will be reasonably compatible with adjacent land uses. The project has been designed, sited, and conditioned to minimize adverse visual, noise, environmental, or traffic impacts on adjacent properties, especially residential uses.

3. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.

4. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.

5. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

6. Contributes to Local or Regional Energy Generation. The project shall be designed to generate, store, or transmit electrical energy that will serve Eagle Mountain City facilities, residents, development in the RTI Overlay or businesses directly and/or contribute to the regional power grid in a way that advances the City's energy independence, sustainability goals, or emergency resilience.

17.64.040 Special approval process.

A. Applicability.

1. Standard Alternative Energy Projects. Except as provided in subsections 2 and 3, any Alternative Energy Project that is designed to generate at least twenty-five (25) megawatts of electricity within a single phase of development shall follow the AEOZ special approval process established in this section. All other projects shall follow the approval process outlined in Chapter 17.100 EMMC and other applicable chapters.

2. Small Modular Reactor Facilities. Due to the scope, federal licensing requirements, emergency planning needs, and potential cumulative impacts associated with nuclear generating facilities, all Small Modular Reactor Facilities, regardless of generating capacity, shall follow the AEOZ special approval process. In addition, the City may require submission, timing, and sequencing of materials to be coordinated with applicable State and U.S. Nuclear Regulatory Commission licensing and permitting milestones.

3. Microreactor Installations. A microreactor operated as a single, stand-alone Microreactor Installation shall follow the AEOZ standard site plan approval unless its generating capacity equals or exceeds twenty-five (25) megawatts, in which case it shall follow the AEOZ special approval process. Any Microreactor Installation that contains more than one reactor unit shall be treated as a Small Modular Reactor Facility for purposes of this Section.

B. Process Requirements

1. AEOZ Site Plan Application. Following approval of a development agreement, project applicants shall submit a complete AEOZ site plan application (required) and a final plat application (if subdividing property as part of the project).

2. Development Review Committee ("DRC") Review. Upon receipt of a complete application, the DRC shall review all aspects of the application and provide the applicant with initial required changes within ten business days. The DRC shall provide feedback or a final decision within ten business days of each submittal or resubmittal and may approve the application with conditions to be completed during construction or require resubmittal with changes prior to approval.

a. The DRC is chaired by the Planning Director, or his/her designee, and includes, at a minimum, the city attorney, the department heads or an assigned representative from public utilities, engineering, community development, and a representative of Unified Fire Authority. The city council member that is

appointed as the board liaison to the DRC will serve as DRC liaison for projects within the AEOZ. The Planning Director shall have authority to issue decisions or approvals on behalf of the DRC after consulting with the DRC members.

3. Grading and Excavation. A permit for grading and excavation may be issued, at the applicant's risk, prior to site plan approval by the DRC.

4.Approval Authority. AEOZ site plans and final plats are administrative applications, and the DRC has final approval authority for AEOZ applications. No public hearings are required. The DRC's decision shall not be considered a final land use decision until all administrative appeal rights under subsection B(6) have expired or been exhausted.

5. Nuclear Licensing Sequencing. For Small Modular Reactor Facilities and Microreactor Installations subject to the AEOZ special approval process, the timing and sequencing of DRC review and City approvals shall be coordinated with applicable federal and state licensing milestones as follows:

a. An AEOZ site plan application for a Small Modular Reactor Facility or Microreactor Installation subject to the special approval process may not be deemed complete until the applicant has submitted evidence of formal acceptance for review by the U.S. Nuclear Regulatory Commission ("NRC") of a license or permit application, or other authorization request, under an applicable NRC licensing framework, including but not limited to:

1. An application submitted pursuant to 10 C.F.R. Part 50 (Domestic Licensing of Production and Utilization Facilities), including a Construction Permit application or other Part 50 authorization applicable to the proposed facility;

2. An application submitted pursuant to 10 C.F.R. Part 52, including an Early Site Permit, Combined License, or similar authorization; or

3. An application submitted pursuant to 10 C.F.R. Part 53 (Licensing and Regulation of Advanced Nuclear Reactors), or any successor or equivalent advanced reactor licensing pathway.

Evidence of acceptance shall consist of written confirmation from the NRC that the application has been docketed, accepted for review, or otherwise formally acknowledged as meeting the NRC's administrative completeness requirements under the selected licensing pathway. These requirements only apply to the AEOZ site plan process and do not restrict ability to apply and receive approval for the AEOZ to be applied to a property.

b. No approval of an AEOZ site plan shall be issued until the NRC has completed its environmental scoping determination of the project, or the applicant has demonstrated to the DRC's reasonable satisfaction that they met any equivalent milestone under the applicable licensing pathway.

c. No building permit shall be issued for any nuclear-related structure until the City has received satisfactory evidence that the NRC has issued either:

1. A construction permit, or

2. A combined license authorizing construction.

d. The City may require additional submittals, updates, or revisions to ensure that local approvals remain consistent with federal and state regulatory conditions imposed during the NRC licensing process. However, upon the issuance of the items listed in 5(c) the City shall not unreasonably withhold building permit issuance.

e. Nothing in this chapter shall be interpreted to limit or prescribe the specific federal nuclear licensing pathway selected by an applicant, provided that all applicable NRC requirements are satisfied.

6. Administrative Appeal. Any final decision of the DRC made under this chapter may be appealed to the Eagle Mountain City appeal authority in accordance with Title 17 of the Eagle Mountain municipal code and Utah Code §10-20-11 et seq. An appeal must be filed in writing within fourteen (14) days of the date of the DRC's written decision. The appeal authority shall review the DRC decision under the standards applicable to administrative land use decisions and may affirm, reverse, or remand the decision with instructions.

17.64.050 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the AEOZ. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

Blank or not listed = Prohibited

Table 17.64.050 – Use Table

Land Use	AEOZ
Battery Energy Storage System, including all Battery Energy Storage System Facilities	P
Electrical Substations	P
Geothermal Power Plant	P
Natural Gas Power Plant	P
Power Lines	P

Land Use	AEOZ
Small Modular Reactor Facility	P
Solar Energy Project	P

17.64.060 Temporary uses.
Temporary concrete batch plants, materials processing equipment, trailers and temporary structures, and other similar temporary uses may be approved by the DRC as part of the AEOZ site plan approval if the batch plant or materials processing is located at least one-half mile (2,640 feet) from any existing residence or residential lot within an approved residential subdivision. The temporary uses will only be allowed during active construction of the site and construction of buildings with an active building permit, and only to provide materials for use on the property or for off-site public or private improvements related to the construction on the property. The DRC may impose conditions or restrictions on the batch plant or materials processing to protect the health, safety, and welfare of the public. Temporary uses that are no longer necessary for the construction of the project or associated infrastructure will be required to be removed within a reasonable time frame following notification, considering the scale and complexity of the temporary use.

17.64.070 Battery Energy Storage Systems.
Development and operation of a BESS Facility must be found to conform to the following requirements:

A. A building permit and an electrical permit shall be required for installation of all Battery Energy Storage Systems.

B. Battery Energy Storage Systems shall comply with the setback requirements of the underlying zoning district for principal structures.

C. There is no minimum open space requirement for a BESS Facility.

D. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the underlying zoning district or RTI overlay zone, whichever is higher.

F. Battery Energy Storage Systems shall be appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.

G. Lighting of BESS Facilities shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Battery Energy Storage Systems shall be secured from unauthorized access by a fence, wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Battery Energy Storage System.

I. Battery Energy Storage Systems and equipment shall be listed by a Nationally Recognized Testing Laboratory.

J. The building area of the site shall provide adequate space for the distribution or transmission system-level interconnects.

K. Battery Energy Storage Systems shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Battery Energy Storage Systems shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal;

2. Access to the Battery Energy Storage Systems shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department; and

3. Battery Energy Storage Systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure.

L. BESS Facility components and equipment shall comply with all applicable City noise and nuisance codes.

M. All Battery Energy Storage Systems shall comply with all applicable federal, state, and local laws, regulations, and safety codes, including but not limited to NFPA 855, the International Fire Code as adopted by the State of Utah, UL 9540 and UL 9540A testing standards, and any additional requirements imposed by the Fire Marshal. In the event of a conflict between these codes or standards, the most stringent requirement shall apply.

N. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a BESS Facility:

1. A site plan prepared in accordance with the AEOZ site plan requirements.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.070 (M)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the BESS Facility shall review and update the hazardous materials plan every 5 years.

6. An emergency operations plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. In the event of any inconsistency between landscaping or buffer requirements under the code and the emergency operation plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. The emergency operations plan shall include the following information:

a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions;

b. Procedures for inspection and testing of associated alarms, interlocks, and controls;

c. Procedures to be followed in response to notifications from the Battery Energy Storage System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed-upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure;

d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous

conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire;

e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required;

f. Procedures for dealing with Battery Energy Storage System equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged Battery Energy Storage System equipment from the facility; and

g. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

7. Proof of compliance with all state and federal laws, rules, and regulations governing the installation, maintenance, and operation of Battery Energy Storage Systems.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the BESS Facility. The operator of the BESS Facility shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Battery Energy Storage Systems components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Battery Energy Storage Systems;

d. The estimated decommissioning costs and how said estimate was determined;

e. The method of ensuring that funds will be available for decommissioning and restoration;

f. The method by which the decommissioning cost will be kept current;

g. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Battery Energy Storage System, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

9. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.

10. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to individual or entity that posted the bond or BESS Facility owner/operator accordingly. Following full decommissioning of the site, any funds not utilized by the City shall be returned the BESS Facility owner/operator.

17.64.080 Geothermal Power Plants.

Development and operation of a Geothermal Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Geothermal Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Geothermal Power Plant project. The DRC may approve any building or structure height that is reasonable based on the engineering or design requirements for a Geothermal Power Plant.

B. There is no minimum open space requirement for a Geothermal Power Plant.

C. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

D. Geothermal Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Geothermal Power Plant.

E. Geothermal Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Geothermal Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Geothermal Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

F. Geothermal Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Geothermal Power Plants shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Geothermal Power Plant prior to the issuance of a certificate of occupancy.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Geothermal Power Plant:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that the applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.080 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Geothermal Power Plant shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

7. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Geothermal Power Plant, together with a proposal for coordinating such approvals with the City.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Geothermal Power Plant. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Geothermal Power Plants. The operator of a Geothermal Power Plant shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Geothermal Power Plant components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Geothermal Power Plant;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Geothermal Power Plant, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

J. . Water Supply and Water Rights Requirements.

1. The City shall not be obligated to provide culinary, secondary, or industrial water for the construction or operation of any Geothermal Power Plant. All water required for drilling, stimulation, cooling, injection, dust control, or any other phase of development

or operation shall be supplied entirely from water rights owned, acquired, or leased by the applicant.

2. As part of the AEOZ site plan application, the applicant shall provide:

a. Evidence of valid, vested, and adequately quantified water rights sufficient to meet all projected water demands of the project, including documentation from the Utah Division of Water Rights.

b. A Water Use Assessment demonstrating annual and peak water demands for drilling, construction, and operation, and identifying the specific water rights proposed to meet each demand.

3. No site plan approval, grading permit, or building permit shall be issued until the City verifies that the applicant has secured legally recognized water rights adequate for all phases of the project and that the project will not rely on the City's potable or irrigation water systems.

4. Temporary or permanent connection to the City's culinary, secondary, or industrial water systems for any purpose related to the Geothermal Power Plant is prohibited, unless expressly authorized by a separate agreement approved by the City Council.

5. Any modification or change application required by the Utah Division of Water Rights to convert or change the use of a water right for geothermal purposes must be approved by the State before the City may grant final approval.

K. Seismic Injection Controls.

1. Injection wells, reinjection wells, stimulation wells, and any other subsurface fluid-injection activities associated with a Geothermal Power Plant shall be designed, constructed, operated, monitored, and adjusted in compliance with all application requirements of the Utah Division of Oil, Gas and Mining (DOGM), the Utah Division of Water Rights, and all applicable federal regulations governing geothermal injection practices.

2. As part of the AEOZ site plan application, the applicant shall submit a Seismic Monitoring and Mitigation Plan tha tincludes:

a. A baseline microseismic survey of the project area;

b. identifiaction of faults, fracture networks, and geologic structures that could be affected by injection activities;

c. proposed injection pressures, volumes, flow rates, and operational thresholds;

d. monitoring equipment locations and data-collection protocols; and

e. automatic operational response actions, including pressure reductions or suspention of injection, if seismic activity exceeds established thresholds.

3. No drilling permit, site plan approval, or building permit shall be issued until the City confirms that the proposed injection activities have been reviewed and approved by all applicable state agencies, including DOGM and the Utah Division of Water Rights.

4. The operator shall continuously monitor induced seismicity and injection-related goround movement using equipment and methodologies acceptable to the Fire Marshal, City Engineer, and state regulators. Monitoring data shall be made available to the City upon request.

5. If seismic events exceedign the operator's approved thresholds occur, or if injection activities are determined to pose a risk to public safety, infrastructure, or utilities, the City may require immediate reduction or suspension of injection operations until the condition is mitigated and the relevant state regulatory agencies confirm that operations may safely resume.

6. Nothing in this subsection shall be construed to permit injection activities that are otherwise prohibited or restricted under state or federal law.

17.64.090 Natural Gas Power Plants.

Development and operation of a Natural Gas Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Natural Gas Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Natural Gas Power Plant project. The DRC may approve any building or structure height that is reasonable based on the engineering or design requirements for a Natural Gas Power Plant.

B. There is no minimum open space requirement for a Natural Gas Power Plant.

C. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

D. Natural Gas Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Natural Gas Power Plant.

E. Natural Gas Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Natural Gas Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Natural Gas Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

F. Natural Gas Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Natural Gas Power Plants shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Natural Gas Power Plant prior to the issuance of a certificate of occupancy.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Natural Gas Power Plant:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that the applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.090 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Natural Gas Power Plant shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

7. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Natural Gas Power Plant, together with a proposal for coordinating such approvals with the City.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Natural Gas Power Plant. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Natural Gas Power Plants. The operator of a Natural Gas Power Plant shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Natural Gas Power Plant components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Natural Gas Power Plant;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Natural Gas Power Plant, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

J. The total combined nameplate generating capacity of all Natural Gas Power Plants within the Alternative Energy Overlay Zone shall not exceed two gigawatts. No application shall be approved if the construction of the proposed facility would cause the total cumulative capacity of all approved or existing Natural Gas Power Plants within the Alternative Energy Overlay Zone to exceed this limit.

K. Water Use Limitations

1. Natural Gas Power Plants shall be limited to low-water-use technologies, including air-cooled simple cycle facilities, air-cooled combined cycle facilities, and fuel cell generating systems. All Natural Gas Power Plants shall utilize either:

a. air-cooled heat rejection systems, or

b. closed-loop cooling systems with minimal makeup water requirements.

2. The use of once-through cooling, evaporative cooling, open-loop cooling systems, cooling ponds, or any cooling technology that requires significant ongoing withdrawals of culinary, seconary, or industrial water is prohibited.

3. The City shall not be obligated to provide culinary, secondary, or industrial water for the construction or operation of any Natural Gas Power Plan. Any water required during construction or operation shall be supplied solely from water rights owned, acquired, or leased by the applicant.

4. As part of the AEOZ site plan application, the applicant shall submit a Water Use Assessment identifying:

a. all water required for construction, commissioning, and operations;

b. the speicif water rights proposed to meet such demands; and

c. calculations demonstrating that the project will not require ongoing municipal water supply beyond incidental fire suppression reserves.

5. No site plan approval, grading permit, or building permit shall be issued until the City verifies that the proposed Natural Gas Power Plant complies with this section and that adquate water rights have been secured for all project demands.

6. Priority shall be given to projects that do not require any cooling water during normal operations.

17.64.100 Small Modular Reactor Facilities.

Development and operation of a Small Modular Reactor Facility must be found to conform to the following requirements. In the event of conflict, NRC requirements supersede other regulations cited in this section:

A. A Small Modular Reactor Facility shall comply with the residential setback, site planning and emergency planning zone recommendations and requirements of the U.S. Nuclear Regulatory Commission (NRC) and the Environmental Protection Agency (EPA) for Small Modular Reactor Facilities.

B. There is no minimum open space requirement for a Small Modular Reactor Facility.

C. A Small Modular Reactor Facility shall be secured from unauthorized access by a fence or wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Small Modular Reactor Facility.

D. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. A Small Modular Reactor Facility shall be maintained in safe working order and in accordance with industry standards and all NRC regulations.

F. Applicant shall comply with all applicable federal and state laws, rules, and regulations, including, without limitation, all applicable requirements of the NRC and EPA, and shall provide evidence of all federal and state permits and approvals required to construct a Small Modular Reactor Facility prior to the issuance of a building permit.

G. Lighting of Small Modular Reactor Facilities shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Small Modular Reactor Facility:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

5. A list and copies of all other federal, state and local permits and approvals that have been or will be required for the proposed Small Modular Reactor Facility, together with a proposal for coordinating such approvals with the City.

6. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Small Modular Reactor Facility. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Small Modular Reactor Facilities. The operator of a Small Modular Reactor Facility shall review and update the decommissioning plan every 5 years The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Small Modular Reactor Facility components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Small Modular Reactor Facility;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Small Modular Reactor Facility, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

I. The total combined nameplate generating capacity of all Small Modular Reactor Facilities within the Alternative Energy Overlay Zone shall not exceed three gigawatts. No application shall be approved if the construction of the proposed facility would cause the total cumulative capacity of all approved or existing Small Modular Reactor Facilities within the Alternative Energy Overlay Zone to exceed this limit.

1. Microreactors with a nameplate capacity of 50 megawatts or less shall be excempt from the aggregate generating capacity limitation for purposes of calculating total nuclear generating capacity, provided they comply with all applicable state and federal safety standards.

a. A microreactor shall be exempt from the aggregate nuclear generating capacity limitation only when operated as a single, standalone Microreactor Installation. The exemption shall not apply to any installation containing more than one reactor unit, or to any installation in which a microreactor is colocated, aggregated, interconnected, or operated in coordination with another reactor unit through shared security perimeters, shared balanceofplant systems, shared staffing, shared cooling or electrical systems, or common or linked NRC licensing. Any such installation shall be treated as a Small Modular Reactor Facility for regulatory and capacitylimit purposes.

b. For purposes of applying the microreactor exemption and calculating total nuclear generating capacity, the City shall evaluate the functional and operational characteristics of the installation rather than the form of ownership. Separate corporate entities, lease structures, or parcel boundaries shall not be used to circumvent the classification of a project as a Small Modular Reactor Facility.

J. Prohibited Reactor Technologies. Small Modular Reactor Facilities shall not include any reactor design that relies primarily on water as a coolant or moderator. Prohibited technologies include, but are not limited to, Pressurized Water Reactors (PWRs), Boiling Water Reactors (BWRs), Light Water Reactors (LWRs), and Pressurized Heavy Water Reactors (PHWRs). Only non-water-cooled advanced reactor technologies consistent with the definition of a Small Modular Reactor Unit in this chapter are eligible for consideration within the AEOZ.

17.64.110 Solar Energy Projects.

Development and operation of a Solar Energy Project must be found to conform to the following requirements:

A. Structures constructed at, or as part of, a Solar Energy Project shall be comply with the following setbacks: (1) at least 50 feet from all exterior project boundary lines that abut a residentially zoned district; and (2) from public road rights-of-way, at least the distance required by the base zone in which the Solar Energy Project is established, or, twenty-five feet, or one and one-half times the height of the nearest structure to a right-of-way, whichever is greater. Access roads and driveways may be located within any required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Solar Energy Project.

B. There is no minimum open space requirement for a Solar Energy Project.

C. A Solar Energy Project shall be fully fenced and secured with locked gates. Fences shall be no less than 6 feet and no more than 8 feet in height and constructed of chain link or other durable material. Knox key lock boxes and keys shall be provided at locked entrances to allow emergency personnel access. For any portions of the site located adjacent to a public right of way, such fencing shall include additional screening elements (such as slatted chain link or other solid fencing material). Exterior fencing shall not be required along any portion of a Solar Energy Project that is contiguous to and part of a similar project located outside the boundaries of the City. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Solar Energy Project.

D. Subject to the provisions of the fire safety and protection plan described below, a Solar Energy Project shall incorporate the applicable landscaping requirements of the underlying zoning district for the portion(s) of the project site located adjacent to public rights of way. However, if the project site is not currently served by culinary or irrigation water lines or systems, a Solar Energy Project shall not be required to comply with applicable landscaping requirements of the underlying zoning district. Additionally, no landscaping shall be required within the fenced area of the project site. Applicant shall comply with all applicable weed control requirements set forth in the Eagle Mountain Municipal Code.

E. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

F. Solar Energy Project components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Solar Energy Projects shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. All photovoltaic panels of a Solar Energy Project shall be restricted to a maximum height of twenty (20) feet when orientated at a maximum tilt, as measured from the existing grade. All other buildings or structures comprising a Solar Energy Project shall comply with the height requirements of the underlying zoning district.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Solar Energy Project:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A Glare Hazard Analysis evaluating the potential for glare impacts on nearby roadways, residential uses, public facilities, and aviation operations. The analysis shall:

a. Identify all sensitive receptors within at least a one-mile radius of the project boundary, including roadways, occupied structures, and any airports or heliports registered with the FAA;

b. model predicted glare throughout the year under typical operating conditions;

c. identify any instances of "green," "yellow," or "red" glare as defined by FAA and industry glare metrics; and

d. include proposed mitigation measures, if needed, to eliminate hazardous or nuisance glare.

e. For any glare visible from an FAA-regulated facility, the applicant shall demonstrate compliance with FAA guidance on solar installations near airports, including Advisory Circular AC 150/5370-2G or its successor.

No site plan approval shall be granted until the City verifies that the project will not create hazardous glare conditions for nearby receptors.

6. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.110 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Solar Energy Project shall review and update the hazardous materials plan every 5 years.

7. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail.

8. Decommissioning plan that addresses the anticipated life of the project; the estimated cost to remove, dismantle, and dispose of project improvements, less the salvage value of such improvements, as determined by a licensed professional engineer; the manner in which the project will be decommissioned and site reclamation obligations.

9. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.

10. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to individual or entity that posted the bond or Solar Energy Project owner/operator accordingly. Following full

decommissioning of the site, any funds not utilized by the City shall be returned the Solar Energy Project owner/operator.

J. In the event that the City deems any portion of the Solar Energy Project abandoned as provided herein, that portion of the site shall be removed in accordance with the decommissioning plan. If the City Council finds that some or all of the Solar Energy Project has been abandoned, the City Council shall provide written notice of such finding of partial or total abandonment to Company and the Solar Energy Project owner/operator. Within (60) days after receipt of such notice, the Solar Energy Project owner/operator may provide the City a written response disputing such finding of abandonment and/or requesting an extension of additional time to repair and restore operations of the Solar Energy Project or to commence decommissioning of such portion of the Solar Energy Project. The City Council shall consider any such written response by the Solar Energy Project owner/operator at a public hearing. The final decision of the City Council issued following such public hearing may be appealed to the District Court within thirty (30) days.

If, following a final decision of the City Council that some or all of the Solar Energy Project is abandoned and the Solar Energy Project owner/operator fails to repair or decommission such abandoned portion of the Solar Energy Project within the time frame set forth in the decommissioning plan (or as otherwise approved by the City Council as provided herein) or fails to file a timely appeal to the District Court on the City's finding that some or all of Solar Energy Project is abandoned, this failure will be deemed as sufficient cause for the City to utilize the decommissioning bond provided to the City and to remove the Solar Energy Project and implement the decommissioning plan prepared by the Solar Energy Project owner/operator.

A Solar Energy Project is considered "abandoned" when some or all of its improvements remain non-functional or inoperative, meaning it is not being used to generate energy or is not maintained in compliance with the terms of an approved building permit, for a continuous period of one (1) year. A Solar Energy Project that is, in whole or in part, nonfunctional or inoperative for any period of time as a result of an emergency or force majeure event, any maintenance, repair, or repowering of the Solar Energy Project by the Solar Energy Project owner/operator, and/or curtailment by an end user or power purchaser, or any other periods of nonuse that are planned or scheduled by the Solar Energy Project owner/operator or otherwise required by the power purchaser or transmission provider shall not be deemed abandoned.

17.64.120 Development standards.

The base zoning or underlying zoning, including the RTI overlay zone, shall be applicable, unless modified or replaced as follows:

A. Accessory buildings must comply with the architectural standards found in EMMC 17.64.130.

B. Public roads that are on the city's master transportation plan must be improved to the level of standard designated on that plan (major arterial, minor arterial, major collector, minor collector, etc.).

C. Public roads within projects must comply, at a minimum, with the city's industrial street standard.

D. Front parking lots and driveway entrances shall be asphalt or concrete in accordance with city standards. Equipment and rear parking areas may be graveled. Parking shall be provided in accordance with Chapter 17.55 EMMC, as modified by this chapter.

E. Outdoor storage areas do not need to comply with city landscaping requirements.

17.64.130 Building facade architectural standards.
The following standards are intended to provide details regarding the facade appearance of accessory buildings located within the AEOZ.

A. Buildings shall maintain a contemporary appearance.

1. Architecture of industrial buildings where size predominates over artistic detailing shall feature clean lines and elements, vertical and horizontal articulation or modulation (stepping portions of the facade), and use of textures and materials to reduce the apparent scale of large building walls.

2. Professional office buildings shall meet the commercial design standards found in Chapter 17.72 EMMC.

3. Where more than one structure is built in a complex or unit, structures shall have a similar style or theme, including colors, materials, and design elements.

4. Pedestrian-scaled architectural details are not required except for facades directly facing residential zones and/or main entryways to the project.

5. The main pedestrian or customer entrance shall be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

6. Buildings shall include facade articulation/modulation (stepping portions of the facade) and horizontal and vertical divisions (textures or materials) to avoid large, featureless and/or panelized surfaces on buildings. Large uninterrupted expanses of a building wall without facade modulation or divisions are prohibited.

B. Architectural features should be simple with careful attention given to concentrate details and fenestration along main street elevations and at building entries.

C. It is recognized that the function and use of particularly large buildings will dictate the style and general appearance of the structure. In these cases, strict adherence to the provisions of this chapter may not be advisable or possible. In such cases where the exterior style, color, or materials are critical to the function and use of the building, the DRC may approve building elevations that generally comply with these architectural standards but contain some modifications that accommodate the business-critical function and use.

D. Exemption for Energy Infrastructure Buildings. The architectural standards of this section shall not apply to principal or ancillary structures within an Alternative Energy Project where such standards conflict with industry-specific engineering, safety, security, or operational requirements. In such cases, buildings may use prefabricated, modular, or industrial construction consistent with the functional needs of the facility, subject to approval by the DRC.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, 17.25.030 Land Use Table, and enacting Chapter 17.44 Senior Housing Overlay Zone.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	
APPLICANT:	City-initiated

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

PUBLIC HEARING
Yes

PREPARED BY
Elizabeth Fewkes, Planner
Kiara Polee, Affordable Housing Coordinator

PRESENTED BY
Elizabeth Fewkes, Kiara Polee

RECOMMENDATION:
Staff recommends that the City Council provide feedback on the SHO zone draft. Should the Council elect to approve the standards, staff requests direction on the following:

1. Whether to include or exclude the Planning Commission's recommended condition, the EMMC 17.25.030 Land Use Table, the RA1, RA2, RD1, RD2, and FR zones shall be marked with an asterisk and footnote that excludes them from qualifying for the density incentive or bonus;
2. Whether to retain the Land Use Authority provision as drafted in EMMC 17.44.060(N) or amend it to follow the standard Land Use Authority designations in the EMMC; and
3. Whether any other alterations to the standards are desired.

BACKGROUND:

As part of the directive to establish a Senior Housing Overlay (SHO) Zone, Staff sought further clarification from the Council at the May 5, 2026, City Council meeting, and, during the legislative priorities discussion at the May 19, 2026, City Council meeting prior to drafting its standards.

Staff presented a draft of the Senior Housing Overlay Zone at the June 9, 2026 Planning Committee meeting. Commissioners expressed a preference to prohibit density incentives in the RA1, RA2, RD1, RD2, and FR zones, interest in contemplating complexes with three, four, or more units in addition to duplexes, the need for objective rezone criteria to evaluate neighborhood compatibility, and providing adequate visitor parking. Commissioners raised questions about caregiver/occupancy provisions. Staff clarified that caregiver occupancy is governed by federal law, and that accessibility

features such as single-level living and wider doorways are largely addressed through ADA requirements, development agreements, or incentives rather than mandates.

ITEMS FOR CONSIDERATION:

Members of the Council directed staff to explore ways to incentivize the development of senior housing in Eagle Mountain, such as permitting standard reductions to lot size, setback, parking, and amenity requirements.

Another option would be to simplify the approval process by establishing the Planning Commission as the Land Use Authority for site plans and preliminary plats that meet all SHO and underlying zone standards. The City Council would retain the ability to assume Land Use Authority, through a majority vote at one of its following two Council meetings, in the case that concerns about a project arise.

Should the City Council desire to retain its current oversight of the approval process for senior housing, 17.44.060(N) can be amended as follows: “Land Use Authority. Land use authority for applications within the SHO shall be as provided in EMMC 16.05.200, Table 16.05.220(b), and EMMC 17.100.080. The City Council shall approve development agreements and shall serve as the Land Use Authority for any application proposing a project-specific deviation from City standards, including any application requesting a density bonus or a reduction in development standards under this Chapter. Where the City Council serves as the Land Use Authority for such an application, it shall serve as the Land Use Authority for the entire application. The Planning Commission shall review such applications and forward a recommendation to the City Council.”

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommended approval (5 to 0) to the City Council, including the two staff-recommended conditions:

1. The Senior Housing Overlay Zone municipal code location shall be amended from Chapter 17.55 to Chapter 17.44; and

2. 17.44.060(H): shall be amended to state, “Accessory Dwelling Units. Accessory dwelling units are prohibited within developments governed by the SHO unless permitted per Utah Code Title 10.”

The Planning Commission added a third condition:

3. EMMC 17.25.030 Land Use Table: the RA1, RA2, RD1, RD2, and FR zones shall be marked with an asterisk and footnote, excluding them from qualifying for a density-incentive/bonus.

ATTACHMENTS:
1. Ordinance
2. Redlines
3. Clean
4. Presentation

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING SECTION 17.10.030 (DEFINITIONS); AMENDING SECTION 17.25.030 (LAND USE TABLE); AND ENACTING CHAPTER 17.44 OF THE EAGLE MOUNTIAN MUNICIPAL CODE, ESTABLISHING THE SENIOR HOUSING OVERLAY ZONE

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that providing opportunities for senior housing supports the public health, safety, and general welfare of the community; and

WHEREAS, the City Council desires to amend the Eagle Mountain Municipal Code to establish a Senior Housing Overlay Zone and adopt development standards governing its implementation.

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

1. Section 17.10.030 (Definitions) is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

2. Section 17.25.030 (Land Use Table) is hereby amended as set forth in Exhibit A.

3. Chapter 17.44 of the Eagle Mountain Municipal Code, entitled "Senior Housing Overlay Zone," is hereby enacted as set forth in Exhibit A.

4. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.

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

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

EAGLE MOUNTAIN CITY, UTAH

ATTEST: _____
Jared R. Gray, Mayor

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of July, 2026.

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

_____
Lacie A. Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

Senior Housing Overlay Zone Draft

17.10.030 Definitions.

"Senior Housing" means housing intended primarily for residents fifty-five (55) years of age or older and may include market-rate active adult communities, single-level senior neighborhoods, twin-home or duplex senior housing, rambler-style condominium or attached housing, assisted living facilities, and supportive senior housing. At least one qualifying resident per dwelling unit shall be fifty-five (55) years of age or older, except as otherwise permitted under the Housing for Older Persons Act (HOPA), 42 U.S.C. § 3607(b).

"Active Adult Neighborhood" means an age-restricted senior housing development designed primarily for independent living and consisting of single-level detached, paired, duplex, twin-home, or similar residential units arranged around common open space, shared amenities, or pedestrian-oriented neighborhood design. An Active Adult Neighborhood may include homes larger than traditional cottage units where the development maintains a single-level or stair-free living design.

"Single-Level Senior Housing" means housing designed so that the primary living area, including a bedroom, bathroom, kitchen, laundry area, and living space, is located on one level without requiring the use of stairs. A basement may be included, provided that all required primary living functions are available on the main level.

17.25.030 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the residential zone. Uses that are not listed in the table are prohibited.
P = Permitted. Permitted uses may still require approval through an application process as detailed in this chapter and other chapters.
S = Special. Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use.
Blank = Prohibited.

Residential and Related Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Assisted Living Facility	S	S	S							S	S
Dwelling (Single-Family)	P	P	P	P	P	P	P	P	P		
Dwelling (Multifamily)										P ≤ 6 units/building	P ≤ 12 units/building
Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Chapter 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Senior Housing in Compliance with Chapter 17.44 EMMC	P	P	P	P	P	P	P	P	P	P	P

Chapter 17.44

SENIOR HOUSING OVERLAY ZONE

Sections:

17.44.010 What this chapter does.
17.44.020 Purpose and objectives.
17.44.030 Occupancy and ownership.
17.44.040 Uses.
17.44.050 Buffer requirements.
17.44.060 Development standards.
17.44.070 Senior housing development incentives and active adult neighborhood standards.
17.44.080 Parking standards for senior housing.
17.44.090 Location, services, and transportation considerations.
17.44.100 Parcel size and development area.

17.44.010 What this chapter does.

Property located in the Senior Housing Overlay (SHO) zone shall be developed in accordance with either the SHO zone or the underlying zone. However, if a property is developed in accordance with the SHO zone, the development must comply with all applicable requirements of the SHO zone. The SHO zone may be located as an overlay zone in any residential zone where the proposed senior housing type is compatible with the surrounding neighborhood, subject to this Chapter.

17.44.020 Purpose and objectives.

The purpose of the SHO is to provide a predictable regulatory framework for senior housing development within Eagle Mountain City, with an emphasis on active adult neighborhoods, single-level living, downsizing opportunities, and service-connected housing for residents aged fifty-five (55) years and older. The SHO is intended to support both existing residents who wish to remain in the community as their housing needs change and new residents seeking age restricted housing options.

The SHO further provides a framework for directing more intensive senior housing products to locations where such development is most appropriate, including areas near medical services, transportation corridors, civic facilities, and compatible transition areas.

The overlay is intended to promote financially feasible senior housing development through flexible zoning standards, coordinated review processes and optional incentive structures designed to encourage high quality amenities, single-level active adult housing, assisted and supportive senior living, and other community-oriented design features.
The City recognizes that clear development standards, administrative certainty, predictable review processes, and reduced entitlement complexity are important tools for encouraging investment in high quality, market driven senior housing opportunities within Eagle Mountain City. The SHO is intended to provide flexibility for qualifying projects that are consistent with the

purpose and standards of this Chapter while creating a predictable path for senior housing development within the City.

17.44.030 Occupancy and ownership.

A. Age Restriction. Senior housing developments within the SHO shall be intended for occupancy by residents aged fifty-five (55) years and older. At least one qualifying occupant per dwelling unit shall meet the minimum age requirement. In the event of the death of a qualifying occupant, a surviving spouse or cohabitant may continue to reside in the unit regardless of age, consistent with the Housing for Older Persons Act(HOPA), 42 U.S.C. § 3607(b).

B. Secondary Occupants and Caregivers. Secondary occupants, including spouses, cohabitants, adult children of a qualifying occupant, grandchildren of a qualifying occupant, or caregivers, may reside in a dwelling unit where at least one qualifying occupant meets the age requirement and the development maintains compliance with (HOPA). Secondary occupants and caregivers are not required to independently meet the age restriction. Nothing in this section shall permit the conversion of a dwelling unit into an accessory dwelling unit or separate rental unit.

C. Tenure. Dwelling units within the SHO may be offered for rent or for sale at market rates, unless otherwise specified through a development agreement approved by the City. Nothing in this section shall be interpreted as requiring income-restricted occupancy or regulated rental rates.

D. Ownership Structure. Each development within the SHO shall be under unified ownership at the time of initial development, unless otherwise approved in accordance with applicable City ordinances. Ownership structures may include single ownership, condominium regimes, homeowners associations, or other legally recognized forms of property ownership.

E. Compliance and Verification. The property owner, homeowners association, management company, or other housing provider shall be responsible for maintaining compliance with all applicable age-restricted occupancy requirements under the Housing for Older Persons Act(HOPA), 42 U.S.C. § 3607(b), and applicable federal and state laws. Documentation demonstrating such compliance shall be maintained by the responsible party. The City may require evidence that a development is being operated as an age-restricted community solely for the purposes of administering this Chapter but shall not be responsible for ongoing monitoring or enforcement of federal age-verification requirements.

17.44.040 Uses.

In addition to the uses allowed in the base zone, the following uses may be permitted within the SHO where applicable development standards have been met. Uses A through D are primary uses within the SHO. Uses E and F are secondary uses subject to additional location and design requirements.

A. Single-Level Detached Senior Housing. Detached single-family senior dwelling units designed for single-level living.

B. Active Adult Neighborhoods. Age-restricted communities consisting of detached homes, small-lot homes, or similar independent living formats designed around common open space, shared amenities, or pedestrian-oriented neighborhood design.

C. Twin Homes and Duplex Senior Housing. Single-level twin-home or duplex-style senior housing designed to provide an independent residential character while allowing moderate transition in housing type.

D. Rambler-Style Attached or Condominium Housing. Single-level attached ownership housing, including rambler-style quad homes or similar products, provided that units are not vertically stacked and are designed for stair-free primary living.

E. Assisted Living and Supportive Senior Housing. Assisted living facilities and supportive senior housing are a secondary use within the SHO and shall be directed to locations in proximity to medical facilities, healthcare providers, and coordinated service providers. This use is subject to the standards of EMMC 17.44.090(E).

F. Limited Age-Restricted Residential Communities. Age-restricted residential communities with a more intensive building form are a secondary use within the SHO and may be considered only in targeted locations through a development agreement. Such communities shall:

1. Be located in proximity to medical facilities or healthcare providers;
2. Provide elevator access for buildings exceeding one story;
3. Not exceed three (3) stories in height;
4. Require specific City Council findings of compatibility with surrounding uses;
5. Record a use restriction against the property ensuring continued senior occupancy; and
6. Include a reversion mechanism requiring Council approval for any change in use. This use is subject to the standards of EMMC 17.55.090(F).

17.44.050 Buffer requirements.

A. Residential and Commercial Interface. When a SHO development is adjacent to commercially zoned property, a landscape buffer shall be provided along the shared boundary between commercial and residential uses. The buffer shall be designed to mitigate visual, noise, lighting, and operational impacts.

B. Minimum Buffer. Unless otherwise approved by the Land Use Authority, the minimum landscape buffer shall be twenty (20) feet in width. The Land Use Authority may require additional buffering where the adjacent commercial use is loud, noxious, service-intensive, or otherwise incompatible with senior residential use.

C. Fencing and Safety. A sight-obscuring fence or wall shall be provided where necessary to protect residential privacy and mitigate impacts from adjacent nonresidential uses. The Land Use Authority may approve alternative buffering where a fence would conflict with pedestrian connectivity, safety, visibility, or site design.

17.44.060 Development standards.

A. Development Size. SHO developments shall have a minimum development area of one (1) acre. Maximum development size shall be determined based on the housing type, compatibility with surrounding land uses, infrastructure capacity, and the ability of the development to meet the intent of this Chapter.

B. Density Structure. The base density for all development within the SHO shall be governed by the underlying zoning district. Density increases may be considered as an optional incentive where the development provides age-restricted senior housing, single-level active adult housing, enhanced amenities, assisted or supportive senior living. Increased density shall not be applied uniformly and shall be evaluated based on location, design, infrastructure capacity, service access, and compatibility with surrounding land uses.

C. Preferred Housing Form. The preferred housing forms within the SHO are single-level detached homes, small-lot homes, twin homes, duplexes, rambler-style attached units, and other products that provide independent living with no stair-dependent primary living areas. Townhome-style products with stair-dependent primary living functions are generally discouraged within the SHO.

D. Dwelling Size and Configuration. Dwelling units intended for independent senior living shall contain a minimum of two (2) bedrooms unless otherwise approved by the Land Use Authority for assisted living, supportive housing, or another specialized residential model. The second bedroom is intended to support caregivers, family visits, hobbies, storage, or other needs commonly associated with senior living. Dwelling units shall have a minimum floor area of one thousand (1,000) square feet unless otherwise approved based on the housing type and overall development design.

E. Single-Level and Accessibility Design. Single-level living as defined in 17.10.030.

F. Caretaker Allowance. A live-in caretaker, whether related or unrelated to the qualifying resident, may reside within a dwelling unit consistent with applicable federal law governing housing for older persons.

G. Location Considerations. Senior housing developments are encouraged to locate in areas that provide convenient access to medical facilities, civic uses, parks, community centers, and compatible residential transition areas. Assisted living and limited age-restricted residential communities are subject to the additional location requirements of EMMC 17.44.090(E) and EMMC 17.44.090(F), respectively.

H. Accessory Dwelling Units. Accessory dwelling units are prohibited within developments governed by the SHO except where required by applicable state law. Nothing in this section shall prohibit occupancy by caregivers or other secondary occupants as otherwise authorized by this Chapter.

I. Lighting. A lighting plan shall be required for all developments and shall be designed to enhance safety, visibility, and security while minimizing glare and impacts to adjacent properties.

J. Parking. Parking shall be provided in accordance with Section 17.44.080 of this Chapter. The Land Use Authority may approve reductions or modifications to parking requirements where the development demonstrates reduced parking demand, shared parking opportunities, proximity to services, or transportation alternatives.

K. Open Space. Common open space shall be incorporated into development design where feasible and shall be scaled to the size and intensity of the development. Open space may include landscaped areas, courtyards, walking paths, seating areas, or other features that support resident interaction and activity.

L. Amenities and Community Design. Senior housing developments shall incorporate amenities that promote an active, healthy, and socially connected lifestyle for residents. The type and extent of amenities shall be proportional to the size, scale, and intensity of the development. Amenities may include clubhouses, community gathering areas, fitness or exercise spaces, walking paths, landscaped open space, recreational courts, swimming pools, or similar features. Amenity commitments may be used as part of an incentive-based approval structure where the development seeks density, lot size, setback, parking, or other flexibility.

M. Development Agreement. A development agreement may be required for SHO projects and shall be required for projects seeking increased density, significant development flexibility, limited age-restricted residential community approval, assisted or supportive senior housing approval. The agreement may include a concept plan or preliminary plat, building elevations, occupancy restrictions, amenity commitments, service coordination, property maintenance, snow removal, landscaping, and any applicable monitoring or compliance procedures.

N. Land Use Authority.

1. Allocation of Land Use Authority. Notwithstanding EMMC 16.05.200, Table 16.05.220(b), and EMMC 17.100.080, and except as otherwise provided in an approved development agreement, land use authority within the SHO shall be allocated as follows. The Planning Commission shall serve as the Land Use Authority for site plan and preliminary plat approval of applications that comply with this Chapter and the standards of the underlying zoning district, and such applications shall not be subject to the City Council review or development-agreement transmittal requirements of EMMC 17.100.080(B) and (C). The Development Review Committee shall serve as the Land Use Authority for final plat approval. The City Council shall approve development agreements and shall serve as the Land Use Authority for any application proposing a project-specific deviation from City standards, including any application requesting a density bonus or a reduction in development standards under this Chapter. Where the City Council serves as the Land Use Authority for such an application, it shall serve as the Land Use Authority for the entire application, including any site plan and preliminary plat approval. An application proposing a deviation shall first be reviewed by the Planning Commission, which shall forward a recommendation to the City Council.

2. City Council Assumption of Authority. At either of the first two regular City Council meetings held after the Planning Commission's action on an application for which the Planning Commission serves as the Land Use Authority under EMMC 17.44.060(N)(1) the City Council may, if not prohibited by state code, assume land use authority over the application by an affirmative vote of a majority of all members of the City Council directing that the application be scheduled for City Council review and action. No individual member of the City Council may assume land use authority over, or compel City Council review of, such an application in the absence of such a vote. If the City Council does not so vote at or before the second such meeting, the Planning Commission's action shall be final. Where the City Council assumes land use authority under this subsection, the Planning Commission shall no longer serve as the Land Use Authority for the application unless the City Council remands it, and the City Council may approve, approve with conditions, deny based upon findings of fact, table, or remand the application.

O. Design Standards. All SHO developments shall comply with the design standards set forth in Chapter 17.72 EMMC. The SHO is intended to support high-quality market-rate senior housing, and design standards shall be applied consistent with that intent. Deviations from applicable design standards may be approved through a development agreement where the applicant demonstrates that an alternative design approach achieves equivalent or superior design quality.

P. Phased Development. SHO developments proposing phased construction shall comply with the City's phasing standards applicable to residential development. Where a developer seeks flexibility in phasing sequence, timing, or infrastructure completion, such exceptions shall be addressed through a development agreement approved by the City Council.

17.44.070 Senior housing development incentives and active adult neighborhood standards.

A. Purpose. The purpose of this section is to establish development standards and optional incentives that support the creation of high-quality senior housing communities within Eagle Mountain City. These provisions are intended to encourage active adult neighborhoods, single-level senior housing, and high-quality amenities. Assisted and supportive senior housing are secondary uses within the SHO and are not a co-equal objective of this section. The primary emphasis of this section is market-rate senior housing.

B. Incentive-Based Approach. The City may consider development incentives for projects that incorporate features that advance the intent of the SHO, including single-level active adult design, twin-home or duplex senior housing, enhanced amenities coordinated maintenance, voluntary affordability components, or other features that support quality of life for senior residents. Incentives are intended to provide flexibility to developers, support project feasibility, create predictable development timelines and align qualifying projects with opportunities for infrastructure funding, housing grants, public-private partnerships, and state housing finance programs. Incentives provided through this Chapter may include density flexibility, modified development standards, coordinated review processes, and

other tools intended to support project feasibility and predictable development timelines. Participation in any incentive program is voluntary.

C. Density Incentives. Projects developed within the SHO may qualify for density incentives above the base density allowed by the underlying zoning district. Developments that restrict occupancy to residents aged fifty-five (55) years or older may be eligible for a density increase of up to twenty-five percent (25%).

D. Amenity and Design Incentives. The Land Use Authority may consider reductions or modifications to lot size, setbacks, parking, open space configuration, or other site standards where the development provides enhanced amenities, superior pedestrian design, coordinated maintenance, or other features that support quality of life for senior residents. Any such incentive shall be proportionate to the public and resident benefit provided.

E. Active Adult Neighborhood Standards. Active Adult Neighborhoods may consist of detached single-family homes, small-lot homes, twin homes, duplexes, paired homes, rambler-style attached units, or similar single-level housing forms. These developments shall be designed to provide downsizing opportunities for older residents seeking independent living within walkable, amenity-oriented, and community-focused environments.

F. Unit Size. Typical dwelling units within an Active Adult Neighborhood shall generally range from one thousand two hundred (1,000) square feet to two thousand (2,000) square feet. Smaller or larger units may be permitted where consistent with the overall design, market demand, and intent of the development. A minimum of two (2) bedrooms is preferred for independent living units.

G. Lot Size and Setback Flexibility. Reduced lot sizes and setbacks may be approved where they support single-level housing, clustered development patterns, shared open space, pedestrian-oriented design, and neighborhood compatibility.

H. Common Open Space and Amenities. Active Adult Neighborhoods shall include common open space or shared amenities accessible to residents. These areas may include landscaped courtyards, walking paths, seating areas, clubhouses, recreation facilities, pools, or other gathering spaces intended to offset smaller private lots and promote social connection.

I. Homeowners Association or Maintenance Entity. For developments of ten (10) or more units, a formal homeowners association, property owners association, or condominium association shall be required to manage and maintain common areas, landscaping, private streets where applicable, amenities, and shared facilities. For developments of fewer than ten (10) units, the developer may satisfy this requirement through participation in a master homeowners association or through a recorded private maintenance agreement identifying

responsible parties and maintenance obligations. City maintenance agreements are not permitted.

17.44.080 Parking standards for senior housing.

A. Purpose. Parking standards for senior housing developments recognize that some senior housing products may generate lower parking demand than conventional residential development, particularly where developments provide services, shared transportation, proximity to medical or commercial uses, or coordinated maintenance.

B. Minimum Parking Requirements. Parking shall be provided based on the specific housing type, project design, expected resident profile, guest demand, and proximity to services. Unless otherwise approved by the Land Use Authority, the following minimum standards shall apply:

Housing Type	Minimum Parking Requirement
Single-level detached, twin-home, duplex, or rambler-style ownership units	1.5 spaces per dwelling unit, including garage or driveway spaces
Active Adult Neighborhoods with shared amenities and coordinated maintenance	1.5 spaces per dwelling unit, plus guest parking as determined by the Land Use Authority
Limited age-restricted residential communities approved by development agreement	1.0 space per dwelling unit, unless otherwise justified by a parking study or service plan
Assisted living or supportive senior housing	0.5 spaces per unit or bed, plus employee, visitor, and service parking as determined through site plan review

C. Guest Parking. Guest parking shall be provided in an amount determined by the Land Use Authority based on project size, unit type, amenities, expected visitor demand, and surrounding street capacity.

D. Reductions and Modifications. The Land Use Authority may approve parking reductions or modifications where the development demonstrates reduced parking demand, access to services, shared parking arrangements, shuttle service, transit access, or other transportation alternatives.

17.44.090 Location, services, and transportation considerations.

A. Intent. The SHO is intended to support senior housing in locations that provide reasonable access to essential services, community amenities, and transportation options. The City recognizes that different senior housing types have different service needs and that location should be evaluated based on the proposed product type.

B. Preferred Locations. Application of the SHO should prioritize areas within or adjacent to medical facilities, healthcare providers, civic service areas, parks, community centers, and compatible residential transition areas. Eagle Mountain City currently has no fixed-route public transit service, and proximity to transit shall not be used as a basis for approving more intensive senior housing products.

C. Residential Compatibility. Single-level detached, twin-home, duplex, rambler-style attached, and Active Adult Neighborhood developments may be located adjacent to or within residential

areas where compatible with surrounding development. Senior housing adjacent to residential zones is generally appropriate where design, scale, access, and buffering are compatible.

D. Commercial Compatibility. Senior housing should avoid locations immediately adjacent to loud, noxious, or operationally intensive commercial uses unless adequate buffering, site design, and mitigation measures are provided.

E. Assisted Living and Supportive Senior Housing. Assisted living and supportive senior housing are strongly encouraged to locate near medical facilities, healthcare providers, transportation corridors, shuttle or transit opportunities, and commercial services. Applicants for such uses may be required to provide a service access narrative identifying proximity to medical services, transportation options, emergency services, and other support systems.

F. Limited Intensive Products. Limited age-restricted residential communities and any mixed-use or more intensive senior residential products shall be considered only in targeted locations and through a development agreement, as defined in 17.44.060(M)

G. Infrastructure Capacity. Prior to approval of any SHO development, the City shall verify that adequate infrastructure capacity exists, including water, sewer, transportation access, emergency access, and utilities.

17.44.100 Parcel size and development area.

A. Minimum Development Size. SHO developments shall generally be located on parcels no smaller than one (1) acre unless otherwise approved by the Land Use Authority based on project design, housing type, and compatibility.

B. Maximum Development Size. No fixed maximum development size is established by this Chapter. Project size shall be evaluated based on housing type, infrastructure capacity, compatibility with surrounding land uses, circulation, amenities, and the ability of the development to meet the intent of the SHO.

C. Typical Project Size. Senior housing developments may vary in size depending on the proposed housing type and design. Smaller infill or transition projects may be appropriate for twin-home, duplex, or rambler-style attached products, while larger projects may be appropriate for Active Adult Neighborhoods where adequate amenities, access, and compatibility are provided.

D. Flexibility. The Land Use Authority may approve deviations from typical parcel sizes when the project demonstrates high-quality design, compatibility with surrounding land uses, adequate infrastructure capacity, and consistency with the purpose of this Chapter.

Senior Housing Overlay Zone Draft

17.10.030 Definitions.

“Senior Housing” means housing intended primarily for residents fifty-five (55) years of age or older and may include market-rate active adult communities, single-level senior neighborhoods, twin-home or duplex senior housing, rambler-style condominium or attached housing, assisted living facilities, and supportive senior housing. At least one qualifying resident per dwelling unit shall be fifty-five (55) years of age or older, except as otherwise permitted under the Housing for Older Persons Act (HOPA), 42 U.S.C. § 3607(b).

“Active Adult Neighborhood” means an age-restricted senior housing development designed primarily for independent living and consisting of single-level detached, paired, duplex, twin-home, or similar residential units arranged around common open space, shared amenities, or pedestrian-oriented neighborhood design. An Active Adult Neighborhood may include homes larger than traditional cottage units where the development maintains a single-level or stair-free living design.

“Single-Level Senior Housing” means housing designed so that the primary living area, including a bedroom, bathroom, kitchen, laundry area, and living space, is located on one level without requiring the use of stairs. A basement may be included, provided that all required primary living functions are available on the main level.

17.25.030 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the residential zone. Uses that are not listed in the table are prohibited.
P = Permitted. Permitted uses may still require approval through an application process as detailed in this chapter and other chapters.
S = Special. Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use.
Blank = Prohibited.

Residential and Related Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Assisted Living Facility	S	S	S							S	S
Dwelling (Single-Family)	P	P	P	P	P	P	P	P	P		
Dwelling (Multifamily)										P ≤ 6 units/building	P ≤ 12 units/building
Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Chapter 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Senior Housing in Compliance with Chapter 17.44 EMMC	P	P	P	P	P	P	P	P	P	P	P

Chapter 17.44

SENIOR HOUSING OVERLAY ZONE

Sections:

17.44.010 What this chapter does.
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17.44.010 What this chapter does.

Property located in the Senior Housing Overlay (SHO) zone shall be developed in accordance with either the SHO zone or the underlying zone. However, if a property is developed in accordance with the SHO zone, the development must comply with all applicable requirements of the SHO zone. The SHO zone may be located as an overlay zone in any residential zone where the proposed senior housing type is compatible with the surrounding neighborhood, subject to this Chapter.

17.44.020 Purpose and objectives.

The purpose of the SHO is to provide a predictable regulatory framework for senior housing development within Eagle Mountain City, with an emphasis on active adult neighborhoods, single-level living, downsizing opportunities, and service-connected housing for residents aged fifty-five (55) years and older. The SHO is intended to support both existing residents who wish to remain in the community as their housing needs change and new residents seeking age restricted housing options.

The SHO further provides a framework for directing more intensive senior housing products to locations where such development is most appropriate, including areas near medical services, transportation corridors, civic facilities, and compatible transition areas.

The overlay is intended to promote financially feasible senior housing development through flexible zoning standards, coordinated review processes and optional incentive structures designed to encourage high quality amenities, single-level active adult housing, assisted and supportive senior living, and other community-oriented design features.
The City recognizes that clear development standards, administrative certainty, predictable review processes, and reduced entitlement complexity are important tools for encouraging investment in high quality, market driven senior housing opportunities within Eagle Mountain City. The SHO is intended to provide flexibility for qualifying projects that are consistent with the

purpose and standards of this Chapter while creating a predictable path for senior housing development within the City.

17.44.030 Occupancy and ownership.

A. Age Restriction. Senior housing developments within the SHO shall be intended for occupancy by residents aged fifty-five (55) years and older. At least one qualifying occupant per dwelling unit shall meet the minimum age requirement. In the event of the death of a qualifying occupant, a surviving spouse or cohabitant may continue to reside in the unit regardless of age, consistent with the Housing for Older Persons Act(HOPA), 42 U.S.C. § 3607(b).

B. Secondary Occupants and Caregivers. Secondary occupants, including spouses, cohabitants, adult children of a qualifying occupant, grandchildren of a qualifying occupant, or caregivers, may reside in a dwelling unit where at least one qualifying occupant meets the age requirement and the development maintains compliance with (HOPA). Secondary occupants and caregivers are not required to independently meet the age restriction. Nothing in this section shall permit the conversion of a dwelling unit into an accessory dwelling unit or separate rental unit.

C. Tenure. Dwelling units within the SHO may be offered for rent or for sale at market rates, unless otherwise specified through a development agreement approved by the City. Nothing in this section shall be interpreted as requiring income-restricted occupancy or regulated rental rates.

D. Ownership Structure. Each development within the SHO shall be under unified ownership at the time of initial development, unless otherwise approved in accordance with applicable City ordinances. Ownership structures may include single ownership, condominium regimes, homeowners associations, or other legally recognized forms of property ownership.

E. Compliance and Verification. The property owner, homeowners association, management company, or other housing provider shall be responsible for maintaining compliance with all applicable age-restricted occupancy requirements under the Housing for Older Persons Act(HOPA), 42 U.S.C. § 3607(b), and applicable federal and state laws. Documentation demonstrating such compliance shall be maintained by the responsible party. The City may require evidence that a development is being operated as an age-restricted community solely for the purposes of administering this Chapter but shall not be responsible for ongoing monitoring or enforcement of federal age-verification requirements.

17.44.040 Uses.

In addition to the uses allowed in the base zone, the following uses may be permitted within the SHO where applicable development standards have been met. Uses A through D are primary uses within the SHO. Uses E and F are secondary uses subject to additional location and design requirements.

A. Single-Level Detached Senior Housing. Detached single-family senior dwelling units designed for single-level living.

B. Active Adult Neighborhoods. Age-restricted communities consisting of detached homes, small-lot homes, or similar independent living formats designed around common open space, shared amenities, or pedestrian-oriented neighborhood design.

C. Twin Homes and Duplex Senior Housing. Single-level twin-home or duplex-style senior housing designed to provide an independent residential character while allowing moderate transition in housing type.

D. Rambler-Style Attached or Condominium Housing. Single-level attached ownership housing, including rambler-style quad homes or similar products, provided that units are not vertically stacked and are designed for stair-free primary living.

E. Assisted Living and Supportive Senior Housing. Assisted living facilities and supportive senior housing are a secondary use within the SHO and shall be directed to locations in proximity to medical facilities, healthcare providers, and coordinated service providers. This use is subject to the standards of EMMC 17.44.090(E).

F. Limited Age-Restricted Residential Communities. Age-restricted residential communities with a more intensive building form are a secondary use within the SHO and may be considered only in targeted locations through a development agreement. Such communities shall:

1. Be located in proximity to medical facilities or healthcare providers;
2. Provide elevator access for buildings exceeding one story;
3. Not exceed three (3) stories in height;
4. Require specific City Council findings of compatibility with surrounding uses;
5. Record a use restriction against the property ensuring continued senior occupancy; and
6. Include a reversion mechanism requiring Council approval for any change in use. This use is subject to the standards of EMMC 17.55.090(F).

17.44.050 Buffer requirements.

A. Residential and Commercial Interface. When a SHO development is adjacent to commercially zoned property, a landscape buffer shall be provided along the shared boundary between commercial and residential uses. The buffer shall be designed to mitigate visual, noise, lighting, and operational impacts.

B. Minimum Buffer. Unless otherwise approved by the Land Use Authority, the minimum landscape buffer shall be twenty (20) feet in width. The Land Use Authority may require additional buffering where the adjacent commercial use is loud, noxious, service-intensive, or otherwise incompatible with senior residential use.

C. Fencing and Safety. A sight-obscuring fence or wall shall be provided where necessary to protect residential privacy and mitigate impacts from adjacent nonresidential uses. The Land Use Authority may approve alternative buffering where a fence would conflict with pedestrian connectivity, safety, visibility, or site design.

17.44.060 Development standards.

A. Development Size. SHO developments shall have a minimum development area of one (1) acre. Maximum development size shall be determined based on the housing type, compatibility with surrounding land uses, infrastructure capacity, and the ability of the development to meet the intent of this Chapter.

B. Density Structure. The base density for all development within the SHO shall be governed by the underlying zoning district. Density increases may be considered as an optional incentive where the development provides age-restricted senior housing, single-level active adult housing, enhanced amenities, assisted or supportive senior living. Increased density shall not be applied uniformly and shall be evaluated based on location, design, infrastructure capacity, service access, and compatibility with surrounding land uses.

C. Preferred Housing Form. The preferred housing forms within the SHO are single-level detached homes, small-lot homes, twin homes, duplexes, rambler-style attached units, and other products that provide independent living with no stair-dependent primary living areas. Townhome-style products with stair-dependent primary living functions are generally discouraged within the SHO.

D. Dwelling Size and Configuration. Dwelling units intended for independent senior living shall contain a minimum of two (2) bedrooms unless otherwise approved by the Land Use Authority for assisted living, supportive housing, or another specialized residential model. The second bedroom is intended to support caregivers, family visits, hobbies, storage, or other needs commonly associated with senior living. Dwelling units shall have a minimum floor area of one thousand (1,000) square feet unless otherwise approved based on the housing type and overall development design.

E. Single-Level and Accessibility Design. Single-level living as defined in 17.10.030.

F. Caretaker Allowance. A live-in caretaker, whether related or unrelated to the qualifying resident, may reside within a dwelling unit consistent with applicable federal law governing housing for older persons.

G. Location Considerations. Senior housing developments are encouraged to locate in areas that provide convenient access to medical facilities, civic uses, parks, community centers, and compatible residential transition areas. Assisted living and limited age-restricted residential communities are subject to the additional location requirements of EMMC 17.44.090(E) and EMMC 17.44.090(F), respectively.

H. Accessory Dwelling Units. Accessory dwelling units are prohibited within developments governed by the SHO except where required by applicable state law. Nothing in this section shall prohibit occupancy by caregivers or other secondary occupants as otherwise authorized by this Chapter.

I. Lighting. A lighting plan shall be required for all developments and shall be designed to enhance safety, visibility, and security while minimizing glare and impacts to adjacent properties.

J. Parking. Parking shall be provided in accordance with Section 17.44.080 of this Chapter. The Land Use Authority may approve reductions or modifications to parking requirements where the development demonstrates reduced parking demand, shared parking opportunities, proximity to services, or transportation alternatives.

K. Open Space. Common open space shall be incorporated into development design where feasible and shall be scaled to the size and intensity of the development. Open space may include landscaped areas, courtyards, walking paths, seating areas, or other features that support resident interaction and activity.

L. Amenities and Community Design. Senior housing developments shall incorporate amenities that promote an active, healthy, and socially connected lifestyle for residents. The type and extent of amenities shall be proportional to the size, scale, and intensity of the development. Amenities may include clubhouses, community gathering areas, fitness or exercise spaces, walking paths, landscaped open space, recreational courts, swimming pools, or similar features. Amenity commitments may be used as part of an incentive-based approval structure where the development seeks density, lot size, setback, parking, or other flexibility.

M. Development Agreement. A development agreement may be required for SHO projects and shall be required for projects seeking increased density, significant development flexibility, limited age-restricted residential community approval, assisted or supportive senior housing approval. The agreement may include a concept plan or preliminary plat, building elevations, occupancy restrictions, amenity commitments, service coordination, property maintenance, snow removal, landscaping, and any applicable monitoring or compliance procedures.

N. Land Use Authority.

1. Allocation of Land Use Authority. Notwithstanding EMMC 16.05.200, Table 16.05.220(b), and EMMC 17.100.080, and except as otherwise provided in an approved development agreement, land use authority within the SHO shall be allocated as follows. The Planning Commission shall serve as the Land Use Authority for site plan and preliminary plat approval of applications that comply with this Chapter and the standards of the underlying zoning district, and such applications shall not be subject to the City Council review or development-agreement transmittal requirements of EMMC 17.100.080(B) and (C). The Development Review Committee shall serve as the Land Use Authority for final plat approval. The City Council shall approve development agreements and shall serve as the Land Use Authority for any application proposing a project-specific deviation from City standards, including any application requesting a density bonus or a reduction in development standards under this Chapter. Where the City Council serves as the Land Use Authority for such an application, it shall serve as the Land Use Authority for the entire application, including any site plan and preliminary plat approval. An application proposing a deviation shall first be reviewed by the Planning Commission, which shall forward a recommendation to the City Council.

2. City Council Assumption of Authority. At either of the first two regular City Council meetings held after the Planning Commission's action on an application for which the Planning Commission serves as the Land Use Authority under EMMC 17.44.060(N)(1) the City Council may, if not prohibited by state code, assume land use authority over the application by an affirmative vote of a majority of all members of the City Council directing that the application be scheduled for City Council review and action. No individual member of the City Council may assume land use authority over, or compel City Council review of, such an application in the absence of such a vote. If the City Council does not so vote at or before the second such meeting, the Planning Commission's action shall be final. Where the City Council assumes land use authority under this subsection, the Planning Commission shall no longer serve as the Land Use Authority for the application unless the City Council remands it, and the City Council may approve, approve with conditions, deny based upon findings of fact, table, or remand the application.

O. Design Standards. All SHO developments shall comply with the design standards set forth in Chapter 17.72 EMMC. The SHO is intended to support high-quality market-rate senior housing, and design standards shall be applied consistent with that intent. Deviations from applicable design standards may be approved through a development agreement where the applicant demonstrates that an alternative design approach achieves equivalent or superior design quality.

P. Phased Development. SHO developments proposing phased construction shall comply with the City's phasing standards applicable to residential development. Where a developer seeks flexibility in phasing sequence, timing, or infrastructure completion, such exceptions shall be addressed through a development agreement approved by the City Council.

17.44.070 Senior housing development incentives and active adult neighborhood standards.

A. Purpose. The purpose of this section is to establish development standards and optional incentives that support the creation of high-quality senior housing communities within Eagle Mountain City. These provisions are intended to encourage active adult neighborhoods, single-level senior housing, and high-quality amenities. Assisted and supportive senior housing are secondary uses within the SHO and are not a co-equal objective of this section. The primary emphasis of this section is market-rate senior housing.

B. Incentive-Based Approach. The City may consider development incentives for projects that incorporate features that advance the intent of the SHO, including single-level active adult design, twin-home or duplex senior housing, enhanced amenities coordinated maintenance, voluntary affordability components, or other features that support quality of life for senior residents. Incentives are intended to provide flexibility to developers, support project feasibility, create predictable development timelines and align qualifying projects with opportunities for infrastructure funding, housing grants, public-private partnerships, and state housing finance programs. Incentives provided through this Chapter may include density flexibility, modified development standards, coordinated review processes, and

other tools intended to support project feasibility and predictable development timelines. Participation in any incentive program is voluntary.

C. Density Incentives. Projects developed within the SHO may qualify for density incentives above the base density allowed by the underlying zoning district. Developments that restrict occupancy to residents aged fifty-five (55) years or older may be eligible for a density increase of up to twenty-five percent (25%).

D. Amenity and Design Incentives. The Land Use Authority may consider reductions or modifications to lot size, setbacks, parking, open space configuration, or other site standards where the development provides enhanced amenities, superior pedestrian design, coordinated maintenance, or other features that support quality of life for senior residents. Any such incentive shall be proportionate to the public and resident benefit provided.

E. Active Adult Neighborhood Standards. Active Adult Neighborhoods may consist of detached single-family homes, small-lot homes, twin homes, duplexes, paired homes, rambler-style attached units, or similar single-level housing forms. These developments shall be designed to provide downsizing opportunities for older residents seeking independent living within walkable, amenity-oriented, and community-focused environments.

F. Unit Size. Typical dwelling units within an Active Adult Neighborhood shall generally range from one thousand two hundred (1,000) square feet to two thousand (2,000) square feet. Smaller or larger units may be permitted where consistent with the overall design, market demand, and intent of the development. A minimum of two (2) bedrooms is preferred for independent living units.

G. Lot Size and Setback Flexibility. Reduced lot sizes and setbacks may be approved where they support single-level housing, clustered development patterns, shared open space, pedestrian-oriented design, and neighborhood compatibility.

H. Common Open Space and Amenities. Active Adult Neighborhoods shall include common open space or shared amenities accessible to residents. These areas may include landscaped courtyards, walking paths, seating areas, clubhouses, recreation facilities, pools, or other gathering spaces intended to offset smaller private lots and promote social connection.

I. Homeowners Association or Maintenance Entity. For developments of ten (10) or more units, a formal homeowners association, property owners association, or condominium association shall be required to manage and maintain common areas, landscaping, private streets where applicable, amenities, and shared facilities. For developments of fewer than ten (10) units, the developer may satisfy this requirement through participation in a master homeowners association or through a recorded private maintenance agreement identifying

responsible parties and maintenance obligations. City maintenance agreements are not permitted.

17.44.080 Parking standards for senior housing.

A. Purpose. Parking standards for senior housing developments recognize that some senior housing products may generate lower parking demand than conventional residential development, particularly where developments provide services, shared transportation, proximity to medical or commercial uses, or coordinated maintenance.

B. Minimum Parking Requirements. Parking shall be provided based on the specific housing type, project design, expected resident profile, guest demand, and proximity to services. Unless otherwise approved by the Land Use Authority, the following minimum standards shall apply:

Housing Type	Minimum Parking Requirement
Single-level detached, twin-home, duplex, or rambler-style ownership units	1.5 spaces per dwelling unit, including garage or driveway spaces
Active Adult Neighborhoods with shared amenities and coordinated maintenance	1.5 spaces per dwelling unit, plus guest parking as determined by the Land Use Authority
Limited age-restricted residential communities approved by development agreement	1.0 space per dwelling unit, unless otherwise justified by a parking study or service plan
Assisted living or supportive senior housing	0.5 spaces per unit or bed, plus employee, visitor, and service parking as determined through site plan review

C. Guest Parking. Guest parking shall be provided in an amount determined by the Land Use Authority based on project size, unit type, amenities, expected visitor demand, and surrounding street capacity.

D. Reductions and Modifications. The Land Use Authority may approve parking reductions or modifications where the development demonstrates reduced parking demand, access to services, shared parking arrangements, shuttle service, transit access, or other transportation alternatives.

17.44.090 Location, services, and transportation considerations.

A. Intent. The SHO is intended to support senior housing in locations that provide reasonable access to essential services, community amenities, and transportation options. The City recognizes that different senior housing types have different service needs and that location should be evaluated based on the proposed product type.

B. Preferred Locations. Application of the SHO should prioritize areas within or adjacent to medical facilities, healthcare providers, civic service areas, parks, community centers, and compatible residential transition areas. Eagle Mountain City currently has no fixed-route public transit service, and proximity to transit shall not be used as a basis for approving more intensive senior housing products.

C. Residential Compatibility. Single-level detached, twin-home, duplex, rambler-style attached, and Active Adult Neighborhood developments may be located adjacent to or within residential

areas where compatible with surrounding development. Senior housing adjacent to residential zones is generally appropriate where design, scale, access, and buffering are compatible.

D. Commercial Compatibility. Senior housing should avoid locations immediately adjacent to loud, noxious, or operationally intensive commercial uses unless adequate buffering, site design, and mitigation measures are provided.

E. Assisted Living and Supportive Senior Housing. Assisted living and supportive senior housing are strongly encouraged to locate near medical facilities, healthcare providers, transportation corridors, shuttle or transit opportunities, and commercial services. Applicants for such uses may be required to provide a service access narrative identifying proximity to medical services, transportation options, emergency services, and other support systems.

F. Limited Intensive Products. Limited age-restricted residential communities and any mixed-use or more intensive senior residential products shall be considered only in targeted locations and through a development agreement, as defined in 17.44.060(M)

G. Infrastructure Capacity. Prior to approval of any SHO development, the City shall verify that adequate infrastructure capacity exists, including water, sewer, transportation access, emergency access, and utilities.

17.44.100 Parcel size and development area.

A. Minimum Development Size. SHO developments shall generally be located on parcels no smaller than one (1) acre unless otherwise approved by the Land Use Authority based on project design, housing type, and compatibility.

B. Maximum Development Size. No fixed maximum development size is established by this Chapter. Project size shall be evaluated based on housing type, infrastructure capacity, compatibility with surrounding land uses, circulation, amenities, and the ability of the development to meet the intent of the SHO.

C. Typical Project Size. Senior housing developments may vary in size depending on the proposed housing type and design. Smaller infill or transition projects may be appropriate for twin-home, duplex, or rambler-style attached products, while larger projects may be appropriate for Active Adult Neighborhoods where adequate amenities, access, and compatibility are provided.

D. Flexibility. The Land Use Authority may approve deviations from typical parcel sizes when the project demonstrates high-quality design, compatibility with surrounding land uses, adequate infrastructure capacity, and consistency with the purpose of this Chapter.

Senior Housing Overlay Zone

Municipal Code Amendment

Background:

Eagle Mountain's housing inventory currently offers limited options for residents seeking to downsize, transition into single-level living, or remain in the community as their housing needs change.

After receiving initial feedback and direction, staff prepared Senior Housing Overlay Zone standards for City Council review.

Guiding Principle:

Create a flexible, market-driven framework that encourages high-quality senior housing while preserving compatibility with surrounding neighborhoods.

Senior Housing Overlay Zone standards:

- Expand housing choices for residents aged 55 and older
- Encourage high-quality active adult neighborhoods and senior living opportunities
- Support both existing residents and new residents seeking age-restricted housing
- Promote single-level, accessible housing options
- Create a predictable framework for developers interested in building senior housing
- Direct more intensive senior housing products to appropriate locations near services and infrastructure

Incentive Pathways

Standards Exceptions

Density bonus up to 25%, lot size, setbacks, amenity, and parking flexibility.

- City Council approves standard adjustments

Expedited Approval Process

Planning Commission serves as Land Use Authority for site plans & preliminary plats.

- Only applies to projects that meet all SHO & underlying zone standards.
- City Council can assume Land Use Authority if merited by majority vote during one of the following two Council meetings.

Option A: Expeditated Approval - 17.44.060(N)(1)

Allocation of Land Use Authority. Notwithstanding EMMC 16.05.200, Table 16.05.220(b), and EMMC 17.100.080, and except as otherwise provided in an approved development agreement, land use authority within the SHO shall be allocated as follows. The Planning Commission shall serve as the Land Use Authority for site plan and preliminary plat approval of applications that comply with this Chapter and the standards of the underlying zoning district, and such applications shall not be subject to the City Council review or development-agreement transmittal requirements of EMMC 17.100.080(B) and (C). The Development Review Committee shall serve as the Land Use Authority for final plat approval. The City Council shall approve development agreements and shall serve as the Land Use Authority for any application proposing a project-specific deviation from City standards, including any application requesting a density bonus or a reduction in development standards under this Chapter. Where the City Council serves as the Land Use Authority for such an application, it shall serve as the Land Use Authority for the entire application, including any site plan and preliminary plat approval. An application proposing a deviation shall first be reviewed by the Planning Commission, which shall forward a recommendation to the City Council.

Option A: Expeditated Approval - 17.44.060(N)(2)

City Council Assumption of Authority. At either of the first two regular City Council meetings held after the Planning Commission's action on an application for which the Planning Commission serves as the Land Use Authority under subsection N.1, the City Council may, if not prohibited by state code, assume land use authority over the application by an affirmative vote of a majority of all members of the City Council directing that the application be scheduled for City Council review and action. No individual member of the City Council may assume land use authority over, or compel City Council review of, such an application in the absence of such a vote. If the City Council does not so vote at or before the second such meeting, the Planning Commission's action shall be final. Where the City Council assumes land use authority under this subsection, the Planning Commission shall no longer serve as the Land Use Authority for the application unless the City Council remands it, and the City Council may approve, approve with conditions, deny based upon findings of fact, table, or remand the application.

Option B: Retain Land Use Authority as Codified

17.44.060(N). Land Use Authority. Land use authority for applications within the SHO shall be as provided in EMMC 16.05.200, Table 16.05.220(b), and EMMC 17.100.080. The City Council shall approve development agreements and shall serve as the Land Use Authority for any application proposing a project-specific deviation from City standards, including any application requesting a density bonus or a reduction in development standards under this Chapter. Where the City Council serves as the Land Use Authority for such an application, it shall serve as the Land Use Authority for the entire application. The Planning Commission shall review such applications and forward a recommendation to the City Council.

Planning Commission Recommendation

The Planning Commission meeting at the June 9, 2026 meeting voted (5 to 0) to recommend approval to the City Council including the following staff recommended conditions:

1. The Senior Housing Overlay Zone shall be amended from Chapter 17.55 to Chapter 17.44; and
2. 17.44.060(H) shall be amended to state, “Accessory Dwelling Units. Accessory dwelling units are prohibited within developments governed by the SHO unless permitted per Utah Code Title 10.”

Planning Commission Recommendation

The Planning Commission recommended the following change to the draft standards:

3. EMMC 17.25.030 Land Use Table: the RA1, RA2, RD1, RD2, and FR zones shall be marked with an asterisk and footnote, excluding them from qualifying for density-incentive/bonus.

Recommendation

Staff recommends that the City Council provide feedback on the SHO zone draft. Should the Council elect to approve the standards, staff requests direction on any or all of the following:

1. Whether to include or exclude the Planning Commission's recommended condition that, in the EMMC 17.25.030 Land Use Table, the RA1, RA2, RD1, RD2, and FR zones be marked with an asterisk and footnote that excludes them from qualifying for the density incentive or bonus;
2. Whether to retain the Land Use Authority provision as drafted in EMMC 17.44.060(N) or amend it to follow the standard Land Use Authority designations in the EMMC; and
3. Whether any other alterations to the standards are desired.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.75.052 regarding Accessory Recreation Buildings.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.75.052 regarding Accessory Recreation Buildings.

BACKGROUND:
Staff was asked to draft a code amendment that establishes "special use" standards for recreation buildings that are an accessory use to religious or cultural meeting halls.

ITEMS FOR CONSIDERATION:
The City Council should consider the potential consequences associated with the proposed code changes if approved. Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission forwarded a positive recommendation (4-1) to the City Council.

ATTACHMENTS:
1. Ordinance
2. Redlines

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.75.052 REGARDING ACCESSORY RECREATION BUILDINGS

PREAMBLE

WHEREAS, the City Council finds that it is in the public interest to amend Eagle Mountain Municipal Code Section 17.75.052 regarding Accessory Recreation Buildings to establish special use standards for recreation buildings accessory to religious or cultural meeting halls, as set forth in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 17.75.052, as described in Exhibit A.

2. Eagle Mountain Municipal Code Section 17.75.052 regarding Accessory Recreation Buildings is hereby amended as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference.

3. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.

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

ADOPTED by the City Council of Eagle Mountain City on the 7th day of July 2026.

EAGLE MOUNTAIN CITY, UTAH

_____
Jared R. Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of July 2026.

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

_____
Lacie A. Messerly
City Recorder

Posted on _____ by_____

Exhibit A

17.75.052 Religious or cultural meeting hall.

A. Main structure height shall not exceed 35 feet.

B. Nonhabitable ancillary structures such as steeples or other similar structures that are generally located on the roof of a religious or cultural meeting hall may extend to a maximum overall height of 70 feet.

C. Accessory Recreational Buildings.

1. An accessory recreational building associated with an approved religious institution may exceed the maximum height otherwise permitted in the underlying zoning district, by up to five (5) feet.

2. The approval authority may approve the height exception only upon finding that:

a. The additional height is reasonably necessary to accommodate the intended recreational use of the building;

b. The building is designed and located to minimize visual impacts on adjacent properties;

c. The building complies with all applicable setbacks and development standards of the underlying zoning district unless otherwise modified through an approved land use application; and

d. The increased height will not create substantial adverse impacts to surrounding properties.

3. Additional Standards.

a. The building shall be architecturally compatible with the main structure.

b. Exterior building materials shall be substantially similar to those used on the main structure.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, Section 17.80.120, Political Signs and Section 17.80.160 Temporary Signs.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING
Yes

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, Section 17.80.120, Political Signs and Section 17.80.160 Temporary Signs.

BACKGROUND:
The passing of H.B. 33 during the State's 2026 General Legislative Session requires the City to amend its Code relating to political signs, mainly to allow political signs in park strips, to identify where removed political signs will be safeguarded after disposal, and when the signs may be disposed of. The Code is also being amended to allow and provide standards for seasonal use signs.

ITEMS FOR CONSIDERATION:
The City Council should consider the potential consequences associated with the proposed code changes if approved. Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission forwarded a positive recommendation (5-0) to the City Council, noting that the minor typographical error be fixed.

Staff has corrected that error and it is reflected correctly in the attached redlines.

ATTACHMENTS:
1. Ordinance
2. Redlines

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING EAGLE MOUNTIAN MUNICIPAL CODE SECTION 17.10.030 (DEFINITIONS); 17.80.120 (POLITICAL SIGNS); AND 17.80.160 (TEMPORARY SIGNS)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that amendments to the Eagle Mountain Municipal Code are necessary to comply with H.B. 33, including allowing political signs within park strips, establishing procedures for safeguarding removed political signs and the timing of their disposal, and updating related sign regulations; and

WHEREAS, the City Council further finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.10.030 (Definitions); 17.80.120 (Political Signs); and 17.80.160 (Temporary Signs) to authorize seasonal use signs and establish standards governing their placement and display, as set forth in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other procedural requirements have been completed to consider amendments to Eagle Mountain Municipal Code Sections 17.10.030 (Definitions), 17.80.120 (Political Signs), and 17.80.160 (Temporary Signs, as described in Exhibit A.

2. Eagle Mountain Municipal Code Sections 17.10.030 (Definitions), 17.80.120 (Political Signs), and 17.80.160 (Temporary Signs) are hereby amended as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference.

3. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.

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

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

EAGLE MOUNTAIN CITY, UTAH

_____
Jared R. Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of July, 2026.

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

_____

Lacie A. Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

17.10.030 Definitions.

...

“Park strip” means the area of land located between a roadway and an adjacent sidewalk.

...

17.80.120 Exempt signs.

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the City Engineer. No permits shall be required for the following signs:

...

C. Political Signs.

1. Private property political signs that do not exceed eight feet in height and 32 square feet per side; provided, that such signs do not violate any other provisions. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted.

2. City owned or leased property political signs are not permitted on any City owned or leased property including rights-of-way and median strips with the following exceptions:

a. Southeast corner of N Eagle Mountain Boulevard and E Aviator. Avenue Parcel Number 66:584:0052. (See Figure 17.80.120(C)(2)(a))

b. North side of Pony Express Parkway at Hidden Valley Parkway. Parcel Number 58:040:0325. Behind the benches. (See Figure 17.80.120(C)(2)(b))

c. South Side of Pony Express Parkway east of Silverlake Amphitheatre. Parcel Number 58:040:0393. Place signs south of the trail. (See Figure 17.80.120(C)(2)(c))

d. Park strips if the person posting the sign:

i. is the owner or lawful occupant of property that is adjacent to the park strip and is required by city ordinance or an agreement to maintain the park strip; or

ii. obtains consent to post the political sign from the person described in subsection (C)(2)(d)(i).

3. All signs placed on City owned or leased property must comply with the following regulations:

a. Political signs that do not exceed eight feet in height and 32 square feet per side; provided, that such signs do not violate any other provisions. Height is

measured from the average natural grade to the topmost part of the sign. Political signs in park strips shall not exceed three square feet per side. No more than two sides are permitted.

b. No signs on City owned or leased property where permitted shall be placed prior to the opening for candidate filing period.

c. Signs placed on City owned or leased property where permitted shall be removed as follows:

i. Within five14 days after the canvassing of the votes for the primary elections for those candidates that are no longer running for office.

ii. Within five14 days after the general election for all others.

d. Only one sign per candidate per location.

Signs placed on City owned or leased property not in accordance with subsection (C)(3) of this section, or create a traffic, pedestrian, or line-of-sight hazard are subject to removal by City Staff.

Political signs that have been removed in accordance with Utah Code Annotated may deposit the signs at City's Neighborhood Improvement Division's office. The City shall safeguard the signs, use reasonable efforts to obtain contact information for the sign owner, and make a reasonable attempt to contact the sign owner. If contact with the sign owner is made, the City shall notify the sign owner, either during a direct conversation or in a voicemail, that the sign owner has five business days after the date of the notice to take possession of the political sign, or the sign will be disposed of.

Figure 17.80.120(C)(2)(a)

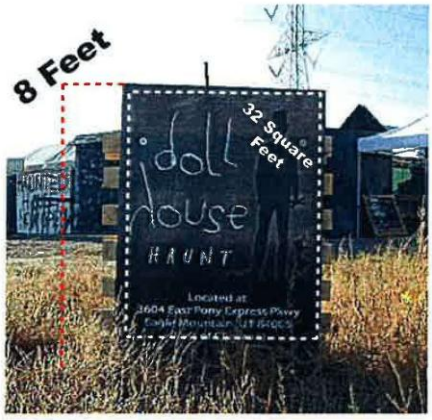
Figure 17.80.120(C)(2)(b)

Figure 17.80.120(C)(2)(c))

D. Temporary and Seasonal Use Signs. Signs for temporary or seasonal uses that have obtained a business license, if required, from the City may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted. Temporary use signs will be allowed as long as the temporary use has a business license from the city.

1. On Premises. One sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted. On premises signs will be allowed as long as the temporary or seasonal use has a business license from the City.

2. Off Premises. Two A-frame or movable, freestanding signs of no more than six square feet per side per temporary or seasonal use are allowed in the right-of-way adjacent to the temporary or seasonal use and in the park strip of the nearest major street corner (one in each location or two in one location). These signs are only allowed during operating hours, and shall be removed at closing.



...

17.80.160 Definitions.

...

"Political sign" means a temporary sign advertising a candidate for public office, a political party or a measure or issue scheduled for an election. any sign that advocates:

1. the election or defeat of a candidate for public office; or

2. the approval or defeat of a ballot proposition.

...

"Temporary sign" means any permitted type of sign, but displayed for 60 days or less, except in the case of construction and real estate signs, which are temporary, but may be displayed until construction is complete or the property advertised has been rented or sold or otherwise allowed by this chapter.

...

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City Annexation Policy Plan.
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING
Yes

PREPARED BY
Brandon Larsen, Planning Director

PRESENTED BY
Brandon Larsen

RECOMMENDATION:
Staff recommends the Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City Annexation Policy Plan.

BACKGROUND:
In conjunction with Eagle Mountain City's General Plan update process, the City is proposing an updated Annexation Policy Plan. This key document identifies areas of unincorporated Utah County from which the City is willing to consider annexation requests.

The document has two (2) main parts: (1) an annexation policy plan map and (2) a set of criteria and considerations for City decision-makers to use to analyze and evaluate annexation requests. §10-2-803, Utah Code Annotated, has a list of required elements for annexation policy plans. The plan highlights Utah Code criteria and statutory limitations to help facilitate compliance with the Utah Code when considering an annexation proposal. The plan also identifies considerations that are especially important to Eagle Mountain, such as water availability and neighborhood compatibility.

The plan identifies seven (7) annexation areas, which are described and highlighted in the document. Each description of a given area identifies the benefits and challenges associated therewith.

This proposal was presented at a Planning Commission meeting especially for *affected entities* on June 9, 2026. *Affected entity* is defined in the "Items for Consideration" section. This proposal was also presented to the Council on June 16, 2026. No concerns were raised by the Council. It then went to the Planning Commission on June 23, 2026, for a general public hearing and recommendation. The Planning Commission unanimously recommended approval of this proposed annexation policy plan.

In December 2025, the City Council approved the current version of the Annexation Policy Plan. This

proposal is the same except for the red-lined changes, which deal with Area 7. Other than the addition of Area 7 to the Annexation Policy Plan Map, staff only made some minor graphical enhancements for readability.

Area 7 is proposed to be added because of the potential benefits of strategic resources found therein, and the potential of partnering with the resource rights owners to help to facilitate the extension of utility and road infrastructure to Area 1 and 7. Also, proximity to Redwood Road and Utah Lake also provides potential benefit to the City. The expense of extending infrastructure and environmental considerations related to strategic resource development and Utah Lake are important challenges that would need to be addressed.

ITEMS FOR CONSIDERATION:
Sec. 10-2-801(2), Utah Code, defines *affected entity* as follows:

"Affected entity" means:

(a) a county of the first or second class in whose unincorporated area the area proposed for annexation is located;

(b) a county of the third, fourth, fifth, or sixth class in whose unincorporated area the area proposed for annexation is located, if the area includes residents or commercial or industrial development;

(c) a special district under Title 17B, Limited Purpose Local Government Entities - Special Districts, or special service district under Title 17D, Chapter 1, Special Service District Act, whose boundary includes any part of an area proposed for annexation;

(d) a school district whose boundary includes any part of an area proposed for annexation, if the boundary is proposed to be adjusted as a result of the annexation; and

(e) a municipality whose boundaries are within 1/2 mile of an area proposed for annexation.

As of June 25, 2026, staff has not received comments from *Affected Entities* regarding this proposal.

PLANNING COMMISSION ACTION/RECOMMENDATION:
Recommendation of approval of the proposed Annexation Policy Plan to the Council (5-0).

ATTACHMENTS:
1. Ordinance
2. Proposed Annexation Policy Plan 2026
3. RES-85-2025 - Adopting the 2025 Annexation Policy Declaration
4. Presentation

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTIAN ANNEXATION POLICY PLAN

PREAMBLE

WHEREAS, Eagle Mountain City has prepared an updated Annexation Policy Plan to guide the City's consideration of future annexation requests, and

WHEREAS, the updated Annexation Policy Plan identifies areas of unincorporated Utah County from which Eagle Mountain City is willing to consider future annexation requests in accordance with applicable state law and City policy; and

WHEREAS, the Annexation Policy Plan identifies seven (7) areas and describes the benefits and challenges associated with each area to assist the City Council in evaluating future annexation proposals; and

WHEREAS, the City Council finds that adoption of the updated Annexation Policy Plan, attached hereto as Exhibit A and incorporated herein by this reference, will provide guidance for orderly growth, efficient municipal service planning, and implementation of the City's long-range planning goals.

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

1. The City Council finds that all required notices, public hearings, and other procedural requirements have been completed to consider amendments to the Eagle Mountain Annexation Policy Plan.

2. The Eagle Mountain Annexation Policy Plan attached hereto as Exhibit A and incorporated herein by this reference is hereby adopted as the City's Annexation Polity Plan. The Annexation Policy Plan provides a framework for evaluating future annexation requests. Adoption of the Annexation Policy Plan does not obligate the City to approve any annexation petition, and each annexation request shall be considered independently in accordance with applicable law and City ordinances.

3. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.

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

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

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

_____

Lacie A. Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

Annexation Policy Plan

Purpose

Prior to developing unincorporated land in Eagle Mountain, landowners must petition to annex their property into the City. New annexation proposals will be evaluated carefully and only approved when they advance the City's long-term vision. Each decision will focus on securing assets that align with the General Plan and contribute positively to residents' lives.

Potential Reasons for Annexation

While Eagle Mountain will remain selective in considering annexations, there are circumstances where expanding the City's boundaries may bring important community benefits. Some of the potential reasons for annexation include:

- **Employment and Economic Development:** Attracting technological, light industrial, office, agritourism, and research-oriented uses that provide high-quality jobs close to home.
- **Water and Utility Corridors:** Protecting alignments for water pipelines, power lines, stormwater infrastructure, and potential well sites or other water sources to support the City's long-term growth.
- **Transportation Facilities:** Securing land to accommodate a regional or municipal airport, future transit hubs, or other major transportation facilities that require significant acreage and strategic locations.
- **Energy Infrastructure:** Providing sites for energy facilities such as substations, renewable generation sites, or transmission corridors that are essential for reliable service and long-term sustainability.
- **Prime Commercial Land:** Bringing in strategically located land adjacent to future freeway interchanges or major corridors to create employment centers and expand the City's tax base.
- **Recreational Facilities and Open Space:** Preserving large tracts of land for regional parks, trails, sports complexes, and open space that strengthen Eagle Mountain's identity as an outdoor recreation destination.
- **Environmental Protection:** Managing sensitive lands, wildlife corridors, and natural and strategic resources within the City's jurisdiction to ensure consistent stewardship and reduce development pressures in unincorporated areas.
- **Strategic Resource Development:** Preserving opportunities for the responsible exploration and development of rare earth materials and other strategic resources that may support advanced manufacturing, energy technologies, infrastructure investment, and long-term economic diversification within the region.

Annexation for these reasons must still meet the requirements of State Code and align with the City's fiscal framework, infrastructure system, and community values.

Process and Framework

Annexations are governed by Utah Code, which establishes the procedures and requirements for reviewing annexation petitions. These laws outline how proposals are initiated, reviewed, protested, and finalized. To help guide local decisions, this plan summarizes the major State requirements, highlights the statutory limitations that must be respected, and adds Eagle Mountain's own priorities. Together, these create a framework of criteria the City can use when evaluating annexations.

State Code Criteria

Utah Code Title 10, Chapter 2, Part 8 requires cities to evaluate annexations based on several key considerations including the following:

- **Community Character:** How does the annexation support the City's existing and future identity?
- **Municipal Services:** What services are needed in the area, and how will they be provided?
- **Service Extension and Financing:** How will utilities, roads, and other infrastructure be extended, and how will the costs be funded?
- **Tax Impacts:** What are the consequences for both existing City residents and those in the annexed area?
- **Impacts to Affected Entities:** How will annexation impact the County, school district, special districts, nearby cities, and other regional partners?
- **Boundaries:** Does the proposal create clear, contiguous boundaries without leaving islands or peninsulas of unincorporated land? How will community resources and obligations be equitably distributed?
- **Landowner Participation:** Have the required landowners consented to the annexation petition in accordance with code? Does the petition meet statutory thresholds for acreage, value, and signatures?
- **Overlapping Local Government Functions:** Are there any overlapping local government functions that can be consolidated?

Statutory Limitations

In addition to the above criteria, Utah Code establishes important limitations. Eagle Mountain must ensure that:

- Annexations are not undertaken solely to generate municipal revenue or to prevent annexation by another city but instead reflect the City's ability and intent to provide municipal services.
- Annexation boundaries are drawn to align with existing special district, school district, or taxing entity boundaries where practicable.
- Annexations near airports, military installations, or School and Institutional Trust Lands Administration (SITLA) project areas comply with additional statutory requirements.
- Annexation exclusions containing urban development within 1/2 mile of the municipality's boundary are justified.

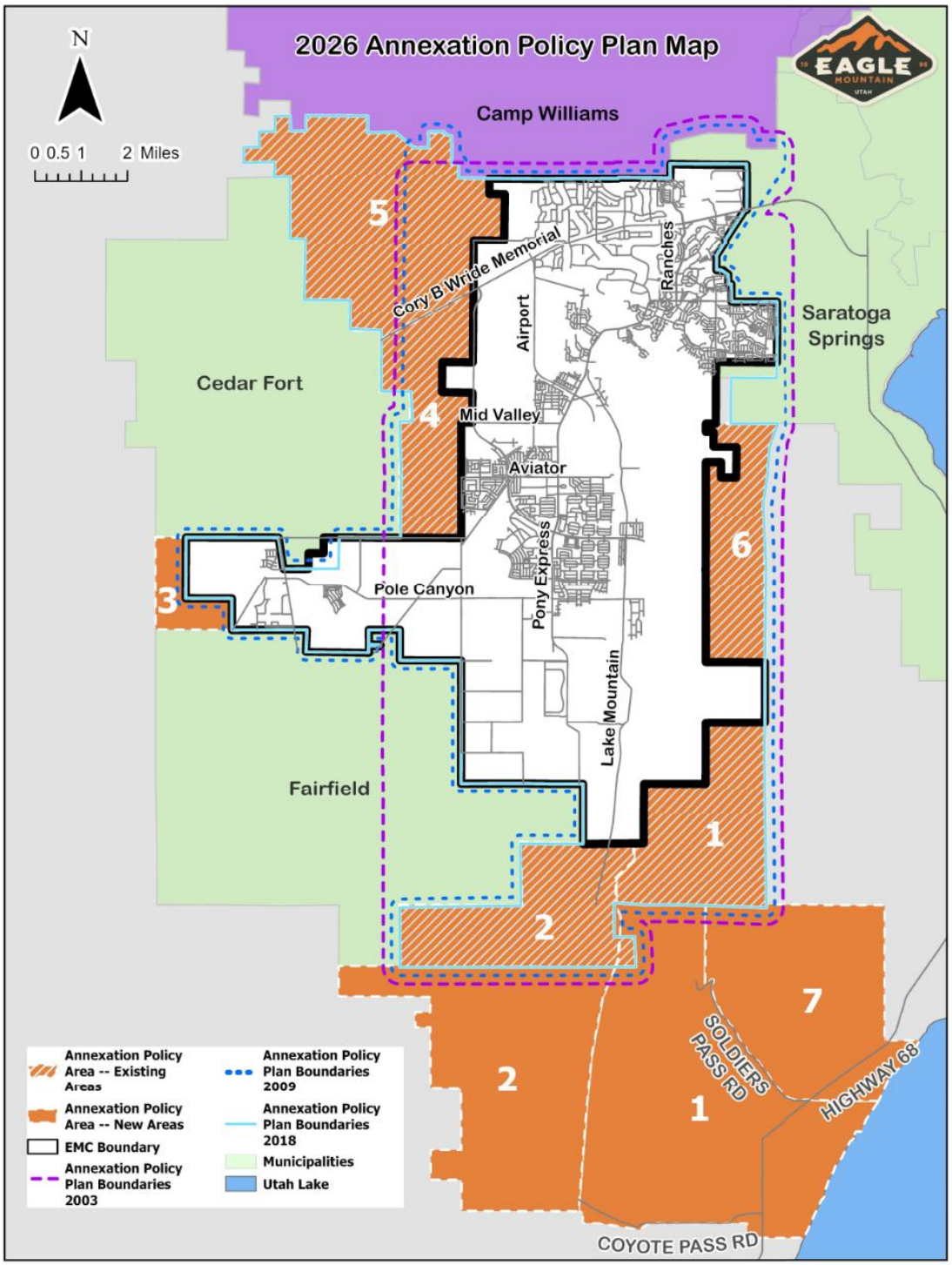
Additional Eagle Mountain Considerations

Beyond the requirements of Utah Code, Eagle Mountain also evaluates annexations through the lens of its community values. Local priorities include:

- **Neighborhood Compatibility**: Ensuring that new areas fit with surrounding neighborhoods and respect the character of nearby communities.
- **Fiscal Balance**: Weighing revenues and costs to make certain that annexations strengthen long-term financial sustainability.
- **Water Availability**: Confirming that sufficient water rights and infrastructure exist to serve new development without compromising current residents.
- **Connectivity**: Extending road, trail, and transit systems in ways that expand access without creating undue maintenance and connectivity challenges.
- **Environmental Stewardship**: Protecting open space, wildlife corridors, and cultural resources within annexed areas.
- **Regional Collaboration**: Coordinating with Utah County, neighboring cities, and other regional partners to ensure annexations support broader regional goals.
- **Developer Commitments**: Ensuring developers provide necessary water rights, participate in infrastructure financing or construction, and submit plans consistent with City standards and the General Plan.
- **Resident Safety**: Assessing the proposed area to avoid or mitigate hazards.

Annexation Map

This map identifies areas that can be considered for potential annexation into Eagle Mountain City, in accordance with the criteria in this document.



Annexation Areas

The 2025 Annexation Policy Map identifies six seven potential areas where Eagle Mountain may consider future expansion. The map provides a geographic frame of reference, while the following descriptions highlight the opportunities, challenges, and considerations unique to each area. Together, they illustrate how annexation could secure transportation and utility corridors, protect natural and recreational resources, and support regional economic and infrastructure goals in coordination with neighboring communities.

Area 1:

Located southeast of Eagle Mountain near the Utah Lake shoreline and southwest of the Lake Mountains, this area provides a potential connection to Utah Lake and Redwood Road (SR68). It also preserves a possible regional transportation corridor alignment toward Elberta and west Utah County. Annexation could open access to regional recreation opportunities, including trail systems and shoreline amenities, enhancing Eagle Mountain's reputation as an outdoor destination. Benefits include future connectivity to Utah Lake, preservation of a transportation corridor that would strengthen regional mobility and expanded trail and open space opportunities. Challenges include the significant cost of extending infrastructure, potential environmental considerations near the lake, and the need for coordinated planning with Saratoga Springs to prevent conflicts in land use or infrastructure. Careful alignment with State environmental standards and wildlife protection will be critical in this area. Annexation should also preserve future utility corridors, pressure zones, and potential well-sites identified in the City's water planning documents.

Area 2:

This area lies south of the City and to the southeast of nearby Fairfield. Its location provides a strategic opportunity for energy infrastructure, including natural gas, solar generation, or potential small modular nuclear facilities. Annexation would ensure the City retains control over a critical utility corridor and positions Eagle Mountain as a leader in energy development. Benefits include diversifying the City's economy, expanding utility services, providing local employment in advanced energy sectors, and preserving land for a regional transportation corridor to the south. Challenges include significant infrastructure investment, potential visual and environmental impacts, and the need for careful siting to maintain compatibility with surrounding land uses. Coordination with Fairfield will be essential to align infrastructure and land use decisions and to avoid service overlaps. Considerations for this area should include the natural gas transmission line and the electrical corridor.

Area 3:

Situated west of Eagle Mountain and northwest of Fairfield, this area provides continuity in the City's boundaries and helps prevent the creation of unincorporated "islands." It lies along the hillside, west of the Firefly development, and consists mostly of land controlled by the Bureau of Land Management. Annexation would allow Eagle Mountain to guide recreational access and manage open space on the western side of the valley, preserving trailheads and ensuring consistent

land use. Benefits include protection and utilization of natural and recreational lands, and stability of City limits. Challenges are tied primarily to extending infrastructure to undeveloped lands, if needed. Long-term planning should ensure land use aligns with Eagle Mountain's growth framework while preserving recreational opportunities such as trail loops and open space connections. Given the City's projected population growth, annexation here should also be phased to support orderly expansion of services and facilities, as needed.

Area 4:

This area is located in the central Cedar Valley, south of SR73, west of the future Cedar Valley Freeway, and east of Cedar Fort. Annexation in this area should preserve transportation and transit corridors identified in the City's Transportation Master Plan. Annexation could bring economic growth, improved connectivity, and opportunities for transportation and logistics focused uses. Challenges include noise, traffic impacts, and the cost of major infrastructure. Compatibility with residential areas and preservation of open space and wildlife corridors must be carefully planned. Coordination with Cedar Fort will also be important to ensure compatible land use and transportation planning across municipal boundaries.

Area 5:

Bordering Camp Williams on the City's northwestern edge; this area is reached via SR73. Its proximity to Camp Williams makes it suitable for recreation, agritourism, and light industrial uses that diversify the local economy while remaining compatible with military operations. Annexation could provide opportunities for expansion of the City's recreation system, potentially adding new facilities, trailheads, or economic opportunities that highlight the area's rural character. Benefits include diversifying the local economy and protecting open space adjacent to Camp Williams. Challenges include safety, ACUB (Army Compatible Use Buffer) restrictions, extension of utilities, and the need to respect military training operations. Coordination with Cedar Fort and military partners will be necessary, along with careful planning to determine wildlife corridor widths and preserve ecological connectivity. Evaluate opportunities for municipal satellite facilities in this area to improve service response times for the northern region of the City.

Area 6:

Located in the northern Lake Mountains and consisting mainly of land controlled by the Bureau of Land Management, this area offers opportunities for expanded outdoor recreation, including new trailheads, trails, campgrounds, and natural open spaces. Annexation would strengthen Eagle Mountain's position as a recreation destination while preserving scenic views. Considerations include limited infrastructure access, wildfire risk, and the need to safeguard sensitive habitats and wildlife migration routes. Careful planning and adherence to environmental stewardship principles will ensure recreational uses complement ecological health. Coordination with Saratoga Springs will also be necessary, and tourism or vacation-oriented uses should be explored to enhance the area's role as a regional recreation destination. Wildfire risk reduction strategies, including defensible space and fire-resistant land uses, should be emphasized as part of annexation review.

Area 7:

This mountainous area lies east of Area 1 and southeast of the City. The southeastern portion of Area 7 reaches the shores of Utah Lake and provides a connection to Redwood Road (SR68). Deposits of rare earth minerals have been found in Area 7. The City could potentially work with the mineral rights owners to develop road and utility infrastructure for this area. The minerals could be a benefit to Eagle Mountain's growing technology industry. This area's challenges include the significant cost of extending infrastructure, potential environmental considerations related to the lake and strategic resource exploration and development, and the need for coordinated planning with Saratoga Springs to prevent conflicts in land use or infrastructure. Careful alignment with State environmental standards and wildlife protection will be critical in this area. Annexation should also preserve future utility corridors.

Conclusion

Annexation is not about expanding borders for their own sake, but about making thoughtful, educated decisions that serve the community's future. By following Utah Code requirements while also weighing local priorities, landowner responsibilities, and potential community benefits, Eagle Mountain ensures that annexations are consistent with the City's values, are fiscally responsible, and support the future vision of the community. The annexation areas identified on the 2025 Annexation Policy Map provide a framework for how expansion may occur in ways that protect or enhance natural resources, transportation corridors, and utility rights-of-way; secure recreation and open space; and facilitate economic opportunities. Consideration of the City's adopted master plans and close coordination with neighboring communities such as Saratoga Springs, Cedar Fort, and Fairfield, as well as other regional partners, will be essential to making annexations a positive and sustainable part of Eagle Mountain's long-term vision.

RESOLUTION NO. R-85-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE 2025 EAGLE MOUNTAIN CITY ANNEXATION POLICY DECLARATION

PREAMBLE

WHEREAS, Utah Code §§ 10-2-401.5 through 10-2-403 establish the process for preparing and adopting a municipal annexation policy plan, including required public meetings, hearings, review procedures, and noticing requirements; and

WHEREAS, the Eagle Mountain City along with the Planning Commission prepared a draft Annexation Policy Plan in accordance with Utah Code § 10-2-401.5 and conducted all required public meetings and a duly noticed public hearing, accepted written comments, and subsequently forwarded its recommended Annexation Policy Plan to the City Council; and

WHEREAS, the Annexation Policy Plan functions as an element of the Eagle Mountain City General Plan and supports long-range land use, infrastructure, municipal service, and growth-management objectives; and

WHEREAS, the City Council conducted its own duly noticed public hearing on the recommended Annexation Policy Plan pursuant to Utah Code § 10-2-401.5(4)(c), providing at least 14 days' public notice and the opportunity for public input; and

WHEREAS, the City Council has reviewed the recommended Annexation Policy Plan, public comments, the findings of the Planning Commission, and applicable provisions of State law, and finds that adoption of the Annexation Policy Plan is in the best interest of Eagle Mountain City and will guide responsible future growth and coordinated planning efforts;

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

1. **Adoption**. The "Eagle Mountain City Annexation Policy Plan," dated December 31, 2025, attached as Exhibit A, is hereby adopted as an element of the Eagle Mountain City General Plan pursuant to Utah Code § 10-2-401.5.

2. **Submission to County.** The City Recorder is directed to submit a copy of the adopted Plan to the Utah County legislative body within 30 days, as required by Utah Code § 10-2-401.5(5).

3. **Effective Date.** This Resolution shall take effect immediately upon passage.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of December, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 2nd day of December, 2025.

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

EAGLE MOUNTAIN 19 96 CORPORATE SEAL

Gina L. Olsen, CMC
City Recorder

Exhibit A

Annexation Policy Plan

Purpose

Prior to developing unincorporated land in Eagle Mountain, landowners must petition to annex their property into the City. New annexation proposals will be evaluated carefully and only approved when they advance the City's long-term vision. Each decision will focus on securing assets that align with the General Plan and contribute positively to residents' lives.

Potential Reasons for Annexation

While Eagle Mountain will remain selective in considering annexations, there are circumstances where expanding the City's boundaries may bring important community benefits. Some of the potential reasons for annexation include:

- **Employment and Economic Development**: Attracting technological, light industrial, office, agritourism, and research-oriented uses that provide high-quality jobs close to home.
- **Water and Utility Corridors**: Protecting alignments for water pipelines, power lines, stormwater infrastructure, and potential well sites or other water sources to support the City's long-term growth.
- **Transportation Facilities**: Securing land to accommodate a regional or municipal airport, future transit hubs, or other major transportation facilities that require significant acreage and strategic locations.
- **Energy Infrastructure**: Providing sites for energy facilities such as substations, renewable generation sites, or transmission corridors that are essential for reliable service and long-term sustainability.
- **Prime Commercial Land**: Bringing in strategically located land adjacent to future freeway interchanges or major corridors to create employment centers and expand the City's tax base.
- **Recreational Facilities and Open Space**: Preserving large tracts of land for regional parks, trails, sports complexes, and open space that strengthen Eagle Mountain's identity as an outdoor recreation destination.
- **Environmental Protection**: Managing sensitive lands, wildlife corridors, and natural resources within the City's jurisdiction to ensure consistent stewardship and reduce development pressures in unincorporated areas.

Annexation for these reasons must still meet the requirements of State Code and align with the City's fiscal framework, infrastructure system, and community values.

Dated: December 31, 2025

Process and Framework

Annexations are governed by Utah Code, which establishes the procedures and requirements for reviewing annexation petitions. These laws outline how proposals are initiated, reviewed, protested, and finalized. To help guide local decisions, this plan summarizes the major State requirements, highlights the statutory limitations that must be respected, and adds Eagle Mountain's own priorities. Together, these create a framework of criteria the City can use when evaluating annexations.

State Code Criteria

Utah Code Title 10, Chapter 2, Part 8 requires cities to evaluate annexations based on several key considerations including the following:

- **Community Character**: How does the annexation support the City's existing and future identity?
- **Municipal Services**: What services are needed in the area, and how will they be provided?
- **Service Extension and Financing**: How will utilities, roads, and other infrastructure be extended, and how will the costs be funded?
- **Tax Impacts**: What are the consequences for both existing City residents and those in the annexed area?
- **Impacts to Affected Entities**: How will annexation impact the County, school district, special districts, nearby cities, and other regional partners?
- **Boundaries**: Does the proposal create clear, contiguous boundaries without leaving islands or peninsulas of unincorporated land? How will community resources and obligations be equitably distributed?
- **Landowner Participation**: Have the required landowners consented to the annexation petition in accordance with code? Does the petition meet statutory thresholds for acreage, value, and signatures?
- **Overlapping Local Government Functions:** Are there any overlapping local government functions that can be consolidated?

Statutory Limitations

In addition to the above criteria, Utah Code establishes important limitations. Eagle Mountain must ensure that:

- Annexations are not undertaken solely to generate municipal revenue or to prevent annexation by another city but instead reflect the City's ability and intent to provide municipal services.
- Annexation boundaries are drawn to align with existing special district, school district, or taxing entity boundaries where practicable.

- Annexations near airports, military installations, or School and Institutional Trust Lands Administration (SITLA) project areas comply with additional statutory requirements.
- Annexation exclusions containing urban development within 1/2 mile of the municipality's boundary are justified.

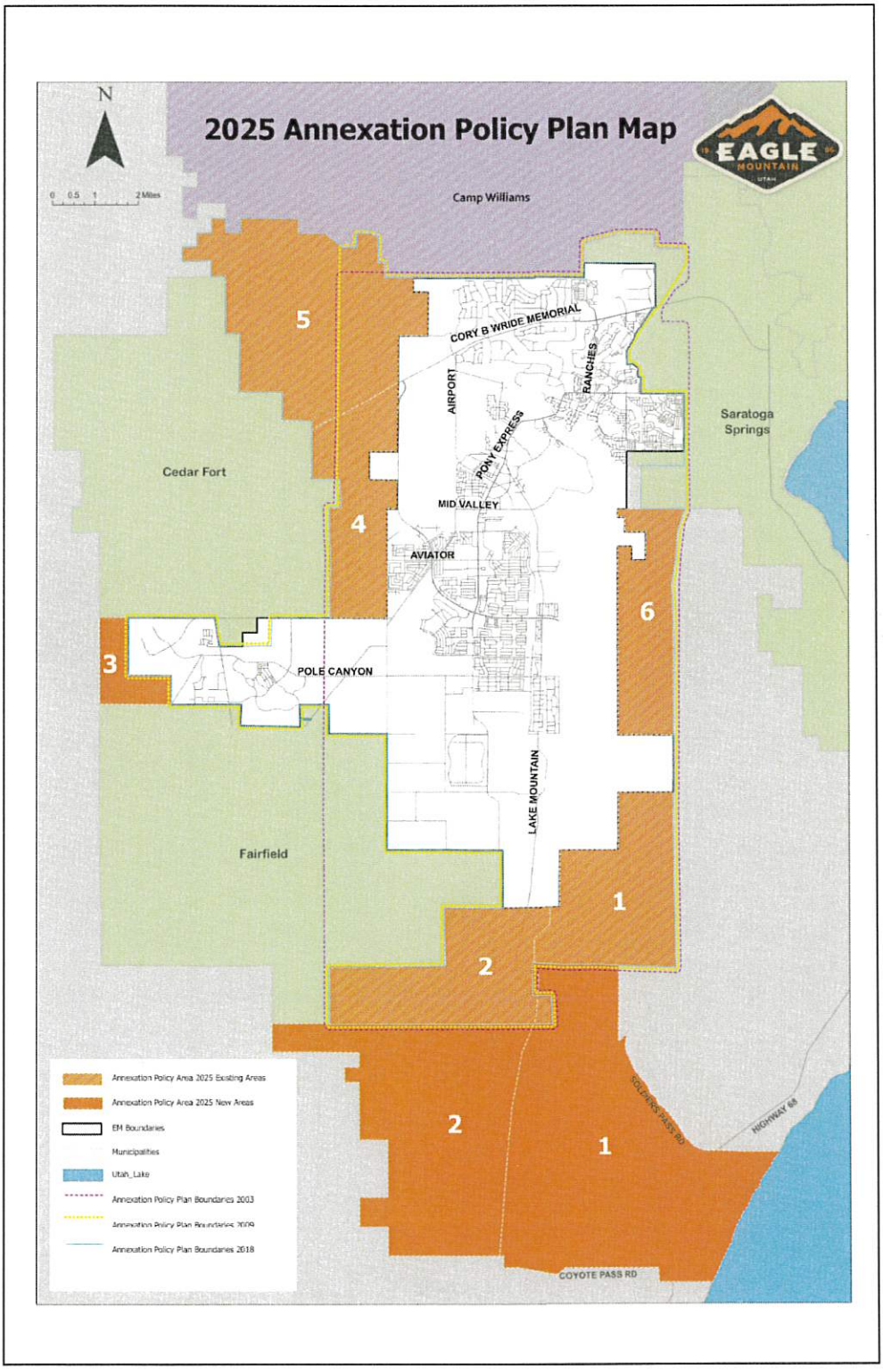
Additional Eagle Mountain Considerations

Beyond the requirements of Utah Code, Eagle Mountain also evaluates annexations through the lens of its community values. Local priorities include:

- **Neighborhood Compatibility**: Ensuring that new areas fit with surrounding neighborhoods and respect the character of nearby communities.
- **Fiscal Balance**: Weighing revenues and costs to make certain that annexations strengthen long-term financial sustainability.
- **Water Availability**: Confirming that sufficient water rights and infrastructure exist to serve new development without compromising current residents.
- **Connectivity**: Extending road, trail, and transit systems in ways that expand access without creating undue maintenance and connectivity challenges.
- **Environmental Stewardship**: Protecting open space, wildlife corridors, and cultural resources within annexed areas.
- **Regional Collaboration**: Coordinating with Utah County, neighboring cities, and other regional partners to ensure annexations support broader regional goals.
- **Developer Commitments**: Ensuring developers provide necessary water rights, participate in infrastructure financing or construction, and submit plans consistent with City standards and the General Plan.
- **Resident Safety**: Assessing the proposed area to avoid or mitigate hazards.

Annexation Map

This map identifies areas that can be considered for potential annexation into Eagle Mountain City, in accordance with the criteria in this document.



Dated: December 31, 2025

Annexation Areas

The 2025 Annexation Policy Map identifies six potential areas where Eagle Mountain may consider future expansion. The map provides a geographic frame of reference, while the following descriptions highlight the opportunities, challenges, and considerations unique to each area. Together, they illustrate how annexation could secure transportation and utility corridors, protect natural and recreational resources, and support regional economic and infrastructure goals in coordination with neighboring communities.

Area 1:

Located southeast of Eagle Mountain near the Utah Lake shoreline and southwest of the Lake Mountains, this area provides a potential connection to Utah Lake and Redwood Road (SR68). It also preserves a possible regional transportation corridor alignment toward Elberta and west Utah County. Annexation could open access to regional recreation opportunities, including trail systems and shoreline amenities, enhancing Eagle Mountain's reputation as an outdoor destination. Benefits include future connectivity to Utah Lake, preservation of a transportation corridor that would strengthen regional mobility and expanded trail and open space opportunities. Challenges include the significant cost of extending infrastructure, potential environmental considerations near the lake, and the need for coordinated planning with Saratoga Springs to prevent conflicts in land use or infrastructure. Careful alignment with State environmental standards and wildlife protection will be critical in this area. Annexation should also preserve future utility corridors, pressure zones, and potential well-sites identified in the City's water planning documents.

Area 2:

This area lies south of the City and to the southeast of nearby Fairfield. Its location provides a strategic opportunity for energy infrastructure, including natural gas, solar generation, or potential small modular nuclear facilities. Annexation would ensure the City retains control over a critical utility corridor and positions Eagle Mountain as a leader in energy development. Benefits include diversifying the City's economy, expanding utility services, providing local employment in advanced energy sectors, and preserving land for a regional transportation corridor to the south. Challenges include significant infrastructure investment, potential visual and environmental impacts, and the need for careful siting to maintain compatibility with surrounding land uses. Coordination with Fairfield will be essential to align infrastructure and land use decisions and to avoid service overlaps. Considerations for this area should include the natural gas transmission line and the electrical corridor.

Area 3:

Situated west of Eagle Mountain and northwest of Fairfield, this area provides continuity in the City's boundaries and helps prevent the creation of unincorporated "islands." It lies along the hillside, west of the Firefly development, and consists mostly of land controlled by the Bureau of Land Management. Annexation would allow Eagle Mountain to guide recreational access and manage open space on the western side of the valley, preserving trailheads and ensuring consistent

land use. Benefits include protection and utilization of natural and recreational lands, and stability of City limits. Challenges are tied primarily to extending infrastructure to undeveloped lands, if needed. Long-term planning should ensure land use aligns with Eagle Mountain's growth framework while preserving recreational opportunities such as trail loops and open space connections. Given the City's projected population growth, annexation here should also be phased to support orderly expansion of services and facilities, as needed.

Area 4:

This area is located in the central Cedar Valley, south of SR73, west of the future Cedar Valley Freeway, and east of Cedar Fort. Annexation in this area should preserve transportation and transit corridors identified in the City's Transportation Master Plan. Annexation could bring economic growth, improved connectivity, and opportunities for transportation and logistics focused uses. Challenges include noise, traffic impacts, and the cost of major infrastructure. Compatibility with residential areas and preservation of open space and wildlife corridors must be carefully planned. Coordination with Cedar Fort will also be important to ensure compatible land use and transportation planning across municipal boundaries.

Area 5:

Bordering Camp Williams on the City's northwestern edge; this area is reached via SR73. Its proximity to Camp Williams makes it suitable for recreation, agritourism, and light industrial uses that diversify the local economy while remaining compatible with military operations. Annexation could provide opportunities for expansion of the City's recreation system, potentially adding new facilities, trailheads, or economic opportunities that highlight the area's rural character. Benefits include diversifying the local economy and protecting open space adjacent to Camp Williams. Challenges include safety, ACUB (Army Compatible Use Buffer) restrictions, extension of utilities, and the need to respect military training operations. Coordination with Cedar Fort and military partners will be necessary, along with careful planning to determine wildlife corridor widths and preserve ecological connectivity. Evaluate opportunities for municipal satellite facilities in this area to improve service response times for the northern region of the City.

Area 6:

Located in the northern Lake Mountains and consisting mainly of land controlled by the Bureau of Land Management, this area offers opportunities for expanded outdoor recreation, including new trailheads, trails, campgrounds, and natural open spaces. Annexation would strengthen Eagle Mountain's position as a recreation destination while preserving scenic views. Considerations include limited infrastructure access, wildfire risk, and the need to safeguard sensitive habitats and wildlife migration routes. Careful planning and adherence to environmental stewardship principles will ensure recreational uses complement ecological health. Coordination with Saratoga Springs will also be necessary, and tourism or vacation-oriented uses should be explored to enhance the area's role as a regional recreation destination. Wildfire risk reduction strategies, including defensible space and fire-resistant land uses, should be emphasized as part of annexation review.

Conclusion

Annexation is not about expanding borders for their own sake, but about making thoughtful, educated decisions that serve the community's future. By following Utah Code requirements while also weighing local priorities, landowner responsibilities, and potential community benefits, Eagle Mountain ensures that annexations are consistent with the City's values, are fiscally responsible, and support the future vision of the community. The annexation areas identified on the 2025 Annexation Policy Map provide a framework for how expansion may occur in ways that protect or enhance natural resources, transportation corridors, and utility rights-of-way; secure recreation and open space; and facilitate economic opportunities. Consideration of the City's adopted master plans and close coordination with neighboring communities such as Saratoga Springs, Cedar Fort, and Fairfield, as well as other regional partners, will be essential to making annexations a positive and sustainable part of Eagle Mountain's long-term vision.

Dated: December 31, 2025

STATEMENT ADDRESSING COMMENTS OF AFFECTED ENTITIES

On November 12, 2025, the Planning Commission held a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide comments on the proposed annexation policy plan in accordance with Utah Code Annotated 10-2-803 (4)(b). Utah Code requires the Planning Commission to accept and consider comments from affected entities for an additional 10 days following the public meeting. Pursuant to Utah Code Annotated 10-2-803 (2)(b), Eagle Mountain City must include a written statement addressing the written comments received from affected entities within the statutory timeframe.

Eagle Mountain City has received three written comments from affected entities asking for modifications to the City's proposed Annexation Policy Plan. The City of Saratoga Springs and the School and Institutional Trust Lands Administration have submitted comments objecting to the inclusion of portions of Area Six in the proposed Annexation Policy Plan. They have asked that Eagle Mountain City remove those portions from the Annexation Policy Plan prior to adoption to facilitate their annexation into the City of Saratoga Springs. Eagle Mountain City also received a written comment from Fairfield Town objecting to any portions of the proposed Annexation Policy Plan that overlap with Fairfield's existing plan. For the reasons outlined in this statement, Eagle Mountain City declines to amend its proposed Annexation Policy Plan in response to these written comments.

The City declines to amend its proposed Annexation Policy Plan in response to the portions of the City's proposed expansion map that SITLA and Saratoga Springs objected to because those areas are not changes to the current plan. SITLA and Saratoga Springs object to portions of Area 6 in the expansion map. Area 6 has been a part of the City's Annexation Policy Plan expansion map since the adoption of the 2009 Annexation Policy Plan. Given this longstanding history as part of the City's expansion area, the City sees no compelling reason to change its expansion map. While those portions of Area 6 remain unincorporated, there appears to be compelling justification for changing the City's map.

In its written comment dated November 20, 2025, Fairfield made five objections to the proposed Annexation Policy Plan to the extent that its map overlaps with Fairfield's existing expansion map in its Annexation Policy Plan. Fairfield's comments can be summarized as follows: 1) Fairfield adopted its Annexation Policy Plan prior to the filing of the ENYO/Quicksilver application with Utah County; 2) the ENYO/Quicksilver project will negatively impact Eagle Mountain roads and traffic; 3) Eagle Mountain's desire to include the ENYO/Quicksilver project in its proposed Annexation Policy Plan demonstrates an improper motive on the part of Eagle Mountain City to seek revenue generation at the expense of the factors outlined in Utah Code Annotated 10-2-806 (the comment refers to the prior numbering of section 806); 4) the ENYO/Quicksilver project has not been sufficiently vetted; and 5) the Fairfield Mayor previously met with Eagle Mountain City officials and provided a copy of Fairfield's adopted Annexation Policy Plan.

Fairfield also asserts in its comment that it is reserving its rights to object to any future annexation petition. Specifically, Fairfield indicates that it is reserving its right to protest a future

annexation petition, close roads, enforce land use laws, seek Boundary Commission review, and seek any other administrative or legal remedies available to it.

Eagle Mountain City finds Fairfield's objections as outlined in its comments to be unpersuasive and declines to amend its proposed Annexation Policy Plan in response. In adopting an Annexation Policy Plan, the Utah Code requires cities to consider the following criteria: 1) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities; 2) consider population growth projections for the municipality and adjoining areas for the next 20 years; 3) consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the municipality and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area; 4) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development; and 5) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality. The Utah Code also requires that cities consider the following criteria in drawing the boundaries for annexation expansion areas in an Annexation Policy Plan: 1) the boundaries should be drawn along the boundaries of existing special districts and special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities; 2) they should be drawn to eliminate islands and peninsulas of territory that is not receiving municipal-type services; 3) they should be drawn to facilitate the consolidation of overlapping functions of local government; 4) they should be drawn to promote the efficient delivery of services; and 5) they should be drawn to encourage the equitable distribution of community resources and obligations. In weighing these various policy requirements set out in the Utah Code, Eagle Mountain City finds that they weigh in favor of the current expansion areas in the proposed Annexation Policy Plan.

Fairfield's first objection states that it adopted its plan prior to the approvals granted to ENYO for the Quicksilver project. While this may be true, it is completely irrelevant to Eagle Mountain City's decision on its adoption of its Annexation Policy Plan.

Fairfield's second point that the ENYO/Quicksilver project will negatively impact Eagle Mountain City's roads and traffic is an irrelevant consideration in adopting the proposed Annexation Policy Plan. The Utah Code outlines relevant considerations for adopting annexation policy plans. The fact that an already approved project might negatively impact existing infrastructure and traffic is not a consideration under the statute. As such, this point is irrelevant.

Fairfield's third point accuses Eagle Mountain City of seeking to include the ENYO/Quicksilver project in its annexation expansion area for improper purposes. Specifically, Fairfield accuses Eagle Mountain City of including the ENYO/Quicksilver project solely for revenue generation merely on the basis of its inclusion in the annexation expansion area. While it is true that the ENYO/Quicksilver project is in the expansion area, so is a lot of other land that is not part of that project and nevertheless overlaps Fairfield's annexation expansion area. Eagle Mountain City's stated goals are to provide transportation services, increase connectivity, maintain recreational opportunities, provide for environmental and wildlife stewardship, and

provide utilities and transportation infrastructure to support current and future energy projects. The land included in Areas 1 and 2 all align with these goals.

Fairfield's fourth objection is based on a claim that the ENYO/Quicksilver project has not been appropriately vetted and further analysis is necessary prior to annexation. To the extent that the point has any merit on an already approved project, it is irrelevant to the adoption of the proposed Annexation Policy Plan. The adoption of an Annexation Policy Plan and associated annexation expansion area map does not guarantee that an annexation petition will be approved. Rather, it simply allows a potential annexation to occur. While the claim that there are multiple corporate entities involved in the ENYO/Quicksilver project is completely unremarkable, consideration of its effect on an annexation petition is premature.

Fairfield's fifth objection in its comment that Eagle Mountain City had received a copy of Fairfield's Annexation Policy Plan prior to initiating consideration of the proposed Annexation Policy Plan is ultimately outweighed by other factors. There is strong evidence to suggest that Fairfield adopted its Annexation Policy Plan for improper purposes and with full knowledge that it overlapped with Eagle Mountain City's annexation expansion area. When Fairfield adopted its Annexation Policy Plan it explicitly states that Fairfield knew it overlapped with portions of Eagle Mountain City's existing Annexation Policy Plan and that its intended purpose was to prevent that expansion. Section 9.1 of the Annexation Policy Plan indicates that this is intended to be a natural expansion area; however, the shape of the area, as well as statements in the document itself, belies this claim. It completely wraps around Eagle Mountain City's existing southern border and heads up north along the City's eastern border. It also wraps around Fairfield on the west and heads up north along Eagle Mountain City's western border. One of Fairfield's Annexation Policy Plan's stated goals in Section 9.1 is to prevent Eagle Mountain City from surrounding Fairfield's southern border as was outlined in Eagle Mountain City's then existing annexation expansion area. Ironically, Fairfield's annexation expansion area does exactly what it accuses Eagle Mountain City of doing. It surrounds Eagle Mountain City completely on its southern border and wraps around on the east and the west. It also acknowledges on the face of the document that Fairfield knows it is overlapping Eagle Mountain City's already established annexation expansion area while doing so. Thus, Fairfield's implied assertion that Eagle Mountain City's possession of Fairfield's plan prohibits it from containing overlapping areas lacks merit and is hypocritical. Also, Fairfield's stated purpose of seeking to prevent Eagle Mountain City's expansion southward is not aligned with the Utah Code's annexation statutes and is improper.

Contrasting with Fairfield's stated goal of seeking to prevent Eagle Mountain City from annexing any more land along its southern border, Eagle Mountain's stated goals all align with the required considerations outlined in the Utah Code and outweigh any considerations that the expansion area overlaps with Fairfield's. The stated goals for Area 1 in the proposed Annexation Policy Plan are to provide transportation services, increase connectivity, maintain recreational opportunities, and provide for environmental and wildlife stewardship. The stated goals of Area 2 are to provide utilities and transportation infrastructure and connectivity to support current and future energy projects. It also seeks to preserve transportation corridors for future transportation needs. All of these goals align with the items that a city must consider in drafting annexation policy plans. Given that Fairfield established its annexation expansion area at least in part for

improper purposes and Eagle Mountain City's annexation expansion area is being included on the basis of reasons that are consistent with the Utah Code, the consideration that the annexation expansion areas overlap is ultimately outweighed by other factors.

The overall tenor and message of Fairfield's written comment is mostly focused on its objections to the ENYO/Quicksilver project rather than a principled objection to the inclusion of any overlapping areas. It includes many points that are completely irrelevant to the determination of whether to include particular expansion areas in the proposed Annexation Policy Plan, such as the traffic impacts of the ENYO/Quicksilver project construction. Most troubling, the Fairfield comment includes statements that it reserves its rights to close roads and exercise its land use authority. Fairfield does not have authority to close roads or exercise land use authority in Eagle Mountain City. Nor are such powers relevant to the adoption of the proposed Annexation Policy Plan. Rather, they appear to be threats directed at ENYO that it will use its governmental authority to obstruct the Quicksilver project. In addition to being extremely troubling that a municipality in Utah would levy such threats against a business, it demonstrates a desire on Fairfield's part to not provide services within at least a part of the annexation expansion area of the proposed Annexation Policy Plan.

Of the three written comments received from affected entities, none require adjustments to the proposed Annexation Policy Plan. The comments received from the City of Saratoga Springs and SITLA refer to areas that has been within the City's Annexation Policy Plan in excess of 15 years and provide no compelling reason why they should be removed. Likewise, Fairfield's comment is not well taken and no adjustments are being made based on the objections provided in the comment because the factors supporting including the area outweigh any factors counseling against including it.

Annexation Policy Plan Update

Eagle Mountain City
City Council Meeting

July 7, 2026

Feedback from Affected Entities

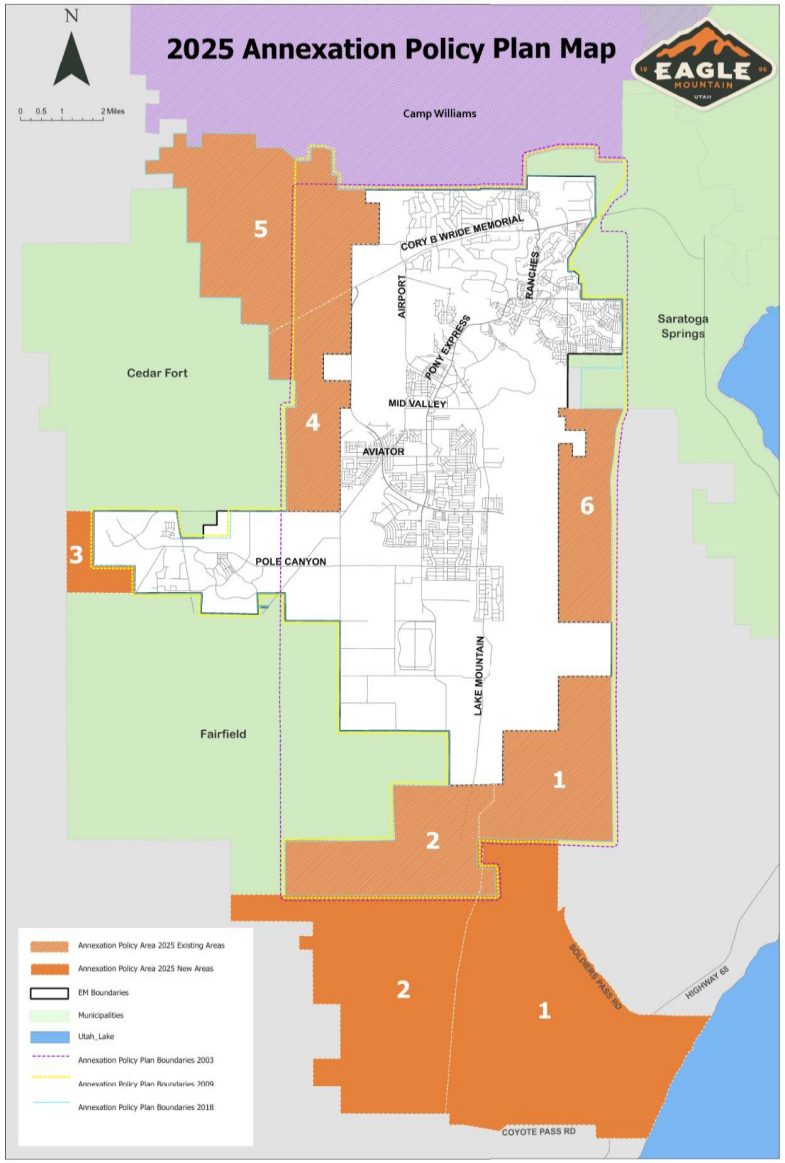
(4) Before presenting a recommended annexation policy plan to a municipal legislative body, the planning commission shall:

b) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide comments on the proposed annexation policy plan;

d) accept and consider any additional written comments from affected entities for 10 days following the public meeting

§10-2-803, Utah Code Annotated

*Send comments to planning@eaglemountain.gov


2025 Annexation Policy Plan Map
N
0 0.5 1 2 Miles
EAGLE MOUNTAIN
UTAH
Camp Williams
Cedar Fort
Saratoga Springs
Fairfield
CORY B WRIDE MEMORIAL
AIRPORT
RANCHES
PONY EXPRESS
MID VALLEY
AVIATOR
POLE CANYON
LAKE MOUNTAIN
SOUTHERN PASS RD
HIGHWAY 68
COYOTE PASS RD
1
2
3
4
5
6
Annexation Policy Area 2025 Existing Areas
Annexation Policy Area 2025 New Areas
EM Boundaries
Municipalities
Utah_Lake
Annexation Policy Plan Boundaries 2003
Annexation Policy Plan Boundaries 2009
Annexation Policy Plan Boundaries 2018

Annexation Policy Plan

- An annexation policy plan outlines the areas a city may consider for annexation and the criteria and factors it will use to evaluate annexation proposals.

- It does not suggest that the land shown on the plan will absolutely be annexed into a city.

- No land is proposed to be annexed through this proposed plan.

Utah Code Requirements
Annexation Policy Plans

§10-2-803, UCA, requires the Planning Commission to do the following:

(3) In preparing a proposed annexation policy plan, the planning commission shall:

(a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;

(b) consider population growth projections for the municipality and adjoining areas for the next 20 years;

(c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:

(i) to facilitate full development of the area within the municipality; and

(ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;

(d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;

(e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and

(f) be guided by the principles set forth in Subsection 10-2-806(5).

Utah Code Requirements
Annexation Policy Plans

§10-2-803(3)(f), UCA, requires a planning commission to be guided by the principles set forth in §10-2-806(5), UCA, in preparing a proposed annexation policy plan:

(5) If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:

(a) along the boundaries of existing special districts and special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities;

(b) to eliminate islands and peninsulas of territory that is not receiving municipal-type services;

(c) to facilitate the consolidation of overlapping functions of local government;

(d) to promote the efficient delivery of services; and

(e) to encourage the equitable distribution of community resources and obligations.

Utah Code Requirements
Annexation Policy Plans

Projected Eagle Mountain Population Data

2026	1/1/2026	2/1/2026	3/1/2026	4/1/2026	5/1/2026	6/1/2026	7/1/2026	8/1/2026	9/1/2026	10/1/2026	11/1/2026	12/1/2026
Occupied Residential Units	17,545	17,652	17,746	17,820	17,983	18,057						
Owner-Occupied Population	67,029	67,438	67,797	68,080	68,703	68,986	-	-	-	-	-	-
Rental-Occupied Population	7,675	7,722	7,763	7,796	7,867	7,899	-	-	-	-	-	-
ADU Population	1,990	2,034	2,078	2,114	2,136	2,155						
Current Population	76,695	77,195	77,639	77,990	78,706	79,040					-	-
2025	1/1/2025	2/1/2025	3/1/2025	4/1/2025	5/1/2025	6/1/2025	7/1/2025	8/1/2025	9/1/2025	10/1/2025	11/1/2025	12/1/2025
Occupied Residential Units	16,335	16,439	16,544	16,660	16,772	16,882	16,940	17,041	17,130	17,204	17,337	17,431
Owner-Occupied Population	62,407	62,804	63,205	63,648	64,076	64,497	64,718	65,104	65,444	65,727	66,235	66,594
Rental-Occupied Population	7,146	7,192	7,238	7,288	7,337	7,385	7,411	7,455	7,494	7,526	7,584	7,626
ADU Population	1,637	1,675	1,712	1,749	1,786	1,823	1,861	1,898	1,935	1,972	1,979	1,984
Current Population	71,190	71,670	72,155	72,686	73,200	73,705	73,990	74,457	74,873	75,225	75,798	76,204
2024	1/1/2024	2/1/2024	3/1/2024	4/1/2024	5/1/2024	6/1/2024	7/1/2024	8/1/2024	9/1/2024	10/1/2024	11/1/2024	12/1/2024
Occupied Residential Units	15092	15225	15,339	15,432	15,507	15,560	15,619	15,691	15,821	15,898	16,025	16,164
Owner-Occupied Population	57658	58166	58,602	58,957	59,243	59,446	59,671	59,946	60,443	60,737	61,222	61,753
Rental-Occupied Population	6602	6661	6,710	6,751	6,784	6,807	6,833	6,864	6,921	6,955	7,010	7,071
ADU Population	931	968	1,005	1,042	1,080	1,117	1,154	1,191	1,228	1,266	1,303	1,340
Current Population	65,191	65,795	66,317	66,750	67,107	67,370	67,658	68,002	68,593	68,958	69,536	70,165

Year	Total City Projected Population
2020	46,412
2025	73,990
2030	93,180
2035	112,607
2040	130,910
2045	147,157
2050	161,092
2055	172,984
2060	183,317
Buildout	193,900

https://data.magutah.gov/datasets/population-projections-by-city/explore

Utah Code Requirements
Annexation Policy Plans

Projected Eagle Mountain and
Adjoining Areas Population Data

Mountainland AOG Small Area Population and Employment Projections
2020-2050

	Population				*Employment			
	2020	2030	2040	2050	2020	2030	2040	2050
Cedar Fort	671	773	1,855	11,845	54	337	848	1,215
Eagle Mountain	39,885	65,038	99,064	141,252	3,497	13,575	29,311	51,041
Fairfield	152	145	140	542	3	9	30	113
Lehi	70,129	88,555	110,747	124,436	33,985	44,621	57,181	73,820
Saratoga Springs	39,085	79,815	117,641	138,600	7,997	24,108	39,164	52,322
Unincorporated UC	8,576	6,092	7,682	49,060	407	445	471	685

Gardner Policy Institute (GPI) 2017 Long-term projections county-level data is used to control small area projections.

GPI produces county projections through 2065. Small area data is only projected by MAG to 2050.

Produced by Tim Hereth | 801/229-3843 | thereth@mountainland.org

**Employment Data does not include agriculture, mining, or construction jobs.*

Utah Code Requirements
Annexation Policy Plans

Data from the Wastewater Master Plan

Table 1 – Recommended Collection Improvements Within Next 5 Years

Collection Improvement Project	2025 Estimate (Millions)	
East Trunkline	$	24.24
West Trunkline	$	12.14
Pole Canyon Trunkline	$	15.92
Steeplechase LS Upgrade	$	0.40
Annual GIS updates (5yr)	$	0.01
Total for next 5 years	$	52.71

Table 2 - Recommended Treatment Improvements Within Next 5 Years

Treatment Improvement Project	2025 Estimate (Millions)	
WWTP 6 MGD Expansion	$	120.00
Treated Water Disposal	$	15.00
Total for next 5 years	$	135.00

Utah Code Requirements
Annexation Policy Plans

Data from the Culinary Master Plan Water

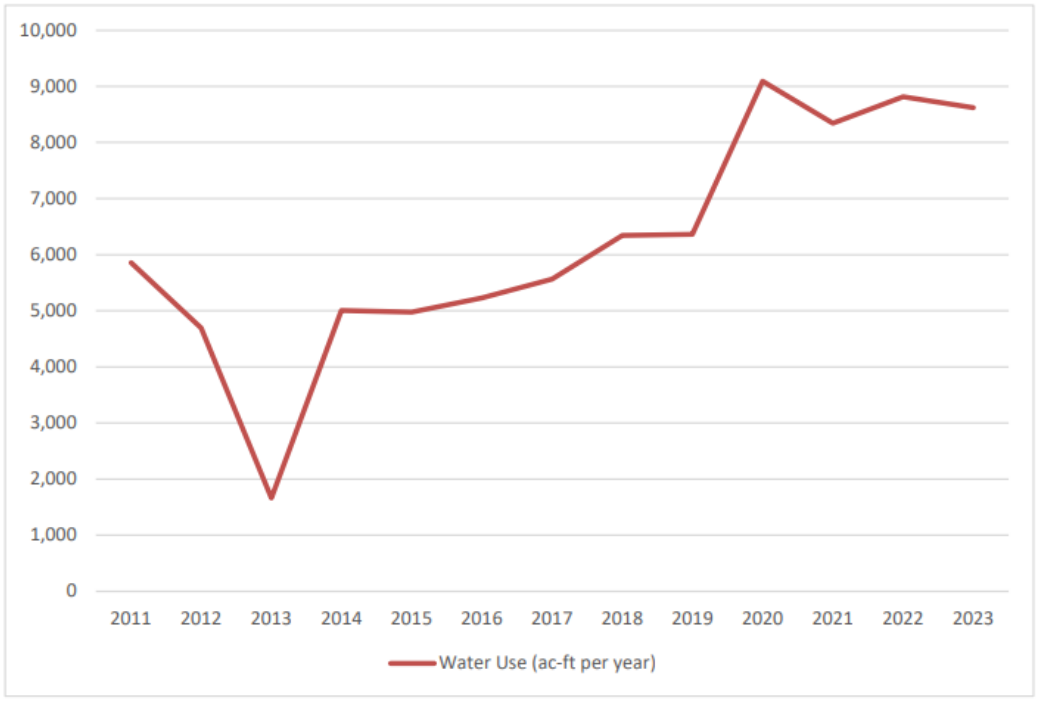
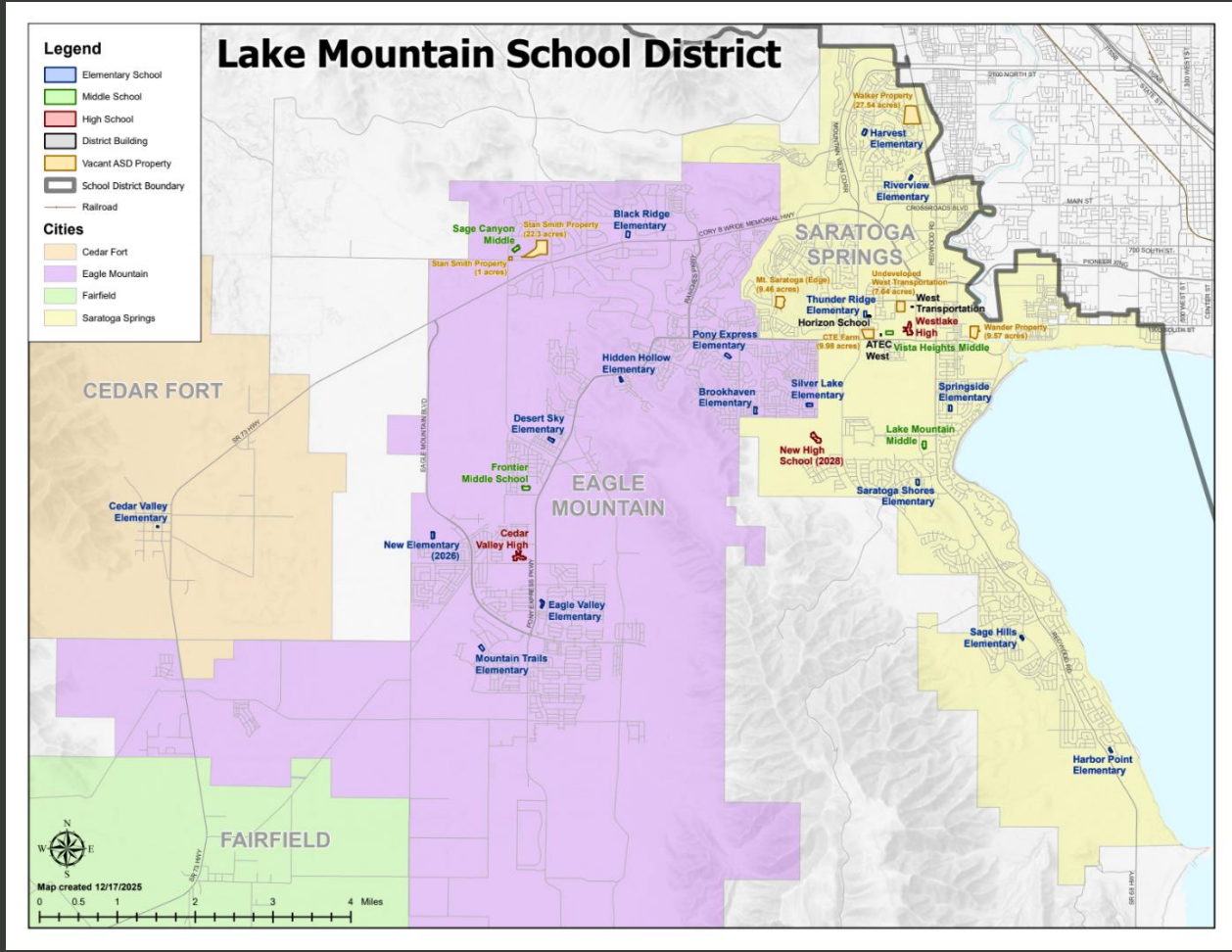


Figure 3. Annual Water Use

Table 6. Storage Improvements Required Through 2060

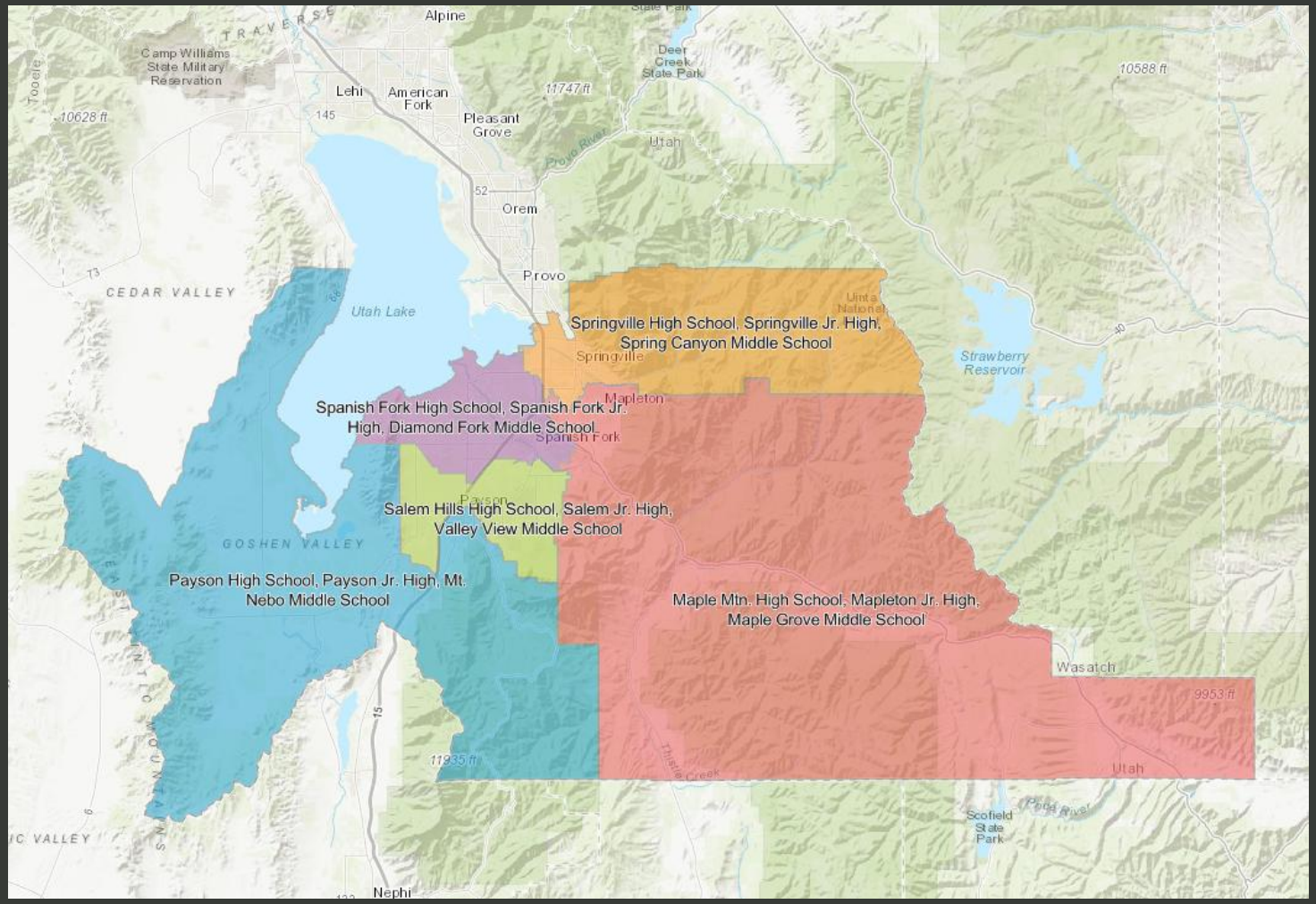
Year	Population	growth	growth rate	ERU	Required Equilization Storage (gal)	Available Equilization Storage (gal)	Excess/ Deficiency (gal)	Added Storage (gal)
2025	75,000	5200	6.93%	20,194.54	11,652,247	14,510,000	2,857,753	3,320,535
2026	80,200	5200	6.48%	21,503.91	12,407,754	14,510,000	2,102,246	
2027	85,400	5200	6.09%	22,813.28	13,163,262	14,510,000	1,346,738	
2028	90,600	5200	5.74%	24,122.65	13,918,769	18,310,000	4,391,231	4,000,000
2029	95,800	5200	5.43%	25,432.02	14,674,276	18,310,000	3,635,724	
2030	101,000	5200	5.15%	26,741.39	15,429,784	18,310,000	2,880,216	
2031	106,200	5200	4.90%	28,050.76	16,185,291	18,310,000	2,124,709	
2032	111,400	5200	4.67%	29,360.14	16,940,798	18,310,000	1,369,202	
2033	116,600	5200	4.46%	30,669.51	17,696,306	22,110,000	4,413,694	4,000,000
2034	121,800	5200	4.27%	31,978.88	18,451,813	22,110,000	3,658,187	
2035	127,000	5200	4.09%	33,288.25	19,207,320	22,110,000	2,902,680	
2036	132,200	5200	3.93%	34,597.62	19,962,827	22,110,000	2,147,173	
2037	137,400	5200	3.78%	35,906.99	20,718,335	25,435,000	4,716,665	3,500,000
2038	142,600	5200	3.65%	37,216.36	21,473,842	25,435,000	3,961,158	
2039	147,800	5200	3.52%	38,525.74	22,229,349	25,435,000	3,205,651	
2040	153,000	5200	3.40%	39,835.11	22,984,857	25,435,000	2,450,143	
2041	158,200	5200	3.29%	41,144.48	23,740,364	28,760,000	5,019,636	3,500,000
2042	163,400	5200	3.18%	42,453.85	24,495,871	28,760,000	4,264,129	
2043	168,600	5200	3.08%	43,763.22	25,251,379	28,760,000	3,508,621	
2044	173,800	5200	2.99%	45,072.59	26,006,886	28,760,000	2,753,114	
2045	179,000	5200	2.91%	46,381.96	26,762,393	32,085,000	5,322,607	3,500,000
2046	184,200	5200	2.82%	47,691.34	27,517,900	32,085,000	4,567,100	
2047	189,400	5200	2.75%	49,000.71	28,273,408	32,085,000	3,811,592	
2048	194,600	5200	2.67%	50,310.08	29,028,915	32,085,000	3,056,085	
2049	199,800	5200	2.60%	51,619.45	29,784,422	35,410,000	5,625,578	3,500,000
2050	205,000	5200	2.54%	52,928.82	30,539,930	35,410,000	4,870,070	
2051	210,200	5200	2.47%	54,238.19	31,295,437	35,410,000	4,114,563	
2052	215,400	5200	2.41%	55,547.56	32,050,944	38,735,000	6,684,056	3,500,000
2053	220,600	5200	2.36%	56,856.94	32,806,452	38,735,000	5,928,548	
2054	225,800	5200	2.30%	58,166.31	33,561,959	38,735,000	5,173,041	
2055	231,000	5200	2.25%	59,475.68	34,317,466	38,735,000	4,417,534	
2056	236,200	5200	2.20%	60,785.05	35,072,973	38,735,000	3,662,027	
2057	241,400	5200	2.15%	62,094.42	35,828,481	41,110,000	5,281,519	2,500,000
2058	246,600	5200	2.11%	63,403.79	36,583,988	41,110,000	4,526,012	
2059	251,800	5200	2.07%	64,713.16	37,339,495	41,110,000	3,770,505	
2060	257,000	5200	2.02%	66,022.53	38,095,003	41,110,000	3,014,997	

Utah Code Requirements
Annexation Policy Plans



Lake Mountain School District Boundaries

Utah Code Requirements
Annexation Policy Plans

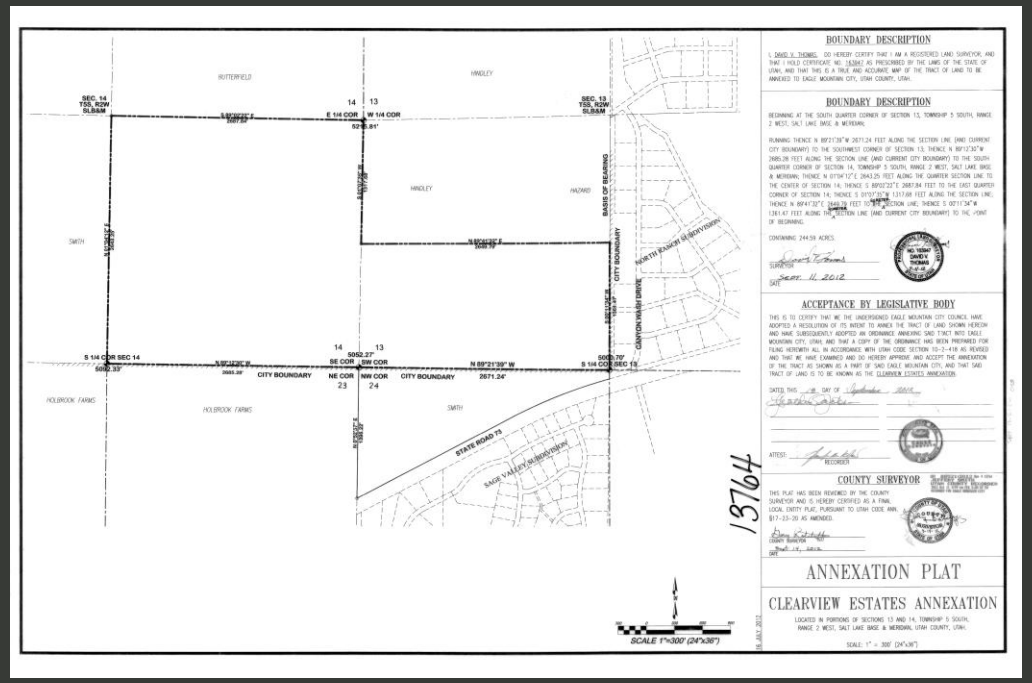


Nebo School
District Boundaries

Annexation Policy Plan Framework for Decision-Making

The Proposed Annexation Policy Plan is a Framework for Analyzing Proposed Annexations:

- **List of Potential Reasons for Annexation**
  - E.g., Employment and Economic Development, or Transportation Facilities
- **State Code Criteria**
  - E.g., Municipal Services: What services are needed in the area, and how will they be provided?
- **Statutory Limitations**
  - E.g., Annexations near airports, military installations, or School and Institutional Trust Lands Administration (SITLA) project areas must comply with additional statutory requirements.
- **City Consideration**
  - E.g., Water Availability: Confirming that sufficient water rights and infrastructure exist to serve new development without compromising current residents' wellbeing.



Area 1

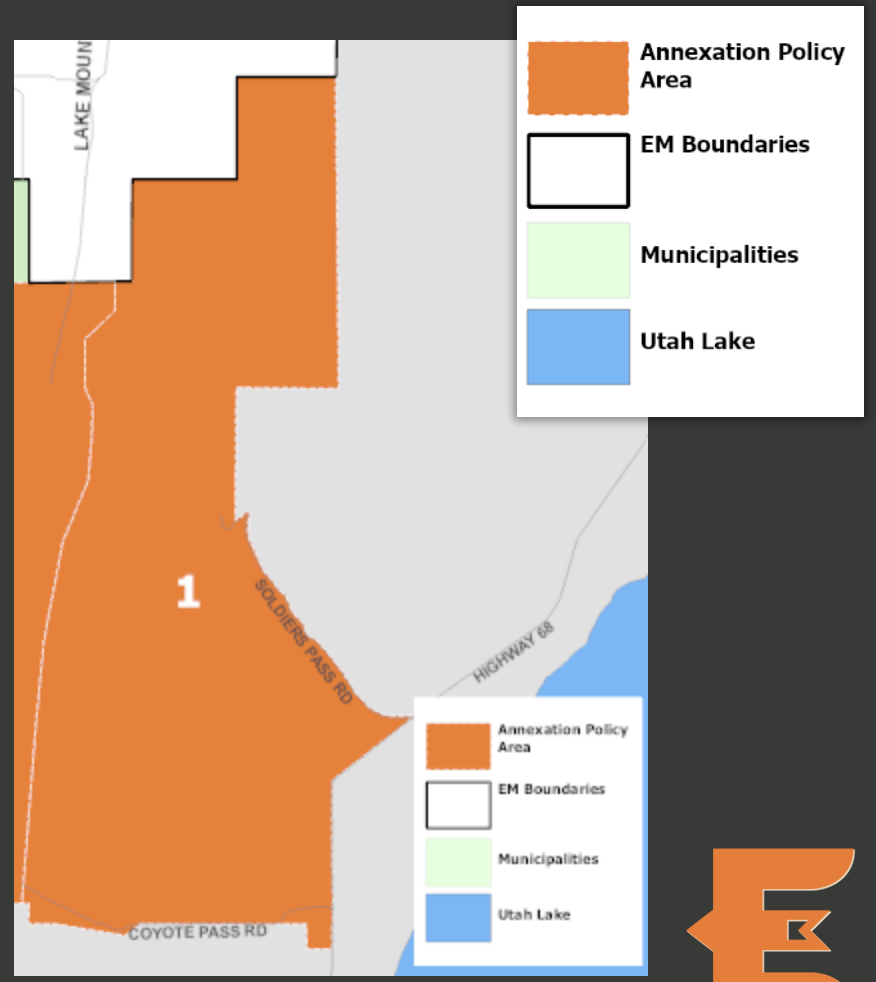
Located southeast of Eagle Mountain near the Utah Lake shoreline and southwest of the Lake Mountains

Potential Benefits:

- potential connection to Utah Lake and Redwood Road (SR68)
- preserves a possible regional transportation corridor toward Elberta and west Utah County
- access to regional recreation opportunities, including trail systems and shoreline amenities
- land for fostering agricultural uses and developing large-lot residential properties

Potential Challenges:

- significant cost of extending infrastructure
- potential environmental considerations near the Lake
- need for coordinated planning with Saratoga Springs



Area 2

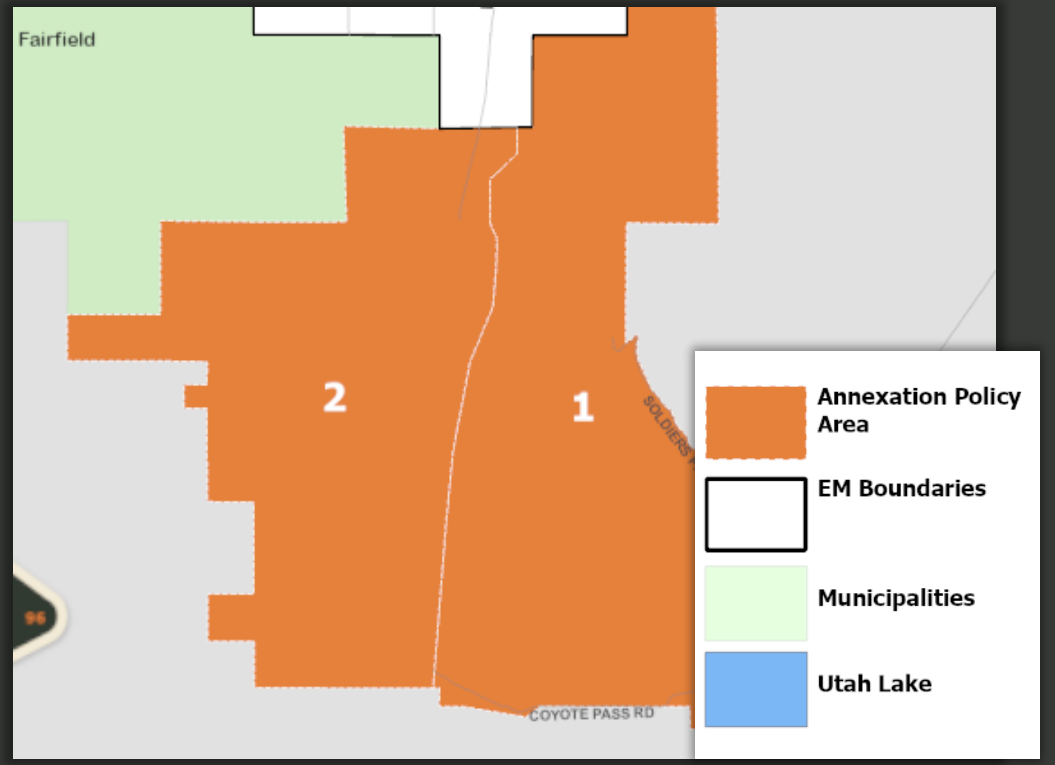
This area lies south of the City and to the southeast of nearby Fairfield.

Potential Benefits:

- strategic opportunity for energy infrastructure, including natural gas, solar generation, or potential small modular nuclear facilities
- City controls a critical utility corridor and positions Eagle Mountain as a leader in energy development
- diversifies the City's economic and employment opportunities, expands utility services

Potential Challenges:

- significant infrastructure investment
- potential visual and environmental impacts
- need for careful siting to maintain compatibility with surrounding land uses



Area 3

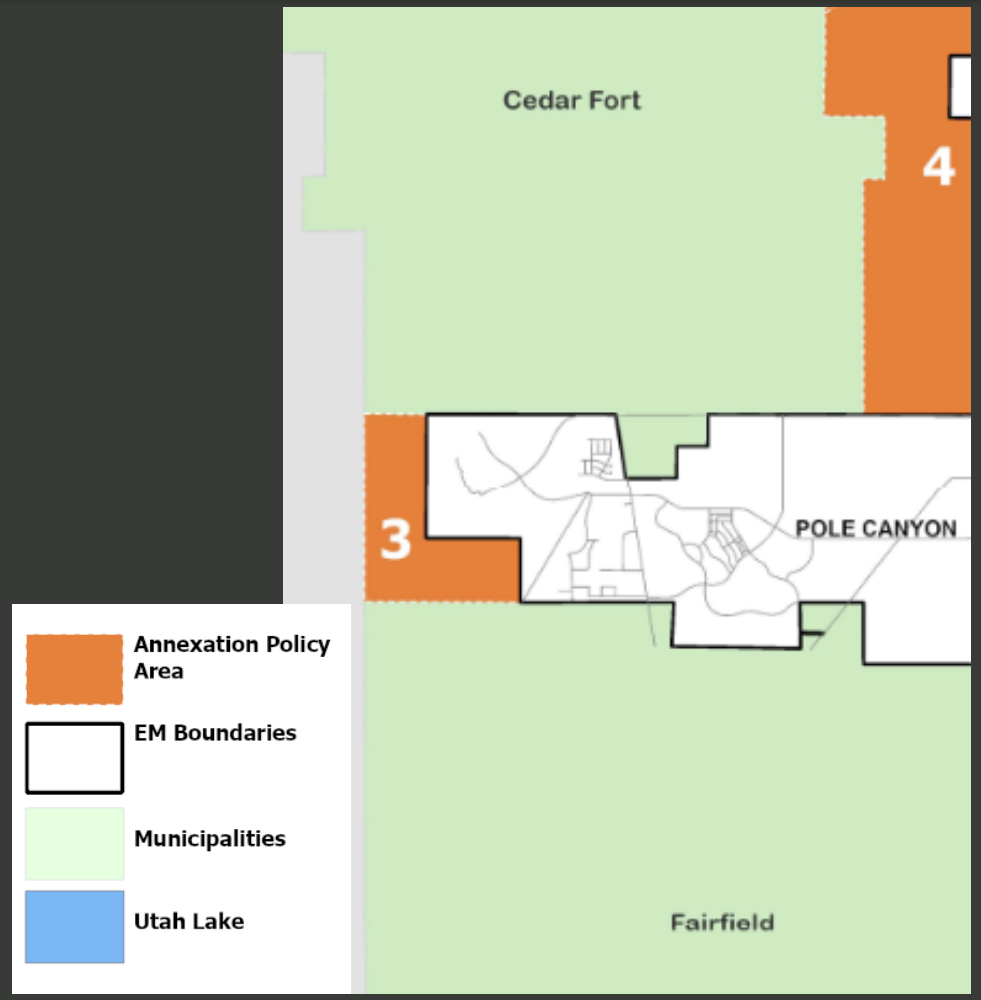
Situated west of Eagle Mountain and northwest of Fairfield. It lies along the hillside, west of the Firefly development, and consists mostly of land controlled by the BLM.

Potential Benefits:

- continuity of City's boundaries
- recreational access and management of open space on the western side of the valley

Potential Challenges:

- extending infrastructure to undeveloped lands
- proper phasing to support orderly expansion of services and facilities



Area 4

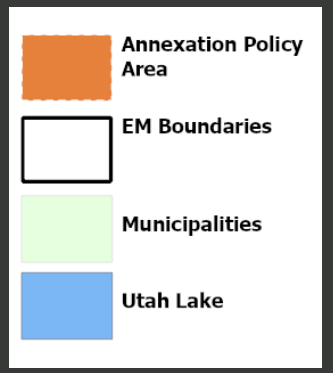
Located south of SR 73, west of the future Cedar Valley Freeway, and east of Cedar Fort.

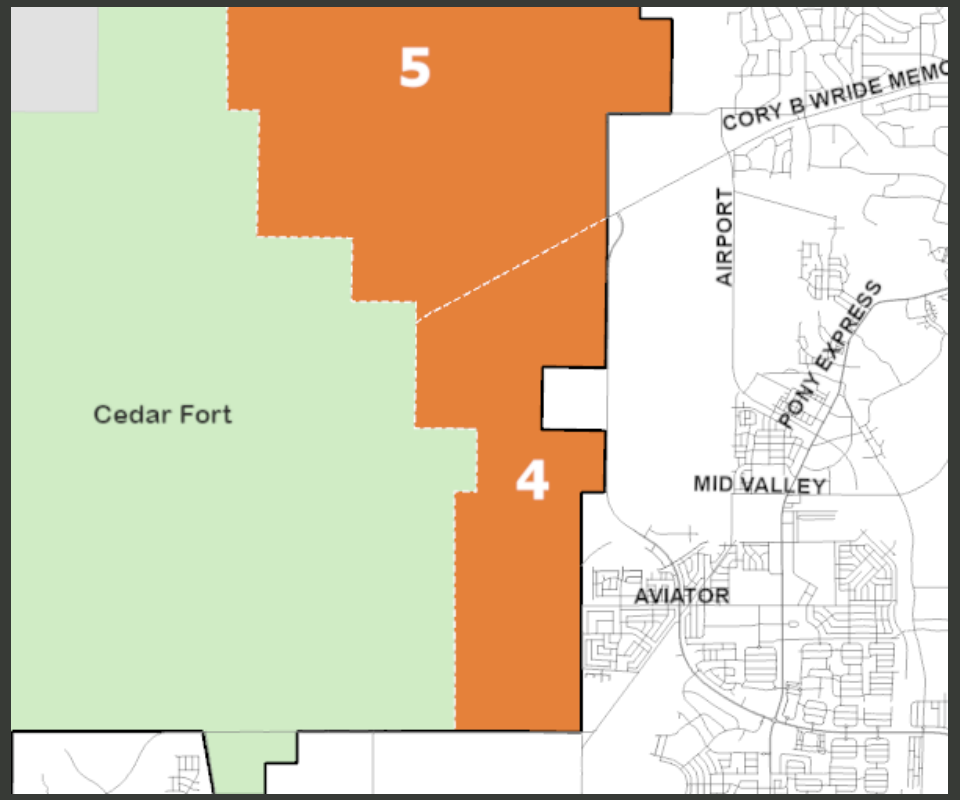
Potential Benefits:

- helps preserves transportation and transit corridors identified in the City's Transportation Master Plan
- economic growth, improved connectivity, and opportunities for transportation and logistics focused uses
- room to grow and expand potential medical, educational, life/agricultural science campuses

Potential Challenges:

- noise, traffic impacts, and the cost of major infrastructure
- compatibility with residential areas and preservation of open space and wildlife corridors
- coordination with Cedar Fort to ensure compatible land use and transportation planning across municipal boundaries





Area 5

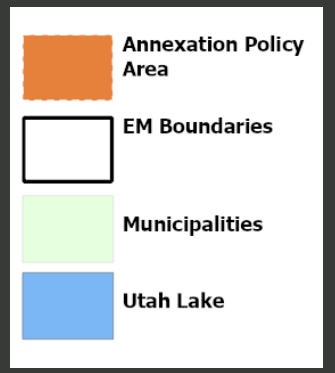
Bordering Camp Williams on the City's northwestern edge

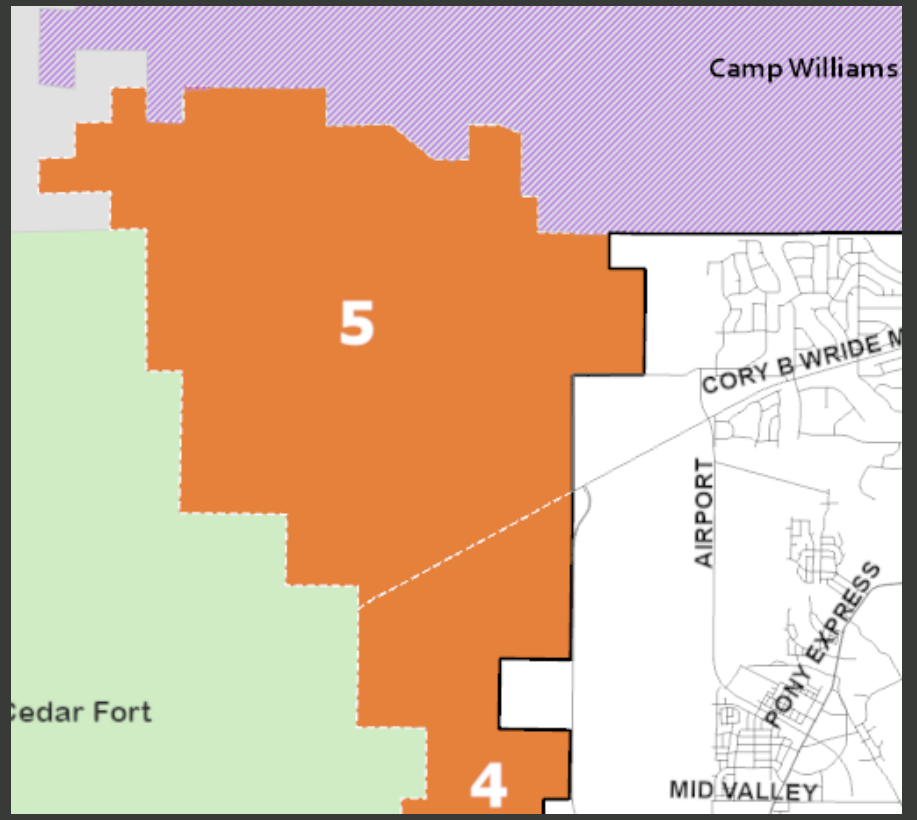
Potential Benefits:

- recreation, agritourism, and light industrial uses that diversify the local economy
- opportunities for expansion of the City's recreation system, including trailheads
- municipal satellite facilities to improve service response times for the northern region of the City
- land for agricultural uses and large-lot residential properties

Potential Challenges:

- coordination with Cedar Fort and military partners, including ACUB (Army Compatible Use Buffer) restrictions
- extension of utilities
- careful planning to determine wildlife corridor widths and preserve ecological connectivity





Area 6

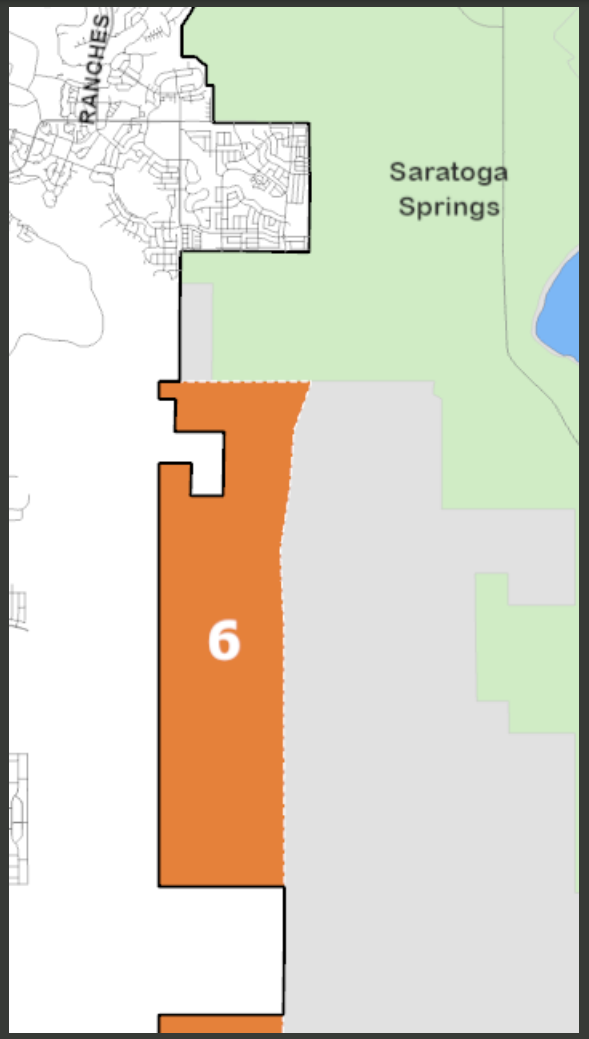
Located in the Lake Mountains and consisting mainly of land controlled by the BLM

Potential Benefits:

- expanded outdoor recreation, including new trailheads, trails, campgrounds, and natural open spaces
- strengthen Eagle Mountain's position as a recreation destination while preserving scenic views
- tourism or vacation-oriented uses could enhance the area's role as a regional recreation destination

Potential Challenges:

- limited infrastructure access, wildfire risk, and the need to safeguard sensitive habitats and wildlife migration routes
- careful planning and adherence to environmental stewardship principles and protecting ecological health
- coordination with Saratoga Springs



Area 7

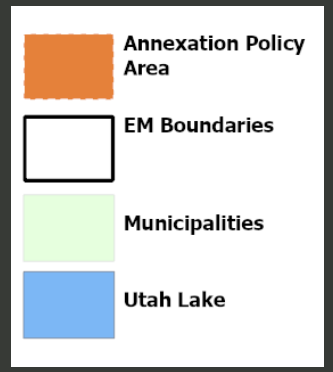
Located in the Lake Mountains and near the shores of Utah Lake

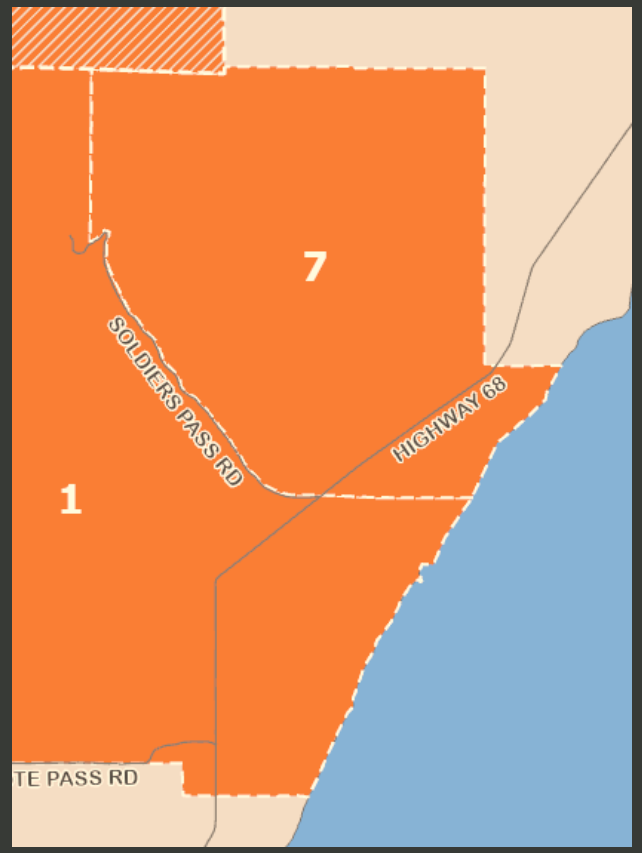
Potential Benefits:

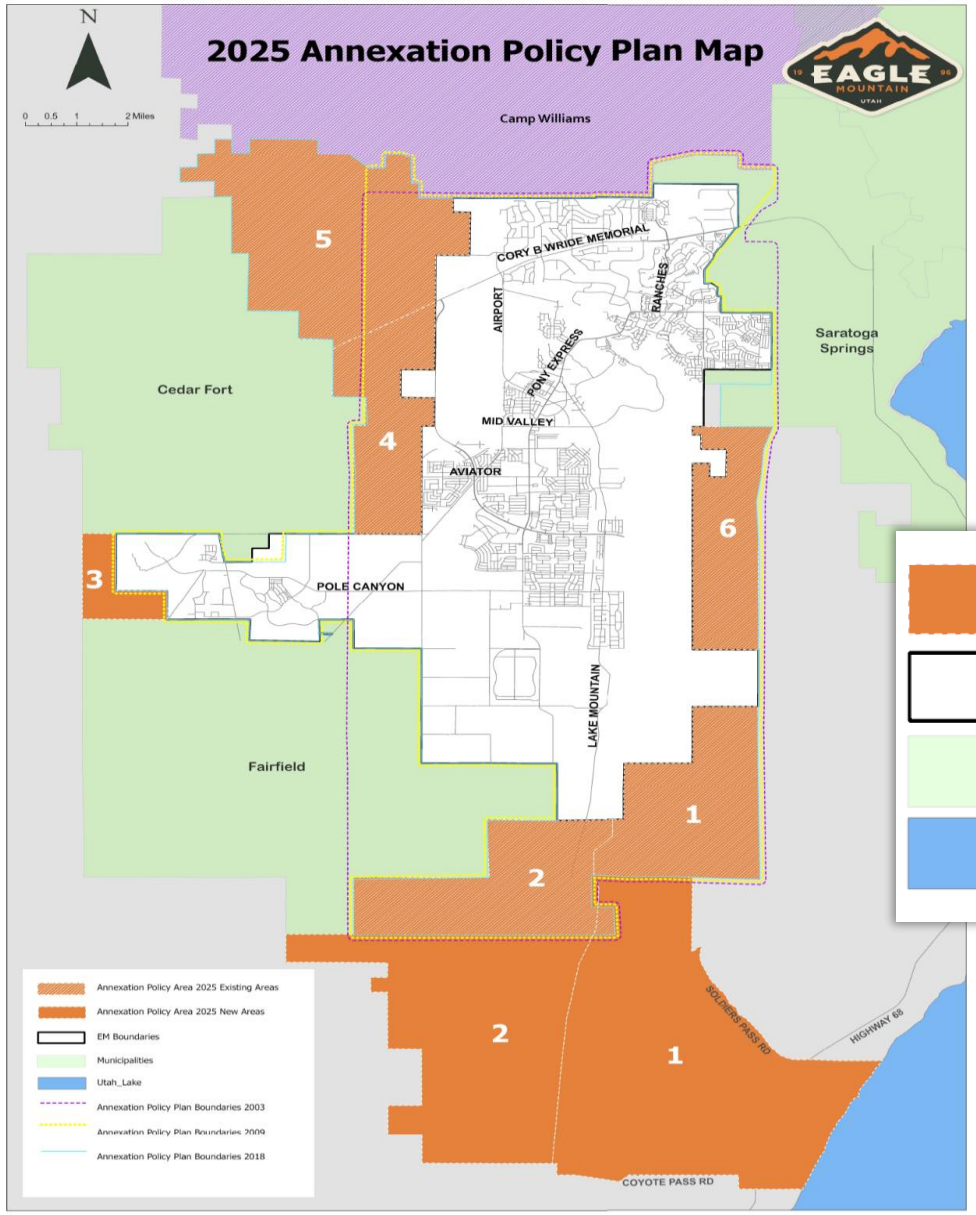
- access to Utah Lake and connection to Redwood Rd (Hwy 68)
- City could potentially work with mineral rights owners to develop road and utility infrastructure
- minerals could benefit Eagle Mountain's growing tech industry

Potential Challenges:

- significant cost of extending infrastructure
- potential environmental considerations related to Lake and strategic resource exploration and development
- coordination with Saratoga Springs and landowners to prevent conflicts





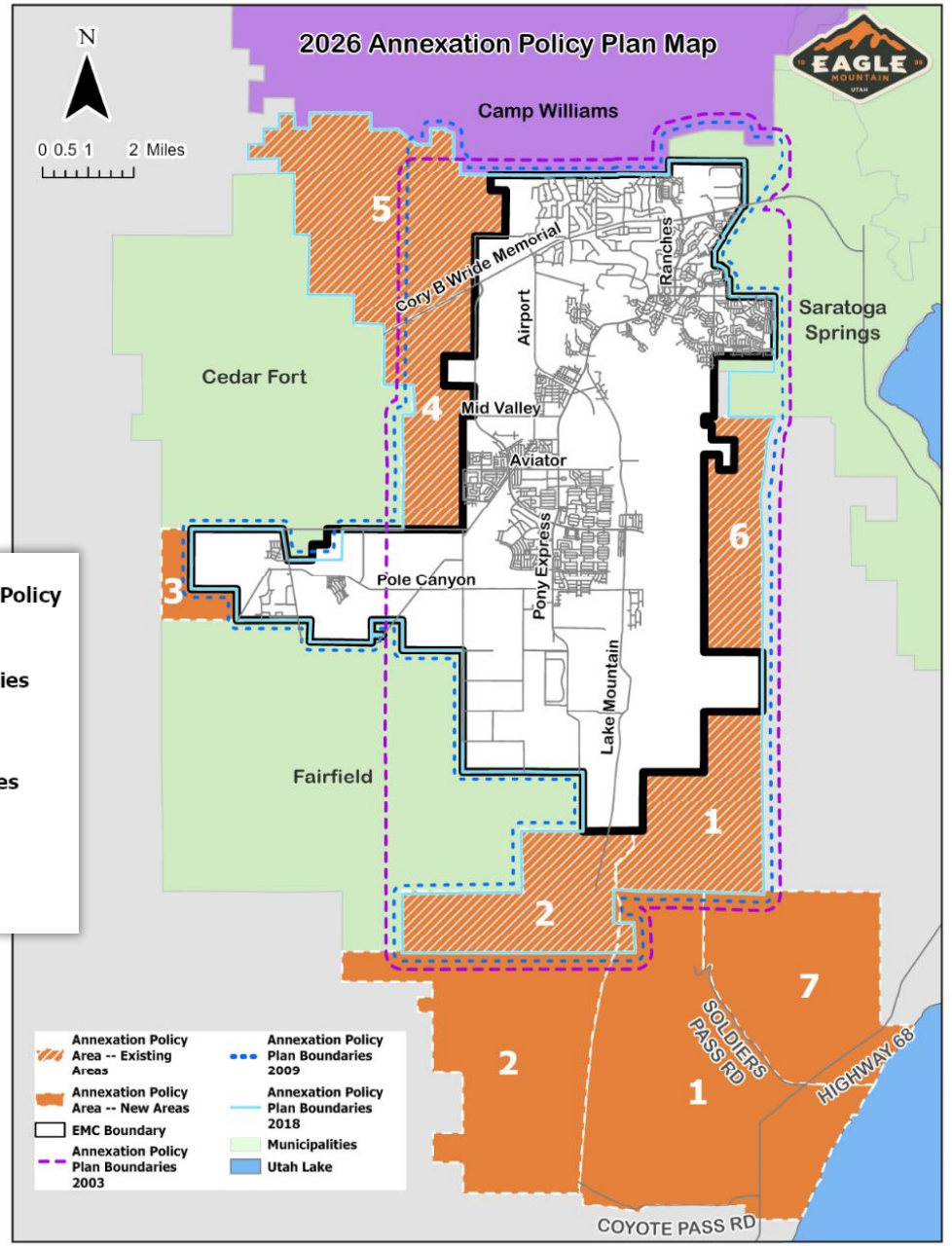


Annexation Policy Area

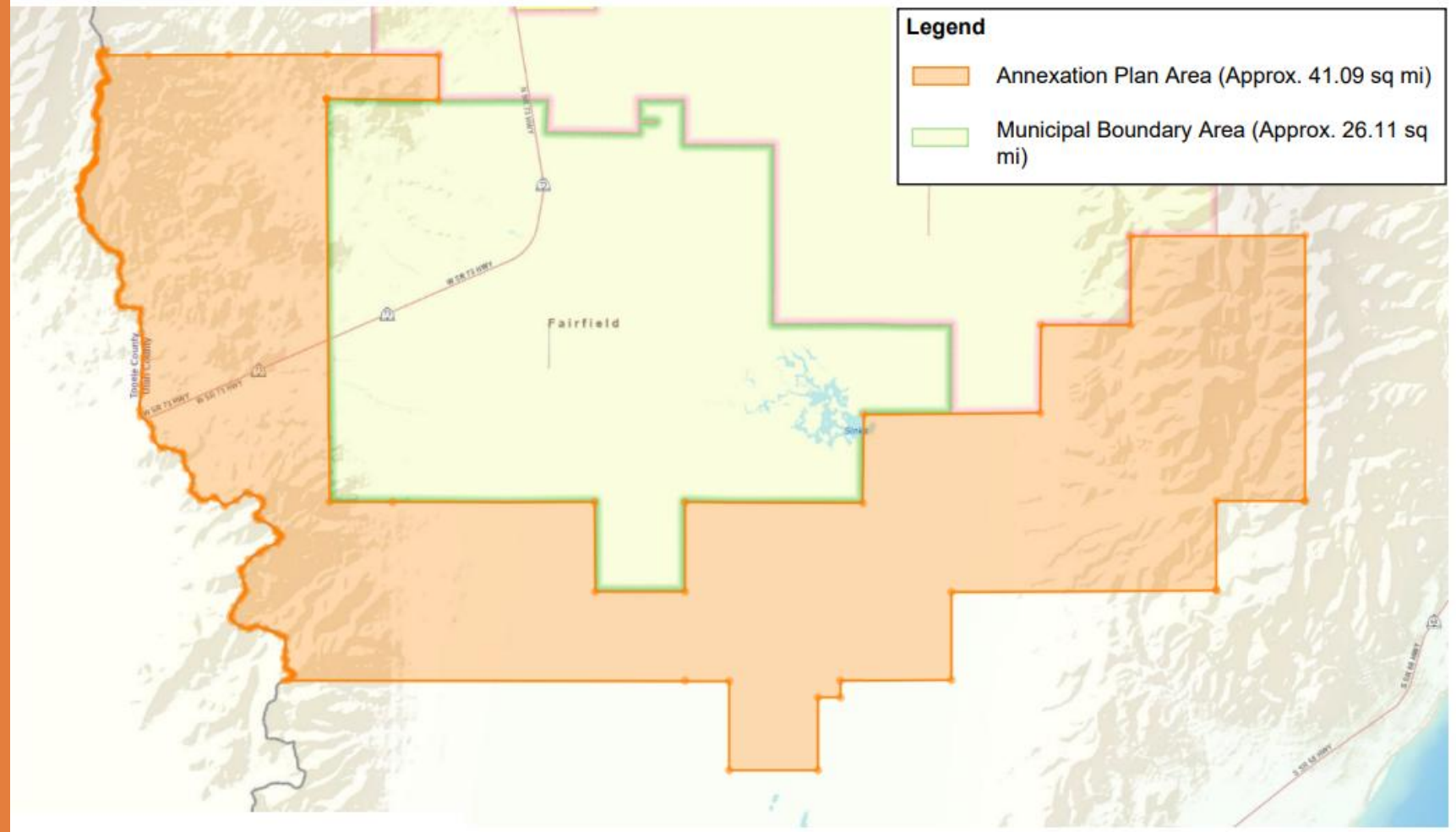
EM Boundaries

Municipalities

Utah Lake

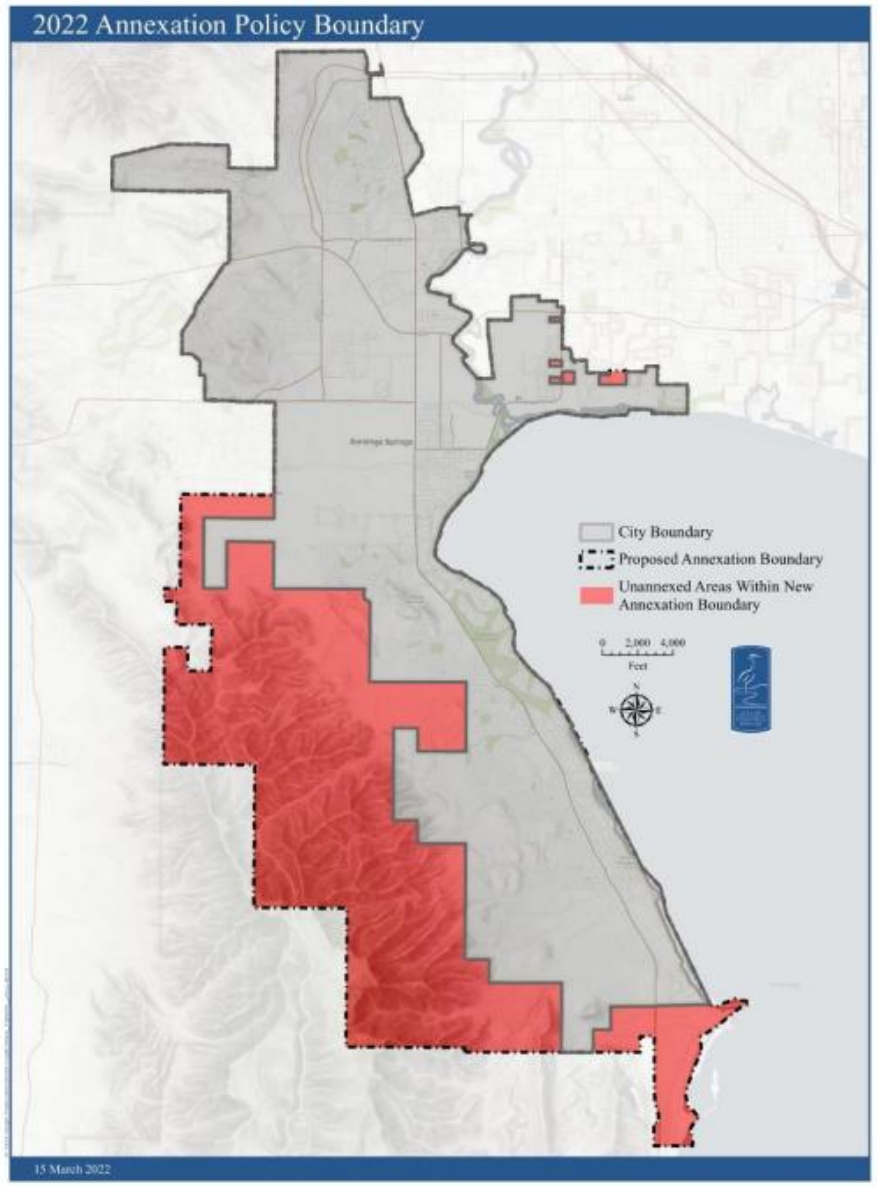


Town of Fairfield
Annexation Policy Map



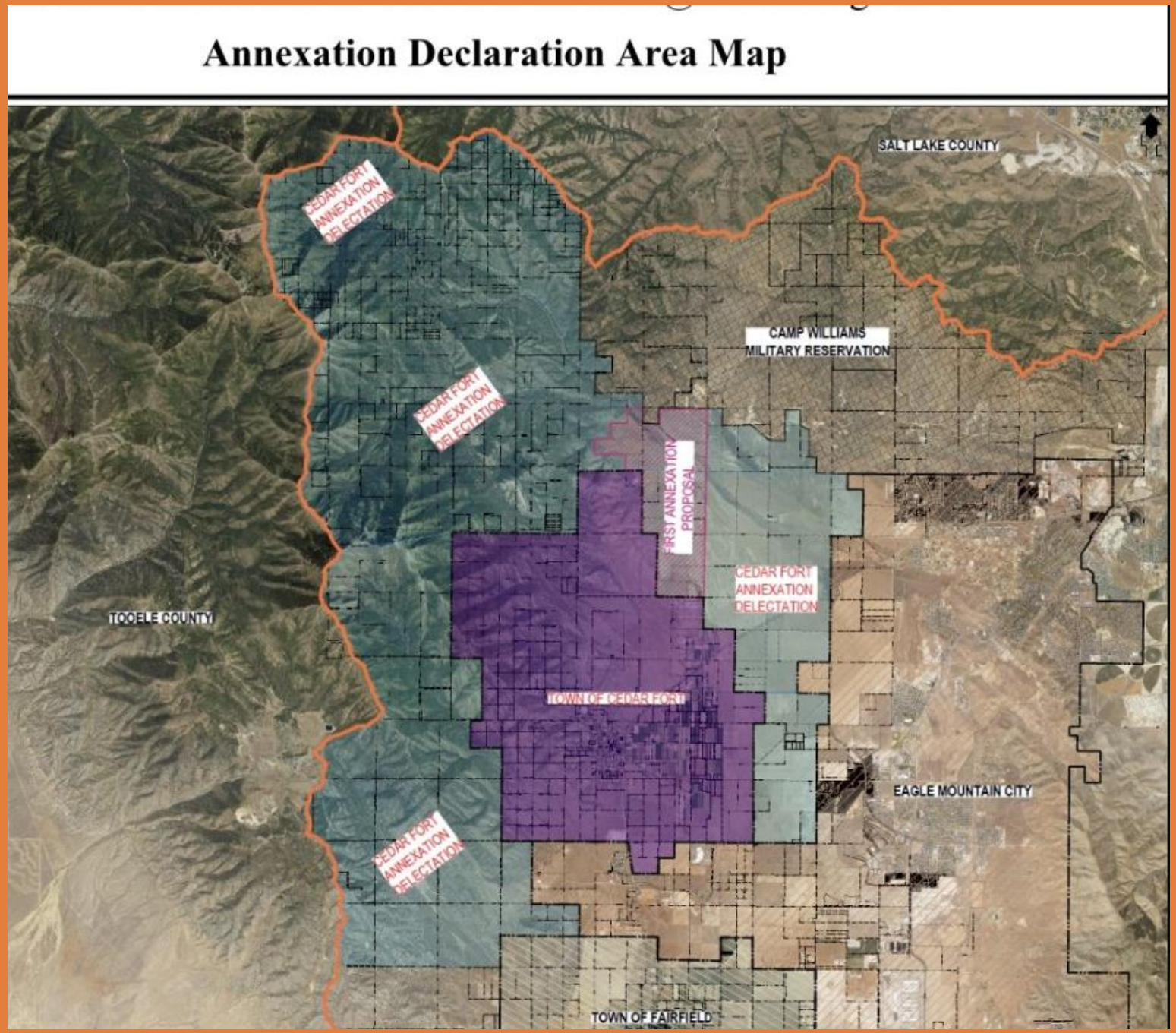
Fairfield

Section 2. Annexation Policy Plan Map.



Saratoga Springs

Cedar Fort


Annexation Declaration Area Map
SALT LAKE COUNTY
CEDAR FORT ANNEXATION DELECTATION
CAMP WILLIAMS MILITARY RESERVATION
CEDAR FORT ANNEXATION DELECTATION
FIRST ANNEXATION PROPOSAL
CEDAR FORT ANNEXATION DELECTATION
TOOELE COUNTY
TOWN OF CEDAR FORT
EAGLE MOUNTAIN CITY
CEDAR FORT ANNEXATION DELECTATION
TOWN OF FAIRFIELD

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 7, 2026**
TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Vehicle Parking in Residential Zones.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING
No

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

RECOMMENDATION:
Staff recommends the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 Parking, Regarding Vehicle Parking in Residential Zones.

BACKGROUND:
Neighborhood Improvement proposes changes to the parking code regarding residential property. The first is to reduce the time a vehicle may be parked on a public street from 72 hours to 48 hours. The second is to require that any vehicle, trailer, or similar that is not currently licensed to be located behind the front setback behind a site obscuring fence or within an enclosed garage.

ITEMS FOR CONSIDERATION:
EMMC Section 10.10.100 heading is also proposed to be changed. Based on the heading, requirements listed in this section apply to public streets, yet the requirements listed apply to parking on a public street and parking on private property. The heading is proposed to be changed to reflect parking standards on a public street and private property.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Ordinance
2. Redlines

ORDINANCE NO. O- -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 10.10 PARKING, REGARDING VEHICLE PARKING IN RESIDENTIAL ZONES

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 10.10 Parking, regarding Vehicle Parking in Residential Zones to address the parking of unlicensed vehicles, trailers, and similar vehicles in residential zones, and to reduce the maximum time a vehicle may be parked on a public street, as set forth in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other procedural requirements have been completed to consider amendments to Chapter 10.10 of the Eagle Mountain Municipal Code, as described in Exhibit A.

2. Eagle Mountain Municipal Code Chapter 10.10 Parking, regarding Vehicle Parking in Residential Zones is amended as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

3. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.

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

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

EAGLE MOUNTAIN CITY, UTAH

_____
Jared R. Gray, Mayor

ATTEST:

_____
Lacie A. Messerly
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of July, 2026.

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

_____

Lacie A. Messerly
City Recorder

Posted on _____ by _____.

Exhibit A

10.10.030 Parking on public streets without being moved.

It is unlawful to leave any vehicle parked continuously on a public street for longer than 7248 hours without having been driven a distance of at least 400 feet. before returning to the same location.

10.10.100 Parking in residential zonesprohibited 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 city for a period of time longer than 24 hours;

2. Commercial vehicle on any public street within a residential zone of the 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 within the front yard area (excluding a paved or gravel driveway) of any residential zone of the city;

4. 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);

5. Commercial vehicle on any lot or parcel within any residential zone of the city; or

6. 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.

7. Unlicensed agricultural vehicles, recreational vehicles, trailers, or other vehicles within the front setback and must be located behind a sight obscuring fence or within an enclosed garage.

B. Exceptions. This section shall not restrict the temporary parking or stopping of a 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** **JULY 7, 2026**
TITLE:	Discussion and Possible Action: Citywide Speed Management Study at Key Locations.
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	Unknown at this time
APPLICANT:	City-initiated

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 that the City Council authorize staff to issue a Request for Proposals (RFP) for a Citywide Speed Management and Traffic Operations Study at key locations at a cost not to exceed $50,000 with the final contract amount to be determined through the competitive proposal process.

BACKGROUND:
Over the past several months, Eagle Mountain City has received an increasing number of speeding concerns from residents, the Mayor, City Council, and City staff. While many concerns may warrant transportation improvements, staff believes that engineering decisions should be supported by objective traffic data and site-specific evaluations.

The proposed study will provide a comprehensive, data-driven evaluation of reported speeding locations throughout the City. The selected consultant will collect traffic data, evaluate roadway operating conditions, review existing speed limits, and determine whether transportation improvements are warranted. Recommendations may include speed limit modifications, enhanced enforcement, speed feedback signs, pavement marking modifications, traffic-calming measures, or other operational improvements based on accepted engineering practices.

The study is intended to establish a consistent and defensible process for evaluating speeding concerns, prioritizing future transportation improvements, and ensuring that public funds are invested where they provide the greatest benefit while minimizing unintended impacts to traffic operations and neighborhood safety.

The consultant will prepare a final report, decision matrix, planning-level cost estimates, and present the findings and recommendations to the City Council.

ITEMS FOR CONSIDERATION:
In addition to the citywide speed management study, the City Council should consider including an

evaluation of the proposed roadway connection between Inverness Lane (Eagle Mountain) and Talus Ridge Drive (Saratoga Springs).

Because traffic and speed data will already be collected along Inverness Lane and Vernham Drive as part of the proposed study, this evaluation can likely be completed at a relatively low additional cost. The evaluation could include:

- Existing and projected traffic volumes
- Directional traffic distribution
- Neighborhood traffic impacts
- Cut-through traffic potential
- Emergency access benefits
- Transportation network connectivity
- Operational and safety impacts
- Identification of any roadway, intersection, or traffic calming improvements that may be necessary if the connection is constructed

This information would provide the City Council with updated engineering data to better understand the potential impacts of the proposed connection and assist with future policy decisions.

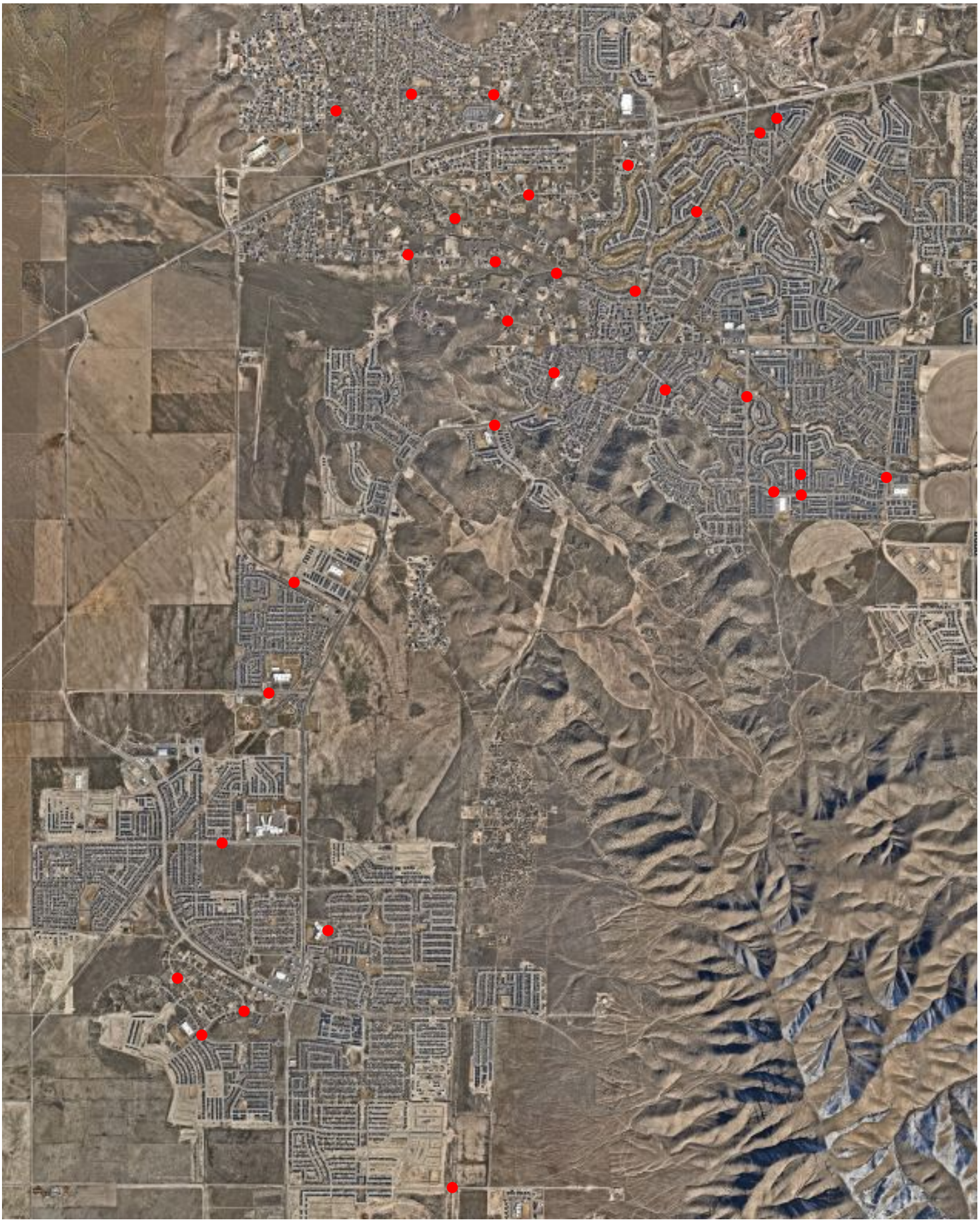
PLANNING COMMISSION ACTION/RECOMMENDATION:
NA

ATTACHMENTS:
1. Speed Study Locations
2. Saratoga Springs Memo - Mt. Saratoga TIS Addendum
3. Presentation

Speed Study Locations

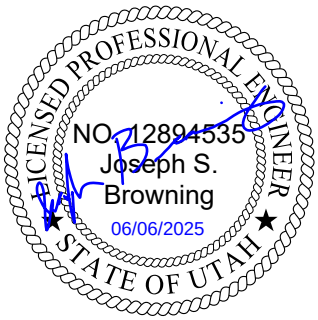
1. Cedar Pass Road as it turns and heads south to Crest Rd
2. Valley Dr midway point
3. Ranch Rd midway point
4. Ranch Rd at eastern corner heading south
5. Half Mile Road and Crest Road
6. Foot Hill Road corner
7. Ranches Pkwy and Half Mile Road
8. Ira Hodges Scenic and Russell Rd
9. Majors St between Russell Rd and Waddell Rd
10. Golden Eagle and Silver Creek Way
11. Silver Creek Way between Golden Eagle and Harvest Crop Dr
12. Ranches Pkwy and Saddleback Dr
13. Inverness Ln between Mt Airey and Vernham Dr
14. Vernham Dr between Inverness Ln and SR-73
15. Mustang Way and Autumn Dr
16. Canyon Wash Dr and Deerfield Cir
17. Barton Creek Dr and Desert Canyon Rd
18. Ira Hodges Scenic and Springwater way (Mountain Trails Elementary)
19. Heritage Dr between Cedar Trails Way and Independence Way at school crossing (Eagle Valley Elementary)
20. Pole Canyon and Lake Mountain Rd (John Hancock Charter)
21. Airport Road and Arnot Peak (Desert Sky Elementary)
22. Pony Express and Hidden Valley Pkwy (Hidden Hollow Elementary)
23. Pony Express and Red Hawk Ranch (Ranches Academy)
24. Porters Crossing and Smith Ranch (Pony Express Elementary)
25. Golden Eagle and Seedling Dr (Brookhaven Elementary)
26. Silverlake and Golden Meadow Crossing (Silver Lake Elementary)
27. Sunset Dr and Autumn Dr (Black Ridge Elementary)
28. Lake Mountain Corridor and Boulter Peak Ln (Frontier Middle School)
29. Aviator Ave east of Hoof Print Ct (Cedar Valley High School)
30. Stonebridge Ln and Skye Loop (Rockwell Charter High School)

SPEED STUDY LOCATIONS



HALES ENGINEERING
innovative transportation solutions

MEMORANDUM



Date: June 6, 2025

To: City of Saratoga Springs

From: Hales Engineering

Subject: Saratoga Springs – Mt. Saratoga Talus Ridge Drive Connection

UT25-1501

Introduction

This memorandum serves as an addendum to the Mt. Saratoga TIS and discusses the cut-through traffic on the new Talus Ridge Drive connection to Eagle Mountain. Information in this memo originates from the Saratoga Springs buildout travel demand model developed as part of the Saratoga Springs Transportation Master Plan. This memorandum also comments on the general impact to local traffic and the potential of increasing traffic if SR-73 becomes overly congested.

Analysis

The Saratoga Springs buildout travel demand was developed for use in the Saratoga Springs Transportation Mater plan in 2021. The buildout model included a connection of Talus Ridge Boulevard in Saratoga Springs connecting to Inverness Lane in Eagle Mountain. As shown in Figure 1, the projected average daily traffic (ADT) on this road is 2,000 vehicles.

The travel demand model predicts traffic volumes by moving trips through the quickest and most efficient path from one area to another. The combination of Inverness Lane and Talus Ridge Drive is an indirect route between SR-73 and Mountain View Corridor with a low speed limit. Therefore, it is unlikely that cut-through traffic from SR-73 to Mountain View Corridor would contribute a significant amount of traffic through this new connection.

In the event of a significant road closure or vehicle crash event that limits or closes vehicle flow on SR-73, cut-through traffic may occur on this route. However, such an event is considered uncommon and not a normal occurrence.

Connecting Talus Ridge Drive with Inverness Lane would primarily benefit local neighborhood traffic in Saratoga Springs and Eagle Mountain. A direct connection between these neighborhoods helps to make trips between destinations more direct and therefore shorten the driving times for residents of the area. The connection can aid in removing unnecessary trips on congested roadways like SR-73 and Mountain View Corridor.

Figure 1: Daily Traffic Volumes (in thousands) from Travel Demand Model

In addition, Hales Engineering used the Iteris ClearGuide to analyze typical congestion data on SR-73 and Mountain View Corridor. When accounting for the typical congestion on these roads, driving on major roads remains a preferable alternative over cutting through on Talus Ridge Drive. Drivers on these roads will likely experience equal or slightly faster travel times on SR-73 and Mountain View Corridor even at the most congested hours of the day. In the future, the conversion of SR-73 and Mountain View Corridors into a freeway will solidify these routes as a preferred travel route. Talus Ridge Drive will primarily serve local residents.

Conclusions

The findings of this study are as follows:

- The Saratoga Springs Travel Demand Model predicts a daily traffic volume of 2,000 vehicles a day on Talus Ridge Drive upon the completion of the connection with Inverness Lane in Eagle Mountain.
- Cut-though traffic from SR-73 and Mountain View Corridor is unlikely outside the rare occurrence that vehicle flow on SR-73 is blocked or severely restricted.
- The proposed connection will primarily connect local residents to nearby destinations, shorten driving times, remove unnecessary trips from SR-73 and Pony Express Parkway.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

Citywide Speed Management Study

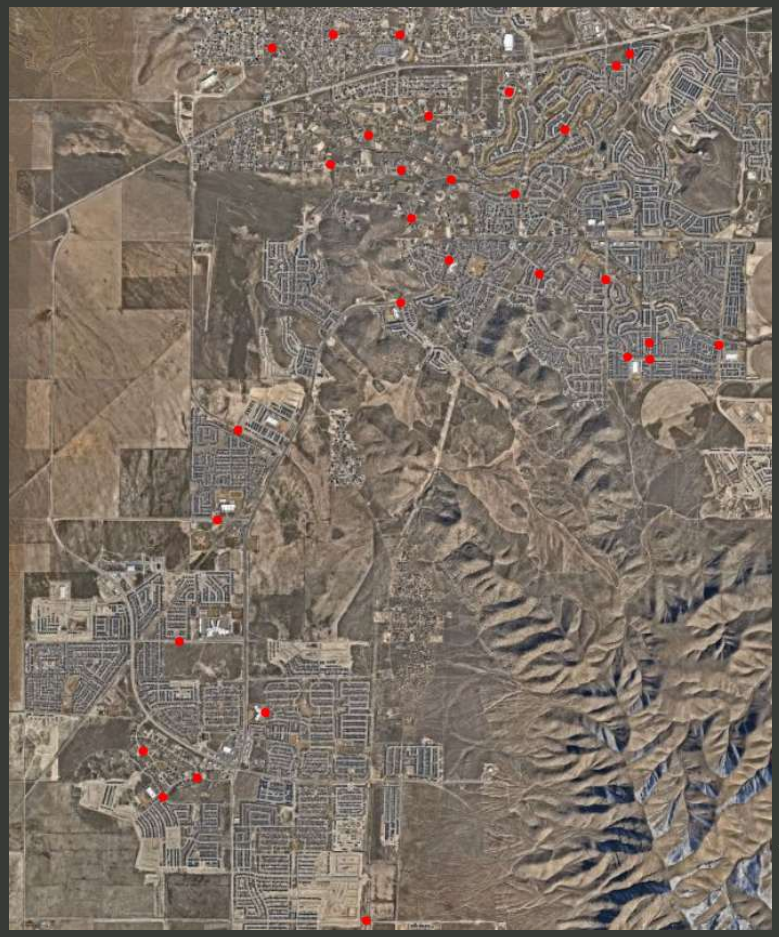
David Salazar, PE

Assistant City Engineer

Why Are We Here?

Speeding Concerns Continue to Increase

- Resident complaints
- Mayor and City Council concerns
- Staff observations
- Need to ensure safety at school crossings
- Need for objective engineering data
- Improve safety while maintaining traffic flow



Current Challenge

- Unknown if speeding exists
- Unknown severity of concerns
- Different roads require different solutions
- Improvements should be data-driven
- Avoid unintended traffic or safety impacts
- Prioritize limited City funding

Proposed Study

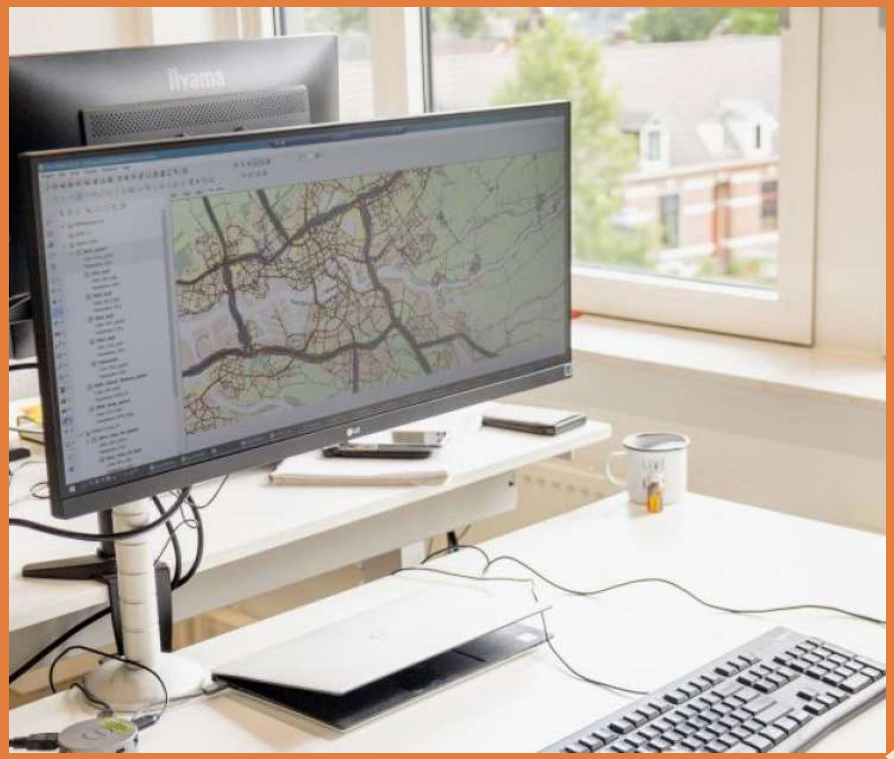
- Collect traffic and speed data
- Evaluate roadway conditions
- Review posted speed limits
- Evaluate traffic calming solutions, if warranted
- Recommend transportation and safety improvements
- Develop a prioritized implementation plan
- Estimated Budget: Not to Exceed $50,000

Data Collection

- Vehicle speeds & 85th percentile speeds
- Traffic volumes (ADT)
- Vehicle classifications
- Peak-hour traffic conditions
- Roadway geometry & site conditions
- Crash history (where applicable)

Engineering Evaluation

- Is speeding occurring?
- Is the speed limit appropriate?
- Are improvements warranted?
- What is the best solution?
- Engineering's estimate for construction
- Priority ranking for implementation



Potential Recommendations

Recommendations may include:

- No action
- Radar speed feedback signs
- Speed limit modifications
- Pavement marking improvements
- Curb extensions/bulb-outs
- Elevated crosswalks
- Other traffic calming improvements

Benefits to the City

- Data-driven engineering decisions
- Prioritized transportation improvements
- Better use of City resources
- Improved safety for motorists and pedestrians
- Avoid unintended traffic, operational, and neighborhood impacts
- Consistent process for future speeding requests

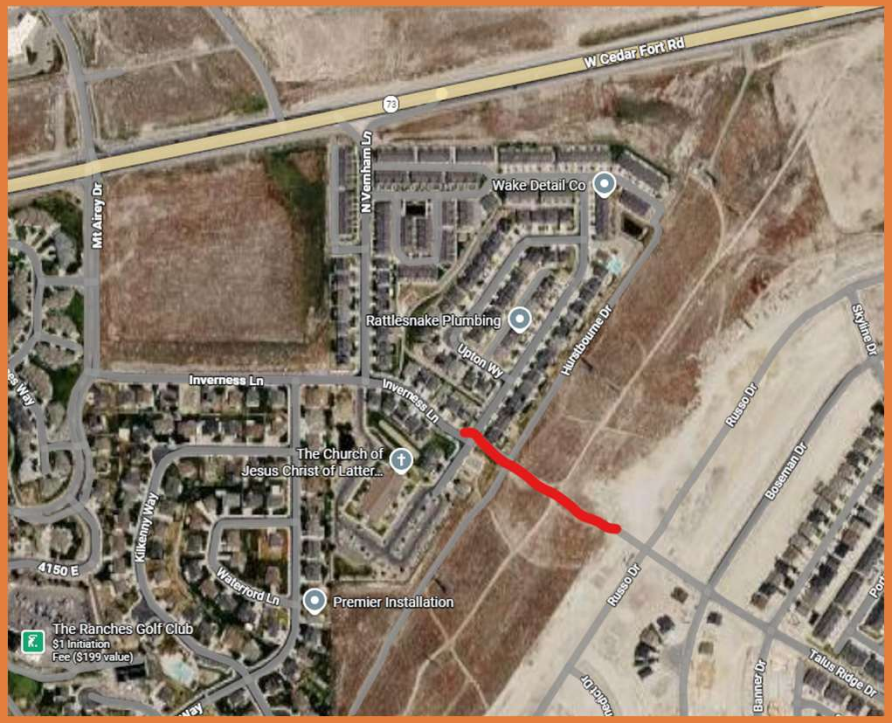
- **The goal is to identify the right improvement at the right location—not apply the same solution everywhere.**

Additional Evaluation Opportunity: Scenic Mountain / Mt. Saratoga Connection

Use the same data collection to evaluate:

- 2025 traffic study (≈2,000 vehicles/day)
- Updated traffic modeling
- Traffic volumes & travel patterns
- Neighborhood impacts
- Safety improvements, if needed

Benefit: Minimal additional cost by leveraging the citywide speed study.



Final Deliverables

The consultant will provide:

- Comprehensive engineering report
- Decision matrix for every study location
- Planning-level cost estimates
- Priority ranking of improvements
- City Council presentation
- Final report incorporating Council feedback

Requested Action

Staff requests approval to:

- Utilize **up to $50,000** for the Citywide Speed Management Study
- Include the Scenic Mountain / Mt Saratoga connection
- Procure a transportation engineering consultant
- Return to City Council with the completed study and recommendations

Questions?

Upcoming Staff Agenda Items for City Council Information (Tentative)

Development Projects

- PH Sunset Mountain Property Rezone
- PH Scenic Mountain Rezone

Code Amendments

- PH Enacting Section on Addressing and Street Naming (WS DISC 1/20)
- PH Amending EMMC 16.15 Concept Plans
- PH Cost Estimate Code 16.20, 16.25 & 17.100

Other Items

- PH Future Land Use Map – General Plan Amendment
- WS DISC – E-bikes/motorcycles on Trails
- WS DISC - Eagle Mountain Properties Phase 2, Part 1 - Rezone of 31 Properties (2/3)
- PH Eagle Mountain Chapel and Recreation Building Site Plan
- PH Eagle Mountain Chapel and Recreation Building Development Agreement

Redevelopment Agency

- PH Mid-Valley CRA Project Area Plan & Budget

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

Updated 07/02/2026 - LM