EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

June 25, 2024, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

1. Discussion Items

1.A DISCUSSION - Towns at Brylee Farms Phase B
Brylee Farms Phase B Phasing Plan
Applicant's Narrative and Request
Brylee Estates Phase B Prelim Plat - Approved 7.16.2019
Brylee Estates Amended Prelim Plats - Approved 1.5.2021

1.B DISCUSSION - ADU Code Minor Revisions
Planning Commission discussion regarding implementation of a size cap for attached ADUs, minimum connection requirements between existing homes and ADU additions, and any considerations possible to encourage harmonious architecture between a home and add-on.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A June 11, 2024 Planning Commission Minutes
PC 06.11.2024 DRAFT Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM/PUBLIC HEARING - Eagle Square Commercial Phase 1 - Preliminary Plat
Preliminary plat approval of a 5-lot commercial subdivision.
Eagle Square Prelim Plat

6.B ACTION ITEM/PUBLIC HEARING - Second Kitchen - CODE AMENDMENT
EMMC 17.69 - Second Kitchen Code Amendment

6.C ACTION ITEM/PUBLIC HEARING - Modification to 17.55.120 Tables. Parking Requirements for Hotel, Motel, Bed and Breakfast Uses - CODE AMENDMENT
HotelCodeChange_StaffReport_June2024.pdf

HVS Salt Lake City Market Study - FINAL - Proposed Hotel - Eagle Mountain City UT - 05 17 2024.pdf

6.D ACTION ITEM/PUBLIC HEARING - Drive-Thru Escape Lanes - CODE AMENDMENT

Planning Commission formal review of a proposal to amend Title 17.35.050 regarding drive-thru lanes to refer to standards in 17.55.130, to amend 17.55 by adding a new subsection 130 “Drive-Thru Regulations," preserving existing and setting forth new standards for drive-thrus (primarily by requiring minor escape lanes in conjunction with the same) and deleting section 17.75.069 Restaurant with drive-through services in its entirety.

Drive-Thru Amendment(s)

6.E ACTION ITEM/PUBLIC HEARING - Livestock Housing Setbacks - CODE AMENDMENT
Planning Commission review and recommendation regarding proposed changes to EMMC 17, Chapter 10.030 by adding a definition, and, Title 17.25.040 the “Residential Development Standards Table” to better clarify the Table by affirming that structures housing livestock are to be kept 50’ from neighboring residences and 6’ from all other structures in the RA1, RA2, RD1, RD2 and FR Zones, and, that structures housing livestock shall be kept 6’ away from all structures (including neighboring residences) in the R1, R2, R3, RC,MF1 and MF2 Zones. Furthermore, footnote number 3 under the table is proposed to be amended to specify that setback(s) for structures not requiring a building permit shall not be required -- save for those that house livestock.
Livestock Housing Setbacks Clarified
Chicken Coop Setback Req. Legal Opinion

6.F ACTION ITEM/PUBLIC HEARING - Right-of-way Illustration Set - CODE AMENDMENT

Planning Commission review of a proposal to amend Title 16.35 to reformat, re-illustrate and clarify City required rights-of-way profiles.

ROW illustrations Amendments

6.G ACTION ITEM/PUBLIC HEARING - Industrial/Agricultural Comm Storage Revamp - CODE AMENDMENT

Planning Commission review of a proposal to amend Title 17.20 (“Agriculture Zone”), 17.38 (“Commercial Storage Zone”) and 17.40 (“Industrial Zone”) by providing an introductory subsection for each chapter, reformatting the land use table for each zone (including eliminating conditional use permit requirements from the same) and making minor revisions to 17.40.070 to withdraw a moving vehicle quantity cap and to 17.40.100 by removing reference to previous zoning district equivalents.

Ind.Ag.Comm Storage Zones Amendments

7. Discussion Items

8. Next scheduled meeting

9. 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 accommodation 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 801-789-6610. 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.

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	DISCUSSION - Towns at Brylee Farms Phase B
ITEM TYPE:	Discussion
APPLICANT:	Ross Holliday

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
Steven Lehmitz, Planning

BACKGROUND:

Brylee Estates/Farms is located at the northwest corner of the Eagle Mountain Boulevard and Aviator Avenue intersection. The Brylee Estates Phase B preliminary plat (all townhomes) was originally approved on July 16, 2019 and then amended on January 5, 2021. The purpose of the amendment was to move and increase open space/park amenities between both Phase A (single family) and Phase B. There were two final plats approved and recorded within Phase B, with Plat 1 being approved on September 29, 2020, and Plat 2 on July 21, 2021. The approved amenities have been constructed in both Phase A and B. The preliminary plat has since expired and an extension was never requested by the applicant.

The City has recently been approached with a request to enter into a development agreement to allow the project to be completed as originally approved.

ITEMS FOR CONSIDERATION:

Per EMMC 16.20.060(D) an expired project may be resubmitted but would have to comply with current development standards. If a development agreement were to be used, it could allow the project to be constructed under different standards.

REQUIRED FINDINGS:

RECOMMENDATION:

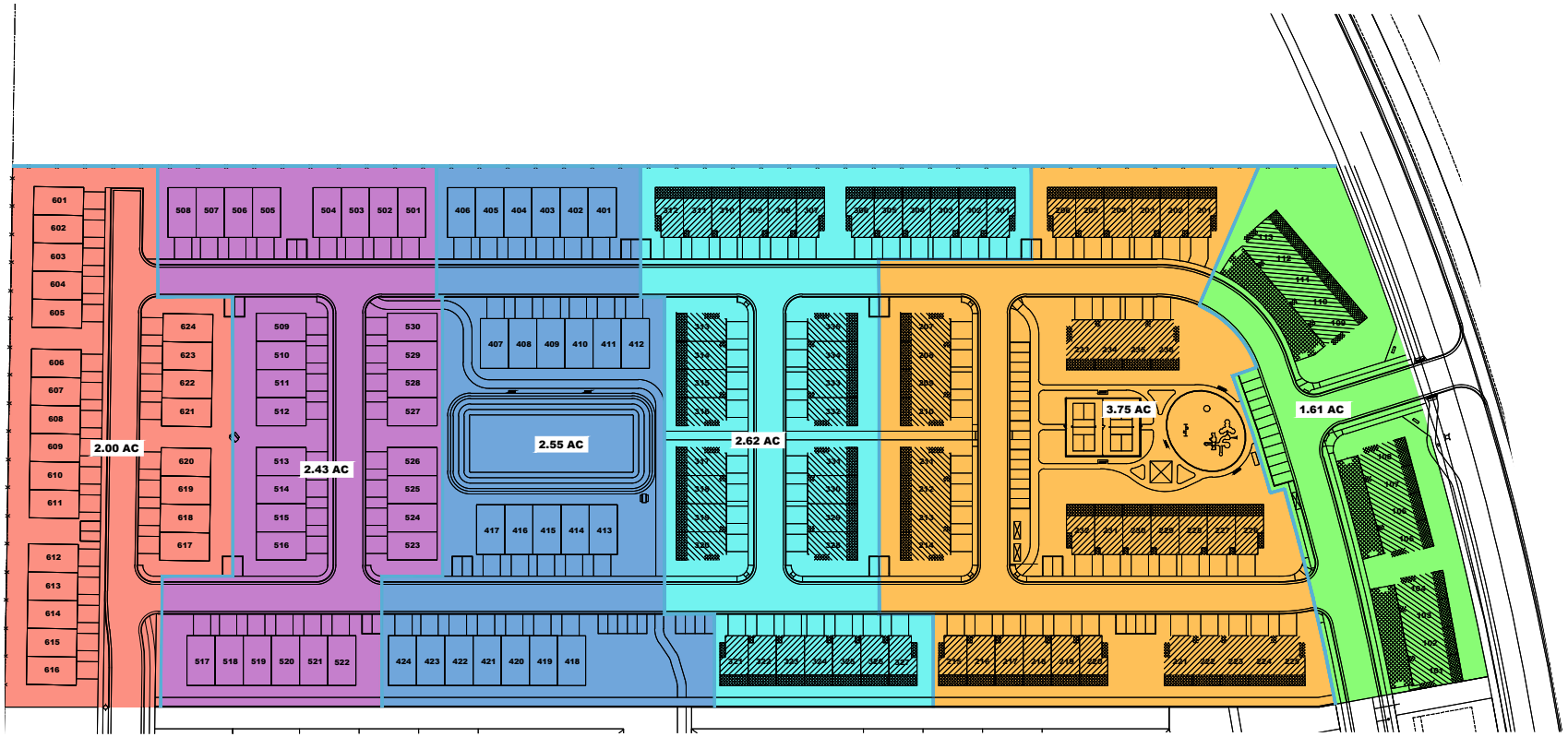
Staff recommends that the Planning Commission provide their feedback regarding the applicant's request to enter into a development agreement with the City.

ATTACHMENTS:

Brylee Farms Phase B Phasing Plan
Applicant's Narrative and Request
Brylee Estates Phase B Prelim Plat - Approved 7.16.2019
Brylee Estates Amended Prelim Plats - Approved 1.5.2021

BRYLEE TOWNHOMES PHASING EXHIBIT

EAGLE MOUNTAIN, UTAH



NORTH

SCALE: 1"=50'

50 25 0 50

LEI

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NOT FOR CONSTRUCTION

BRYLEE TOWNHOMES
EAGLE MOUNTAIN, UTAH

PHASING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

TABULATIONS

TOTAL ACREAGE 14.96 AC

LEGEND

- PHASE B PLAT 1 = 13 UNITS
- PHASE B PLAT 2 = 36 UNITS
- PHASE B PLAT 3 = 35 UNITS
- PHASE B PLAT 4 = 24 UNITS
- PHASE B PLAT 5 = 30 UNITS
- PHASE B PLAT 6 = 24 UNITS
- TOTAL PHASE B = 162 UNITS
- PHASE LINE

LEI PROJECT #: 2019-0029
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=50'
DATE: 4/29/2022

SHEET 1

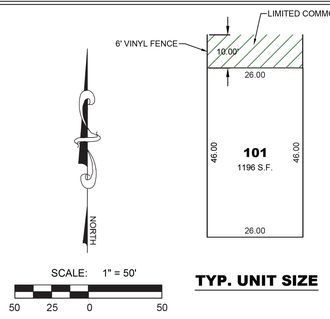
Brylee Farms Townhomes Formally Requests the Following:

1. Reinstate Lapsed Preliminary Plat Approval for all 162 townhome units subject to all previously approved conditions and maintain prior zoning approvals (I believe was Residential Tier 3). Allow for all future to be recorded Plats (3,4,5,6) to be governed and subject to this reinstated approval.
    a. Phase B Plats 1 & 2 are completely developed including all amenities pertaining to the original approval of 162 townhomes.
    b. Building Permits have already been issued for 49 townhomes (13 in Plat 1 and 36 in Plat 2).
    c. Phase B Plat 3 Infrastructure for developed lots is now partially complete.
    d. Infrastructure for Drainage basin located in Plat B Phase 4 is partially complete.
    e. Work is either complete or partially complete on 4 of 6 Plats in previous preliminary plat approval.
2. Reinstate and/or extend any permits (land disturbance, etc.) or bonding necessary to complete the project.
3. Attached: Color Coded Phasing Exhibit & Aerial Photo of Project

By doing this as a “reinstatement”, it would in effect “grandfather us” in and allow us to not be subject to the minimum 22 ft wide garage width requirement for townhomes that was passed after our original approval in 2019.

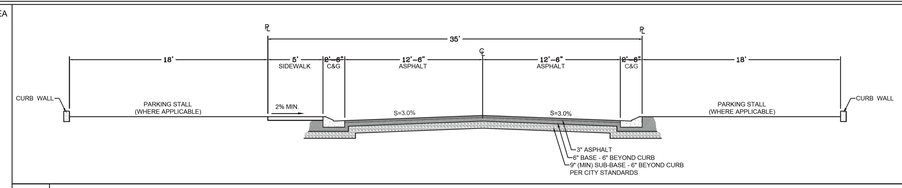
35
2
NORTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

QUARTER SECTION LINE: N0°51'28"E 4718.50 (MEASURED)

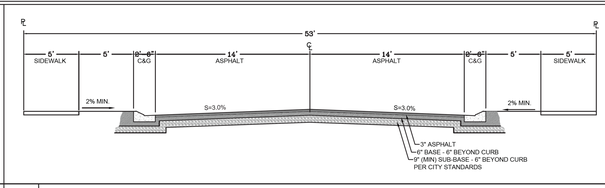


SCALE: 1" = 50'
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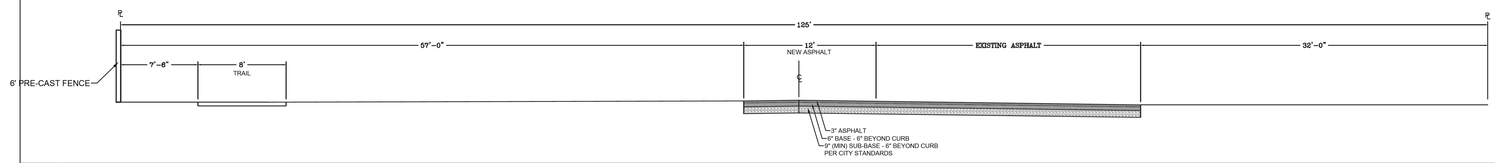
TYP. UNIT SIZE



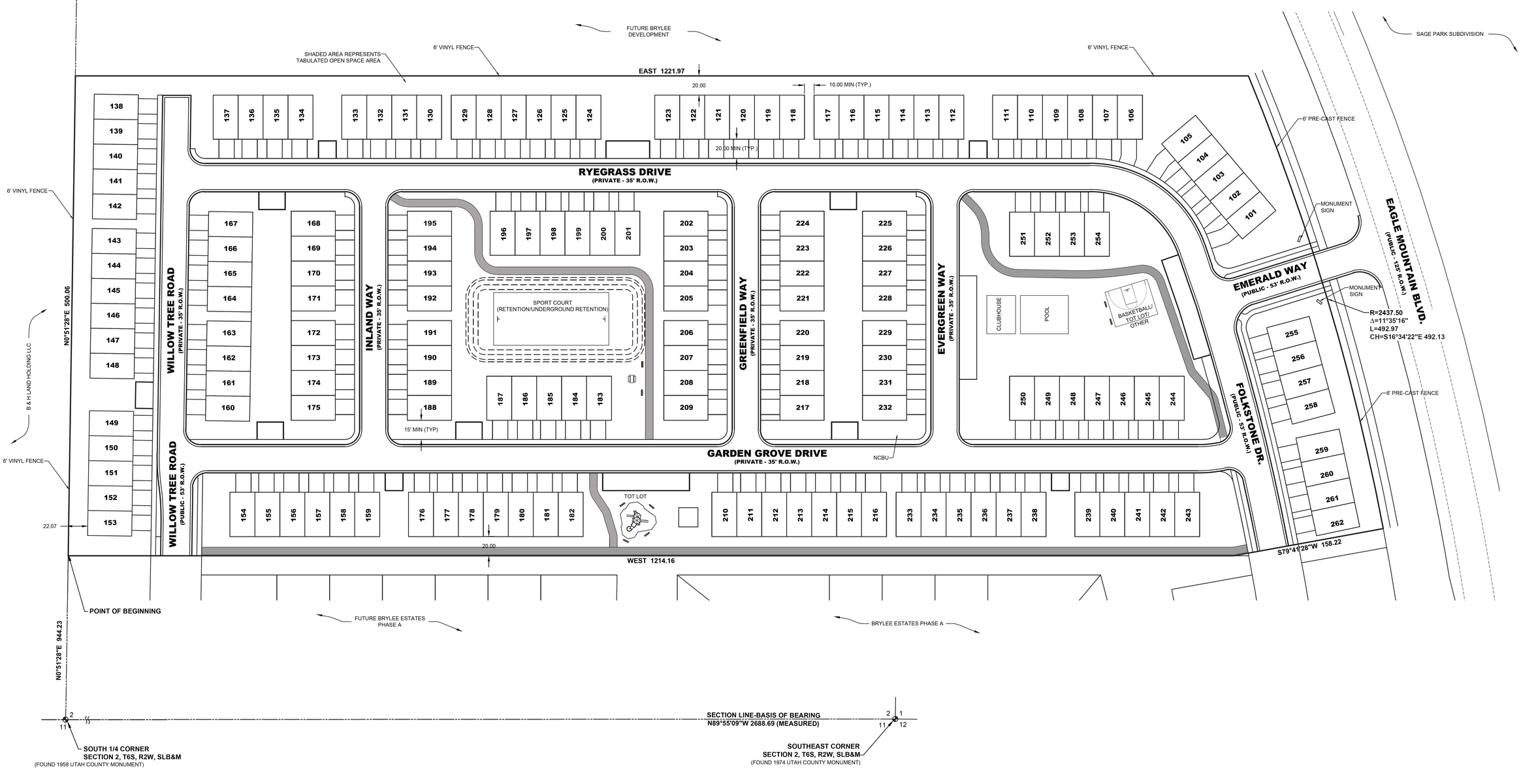
1 35' ROAD CROSS SECTION



2 53' ROAD CROSS SECTION



3 125' ROAD CROSS SECTION



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REGISTERED PROFESSIONAL ENGINEER
No. 323808
BRIAN T. GABLER
STATE OF UTAH
NOT FOR CONSTRUCTION

BRYLEE ESTATES - PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT

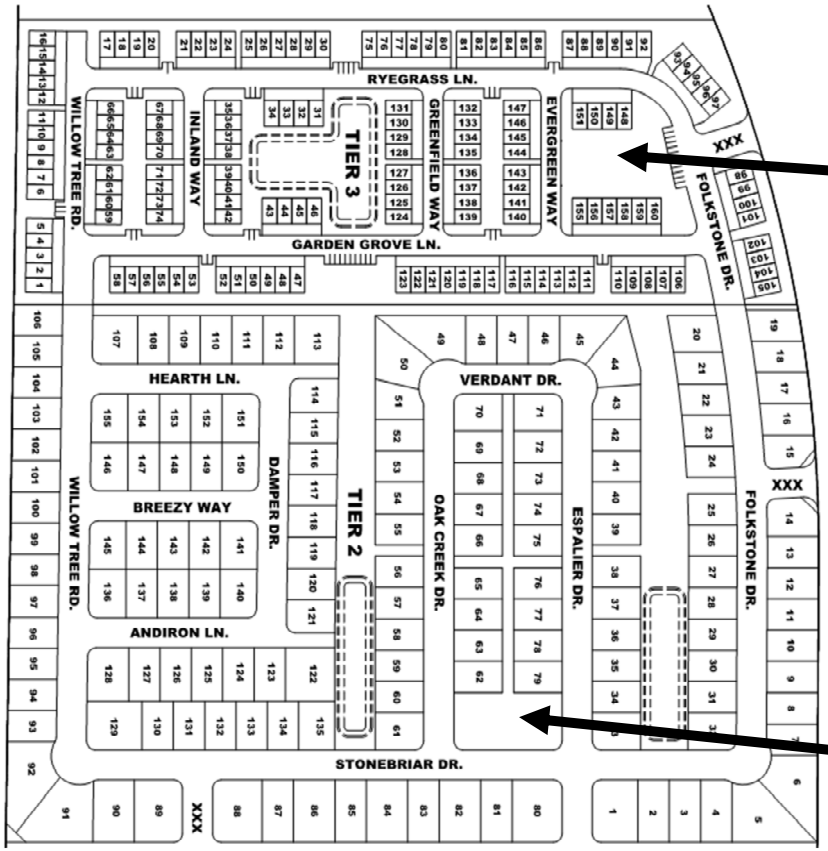
REVISIONS
1 -
2 -
3 -
4 -
5 -

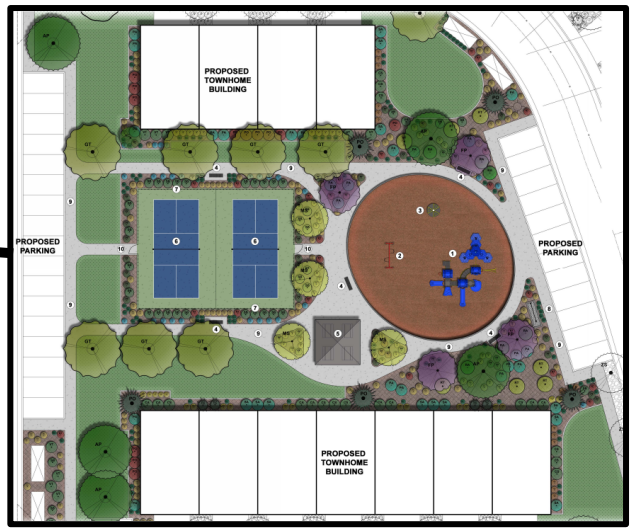
LEI PROJECT #: 2019-0029
DRAWN BY: DSE/MJV
DESIGNED BY: BTG
SCALE: 1" = 50'
DATE: 05/23/2018

SHEET 2

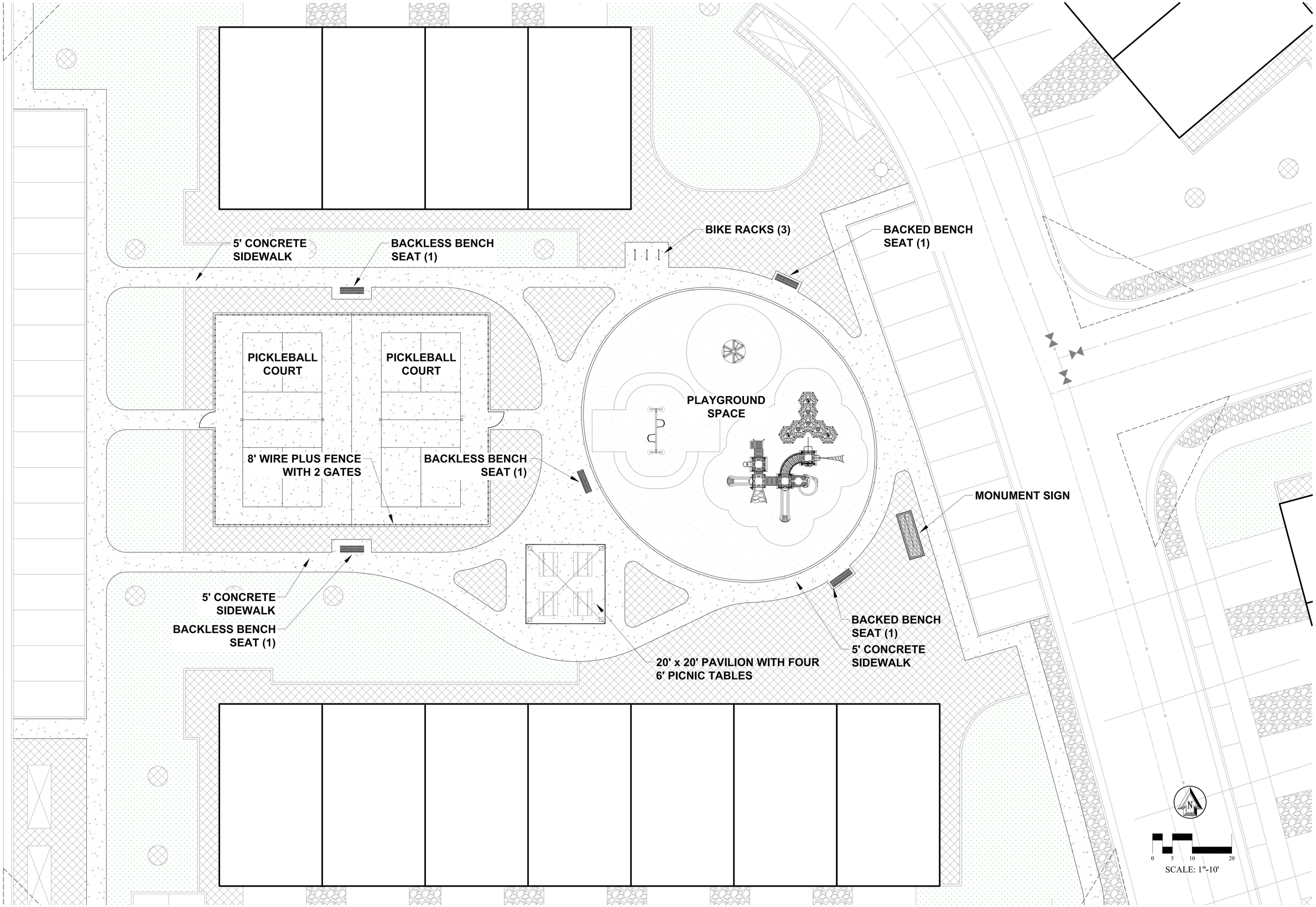
Proposed Amenities

Locations








5' CONCRETE SIDEWALK
BACKLESS BENCH SEAT (1)
BIKE RACKS (3)
BACKED BENCH SEAT (1)
PICKLEBALL COURT
PICKLEBALL COURT
8' WIRE PLUS FENCE WITH 2 GATES
BACKLESS BENCH SEAT (1)
PLAYGROUND SPACE
MONUMENT SIGN
5' CONCRETE SIDEWALK
BACKLESS BENCH SEAT (1)
20' x 20' PAVILION WITH FOUR 6' PICNIC TABLES
BACKED BENCH SEAT (1)
5' CONCRETE SIDEWALK
N
0 5 10 20
SCALE: 1"-10'

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	DISCUSSION - ADU Code Minor Revisions
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-Initiated

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
Varying, periodic inquiries with our office regarding attached ADUs prompted Staff to add this matter to the agenda. The aim is to test the Planning Commission's disposition respecting the drafting of amendments to our ADU code (which could also affect any attached housing product) that would require a minimum amount and type of connection of an ADU to a house.

We have been approached with plans to tie, effectually, two separate homes together with breezeways, hallways, etc. (it could as well be carports, pergolas, patio covers, etc. too) and call that assembly one house. It is Staff's opinion that having two separate homes on the same lot connected by some de minimis assembly violates the spirt and intent of our law(s). Further, the question of both maximum addition size and any possible appearance regulations is worth chatting about as well.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:
n/a

RECOMMENDATION:
n/a

ATTACHMENTS:

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

June 11, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Rod Hess, Robert Fox, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free. Commissioner Jason Allen was excused.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Evan Berrett, Economic Development Director; Brandon Larsen; Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Elizabeth Fewkes, Recording Secretary.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Hess called the meeting to order at 5:34 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Bonnell Lot Split – Concept Plan

Planner Steven Lehmitz presented the item. The property located at 9286 N. 3277 E., in the Meadow Ranch neighborhood, is being proposed for a lot split. The property is 2.28 acres and the applicant is proposing to divide the current lot in such a way as to have one of the new lots be at least one acre in size. The current zoning is Base Density and the Future Land Use map designates the Meadow Ranch neighborhood as Agriculture/Rural Density Two. The zoning requirements include a minimum lot size of half an acre and 60 feet of frontage in a cul-de-sac. If the lot were to front on Harvest Lane to the north, the frontage width would be sufficient.

Applicant Josiah Bonnell stated that they had approached the City about the lot split previously, have completed the survey, and are now ready to proceed. He inquired about the feasibility of paving a trail to be a frontage road to access the site from the south.

Commission discussion and feedback:

- Addressed access options from the cul-de-sac to the south or Harvest Lane to the north of the parcel;
- Confirmed that a one-acre lot size should not face setback issues;
- Emphasized the need for 60 feet of frontage and consideration of paving part of the dirt road;
- Verified that the concept plan meets the necessary criteria for consideration of a lot split; and
- Recommended that the process should proceed with necessary approvals from the Planning Commission and City Council.

Commissioner Hess adjourned the work session at 5:46 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Hess called the policy session to order at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

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4. Approval of Meeting Minutes

4.A. May 14, 2024 Planning Commission Minutes

MOTION: ***Commissioner Fox moved to approve the May 14, 2024 minutes. Commissioner Free seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Abstain**
Bryan Free	**Yes**

The motion passed with a vote of 4:0.

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the June 4, 2024 City Council meeting. He announced that the City is beginning work on a General Plan update and will be meeting with consultants to prepare and distribute a resident random sample survey.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Tract Development Agreement

City Attorney Marcus Draper presented the item. Tract is a data center land acquisition and development company. Tract acquires and entitles land for data center construction and commissioning. It then completes the infrastructure necessary for the construction of the data centers. The parties have negotiated a development agreement for approximately 672 acres of land distributed among two different parcels. One of the parcels is located near the Meta, Google, and QTS sites. The other parcel abuts Industrial Planning Area 2 of the Firefly development in the southwestern portion of the City. The parties have included in this agreement certain approved uses, exceptions, entitlements, incentives, and infrastructure upgrades that they deem necessary for the success of the project. A municipal energy tax reimbursement incentive is listed in the development agreement.

Applicant representative Tract Vice President of Engineering Coury Morris presented background information about the company and their process and provided a project overview and timeline.

Project Support and Benefits:

- The location, size, and topography of the sites are ideal for master-planned data center campus projects;
- Tract has received letters of support from Economic Development staff due to the significant community benefits anticipated to result from the project;
- Tract acquired 60 acre-feet per annum (AFA) of Central Utah Water Conservancy District (CUWCD) water through purchase from Eagle Mountain City; and
- The total investment on these parcels will be greater than $7 billion in real property and $62 billion in personal property at full-build out over a 20-year time frame, generating material tax revenue.

The Development Agreement:

- Includes both parcels – north and south
- Provides for phasing of property development for data center uses consistent with the RTI Overlay
- Allows for accessory uses that support the primary data center use, including energy generation and transmission
- Provides for administrative approval of certain development processes like utility connections
- Set forth specific project approvals that will be needed
- Vests zoning and certain site-specific standards
- Provides for specific water, sewer, and road improvements
    - Internal improvements to each parcel

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- Two sewer connection options, depending on the timing of improvements by neighboring development
- Additional specificity for sewer and water service to be set forth in separate Water and Sewer Agreement

Favorable Water Intensity Comparisons: The proposed water intensity for cooling the Tract campus is far less than residential use and similar to the water use for a single large fulfillment/distribution center. Tract believes you could fit at least six fulfillment centers on 670 acres.

Tract Proposed Water Use:
- 670 Acres
- About 20 water-efficient data centers
- 40-60 acre-feet annually (AFA) water for cooling

Residential Use:
- 670 Acres
- 0.26 acres/HH (per household)
- 3.19 people/HH
- 169 domestic gallon/capita/day
- More than 1,500 acre-feet AFA water

Single Amazon Fulfillment Center:
- 800,000 square feet
- 1,500 employees
- Average 22-gallon/employee shift
- 37 AFA water for cooling

Mr. Morris stated that they have received a substantial amount of interest in the project but have not contracted with any users. Their target demographic is a wholesale, hyper-scale data center end user such as Microsoft, Google, or Amazon. They have partnered with a solar developer, Silicon Ranch, and may buy green credit through Rocky Mountain Power to use renewable energy to power the site. The power needed will exceed rooftop solar capacity.

Commissioner Hess opened the public hearing at 6:54 p.m.

Bettina Cameron expressed concerns about the Tract development agreement. Although she supports the development itself, she questioned the 40-year duration and the lack of specific benefits for the City. She mentioned that the agreement allows Tract to expand beyond the initial 670 acres without public hearings and highlighted the City's significant infrastructure investment with minimal guaranteed returns. She noted the high energy needs for the data centers and inquired why terms for water and sewer were excluded from the initial agreement, comparing it unfavorably to previous agreements like the one with Facebook.

Commissioner Hess closed the public hearing at 6:59 p.m.

Commissioner Fox expressed concerns about the agreement's length and concessions. Drawing from his previous experience on the Lehi City Council, he felt this agreement was unusually demanding on the City. He questioned the negotiation process and ultimately stated he could not support the agreement in its current form. He objected to the investment and reimbursement expectations placed on the City. He compared it unfavorably to past agreements with Meta, arguing that the current terms seemed overly generous and unnecessary to attract business.

Commissioner Hess inquired about the potential consequences if the City did not approve the agreement as stated. He questioned whether the company would leave or be willing to renegotiate to more favorable terms for the City. He concurred with the concerns about the long-term nature of the agreement and the allowance in Section 4.14 for the use of eminent domain to secure utility easements. He recommended limiting the amount of additional land that could be acquired under the agreement and advocated for including specific progress benchmarks.

DRAFT

Commissioner Whiting noted the absence of a required start date in the contract, expressing concern that the company could delay indefinitely without facing consequences, especially since the end users have yet to be secured. He also raised the issue of adjacent land acquisition, how it might affect City zoning and control, and the amount of property that could potentially be purchased and implemented into the agreement. He recommended striking Section 4.12 from the agreement or requiring that the underlying land has RTI zoning.

Commissioner Strong agreed with the need for benchmarks within the 40-year agreement to ensure progress. He also expressed concerns about potential extensive solar farm development on the site or other areas, which could impact the City's landscape and aesthetics.

Mr. Draper noted that the incentive terms of the agreement are scaled-down compared to Meta and other previous agreements and are in line with the terms for agreements with other data centers including adjacent land acquisition. The City is under obligation to treat various companies similarly. The project entails economic investment in the City resulting in substantial tax revenue and job creation. He clarified that infrastructure improvements are being done by Tract, not the City. The long build-out time justifies the 40-year length, with tax incentives lasting only 20 years. He acknowledged the potential for logistical delays to development but stressed that the vested rights doctrine requires the company to proceed with reasonable diligence. As Tract has already closed on the land, the project will proceed without delays due to land acquisition. The ability to exercise eminent domain to secure utility easements to make the project viable would be subject to applicable statutes and at the discretion of elected officials accountable to voters. The City could discuss possibly adding clauses limiting land acquisition to parcels with specific zoning and including benchmarks with the applicants. He explained that the RTI Zone agreements are designed to ensure responsible development, dictate the height standards, and allow for a company representative to serve on the Development Review Committee.

Mr. Morris presented data comparing the participation agreement terms of their contract with agreements between Eagle Mountain City and other data centers. The participation agreement includes transferable tax increment reimbursement (TIR) and Municipal Energy Tax (MET) for future investors. The Tract agreement offers a lower real property TIR (55%) compared to Meta (80%), Google (67.5%), and QTS (61%). For personal property TIR, Tract provides 55%, which is lower than Meta (100%) Google (100%), and QTS (74%). The MET reimbursement for Tract is 35%, which is lower than Meta's combined base and renewable MET at 50% and Google's at 80%. QTS does not offer any MET reimbursement. The 20-year period for MET reimbursement starts at the certificate of occupancy per building, and each building must be at least 100,000 square feet to qualify. The agreement is contingent upon approval by the following interlocal taxing agencies: Eagle Mountain City Redevelopment Agency (City Council), Alpine School District, Unified Fire Service Authority, Utah County, and Central Utah Water Conservancy.

Mr. Morris mentioned the practical constraints in developing digital infrastructure, including the lengthy timeline to procure essential equipment and the substantial time required to construct each building. The 40-year sunset clause is necessary due to these timelines. Any additional land acquired would still be subject to the underlying base zoning. The Developer Review Committee (DRC) process is standard, allowing for representation but not control by the developer. Solar development is not a viable use for the land due to high costs and better alternatives for power supply. Power generated offsite could be run to the project. The company would cover all infrastructure costs without relying on City financing, except for standard oversizing reimbursements.

Commissioner Free emphasized the importance of ensuring that all considerations are addressed in the agreement. He acknowledged Eagle Mountain's efforts to attract diverse developments, making the City unique with a more diverse economy compared to other communities in Utah that lacked the necessary land and resources. He expressed optimism about Tract's development and the City's willingness to support it, highlighting the need to address a few concerns. He supported including provisions in the agreement to prevent the indefinite acquisition of land by Tract and incorporating benchmark dates to review progress to ensure the project moves forward as expected.

Tract Corporate Counsel Keely Ambrose stated that they are amenable to amending Section 4.12 to specify that additional land acquisitions would be required to have RTI zoning.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of the Tract Development Agreement with the addition to Section 4.12 Additional Property to limit land acquisitions to parcels with industrial or RTI zoning and adding benchmarks for completion***

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of portions of the project to Section 4.11 Timing and Rate of Development agreeable to the City and the applicant. Commissioner Free seconded the motion.

Jason Allen	**Absent**
Robert Fox	**No**
Rod Hess	**Yes**
Brent Strong	**No**
Craig Whiting	**No**
Bryan Free	**Yes**

The motion failed with a vote of 2:3.

MOTION: ***Commissioner Strong moved to recommend denial to the City Council of the Tract Development Agreement. Commissioner Whiting seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**No**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**No**

The motion passed with a vote of 3:2.

6.B. ACTION/ADVISORY ITEM – Locke Pet Sitting Expansion

Mr. Lehmitz presented the item. The applicant inquired about avenues to increase the number of dogs allowed to be on their property while operating a short-term pet-sitting home business. The address is 2322 E. Hawk Lane and is 1.26 acres. The City issued a short-term pet-sitting license to the applicant on February 13, 2020, that is still valid. The applicant is currently permitted to have no more than 8 dogs on their property at any time. The applicant is requesting approval from the Planning Commission to have up to 30 dogs on the property at any given time. Staff is of the opinion that the applicant's request to have up to 30 dogs on their property at any given time is excessive. Staff recommends no more than 10 dogs be allowed on the property. For perspective, EMMC Table 6.05.260(a) permits 12 dogs on lots of 10 acres or more. Staff also recommends this approval run with the owner's license and not the land.

Applicant Melanie Locke provided an overview of her pet-sitting business, Eagle Mountain Dog Boarding and Grooming, which has been in operation since March 2019. She highlighted aspects of her facility, noting that it is training-based, which helps to minimize noise through proper dog behavior correction and schedules to exercise and care for the dogs, setting it apart from traditional kennels. Addressing odor control, she mentioned immediate feces removal and daily yard cleaning using enzymes and professional disinfectants. She assured the Commission that increasing the number of dogs would not significantly impact traffic, as most of her clients are long-term boarders. She referenced letters of support from neighbors directly across from and adjacent to her property that had been provided to the City. The neighborhood comprises large lots, primarily horse properties. She detailed her waste disposal process, which includes double-bagging waste and utilizing ACE disposal services. To mitigate noise, Ms. Locke explained the implementation of sound control measures such as extra insulation and sound foam in the barn. They provide daytime pet sitting and overnight boarding and add-on grooming and training services for dogs in their care. Most of the additional slots would be for overnight care to increase capacity, especially for holidays and peak times. Responding to questions about licensing, she clarified that she currently operates under a pet-sitting license and noted the challenges in acquiring the 40 acres required for a kennel license.

Mr. Larsen clarified that the request is an allowance or exception, not a variance, due to specific State Code criteria for variances. The applicant can have up to 8 dogs on the current property size and any increase needs to be approved by the Planning Commission.

Commissioner Fox said the business appears well-organized and professional. His primary concern with the number of dogs is noise. He sought clarification regarding the reasons for and intent of the standards limiting the number of dogs.

Commissioner Strong concurred with concerns about eliminating noise issues. He mentioned a previous case where a boarding facility was shut down for not complying with City regulations.

DRAFT

Commissioner Free voiced hesitation to approve an exception, expressing concern that it could set a precedent for other businesses despite the need for individual approvals. Additionally, allowing 30 dogs would increase the operation to a commercial scale rather than a home-based business.

Commissioner Hess stated that although there is an allowance for increasing the number of dogs, he supports adhering to the existing ordinance, which suggests a maximum of 12 dogs for properties over 10 acres. He supported approving up to 10 dogs as recommended by staff as a compromise.

Commissioner Whiting noted that the only guidance for the number of dogs is the next tier and the property barely meets the one-acre requirement. As such, he concurs with Commissioner Hess and with the consideration of limiting services in a residential area to a home-based business size rather than commercial.

Discussion ensued regarding the number of dogs allowed per acre, the uncertainty about whether the limit was due to odor, noise, or other concerns, previous issues with dog service businesses in the City, and the ability to monitor or revoke permission for additional dogs through business licenses and City standards.

MOTION: ***Commissioner Free moved to approve the Locke Pet Sitting Expansion with the change from 30 dogs to up to 10 dogs. Commissioner Hess seconded the motion.***

Staff confirmed that the exception would apply to the business license rather than the property.

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7. Discussion Items

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for June 25, 2024.

9. Adjournment

MOTION: ***Commissioner Whiting moved to adjourn at 8:12 p.m. Commissioner Strong seconded the motion.***

Jason Allen	**Absent**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 8:12 p.m.

Approved by the Planning Commission on June 25, 2024.

_____

Brandon Larsen
Planning Director

DRAFT

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Eagle Square Commercial Phase 1 - Preliminary Plat
ITEM TYPE:	Preliminary Plat
APPLICANT:	SK Hart

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:
Preliminary plat approval of Eagle Square Commercial in the Porter's Crossing development. The plat contains 5 lots, and one parcel that will be further developed in the future.

ITEMS FOR CONSIDERATION:
The proposed preliminary plat complies with the standards of the Porter's Crossing MDA in regard to the subdivision of the property. There is not a minimum square footage of commercial lots within Porter's Crossing. There will be road dedication with recordation of the final plat, which is approved by staff. No users of the property have been identified at this time.

REQUIRED FINDINGS:
Plat approvals are based upon compliance with City code requirements and requirements of any development agreement. Approval criteria for a preliminary plat approval review request are included in EMMC §16.20 and the Porter's Crossing Master Development Agreement.

RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the preliminary plat of Eagle Square Commercial with the following condition:
1. Correction of any outstanding redlines.

ATTACHMENTS:

Eagle Square Prelim Plat

DDeVoogd/UFA 6/3/2024 - No Comments D Stroud 6.7.24 comments

RBallif 6/3/24 Comment

DPayne 6/11/2024- No Comment

S. Lehmitz reviewed 06/04/2024 - No Comments

BMcRae 6/4/24 No Comment

M BAHR 6-4-24
NO COMMENT

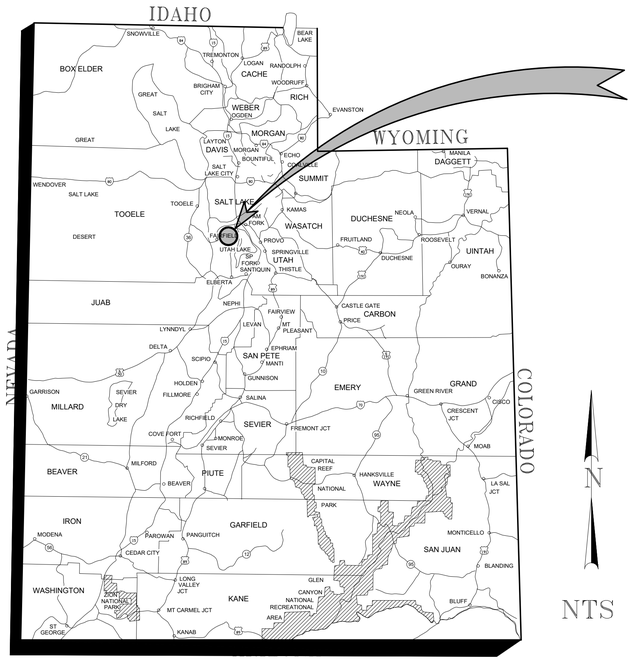
Eagle Square Commercial Subdivision Phase 1

4280 East Pony Express Parkway
Eagle Mountain, UT 84005

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH COUNTY, UTAH

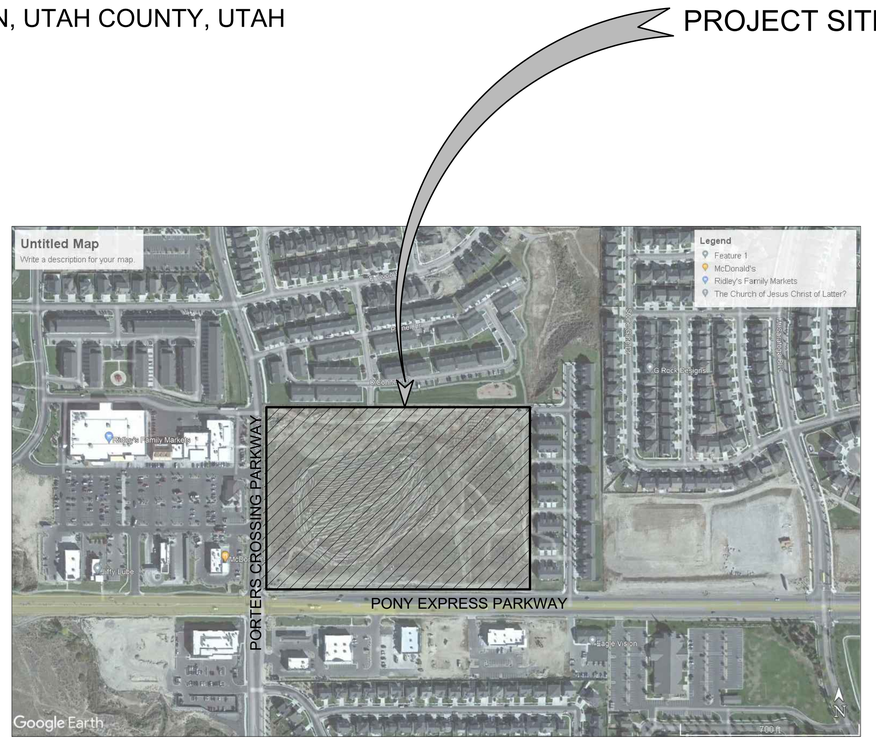
PROJECT LOCATION



N

NTS

PROJECT SITE



N

NTS

N.T.S.
LOCATION MAP

Sheet List Table	
Sheet Number	Sheet Title
CV-01	COVER SHEET
NT-01	GENRAL NOTES
NT-02	SYMBOLS & ABBRIVATIONS
-	ALTA
1 of 2	PRELIMINARY PLAT
PH-01	PHASING PLAN
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DM-01	DEMOLITION PLAN
SP-01	SITE PLAN
SP-02	TURNING TEMPLATE
TS-01	TYPICAL ROAD SECTIONS
UT-01	UTILITY PLAN
DP-01	DRAINAGE PLAN
DP-02	DRAINAGE CALCULATIONS
GP-01	GRADING PLAN
GP-02	OFFSITE GRADING
GP-03	OFFSITE GRADING
PP-01	PLAN & PROFILE
PP-02	PLAN & PROFILE
PP-03	PLAN & PROFILE
PP-04	PLAN & PROFILE
PP-05	PLAN & PROFILE
PP-06	PLAN & PROFILE
DT-01	SITE DETAILS
DT-02	WATER DETAILS
DT-03	SEWER DETAILS
DT-04	STORMWATER DETAILS
LANDSCAPE AND IRRIGATION PLANS & DETAILS	
LA-01	LANDSCAPE & IRRIGATION SPECS
LA-02	PLANTING PLAN
LA-03	PLANTING PLAN
IRR-01	IRRIGATION PLAN
IRR-02	IRRIGATION PLAN
IRR-03	DEEP ROOT IRRIGATION PLAN
IRR-04	DEEP ROOT IRRIGATION PLAN
DT-01	PLANTING AND IRRIGATION DETAILS
DT-02	IRRIGATION DETAILS

OWNED/DEVELOPED BY:
DEVELOPER: Pony Express Land Development Inc.
NAME: Brett E. Simpson
ADDRESS: 630 East South Temple
Salt Lake City, UT 84102
PHONE: 801-321-7725

PLANS PREPARED BY:
WARD ENGINEERING GROUP
231 WEST 800 SOUTH SUITE A
SALT LAKE CITY, UTAH 84101
(801) 487-8040 PHONE
(801) 487-8668 FAX

Preliminary Plans

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FILENAME: O:\SK Hart\Eagle Square Concepts\engineering\Design\Cover Sheet.dwg TAB: CV-01- PHASE 1 PLOT DATE AND TIME: 5/31/2024 12:01 PM

EAGLE SQUARE COMMERCIAL
SUBDIVISION MASTER PLANS
COVER SHEET

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG:
JOB No:
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 24"x36" DRAWING IS NOT TO SCALE

DRAWN BY: AM
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 05/31/2024

REVISIONS

#	DATE	CITY COMMENTS
1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
CV-01

CIVIL PROJECT NOTES

CONTRACTOR SHALL PERFORM ALL WORK TO THE STANDARD PLANS, SPECIFICATIONS, AND REQUIREMENTS OF:
WATER: EAGLE MOUNTAIN CITY
SEWER: EAGLE MOUNTAIN CITY
STORM WATER: EAGLE MOUNTAIN CITY
POWER: ROCKY MOUNTAIN POWER
GAS: DOMINION ENERGY
FIBER: FIRST DIGITAL
COUNTY: UTAH COUNTY

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT THAT ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, AND THE ENGINEER, AT HIS SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY HIMSELF AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY HIMSELF AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSES IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM, AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
5. THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICADING AND TRAFFIC CONTROL IN CONFORMANCE TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
7. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ONSITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND DOCUMENTS
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. WARD ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT, SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.
11. CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT" PRACTICES FOR STORM WATER POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLIANCE TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

Add EM City general notes

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SALT LAKE CITY, UTAH 84114-1771

CONSTRUCTION NOTES

GENERAL REQUIREMENTS
1. CONTRACTOR SHALL STERILIZE THE SUBGRADE BENEATH PROPOSED NEW PAVING AND WALKWAYS. CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR APPROVAL PRIOR TO IMPLEMENTATION.
2. ALL UTILITY PIPING SHALL HAVE WARNING TAPE INSTALLED 12" MIN. ABOVE AND ALONG THE ENTIRE LENGTH, INCLUDING SERVICE LATERAL. TAPE SHALL BE LABELED ACCORDING TO UTILITY.
3. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
4. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2" X 4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2" X 4" POST SHALL BE PAINTED USING GREEN PAINT FOR SEWER, BLUE PAINT FOR WATER, RED FOR POWER, YELLOW FOR GAS, AND ORANGE FOR COMMUNICATIONS. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
6. CAUTION & CARE SHOULD BE TAKEN DURING ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
7. EXCAVATION REQUIRED WITHIN CLOSE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE ONLY BY HAND. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

CLEARING AND GRUBBING
1. REMOVE AND DISPOSE OF TREES, STUMPS, LOGS, LIMBS, STICKS, VEGETATION, DEBRIS, AND OTHER MATERIAL ON THE NATURAL GROUND SURFACE.
2. DISPOSE OF ALL MATERIAL OFF THE PROPERTY TO A FACILITY LICENSED TO ACCEPT THE MATERIAL TYPE.
3. CONTRACTOR SHALL REMOVE ALL TOP SOIL WITHIN THE AREA OF CONSTRUCTION. STOCKPILE OR REMOVE FROM SITE PER OWNER INSTRUCTIONS.
4. CONFORM TO PROJECT GEOTECHNICAL REPORT.

WATER IMPROVEMENT REQUIREMENTS
1. ALL WATER MAINS AND APPURTENANCES, SHALL BE DESIGNED, CONSTRUCTED, DISINFECTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH THIS PLAN, ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF DRINKING WATER, AND THE LOCAL GOVERNING ENTITY.
2. ALL MATERIALS WHICH MAY CONTACT THE DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS, AND O-RINGS SHALL BE ANSI CERTIFIED AS MEETING NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
3. ALL PIPES, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE SECTIONS OF ANSI/AWWA STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-07 THROUGH C950-07.
4. WATER MAINS SHALL BE PVC PIPE AND SHALL MEET ALL THE REQUIREMENTS FOR AWWA C900, PRESSURE CLASS 235, DR-18 PIPE, UNLESS CALLED OUT OTHERWISE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C605. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
5. ALL BURIED DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL BE POLY-WRAPPED AND THE NUTS GREASED IN ACCORDANCE WITH AWWA C105.
6. ALL WATER DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL HAVE PORTLAND CEMENT MORTAR LINING, OR ENGINEER APPROVED EQUAL.
7. WATER LATERALS SHALL BE COPPER-TYPE K UP TO THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS OR LOCAL AGENCY REQUIRES SOMETHING ELSE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA M55. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
8. WATER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS; TO INCLUDE, PRESSURE TESTING AND DISINFECTION; AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ENTITY, OSHA, AND THE UTAH DIVISION OF DRINKING WATER.
9. CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT ENTITY 48 HOURS IN ADVANCE OF MAKING ANY CONNECTIONS TO WATER LINES.
10. IF POOR SOILS WITH A BEARING CAPACITY OF LESS THAN 1,500 PSF ARE ENCOUNTERED WHERE A THRUST BLOCK IS REQUIRED, THEN THE THRUST BLOCK SHALL BE REDESIGNED BY THE ENGINEER. THE REDESIGNED THRUST BLOCK SHALL NOT BE PLACED UNTIL THE ENGINEER HAS APPROVED OF THE REDESIGN.
11. ANY PROPOSED CONNECTION TO EXISTING PIPELINES, OR ANY NON-FLANGED FITTING OR VALVE IS REQUIRED TO BE RESTRAINED OR THRUST BLOCKED.
12. ALL WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 48" MIN GROUND COVER. ALL SECONDARY WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 30" IN GROUND COVER.
13. PIPE BEDDING INSTALLATION AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. ALL BURIED WATER PIPELINES SHALL HAVE TRACER WIRE (12 GAUGE) DIRECTLY ABOVE PIPE WHICH SHALL BE TIED TO ALL VALVES REFER TO TRENCH DETAIL FOR COMPACTION DENSITY REQUIREMENTS.

SEWER IMPROVEMENT REQUIREMENTS
1. ALL SEWER MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND THE LOCAL GOVERNING ENTITY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH REQUIREMENTS ESTABLISHED BY THE LOCAL GOVERNMENT ENTITY.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY SEWER MAINS AND LATERALS SHALL BE PVC, SDR 35 PIPE WITH INTEGRAL BELL AND SPIGOT, AND GASKETED JOINTS.
5. SEWER FORCE MAINS SHALL BE PE (POLYETHYLENE) PIPE AND SHALL MEET THE REQUIREMENTS FOR AWWA C906/ PE3408, MINIMUM PRESSURE CLASS 150 (DR-11 MINIMUM). INSTALLATION SHALL BE PER ASTM D 2321 AND ASTM F 1668.
6. GRAVITY SEWER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
7. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FILED USING A 2"X4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2"X4" POST SHALL BE PAINTED USING GREEN PAINT. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE. NO LATERALS SHALL BE DIRECTLY CONNECTED TO MANHOLES.
8. FOLLOWING PLACEMENT OF ASPHALT, ALL SEWER LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.

STORM DRAINAGE IMPROVEMENTS
1. ALL STORM DRAIN MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND THE GOVERNING ENTITY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH LOCAL GOVERNMENT ENTITY.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY STORM DRAIN LINES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RE-INFORCED CONCRETE PIPE (RCP) WITH INTEGRAL BELL AND SPIGOT, AND GASKETS JOINTS. ALL TEMPORARY CULVERT ARE TO BE ADS-N12 HDPE PIPE.
5. GRAVITY STORM DRAIN LINES SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
6. FOLLOWING PLACEMENT OF ASPHALT, ALL STORM LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
7. THE OWNER RESERVES THE RIGHT TO TELEVISE, AT THEIR EXPENSE, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING

GRADING NOTES
1. THE CONTRACTOR SHALL BECOME FAMILIARIZED WITH THE RECOMMENDATIONS LISTED IN THE SOILS REPORT FOR THIS PROJECT. PREPARED BY_____. SURFACE DRAINAGE TO BE ONE (1%) PERCENT MINIMUM TO APPROVED DRAINAGE FACILITIES, EXCEPT AS WAIVED BY THE BUILDING OFFICIAL, OR DIRECTED BY THE ENGINEER.
2. ALL FILL EXCEPT THAT UNDERNEATH PAVED SURFACES, WITHIN ROAD RIGHT OF WAY OR UNDERNEATH BUILDING SLABS, SIDEWALKS & FOOTINGS, SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE (85%) PERCENT MAXIMUM DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 AND CERTIFIED BY TESTS AND REPORTS FROM SOILS ENGINEER.
3. ALL FILL UNDERNEATH PATHWAYS AND CONCRETE SHALL BE CLASSIFICATION A/1-A THROUGH A/4 AS DEFINED BY ASHTO M 145 AND COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) PERCENT MAXIMUM DRY DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS SPECIFIED BY ASTM D 1557. FOR ALL FILL UNDERNEATH BUILDING SLABS AND FOOTINGS, REFER TO STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
4. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO THE REQUIRED MAXIMUM DRY DENSITY.
5. ALL FILL AREAS TO BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIALS AND THE AREA SCARIFIED TO A DEPTH OF SIX (6) INCHES, OR TO A DEPTH TO REMOVE TOP SOIL, REFER TO GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIALS FROM STRUCTURALLY LOADED EMBANKMENTS AND BUILD FOOTPRINT LOCATION ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

CONCRETE NOTES
1. ALL CONCRETE WORK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER CEMENT RATIO SHALL BE NO GREATER THAN 0.45 AND SLUMP SHALL BE 3.5" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 6.5 SACKS PER CUBIC YARD. PROVIDE 5.5%-7.5% AIR ENTRAINMENT FOR CONCRETE OF THIS CLASS USED IN SLABS AND WALLS, PER REQUIREMENT LISTED IN THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2 IN. DEEP, A LENGTH 2 IN. LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
3. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE PROJECT AND APWA SPECIFICATIONS (03 30 10)
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
6. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS AND GROUNDS REQUIRED TO BE ENCASED IN CONCRETE SLAB AND SLAB FINISHES, COLOR, PATTERNS, AND DEPRESSIONS
7. REFER TO SLAB JOINT LAYOUT PLAN FOR CONTROL AND CONSTRUCTION JOINT LOCATIONS.
8. CONCRETE TESTING SHALL BE PER PROJECT SPECIFICATIONS AND APWA 03 30 05. TESTING SHALL COMPRISE OF TEMPERATURE, AIR, SLUMP AND STRENGTH TESTING. THE FOLLOWING TABLE SUMMARIZES REQUIRED TESTING FREQUENCY:

CONCRETE REINFORCEMENT NOTES
1. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
2. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIAMETER OR PER THE LATEST EDITION OF ACI 318. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90° TURN OR A SEPARATE CORNER BAR.
3. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
   A. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER, AND SLABS ON GRADE - 2 IN.
   B. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS) -3 IN.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
5. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI DETAILING MANUAL 315-77 AND ACI STANDARD 318.

ASPHALT NOTES
1. ALL ASPHALT SHALL BE PLACED AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATION.
2. BASE COURSE SHALL BE COMPACTED TO NOTHING LESS THAN 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.
3. SURFACES SHALL BE TRUE TO THE ESTABLISHED GRADE WITH A THICKNESS BEING NO LESS THAN ONE-FOURTH INCH FROM THE REQUIRED LAYER THICKNESS AND WITH THE SURFACE ELEVATION VARYING NO MORE THAN THREE-EIGHTHS INCH IN TEN FEET FROM THE TRUE PROFILE AND CROSS-SECTION.
4. THE SURFACE COURSE SHALL CONSIST OF A MINERAL AGGREGATE AND BINDER AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL ESTABLISH A MIX GRADATION AND THE AMOUNT OF BITUMINOUS MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND SHALL MEET THE REQUIREMENTS OF THE GRADATION SELECTED.
6. THE BITUMINOUS MATERIAL FOR THE SURFACE COURSE REFER TO LOCAL GOVERNMENT ENTITY CONFORMING TO THE REQUIREMENTS OF AASHTO M-226.
7. REGARDLESS OF BITUMINOUS CONTENT AND THERE SHALL NOT BE MORE THAN THREE PERCENT VOIDS IN THE AGGREGATE.
8. THE CONTRACTOR SHALL NOT INSTALL BITUMINOUS SEAL COAT UNLESS THE AIR TEMPERATURE IS 70 DEGREES FAHRENHEIT OR HIGHER. SEAL COAT IS NOT TO BE PLACED WITHIN TEN CALENDAR DAYS OF THE PLACEMENT OF NEW SURFACE COURSE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
10. NO BITUMINOUS SURFACE COURSE SHALL BE PLACED WHEN THE TEMPERATURE OF THE AIR OR ROAD BED IS 50 DEGREES FAHRENHEIT OR BELOW, DURING RAINY WEATHER, WHEN THE BASE IS WET OR DURING OTHER UNFAVORABLE WEATHER CONDITIONS AS APPROVED BY THE CITY ENGINEER. AIR TEMPERATURE IS TO BE MEASURED IN THE SHADE.
11. SEAL COATS SHALL BE APPLIED ONLY BETWEEN JUNE 01 AND SEPTEMBER 15.

APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNEMT ENTITY

IBC (INTERNATIONAL BUILDING CODE)
IRC (INTERNATIONAL RESIDENTIAL CODE)
IWUIC (INTERNATIONAL WILDLAND-URBAN INTERFACE CODE)
NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
AWWA (AMERICAN WATER W

CIVIL PROJECT NOTES

LINE TYPES

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY
- CENTER LINE
- 8 W — PROPOSED WATER MAIN (SIZED AS INDICATED)
- 18 SD — PROPOSED STORM DRAIN (SIZED AS INDICATED)
- 8 SS — PROPOSED SANITARY SEWER (SIZED AS INDICATED)
- 8 IRR — PROPOSED IRRIGATION (SIZED AS INDICATED)
- COMM — PROPOSED COMMUNICATION/TELEPHONE LINE
- PROPOSED GAS LINE
- PROPOSED BURIED ELECTRICAL
- X X X — PROPOSED WIRE/BARBED FENCE
- EASEMENT
- OHP — OVERHEAD POWER LINE
- OPEN DITCH, CANAL FLOW LINE
- PROPERTY SET BACKS
- EXISTING RAILROAD TRACKS
- EXISTING EDGE OF PAVEMENT
- Ex W — EXISTING WATER MAIN (SIZED AS INDICATED)
- Ex 18 SD — EXISTING STORM DRAIN (SIZED AS INDICATED)
- Ex 8 SS — EXISTING SANITARY SEWER (SIZED AS INDICATED)
- Ex 8 IRR — EXISTING IRRIGATION (SIZED AS INDICATED)
- X X X — EXISTING FENCE CHAIN LINK

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

EXISTING SYMBOLS

- SECTION MONUMENT NOT FOUND
- EXISTING TREE/VEGATION
- EXISTING MONUMENT FOUND – NOTED
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING MONUMENT FOUND – NOTED
- EXISTING BOLLARD
- EXISTING POWER POLE
- EXISTING GAS METER
- EXISTING SIGN
- EXISTING TELE J–BOX
- EXISTING STREET LIGHT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER VALVE–BUTTERFLY
- EXISTING MANHOLES BY TYPE (CM, D, S, W)
- EXISTING CATCH BASIN
- EXISTING COMBINATION BOX

PROPOSED SYMBOLS

- SECTION MONUMENT FOUND
- MONUMENT – NOTED
- PROPERTY CORNERS
- UTILITY POLE
- SIGN
- STREET LIGHT
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER METER
- WATER VALVE BUTTERFLY
- AIR VAC
- WATER SERVICE LATERAL
- PROPOSED MANHOLE (S, D)
- SEWER FLOW ARROW
- SEWER MANHOLE NUMBER
- SEWER SERVICE LATERAL
- CATCH BASIN
- COMBINATION BOX
- STORM DRAIN MANHOLE NUMBER
- ROAD DRAINAGE ARROW
- IRRIGATION SERVICE LATERAL

ABBREVIATIONS

ABUT.	= ABUTMENT
AGG.	= AGGREGATE
APPROX.	= APPROXIMATE
A.S.	= AS SHOWN
AUX.	= AUXILIARY
AVG.	= AVERAGE
BCR	= BEGIN OF CURB RETURN
BOW	= BACK OF WALK
BRG.	= BEARING
℄/C.L.	= CONTROL LINE/CENTER LINE
CATV	= CABLE TELEVISION
CI	= CAST IRON
CLR.	= CLEAR/CLEARANCE
CMP	= CORRUGATED METAL PIPE
COL	= COLUMN
CONC.	= CONCRETE
CONN	= CONNECTION
CONST.	= CONSTRUCTION
CONT.	= CONTINUOUS
COR.	= CORNER
CP	= CONTROL POINT
C.F.	= CUBIC FEET
DI	= DUCTILE IRON
DIA./Ø	= DIAMETER
DIP	= DUCTILE IRON PIPE
DIM.	= DIMENSION
DR	= DIMENSION RATIO
DWG.	= DRAWING
E	= EAST
EA	= EACH
ECR	= END OF CURB RETURN
EG	= EXISTING GRADE
EL./ELEV.	= ELEVATION
ELEC	= ELECTRIC
EO	= EDGE OF OIL
EST.	= ESTIMATED
EXIST	= EXISTING
F.F.	= FINISHED FLOOR
F.G.	= FINISHED GRADE
FL/FL	= FLOW LINE
FT.	= FEET
FLG.	= FLANGE
GA.	= GAUGE
G	= GALLON
GALV.	= GALVANIZED
GMH	= GAS MANHOLE
GV	= GAS VALVE
HA	= HECTARE
HDPE	= HIGH DENSITY POLYETHYLENE
HGL	= HYDRAULIC GRADE LINE
HMA	= HOT MIX ASPHALT
HORIZ.	= HORIZONTAL
HP	= HIGH PRESSURE/HIGH POINT
HWY	= HIGHWAY
I.D.	= INSIDE DIAMETER
INCL.	= INCLUDES
INT	= INTERSECTION
INV	= INVERT
IRRIG	= IRRIGATION
L	= LENGTH
LIN. FT.	= LINEAR FEET
LOC	= LIP OF CURB
LOC.	= LOCATION
LP	= LIGHT POLE/LOW POINT
LT	= LEFT
M.J.	= MECHANICAL JOINT FITTING
MISC.	= MISCELLANEOUS
MPa	= MEGAPASCAL
MAX.	= MAXIMUM
MG	= MEGAGRAM
MH	= MANHOLE
MIN.	= MINIMUM
N/NO.	= NORTH
NO./#	= NUMBER
N.T.S.	= NOT TO SCALE
O.C.	= ON CENTER
O.D.	= OUTER DIAMETER
OHP	= OVER HEAD POWER
PC	= POINT OF CURVATURE
PED	= PEDESTRIAN
PI/P.I.	= POINT OF INTERSECTION
PIP	= PLASTIC IRRIGATION PIPE
PL	= PROPERTY LINE
POC	= POINT ON CURVE
PP	= POWER POLE
PT	= POINT
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE PLASTIC
PVC	= POINT OF VERTICAL CURVATURE
PVT	= POINT OF VERTICAL TANGENCY
PVI	= POINT OF VERTICAL INTERSECTION
PVMNT	= PAVEMENT
PVRC	= POINT OF VERTICAL REVERSE CURVE
R/RAD.	= RADIUS
R/C	= REBAR AND CAP
Rd.	= ROAD
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
REINF.	= REINFORCING
REQ'D	= REQUIRED
RET.	= RETAINING
R.P.	= REFERENCE POST
RT	= RIGHT
S	= SLOPE
S/SO.	= SOUTH
SCH	= SCHEDULE
SD	= STORM DRAIN
SDMH	= STORM DRAIN MANHOLE
SDR	= STANDARD DIMENSION RATIO
SDWLK	= SIDEWALK
SECT./SEC	= SECTION
SHLD	= SHOULDER
SHT	= SHEET
SPA.	= SPACING/SPACES
SQ.	= SQUARE
STA.	= STATION
STD.	= STANDARD
STD.	= STANDARD DRAWING
STR.	= STRUCTURE
SS	= SANITARY SEWER
SSMH	= SANITARY SEWER MANHOLE
T	= TANGENT DISTANCE
T.B.	= THRUST BLOCK
TBC	= TOP BACK OF CURB
TBW	= TOP BACK OF WALK
TEL	= TELEPHONE
TEMP	= TEMPORARY
TMH	= TELEPHONE MANHOLE
TOW	= TOP OF WALL
TYP.	= TYPICAL
UG	= UNDERGROUND
UTIL.	= UTILITY
VC	= VERTICAL CURVE
VERT.	= VERTICAL
W	= WEST
W/	= WITH
WC	= WITNESS CORNER
WMH	= WATER MANHOLE
WV	= WATER VALVE
YD^2/YD2	= SQUARE YARD
YD^3/YD3	= CUBIC YARD
YD.	= YARD
YR	= YEAR

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW 811 or 1-800-662-4111 208-2100

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Cover Sheet.dwg TAB: NT-02- SYMBOLS&ABBRIVATIONS- PHASE 1 PLOT DATE AND TIME: 5/31/2024 12:01 PM

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

SYMBOLS & ABBRIVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG:
JOB No:
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22in x 34in - DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: AM
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 05/31/2024

REVISIONS

1	DATE	CITY COMMENTS

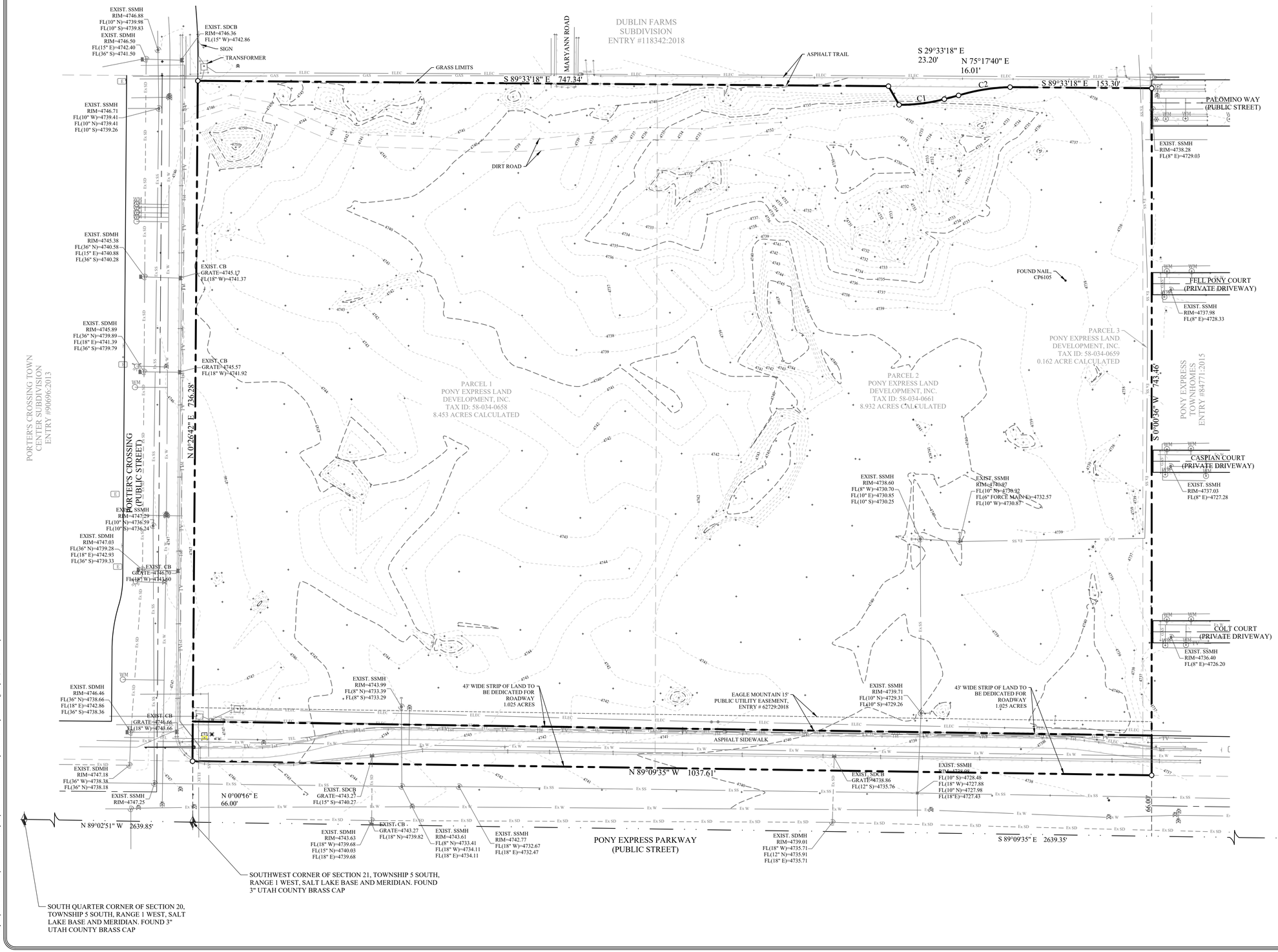
PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
NT-02

SK HART - EAGLE MOUNTAIN COMMERCIAL SITE

ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	49.45	187.00	15°09'04"	N82° 52' 12"E	49.31
C2	56.62	213.87	15°10'07"	S80° 51' 26"W	56.45

MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE
- FENCE LINE (CHAINLINK)
- CONCRETE
- ASPHALT
- OVERHEAD POWER LINE
- MONUMENT
- LEAD PLUG
- BOUNDARY CORNER
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- GAS METER
- POWER METER
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
CONTOURS ARE SHOWN IN 1' INTERVALS

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

DRAWN BY: FWH
FIELD CREW: FWK
CHECKED BY: SNT
DATE: 10/28/22

CLIENT: SK HART
DWG: SURVEY BASE.DWG
JOB No: 6814-SKHM21-22
DRAWING IS REDUCED IF LESS THAN 22"x34". DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

SK HART EAGLE MOUNTAIN COMMERCIAL SITE
ALTA/NSPS LAND TITLE SURVEY
PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH COUNTY, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

REVISIONS

No.	DATE	BY	REVISION

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981
tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, Utah 84101
www.wardeng.com

O:\Pony Express Land Development\SK Hart Pony Express - Commercial\survey\ACAD\Survey Base.dwg May 31, 2024 - 12:02pm

EAGLE SQUARE COMMMERCIAL SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS

TOTAL ACREAGE:	17.548 ACRES
BUILDABLE ACREAGE:	N/A
TOTAL ACREAGE IN LOTS:	5.387 ACRES
TOTAL ACREAGE IN ACCESS EASEMENT:	1.464 ACRES
TOTAL ACREAGE IN LOTS LESS INGRESS/EGRESS EASEMENT:	3.923 ACRES
TOTAL OPEN SPACE:	N/A
TOTAL IMPROVED OPEN SPACE:	N/A
AVERAGE LOT SIZE:	1.077 ACRES
LARGEST LOT SIZE:	1.356 ACRES
SMALLEST LOT SIZE:	0.927 ACRES
OVERALL DENSITY:	N/A
TOTAL # OF LOTS:	5

5 lots, 1 parcel

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	49.45	187.00	15.1512	N82° 52' 12"E	49.31
C2	56.62	213.87	15.1685	N80° 51' 26"E	56.45
C3	13.55	25.00	31.0524	S54° 54' 15"E	13.38

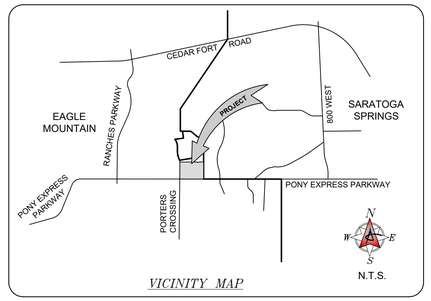
MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE

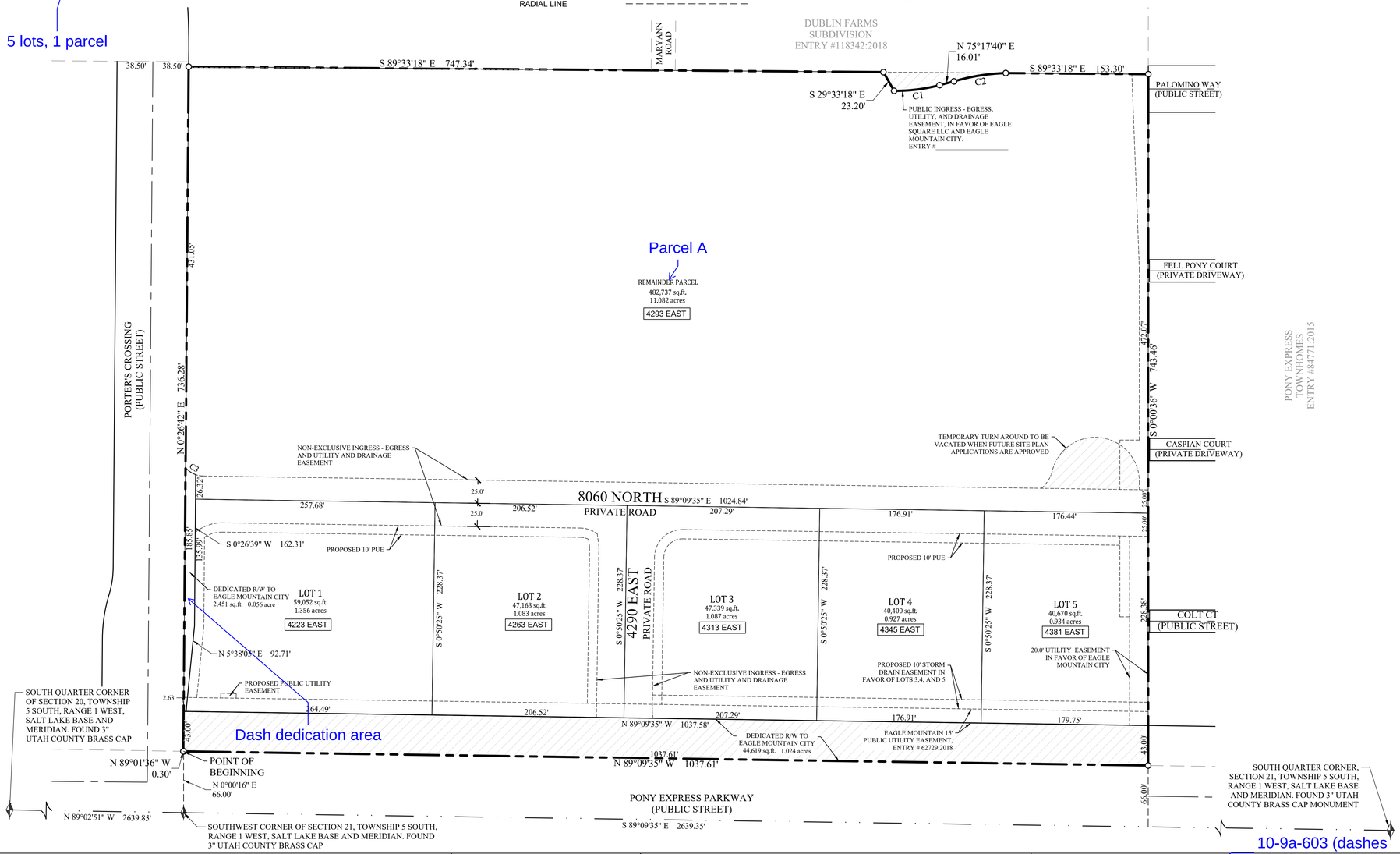
GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.



VICINITY MAP



Dash dedication area

10-9a-603 (dashes used in state code)

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, TO BE HEREAFTER KNOWN AS:

EAGLE SQUARE COMMERCIAL SUBDIVISION PLAT

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW

No. 155100 SATTAR N. TABRIZ — STATE OF UTAH — PROFESSIONAL ENGINEER AND LAND SURVEYOR

SATTAR N. TABRIZ
LICENSE NO. 155100

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL; SAID POINT OF BEGINNING BEING NORTH 00°00'16" EAST 66.00 FEET, AND SOUTH 89°01'36" EAST 0.30 FEET FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°26'42" EAST 736.28 FEET ALONG THE EAST RIGHT OF WAY LINE OF PORTER'S CROSSING, PER THE PORTER'S CROSSING TOWN CENTER SUBDIVISION PLAT, RECORDED AND ON FILE IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY 90696:2013 TO A POINT ON THE SOUTH LINE OF THE DUBLIN FARMS SUBDIVISION, RECORDED AS ENTRY 118342:2018; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING SIX (6) COURSES & DISTANCES:

(1) SOUTH 89°33'18" EAST 747.34 FEET; (2) SOUTH 29°33'18" EAST 23.20 FEET TO A POINT ON A 187.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF SAID CURVE BEARS NORTH 00°26'44" EAST; (3) THENCE EASTERLY 49.45 FEET ALONG THE ARC OF SAID CURVE; CHORD BEARS NORTH 82°52'12" EAST 49.31 FEET; (4) NORTH 75°17'40" EAST 16.01 FEET TO A POINT ON A 213.87 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (5) THENCE EASTERLY 56.62 FEET ALONG THE ARC OF SAID CURVE; CHORD BEARS NORTH 80°51'26" EAST 56.45 FEET; (6) SOUTH 89°33'18" EAST 153.30 FEET TO A POINT ON THE WEST LINE OF THE PONY EXPRESS TOWNHOMES SUBDIVISION, RECORDED AS ENTRY 84771:2015;

THENCE SOUTH 00°00'36" WEST 743.46 FEET ALONG THE WEST LINE OF SAID PONY EXPRESS TOWNHOMES TO A POINT ON THE NORTH LINE OF THE EAGLE MOUNTAIN CITY PARCEL RECORDED AS ENTRY 45356:2004; THENCE NORTH 89°09'35" WEST 1037.61 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89°01'36" WEST 0.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 764,432 SQ.FT. OR 17.548 ACRES.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER BE KNOWN AS:

EAGLE SQUARE COMMERCIAL SUBDIVISION PLAT

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR

HANDS THIS _____ DAY OF _____, 20____ A.D.

OWNER'S NAME: PONY EXPRESS LAND DEVELOPMENT INC.

SIGNATURE: DATE:

PRINT NAME: TITLE:

ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20 ___, PERSONALLY APPEARED BEFORE ME

_____, WHO BEING BY ME DULY SWORN DID SAY THAT

HE/SHE IS THE _____ OF PONY EXPRESS LAND DEVELOPMENT INC. AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF _____, 20 ___.

APPROVED BY MAYOR: APPROVED BY CITY ATTORNEY:

APPROVED BY CITY ENGINEER: (SEE SEAL BELOW) ATTEST BY CITY RECORDER: (SEE SEAL BELOW)

EAGLE SQUARE COMMERCIAL SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, Utah 84101
www.wardeg.com

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Planning • Engineering • Surveying
Since 1981

COMCAST:

[COMCAST ENTITY] APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OF LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHT-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATIONS, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OR PROVISION OF TELECOMMINUCATIONS SERVICES OF THE TERMS OF SUCH SERVICES

APPROVED THIS _____ DAY OF _____, 20 ___.
COMCAST:

BY: TITLE: DATE:

DIRECT COMMUNICATIONS:

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

DIRECT COMMUNICATIONS:

DATE:

DOMINION ENERGY NOTE:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT OF WAY DEPARTMENT AT 1-801-366-8532.

APPROVED THIS _____ DAY OF _____, 20 ___.
DOMINION ENERGY:

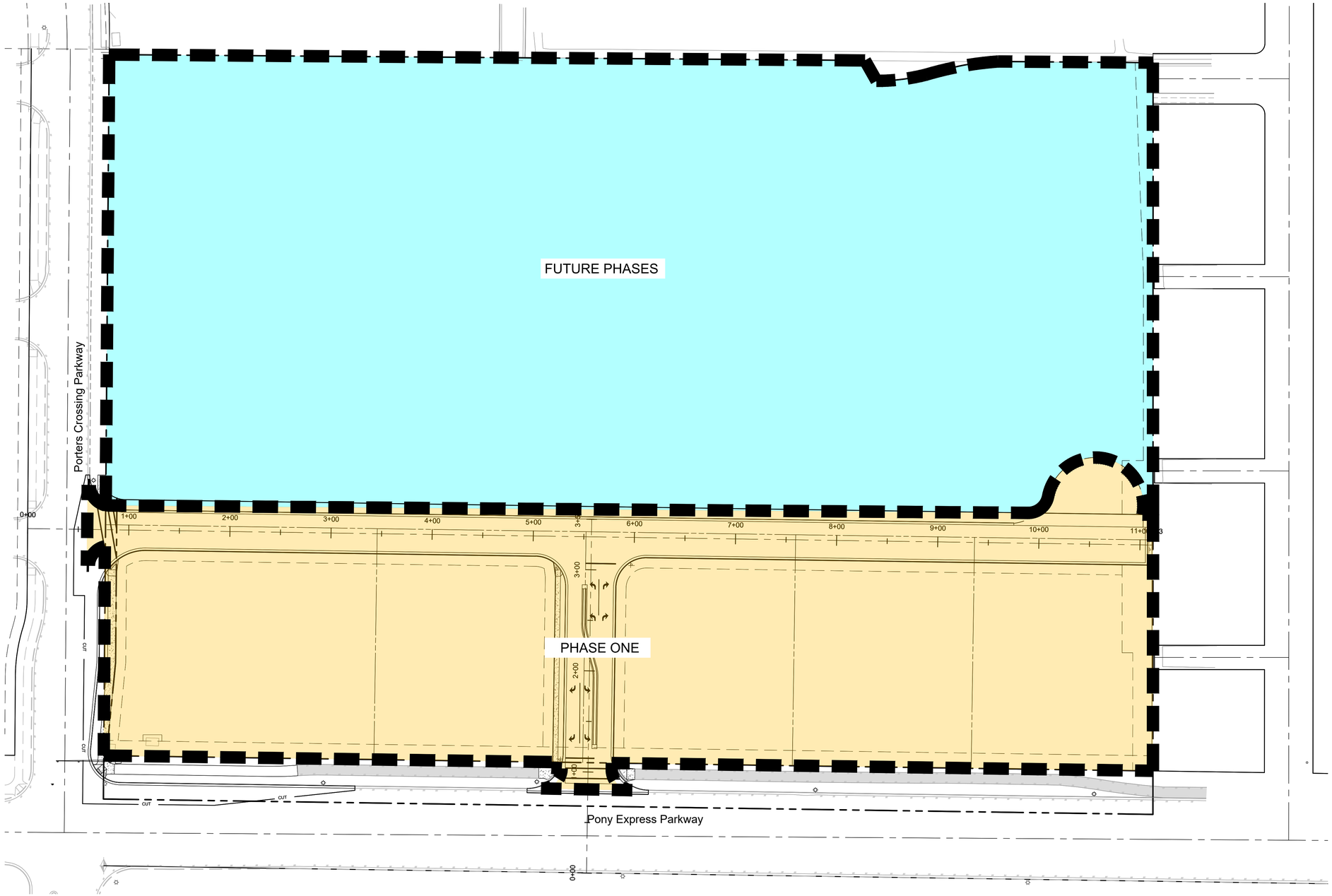
BY: TITLE: DATE:

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 10.9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1 A RECORDED EASMENT OR RIGHT OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3 TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4 ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER: DATE:

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1-800-662-4111
208-2100
SALT LAKE METRO
138 EAST 12200 SOUTH
DRAPER, UTAH 84020-1017

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

PHASING PLAN

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Ward Engineering Group
Planning Engineering Surveying
PH: 801 .487. 8040

CLIENT: SK HART
DWG:
JOB No:
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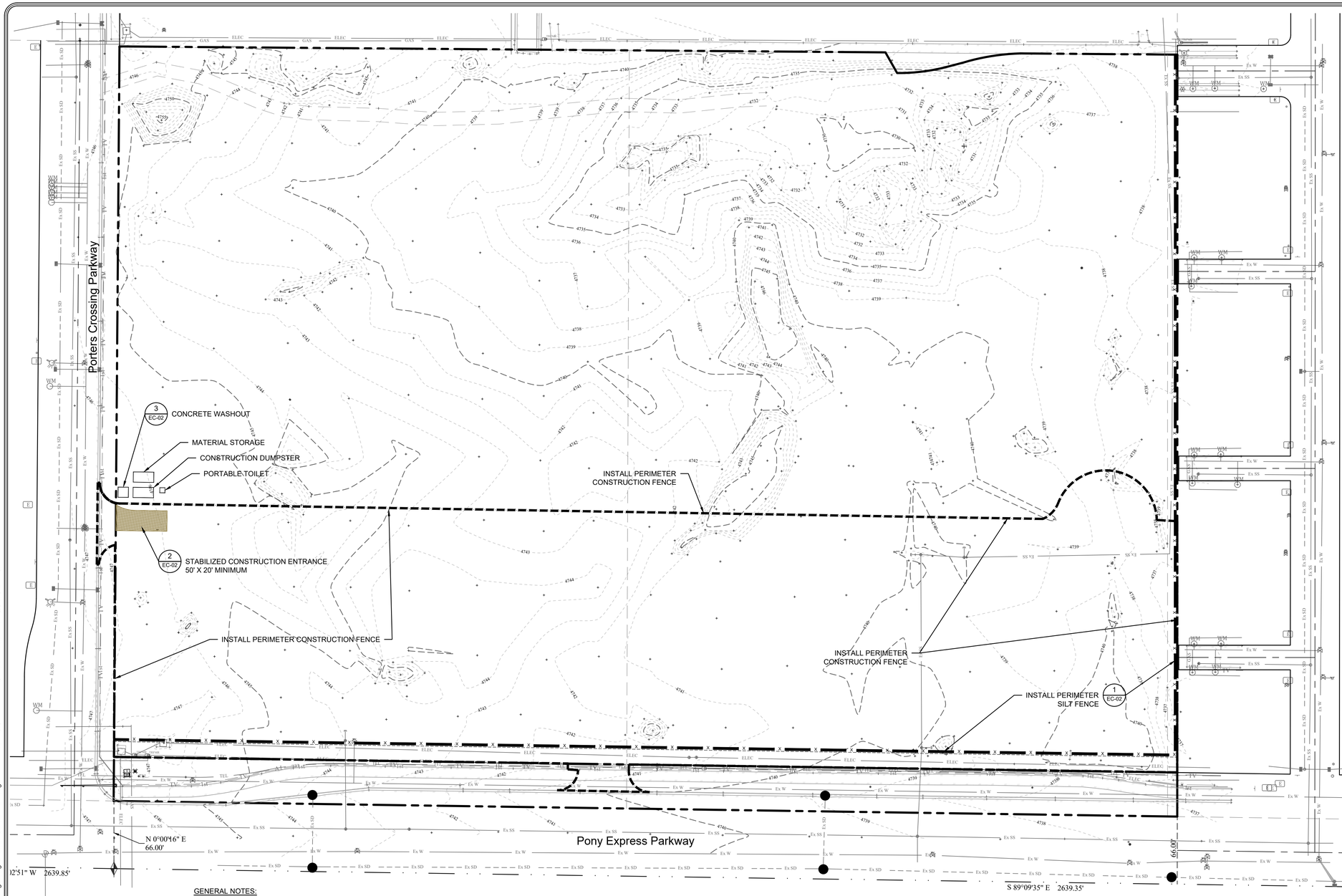
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REVISIONS

	DATE	CITY COMMENTS
1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
PH-01



EROSION CONTROL LEGEND

- BOUNDARY LINE
- GRAVEL BAG INLET PROTECTION
- SILT FENCE
- CONSTRUCTION FENCE

GENERAL NOTES:

1. IN THE EVENT A CHANGE OCCURS ON THIS APPROVED SITE PLAN WHICH INVOLVES ENLARGING THE AREA OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT CITY OF SALT LAKE PRIOR TO THE DISTURBANCE
2. THE CONTRACTOR WILL FILL OUT 'EROSION AND SEDIMENT CONTROL PLAN, INSPECTION AND MAINTENANCE FORM EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT AND/OR A HEAVY SNOW MELT.
3. THE CONTRACTOR WILL COMPLY WITH THE INSTALLATION AND MAINTENANCE OF THE "BEST MANAGEMENT PRACTICE (BMP) USED ON THE EROSION AND SEDIMENT CONTROL PLANS UNTIL REVEGETATION OR PERMANENT STABILIZATION HAS TAKEN PLACE.
4. THE CONTRACTOR WILL MAINTAIN STREETS TO BE FREE FROM SOIL AND DEBRIS 24 HOURS PER DAY, SEVEN DAYS A WEEK.
5. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS, SEVEN DAYS PER WEEK AS CONDITIONS DICTATE THE CONTRACTOR WILL INCREASE EQUIPMENT AS NEEDED TO CONTROL DUST.
6. THE CONTRACTOR WILL PREVENT SEDIMENTS FROM ENTERING UTILITIES BY INSTALLING FILTER FABRIC OR OTHER APPROVED DEVICES AROUND STRUCTURES.
7. ALL EXCAVATED MATERIAL MUST BE KEPT WITHIN THE "LIMITS OF DISTURBANCE;"
8. PLACE GEOTEXTILE STYLE SILT FENCES PRIOR TO ANY EXCAVATIONS INDICATED BY THE EROSION CONTROL DRAWINGS. THE EROSION/SEDIMENTATION CONTROL (E.S.C.) MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL GRAVEL BAG INLET PROTECTION ON ALL PROPOSED STORM DRAIN LINE AFTER INSTALLATION OF CATCH BASINS AND MANHOLES. SEE STORM DRAIN PLANS FOR LOCATIONS OF STRUCTURES
7. PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW
BLUE STAKES OF UTAH
1-800-662-4111
811
208-2100
ALL OTHER AREAS
48 EAST 1230 SOUTH
PO BOX 1611
SANDY, UTAH 84070-1611

N

50 0 50 100 150

Scale 1" = 50'

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

EROSION CONTROL PLAN

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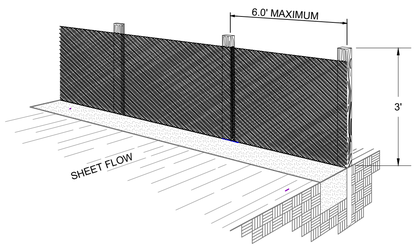
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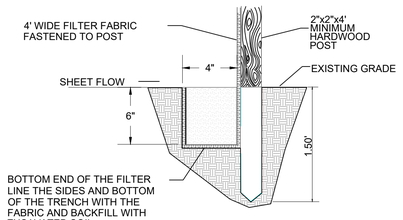
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BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
EC-01

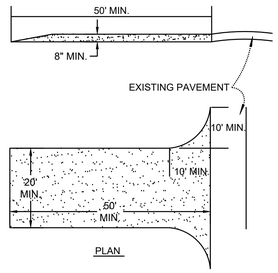
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1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5.0' TO 10.0' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 3" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONGTHE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALLA CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH A 0.50' OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

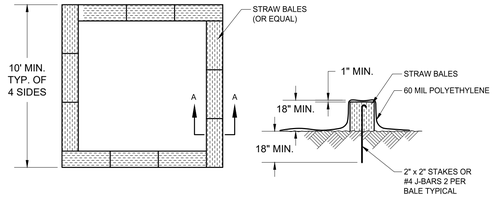
1 Silt Fence
NTS



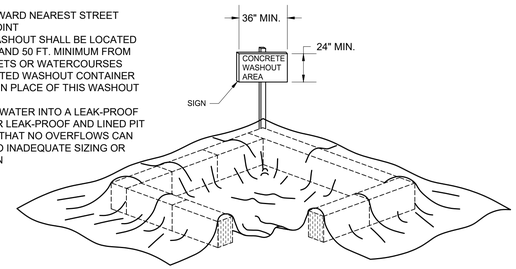
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE - USE 3"-6" COBBLE STONE, OR RECLAIMED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN FIFTY (50) FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SIDE SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL.

2 Stabilized Construction Entrance
NTS

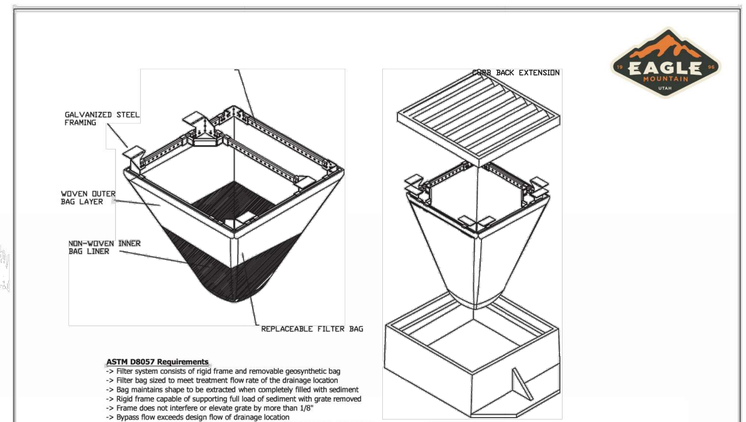


NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES
3. A PREFABRICATED WASHOUT CONTAINER MAY BE USED IN PLACE OF THIS WASHOUT DESIGN
4. DIRECT WASH WATER INTO A LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO THAT NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

3 Concrete Washout Detail
NTS



4 ASTM D8057 Inlet Protection
NTS

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

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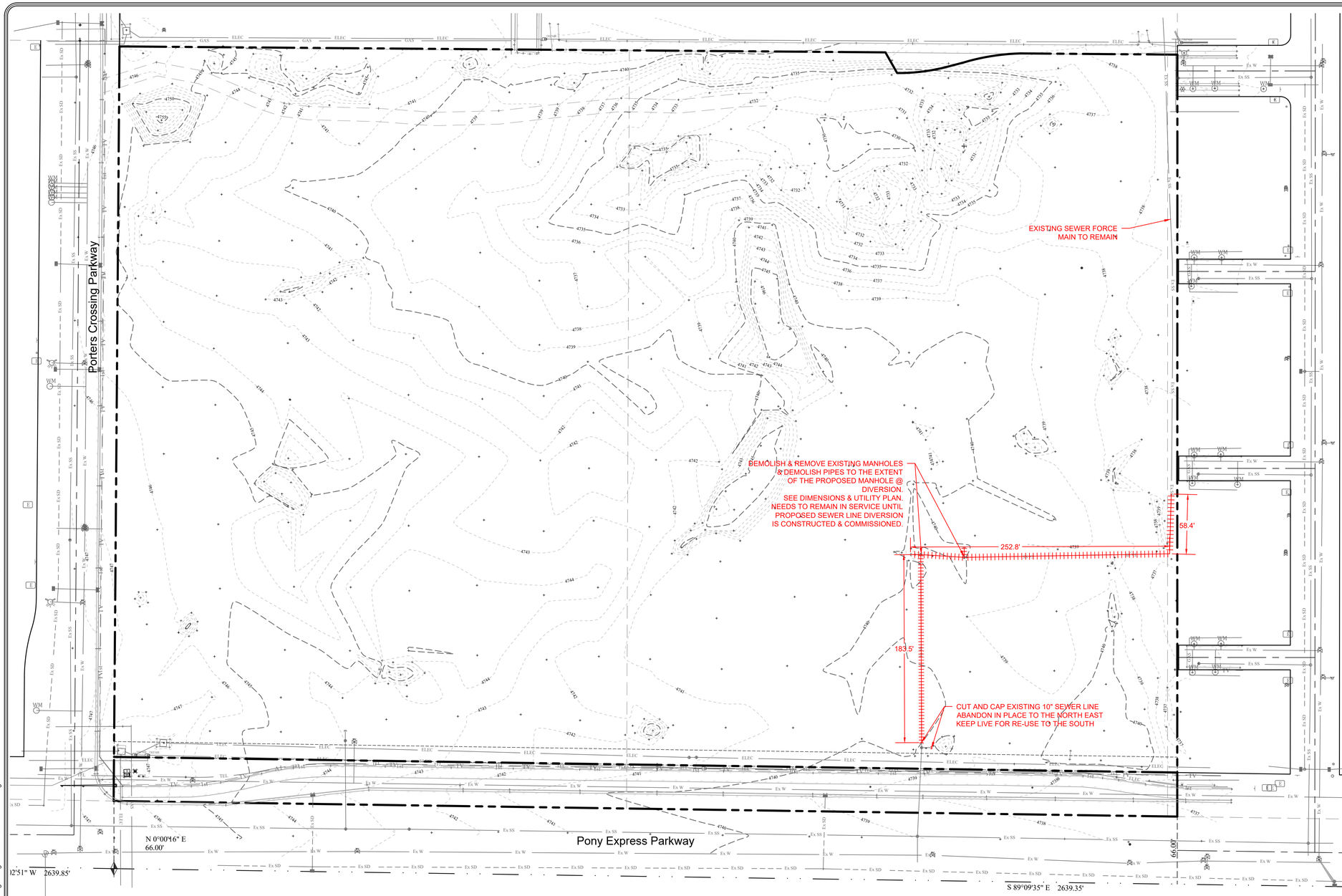
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362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
EC-02



EROSION CONTROL LEGEND

BOUNDARY LINE

PIPE TO BE DEMOLISHED & REMOVED

NOTE:
EXISTING UTILITIES MUST BE USED OR ABANDONED.

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

DEMOLITION PLAN

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362348
BRENDAN H THORPE
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208-2100
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DRAPER, UTAH 84020-1037

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

SITE PLAN

FUTURE PHASES
482,737 sq.ft.
11.082 acres

MASS GRADE PER GRADING PLAN

LEGEND
- BOUNDARY LINE
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- PROPOSED ASPHALT
- TEMPORARY ASPHALT
- CURB AND GUTTER

NOTE:
1) PEDESTRIAN ACCESS ALONG PORTERS CROSSING AND PONY EXPRESS TO BE KEPT OPEN AND ADA COMPLIANT THROUGHOUT CONSTRUCTION.
2) INSTALL MASONRY WALL ALONG EAST PROPERTY LINE FROM NORTH CORNER OF ROAD EASEMENT TO SOUTH CORNER OF LOT 5 AT STREET RIGHT-OF-WAY, 253' LINEAL FEET.

PORTERS CROSSING PARKWAY
FELL PONY COURT
CASPIAN COURT
EAGLE SQUARE DRIVE
EAGLE SQUARE PLACE
COLT COURT
PONY EXPRESS PARKWAY

SAW CUT CURB TRANSITION TO EXISTING
INSTALL STREET LIGHT
ADA COMPLIANT SIDEWALK ENTRANCE SEE NOTE 1
INSTALL STOP SIGN MUTCD R1-1 & STREET SIGN
PROPOSED STOP BAR
PROPOSED INGRESS/EGRESS AND UTILITY AND DRAINAGE EASEMENT LINE
CURB AND GUTTER
PROPOSED PAINTED CROSSWALK
PAINTED MESSAGE MARKER WHITE PAINT PER MUTCD STDS.
4" SOLID WHITE
PROPOSED CONCRETE SIDEWALK; 8.0' WIDE
PROPOSED LANDSCAPING ROW IMPROVEMENTS SEE LANDSCAPE PLAN
EXISTING 15' PUBLIC UTILITY EASEMENT
EXISTING STREET LIGHT/SIGNAL POLE & APPURTENANT EQUIPMENT TO BE RELOCATED. SEE SHEET GP-03.
INSTALL 8' CONCRETE WATERWAY WITH TRANSITION
TEMPORARY PAVEMENT FIRE TRUCK TURN AROUND
PROPOSED (4) 0M4-1 "END OF ROAD" SIGNS
PROPOSED 6' MASONRY WALL ALONG LOT 5 PROPERTY LINE SEE NOTE 2
PROPOSED 10' EASEMENT
EXISTING 20' UTILITY EASEMENT

LOTS TO BE MASS GRADED PER GRADING PLAN

LOT 1
59,052 sq.ft.
1.356 acres
TO BE DESIGNED

LOT 2
47,163 sq.ft.
1.083 acres
TO BE DESIGNED

LOT 3
47,339 sq.ft.
1.087 acres
TO BE DESIGNED

LOT 4
40,400 sq.ft.
0.927 acres
TO BE DESIGNED

LOT 5
40,670 sq.ft.
0.934 acres
TO BE DESIGNED

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Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART
DWG:
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1 DATE: CITY COMMENTS

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SP-01

Scale 1" = 40'

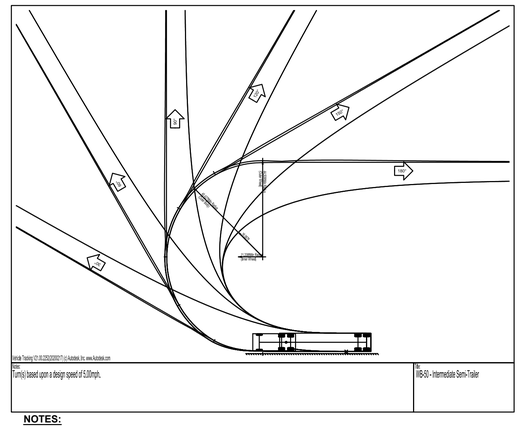
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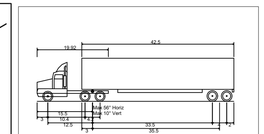
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140 EAST 12300 SOUTH
PO BOX 1027
DRAPER, UTAH 84020-1027

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

TURNING TEMPLATE

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040





WB-50 - Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

NOTES:

1. AASHTO WB-50 USED TO APPROXIMATE TURNING MOVEMENT OF EMERGENCY/FIRE VEHICLE.
2. DELIVERY TRUCKS ARE PLANNED TO HAPPEN DURING "NON-PEAK" HOURS.

40 0 40 80 120

Scale 1" = 40'

482,737 sq.ft.
11.082 acres

FUTURE PHASES

PORTERS CROSSING PARKWAY

N 0°26'42" E 736.28'

NOT TRUCK ACCESS

TBC R35.0'

TBC R45.0'

TRUCK ACCESS

EAGLE SQUARE DRIVE

CASPIAN COURT

COLT COURT

EAGLE SQUARE PLACE

NOT TRUCK ACCESS

PROPERTY LINE

PONY EXPRESS PARKWAY

LOT 1
59,052 sq.ft.
1.356 acres
TO BE DESIGNED

LOT 2
47,163 sq.ft.
1.083 acres
TO BE DESIGNED

LOT 3
47,339 sq.ft.
1.087 acres
TO BE DESIGNED

LOT 4
40,400 sq.ft.
0.927 acres
TO BE DESIGNED

LOT 5
40,670 sq.ft.
0.934 acres
TO BE DESIGNED

257.68'
25.0'
25.0'
206.52'
297.29'
176.91'
176.44'
228.37'
S 0°50'25" W
N 5°38'05" E 92.71'
264.49'
206.52'
207.29'
176.91'
179.75'
N 89°09'35" W 1037.58'
1037.61'
N 89°09'35" W 1037.61'
N 89°01'36" W 0.30'
N 0°00'16" E 66.00'
W 2639.85'
S 89°09'35" E 2639.35'
43.00'
66.00'

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208-2100
(SALT LAKE METRO)
BLUE STAKES OF UTAH
811 SAFE DIG
DRAPER, UTAH 84020-1577

CLIENT: SK HART
DWG:
JOB No:

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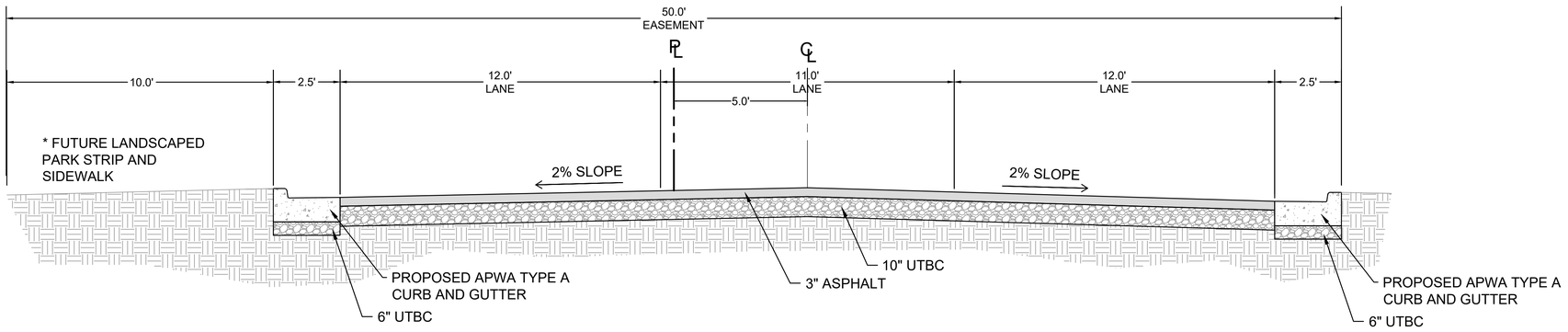
1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
SP-02

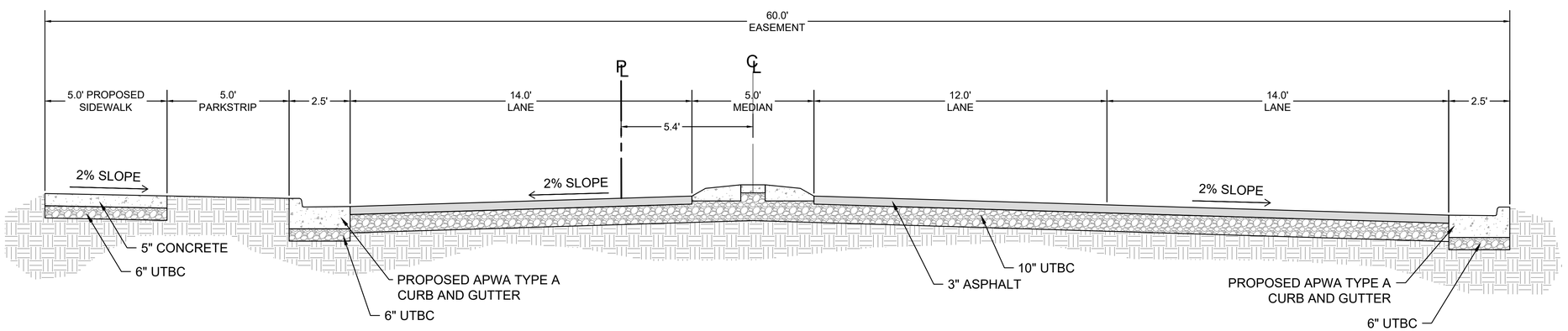
FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Site Plan.dwg TAB: SP-02- PHASE 1 PLOT DATE AND TIME: 5/31/2024 12:02 PM

TYPICAL SECTION PRIVATE ROAD A-A
FROM STATION: 0+61.03' TO STATION: 11+12.88'
NTS



* TO BE CONSTRUCTED WITH THE FUTURE SITE PLAN
APPLICATIONS FOR EACH LOT

TYPICAL SECTION PRIVATE ROAD B-B
FROM STATION: 0+72.05' TO STATION: 3+27.50'
NTS



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BLUE STAKES OF UTAH
PO BOX 1671
SANDY, UTAH 84091-1671

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Typical Road Section.dwg TAB: TS-01 - PHASE 1 PLOT DATE AND TIME: 5/31/2024 12:03 PM

EAGLE SQUARE COMMERCIAL
SUBDIVISION MASTER PLANS

TYPICAL ROAD SECTIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

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	DATE	
1		CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H
THORPE
FOR REVIEW
STATE OF UTAH

SHEET
TS-01

GENERAL NOTES:

1. UTILITIES TO BE STUBBED FOR FUTURE CONNECTIONS SHALL BE MARKED ABOVE GROUND AND SHALL BE SURVEYED PRIOR TO PAYMENT
2. INVERT INFORMATION FOR UTILITIES WITHIN THE SUBDIVISION ARE FOUND WITHIN THE PROFILE SHEETS OF THIS PLAN SET
3. EXISTING WATER UTILITY DEPTH AND DIAMETER HAS NOT BEEN VERIFIED. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO ROADWAY CUTS.
4. CONNECT EXISTING 6" PRESSURIZED SEWER LINE TO PROPOSED SEWER MANHOLE. PRESSURE SEWER LINE MUST REMAIN IN SERVICE UNTIL PROPOSED SEWER LINE DIVERSION IS APPROVED, CONSTRUCTED & COMMISSIONED.

N

40 0 40 80 120

Scale 1" = 40'

LEGEND

- PROPOSED MANHOLE
- PROPOSED STORMWATER CLEANOUT BOX
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED 2" WATER METER
- PROPOSED WATER VALVE
- PROPOSED 6" FIRE SERVICE VAULT
- SS GRAVITY FLOW
- SD PIPE FLOW
- INSTALL ISOLATION BOX PER CITY STANDARDS

- BOUNDARY LINE
- PROPERTY LINE
- CENTER LINE
- 8 W — PROPOSED WATER MAIN (SIZED AS INDICATED)
- 15 SD — PROPOSED STORM DRAIN (SIZED AS INDICATED)
- 8 SS — PROPOSED SANITARY SEWER (SIZED AS INDICATED)
- 8 IRR — PROPOSED IRRIGATION (SIZED AS INDICATED)
- PROPOSED STORMWATER SWALE
- Ex W — EXISTING WATER MAIN (SIZED AS INDICATED)
- Ex 18 SD — EXISTING STORM DRAIN (SIZED AS INDICATED)
- Ex 8 SS — EXISTING SANITARY SEWER (SIZED AS INDICATED)
- Ex 8 IRR — EXISTING IRRIGATION (SIZED AS INDICATED)
- OHP — EXISTING OVERHEAD POWER
- Ex ELEC — EXISTING BURIED ELECTRIC
- PROPOSED PUE

Porters Crossing Parkway

EAGLE SQUARE DRIVE

EAGLE SQUARE PLACE

Pony Express Parkway

CASPIAN COURT

COLT COURT

LOT #1

LOT #2

LOT #3

LOT #4

LOT #5

INSTALL STREET LIGHT

CONNECT TO EXISTING 8" WATER LINE INSTALL (2) 8" FLxMJ 45° BENDS

INSTALL FIRE HYDRANT ASSEMBLY (TYP)

INSTALL 8" WATER STUB W/ 4" BLOW OFF ASSEMBLY FOR FUTURE PHASES

INSTALL 18" RCP SD STUB FOR FUTURE PHASES

INSTALL 8" SEWER STUB FOR FUTURE PHASES

INSTALL 4.0' DIAMETER SS MANHOLE

INSTALL SD CURB INLET BOX

INSTALL 4.0' DIAMETER SS MANHOLE

INSTALL (2) 14"x8" FL TEE (2) 14" FLxMJ BUTTERFLY VALVES (1) 8" FLxMJ GATE VALVE

INSTALL 8" WATER STUB FOR FUTURE PHASES

INSTALL 8" SEWER STUB FOR FUTURE PHASES

INSTALL 5.0' DIAMETER SS MANHOLE

INSTALL 14" WATER STUB FOR FUTURE PHASES

INSTALL 14" FL TEE W/ THRUST BLOCK & JOINT RESTRAINTS (2) 14" FLxMJ BUTTERFLY VALVES (1) 14" X 8" FL REDUCER & 8" FLxMJ GATE VALVE

INSTALL 18" RCP SD STUB FOR FUTURE PHASES

INSTALL FIRE HYDRANT ASSEMBLY (TYP)

INSTALL SD CURB INLET BOX

INSTALL 4.0' DIAMETER SS MANHOLE SEE NOTE 4

INSTALL 4.0' DIAMETER SS MANHOLE

INSTALL 8" WATER STUB W/ 4" BLOW OFF ASSEMBLY FOR FUTURE CONNECTION TO CASPIAN COURT EXISTING WATERLINE

INSTALL 5.0' DIAMETER SS MANHOLE

INSTALL (2) 8"X6" FL TEE & (2) 6" FLxMJ GATE VALVE

INSTALL 18" RCP SD STUB FOR FUTURE PHASES

INSTALL SD CURB INLET BOX

INSTALL 48"X48' SD CLEAN OUT BOX

INSTALL 48" X 78" COMBO BOX

INSTALL 4" SEWER STUB @ 2.00% MIN.

INSTALL FIRE HYDRANT ASSEMBLY (TYP)

INSTALL 6" FIRE CONNECTION

INSTALL 2" CULINARY WATER LATERAL & METER

INSTALL (2) 14"X6" FL TEE (2) 6" FLxMJ GATE VALVE

INSTALL 48" X 72" COMBO BOX

INSTALL 6" FIRE CONNECTION

INSTALL 4" SEWER STUB @ 2.00% MIN.

INSTALL 2" CULINARY WATER LATERAL & METER

INSTALL 48"X48' SD CLEAN OUT BOX

INSTALL 6" FIRE CONNECTION

INSTALL 2" CULINARY WATER LATERAL & METER

INSTALL (1) 8"x8" FL TEE (3) 8" FLxMJ GATE VALVE

INSTALL 6" FIRE CONNECTION

INSTALL 2" CULINARY WATER LATERAL & METER

INSTALL 5.0' DIAMETER SS MANHOLE

INSTALL 48" X 72" COMBO BOX

INSTALL 90° 8" FLxMJ BEND

CONNECT TO COLT COURT EXISTING WATERLINE

INSTALL 4" SEWER STUB @ 2.00% MIN.

INSTALL ISOLATION BOX PER CITY STANDARDS

INSTALL SD CURB INLET BOX SEE SHEET GP-02

INSTALL (1) 8"x8" FL TEE (3) 8" FLxMJ GATE VALVE

INSTALL 48"X48' SD CLEAN OUT BOX

10.0' PUE

INSTALL 18" RCP SD STUB SEE SHEET GP-03

EX. SEWER LATERAL TO BE USED BY LOT 1

INSTALL SD CURB INLET BOX SEE SHEET GP-03

INSTALL ISOLATION BOX PER CITY STANDARDS

INSTALL 6" FIRE CONNECTION

INSTALL 2" CULINARY WATER LATERAL & METER

CONNECT FIRE PROTECTION & CULINARY WATER LINES TO EXISTING 8" WATER LINE

INSTALL 48" X 48" SD CLEAN OUT BOX

INSTALL 48" X 48" CLEANOUT BOX

CUT AND CAP EXISTING SEWER LATERAL FOR USE BY LOT 4

INSTALL 48" X 48" SD CLEAN OUT BOX

INSTALL ISOLATION BOX PER CITY STANDARDS

INSTALL STREET LIGHT

EXISTING WATER TRANSMISSION LINE

EXISTING STREET LIGHT/SIGNAL POLE & APPURTENANT EQUIPMENT TO BE RELOCATED

INSTALL SD CURB INLET BOX SEE SHEET GP-03

EXISTING 8" WATER LINE (CONTRACTOR TO FIELD VERIFY SIZE)

EXISTING 14" WATER LINE (CONTRACTOR TO FIELD VERIFY SIZE)

EXISTING STREET LIGHT

CONNECT TO EXISTING WATER UTILITY, CUT IN VALVE CLUSTER (3 WAY). INSTALL (3) 14" FLxMJ BUTTERFLY VALVES

CONNECT TO EXISTING SEWER APPROX. INVERT FROM SURVEY (E/W): 4,724.78'

INSTALL 5.0' DIAMETER SS MANHOLE

CONNECT TO EXISTING STORM DRAIN APPROXIMATE INVERT FROM SURVEY (E/W): 4,733.08'

INSTALL 48"X48' SD CLEAN OUT BOX

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

UTILITY PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART
DWG:
JOB No:

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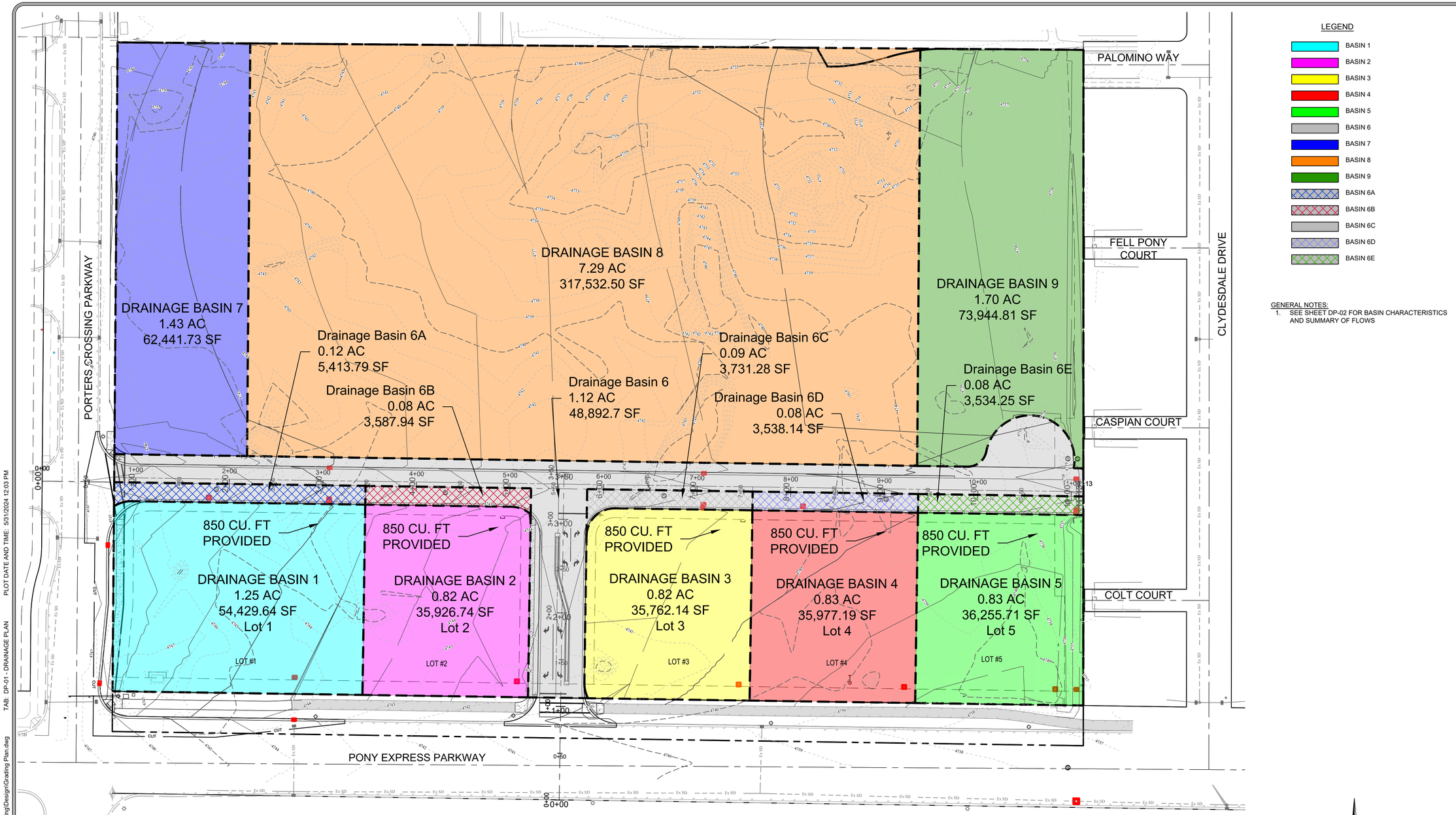
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362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET

UT-01

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Utility Plan.dwg TAB: UT-01- PHASE 1 PLOT DATE AND TIME: 5/31/2024 12:03 PM



LEGEND

- BASIN 1
- BASIN 2
- BASIN 3
- BASIN 4
- BASIN 5
- BASIN 6
- BASIN 7
- BASIN 8
- BASIN 9
- BASIN 6A
- BASIN 6B
- BASIN 6C
- BASIN 6D
- BASIN 6E

GENERAL NOTES:

1. SEE SHEET DP-02 FOR BASIN CHARACTERISTICS AND SUMMARY OF FLOWS

N

50 0 50 100 150

Scale 1" = 50'

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

DRAINAGE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART
DWG:
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1		

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362348
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STATE OF UTAH

SHEET
DP-01

PLOT DATE AND TIME: 5/31/2024 12:03 PM
TAB: DP-01 - DRAINAGE PLAN
FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Grading Plan.dwg

Existing Conditions					
Basin	Area (AC's)	CN	**100 Year, 24 Hour Peak Flow (cfs)	**10 Year, 24 Hour Peak Flow (cfs)	Hydrograph Volume, 100 Year, 24 Hour (C.F.)
Drainage Basin 1	1.25	63	0.027	0.002	517
Drainage Basin 2	0.82	63	0.018	0.001	339
Drainage Basin 3	0.82	88	0.479	0.260	3,004
Drainage Basin 4	0.83	88	0.485	0.263	3,041
Drainage Basin 5	0.83	88	0.485	0.263	3,041
Drainage Basin 6	1.48	63	0.028	0.002	610
Drainage Basin 7	1.43	63	0.028	0.002	588
Drainage Basin 8	7.29	63	0.139	0.012	3,012
Drainage Basin 9	1.80	63	0.035	0.003	744
*ESTIMATED CN VALUE OF DEVELOPED CONDITIONS (URBAN HYDROGOLY FOR SMALL WATERSHEDS)					
**SCS METHOD USING A TYPE II DISTRIBUTION					
*** BASED ON 0.2 CFS/AC					

Phase 1 Conditions									
Basin	Area (AC's)	CN	**100 Year, 24 Hour Peak Flow (cfs)	**10 Year, 24 Hour Peak Flow (cfs)	***Allowed Release Rate (cfs)	100 Year Storm Volume (C.F.)	Is Surfce Condition Different From Existing?	Net Storage Required at Phase 1 (C.F.)	Storage Provided (C.F.)
Drainage Basin 1	1.25	63	0.027	0.002	1.969	517	NO	0	0
Drainage Basin 2	0.82	63	0.018	0.001		339	NO	0	0
Drainage Basin 3	0.82	88	0.479	0.260		3,004	NO	0	0
Drainage Basin 4	0.83	88	0.485	0.263		3,041	NO	0	0
Drainage Basin 5	0.83	88	0.485	0.263		3,041	NO	0	0
Drainage Basin 6	1.12	87	1.969	1.085		3,962	YES	****0	0
Drainage Basin 6A	0.12	98	0.300	0.210		809	YES	809	850
Drainage Basin 6B	0.08	98	0.225	0.159		607	YES	607	850
Drainage Basin 6C	0.09	98	0.267	0.189		614	YES	614	850
Drainage Basin 6D	0.06	98	0.237	0.168		546	YES	546	850
Drainage Basin 6E	0.06	98	0.237	0.168		546	YES	546	850
Drainage Basin 7	1.43	63	0.028	0.002		588	NO	0	0
Drainage Basin 8	7.29	63	0.139	0.012		3,012	NO	0	0
Drainage Basin 9	1.70	63	0.033	0.003		703	NO	0	0
*ESTIMATED CN VALUE OF DEVELOPED CONDITIONS (URBAN HYDROGOLY FOR SMALL WATERSHEDS)							TOTAL	3,122	4250
**SCS METHOD USING A TYPE II DISTRIBUTION									
*** BASED ON 0.2 CFS/AC									
**** THE RELEASE RATE FOR THE WHOLE SITE IS 1.969 CFS. THE MAJORITY OF THE DISCHARGE IS USED BY BASIN 6. SUBSEQUENT RELEASES BY DEVELOPMENT WILL UTILIZE A REDUCED RELEASE RATE OF 0.04 CFS/AC									

NOTES:
1. THE ADJUSTED ALLOWED RELEASE RATE FOR THE FUTURE DEVELOPED LOTS IS 0.04 CFS/ACRE. THIS IS ADJUSTED TO OFFSET THE FULL RELEASE OF THE FULLY DEVELOPED PHASE 1 ROADS. THIS WAS DONE TO MAINTAIN AN EQUIVALENT DISCHARGE OF 0.2 CFS/ACRE AT THE POINT OF CONNECTION TO THE CITY'S STORM DRAIN SYSTEM IN PONY EXPRESS PARKWAY.
2. FOR DRAINAGE CALCULATIONS & REPORT SEE: "EAGLE SQUARE MASTER PLANNED COMMERCIAL DEVELOPMENT" DRAINAGE REPORT, JANUARY 2024.

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

DRAINAGE CALCULATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
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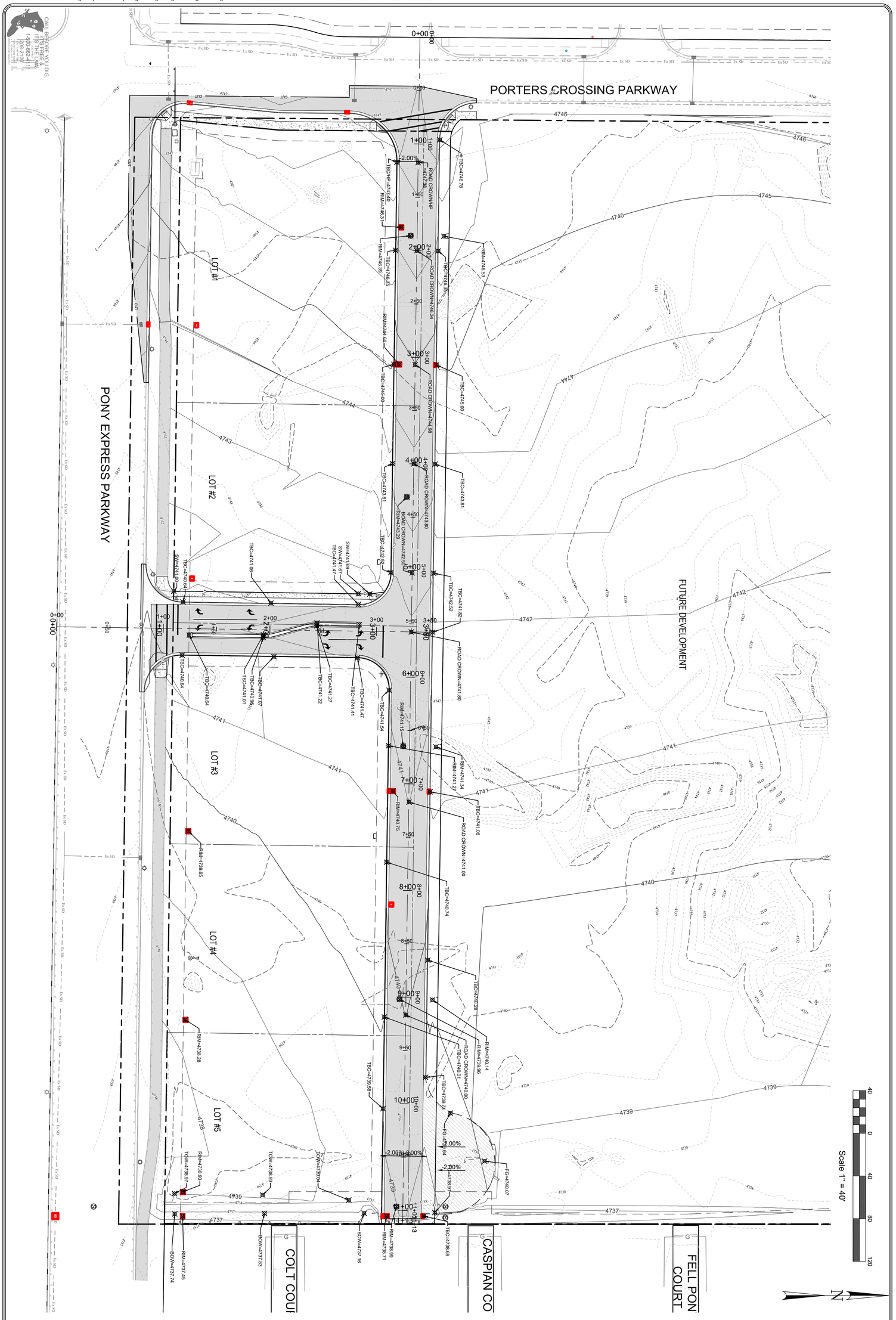
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1 DATE CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
DP-02

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SHEET GP-01	PROFESSIONAL ENGINEER BRENDAN H THORPE 363248 STATE OF UTAH — NOT FOR REVIEW	REVISIONS: 1 DATE / CITY COMMENTS	DRAWN BY: AM; DESIGN BY: BHT; CHECKED BY: BHT; DATE: 05/31/2024	CLIENT: SK HART; DWG:; JOB No:; DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22x34 = 34x44 - DIMENSIONS AND NOTES TAKE PRECEDENCE	231 West 800 South Salt Lake City, Utah 84101; Ward Engineering Group; Planning Engineering Surveying; PH: 801 . 487 . 8040	EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS; GRADING PLAN	

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Scale 1" = 20'

GP-02 (TOP)

GP-02 (BOTTOM)

PORTERS CROSSING PARKWAY

MATCH EX. FG=4746.60

FG=4746.49

TBC=4746.86

-0.50%

-1.68%

INSTALL 8.0' LANDSCAPE PARK STRIP

INSTALL 8.0' CONCRETE SIDEWALK

MATCH EX. FG=4747.12

PAINTED MESSAGE MARKER WHITE PAINT PER MUTCD STDS.

4" SOLID WHITE 65.0 L.F.

12.0'

-1.79%

-1.53%

FG/HP=4746.93

-0.57%

TBC=4747.29

8.0'

EXISTING R/W LINE

8.0'

PROPOSED R/W LINE

SD15 INSTALL CURB INLET BOX TBC: 4746.93 INV (W OUT): 4743.67

1&5 DT-01

PROPOSED 10.0' P.U.E.

MATCH EX. FG=4747.04

EXISTING CATCH BASIN TO BE RECONSTRUCTED TO GRADE W/ CONCRETE COLLAR & SOLID LID. RIM (NEW): 4746.80 INV EX (E IN): 4743.60

MATCH EX. FG=4746.82

FG=4746.80

INSTALL 18" CLASS III RCP-SD 11.5 L.F. @ 0.50% SLOPE

2.06%

FG=4746.56

TBC=4746.62

-1.03%

-0.86%

-1.04%

-0.50%

INSTALL ADA COMPLIANT SIDEWALK ENTRANCE SEE NOTE 1

4&5 DT-01

R45.0'

(HIGH POINT OF INTERSECTION) MATCH EX. FG=4747.03

0.50%

-1.23%

-1.45%

-1.56%

MATCH EX. FG=4746.35 (-0.55%)

-0.59%

INSTALL 8.0' CONCRETE SIDEWALK

R35.0'

INSTALL ADA COMPLIANT SIDEWALK ENTRANCE SEE NOTE 1

INSTALL STOP SIGN MUTCD R1-1 & STREET SIGN

INSTALL 5.0' CONCRETE SIDEWALK

TBC=4746.78

-2.02%

ROAD CROWN=4747.28

-3.22%

1+00

TBC/HP=4747.40

-2.00%

ROAD CROWN/HP =4747.38

TRFMR

EXISTING ASPHALT WALK

INSTALL STOP SIGN MUTCD R1-1 & STREET SIGN

SW=4741.00

TBC=4740.64

INSTALL ADA COMPLIANT SIDEWALK ENTRANCE SEE NOTE 1

-0.50%

1+00

-1.00%

R35.0'

EXISTING ASPHALT WALK

INSTALL ADA COMPLIANT SIDEWALK ENTRANCE SEE NOTE 1

FG=4740.14

FL=4740.35

-0.83%

FL=4740.04

FG=4740.14

-0.64%

FG=4739.86

FL=4739.75

-0.71%

FL=4739.49

MATCH EX. FG=4740.56

INSTALL 8' CONCRETE WATERWAY WITH TRANSITION

6 DT-01

MATCH EX. FG=4739.69

PONY EXPRESS PARKWAY

PAINTED MESSAGE MARKER WHITE PAINT PER MUTCD STDS.

4" SOLID WHITE 100.0 L.F.

16.4'

Scale 1" = 20'

N

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

OFFSITE GRADING

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART

DWG:

JOB No:

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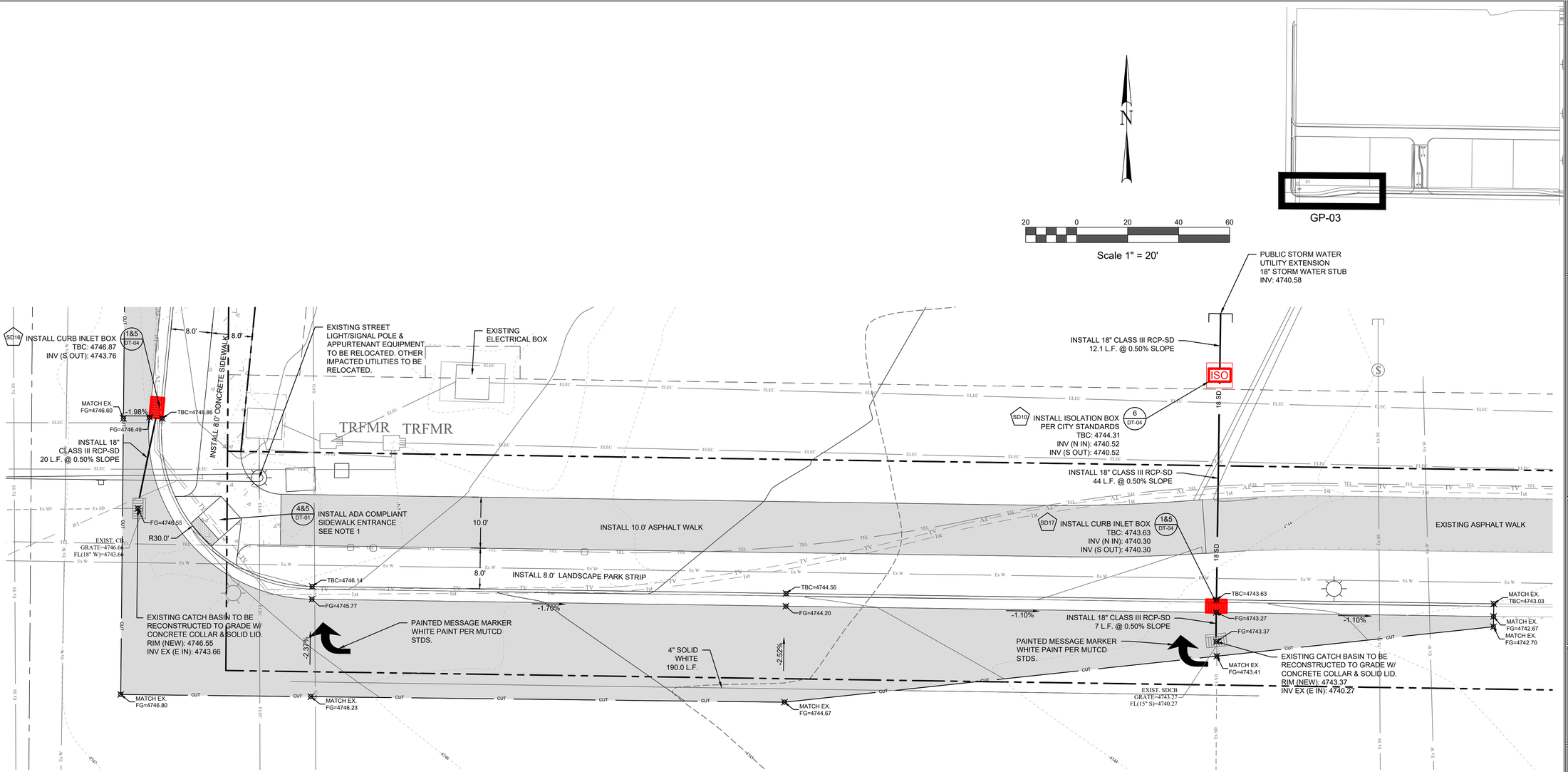
REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET

GP-02



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208-2100
BLUE STAKES OF UTAH
140 EAST 12300 SOUTH
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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

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Planning Engineering Surveying
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362348
BRENDAN H THORPE
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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

PLAN & PROFILE

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Ward Engineering Group
Planning Engineering Surveying
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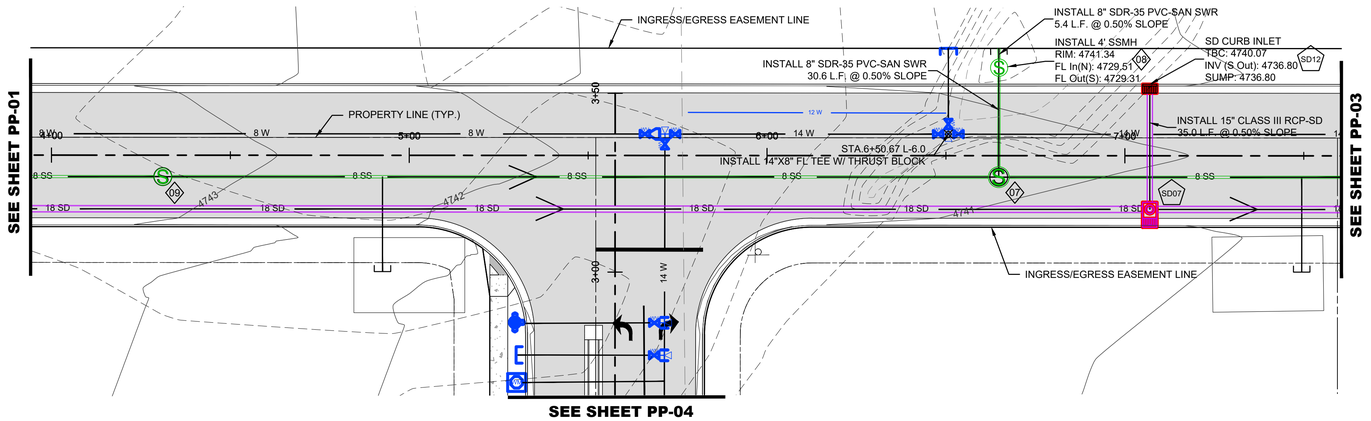
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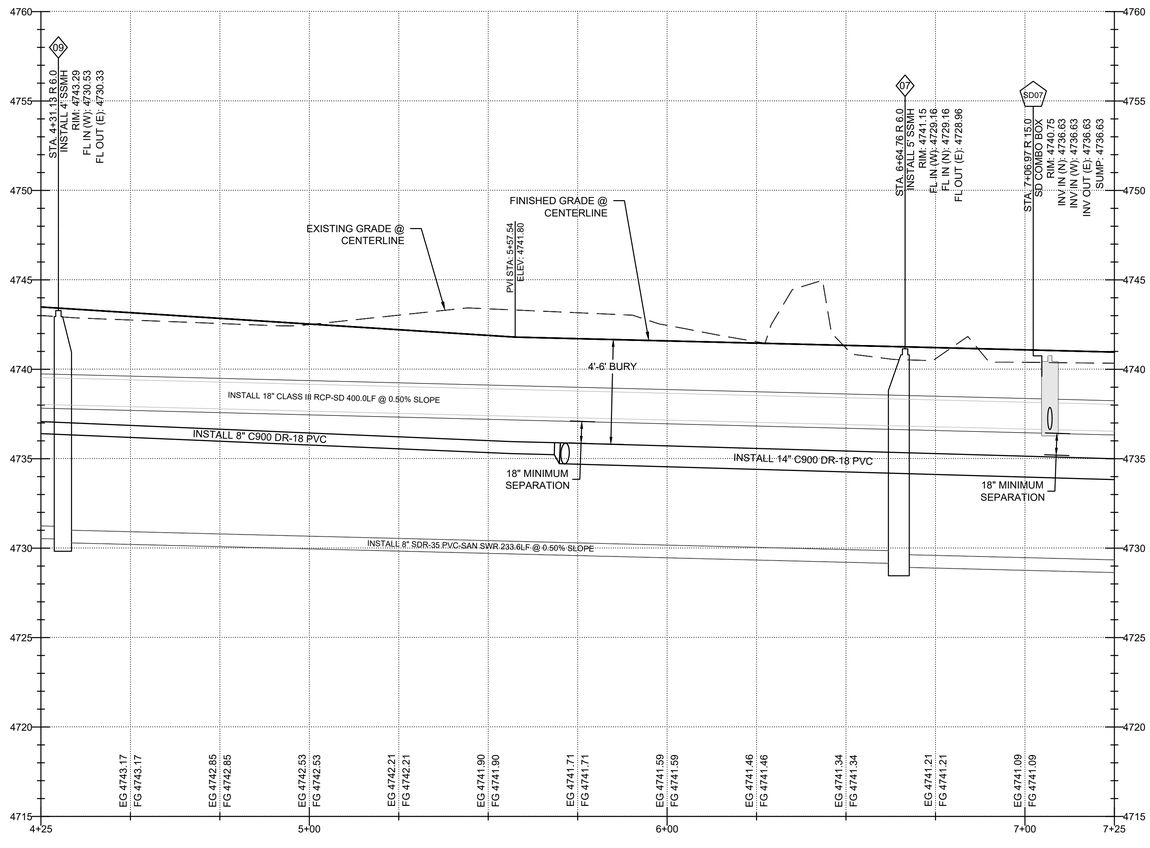
1	DATE	CITY COMMENTS

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STATE OF UTAH

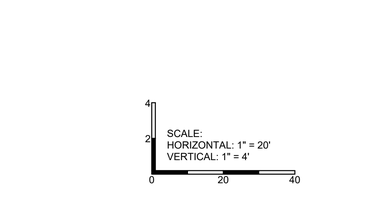
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Scale 1" = 20'

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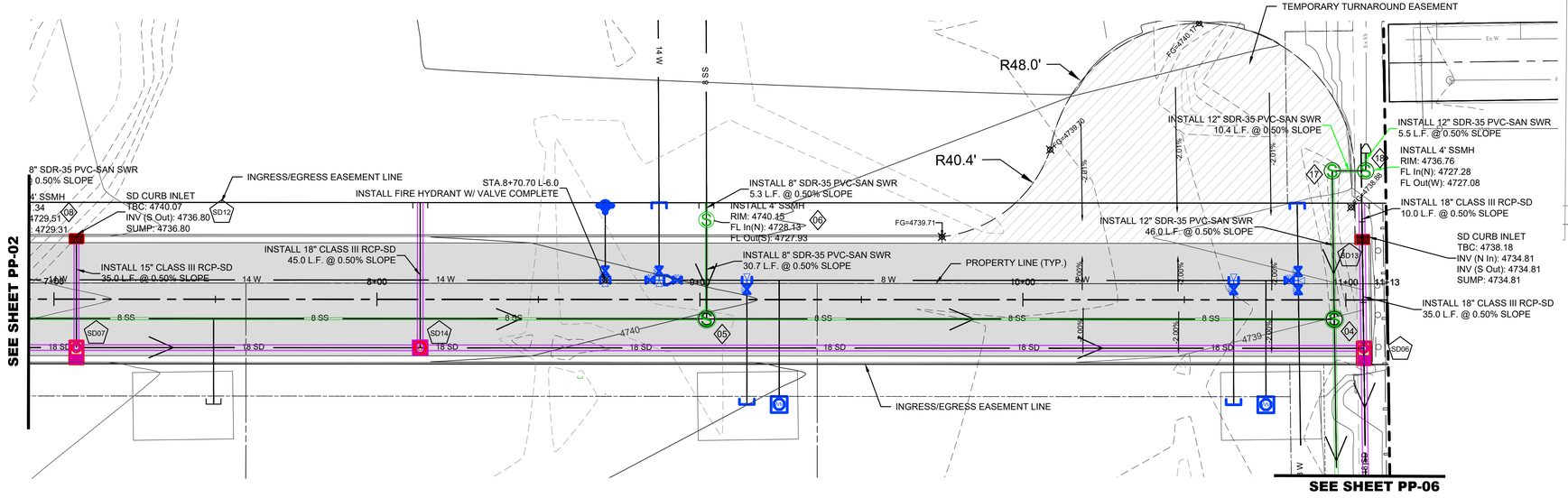
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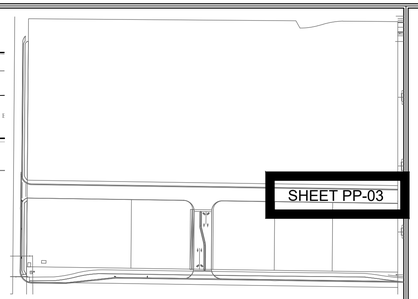
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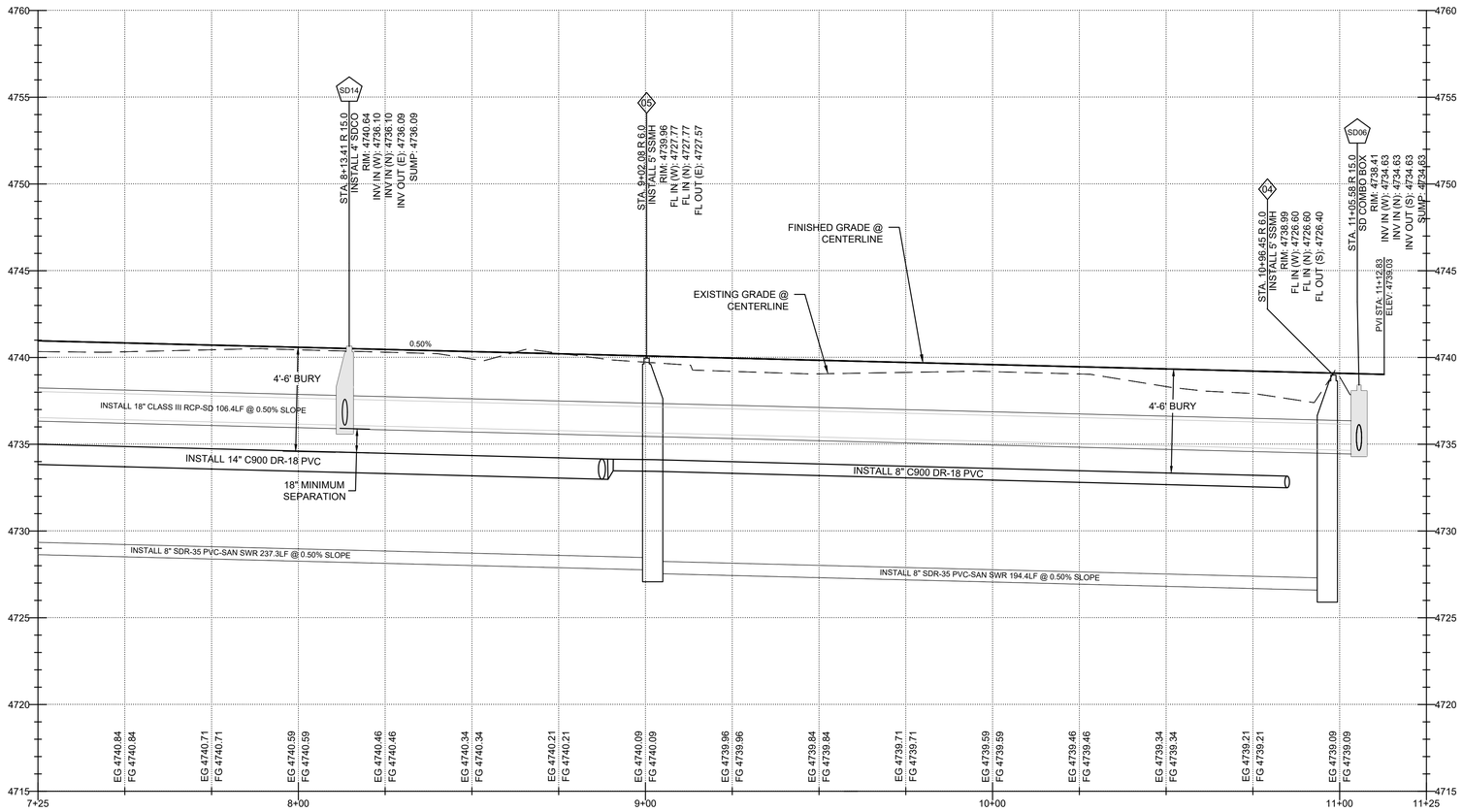
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PP-02

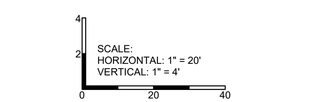
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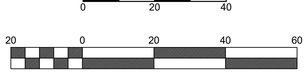
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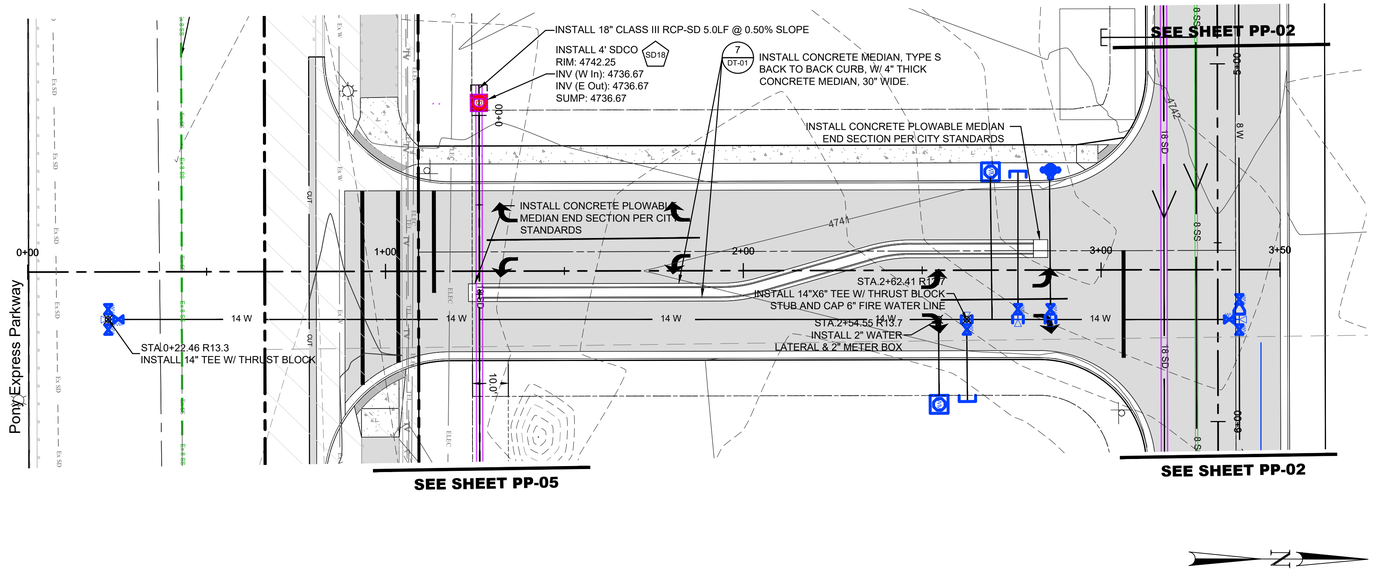
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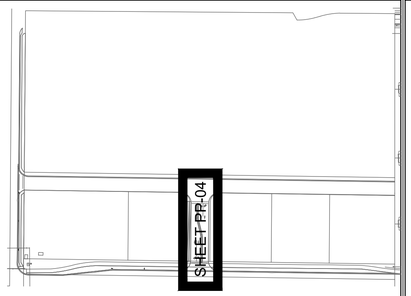
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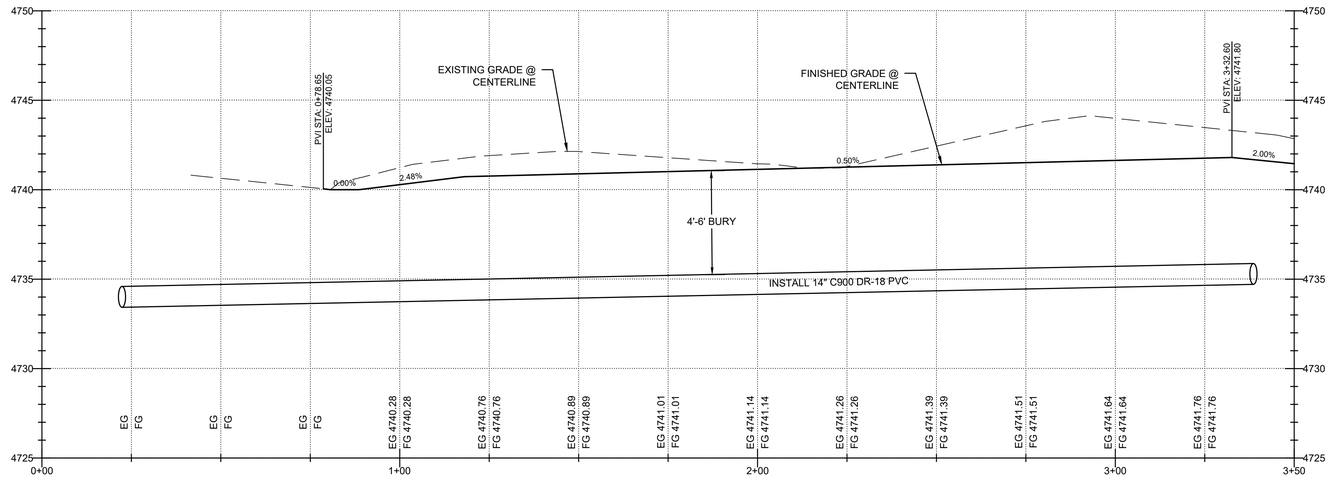
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Scale 1" = 20'

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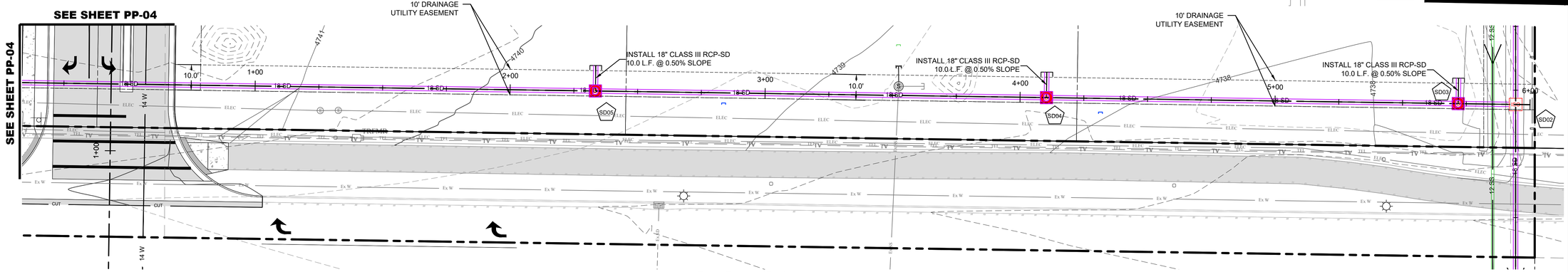
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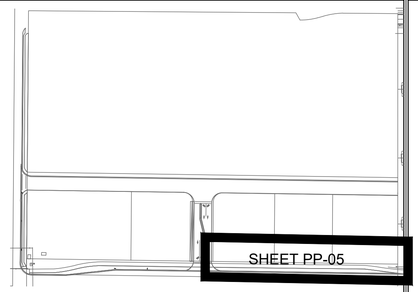
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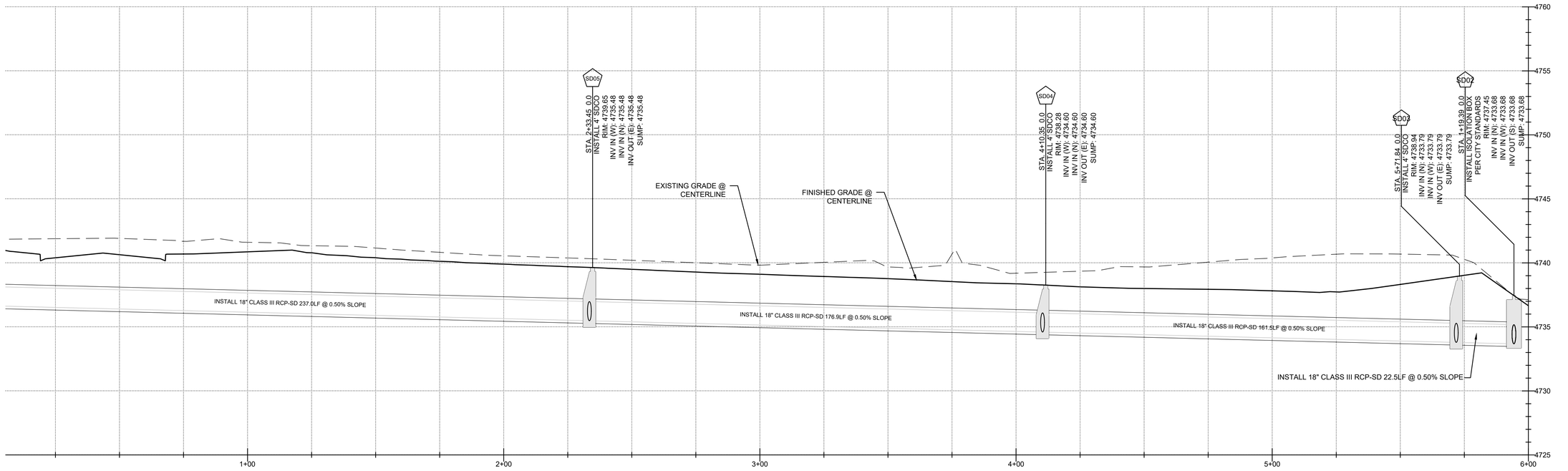
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Scale 1" = 20'







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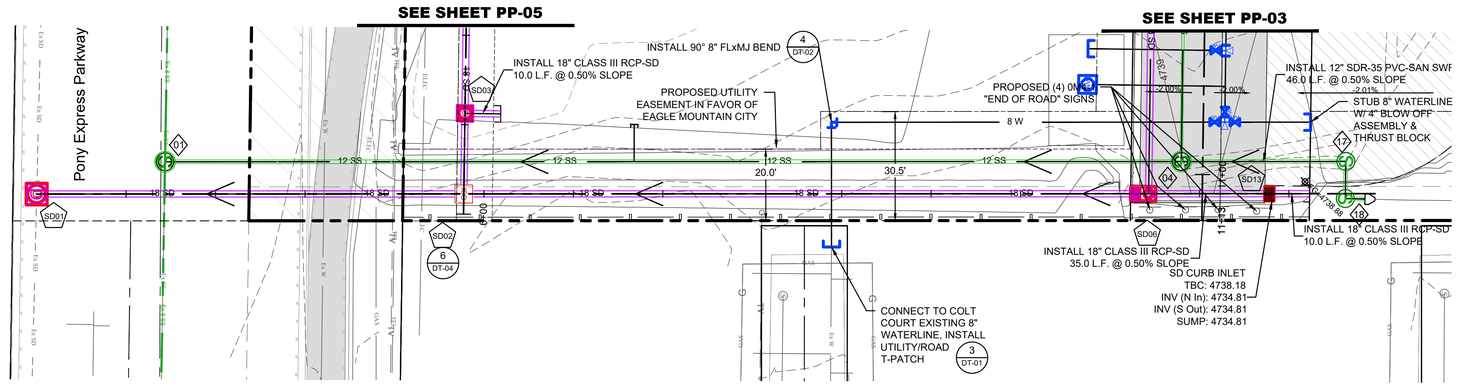
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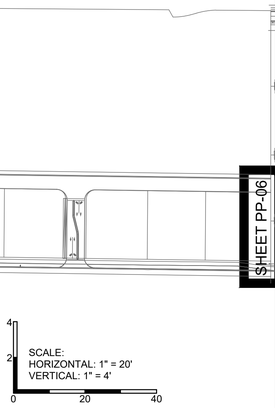
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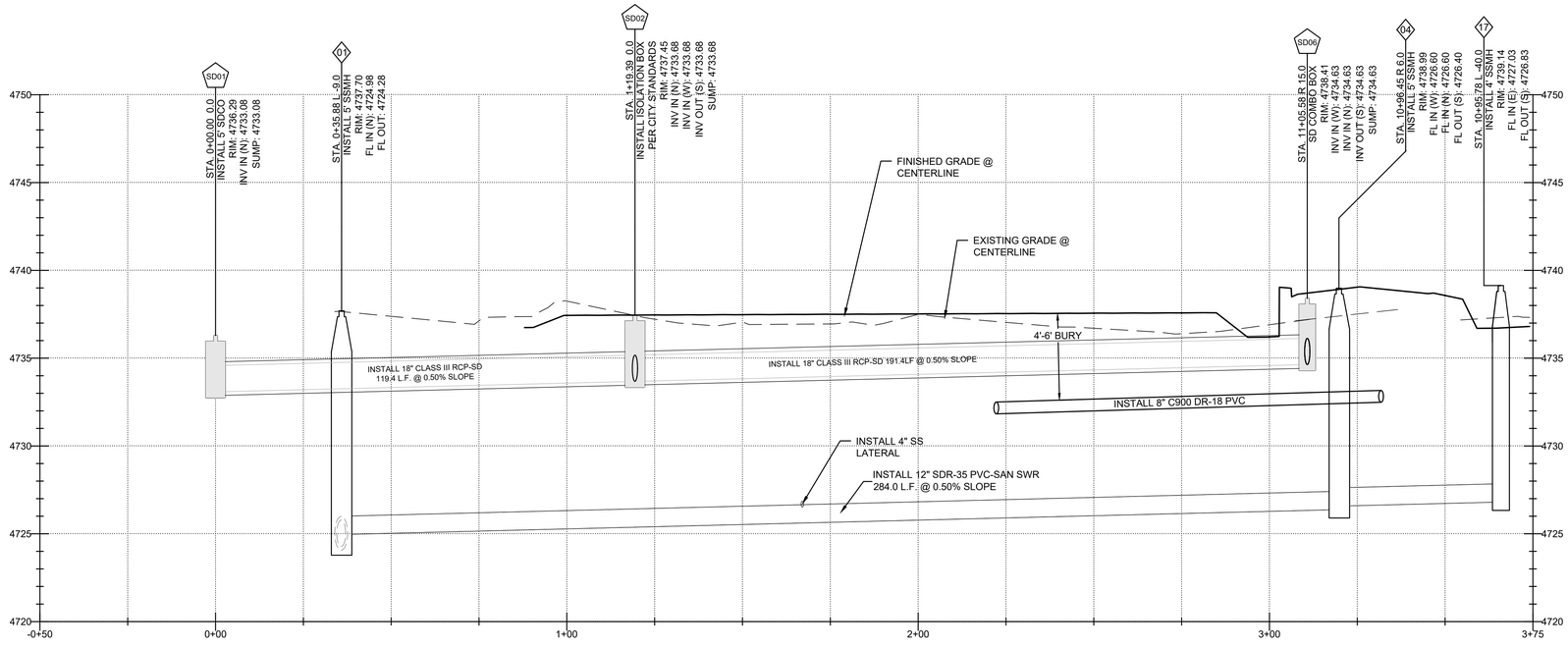
SEE SHEET PP-05

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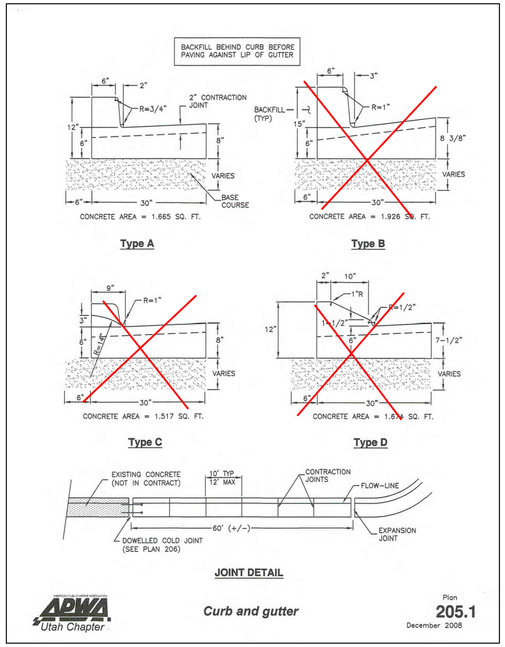
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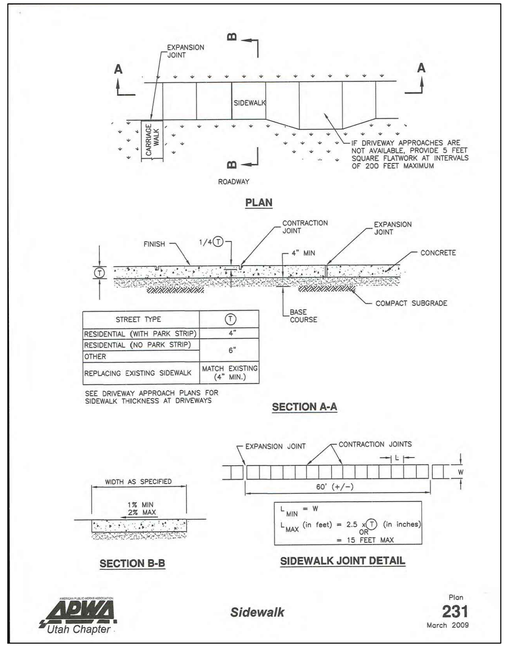
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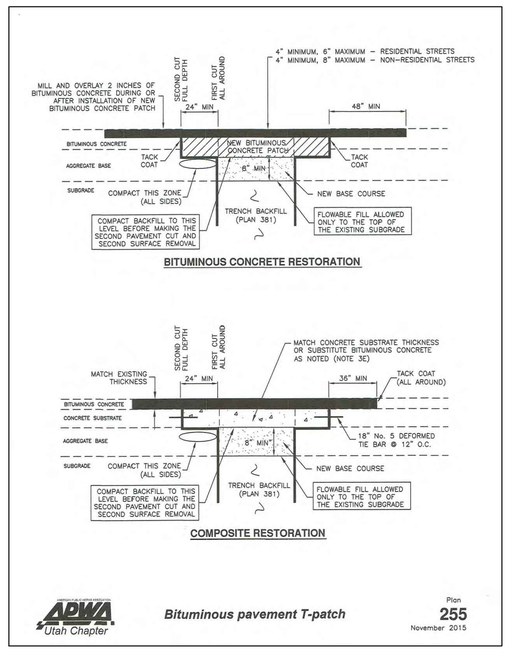
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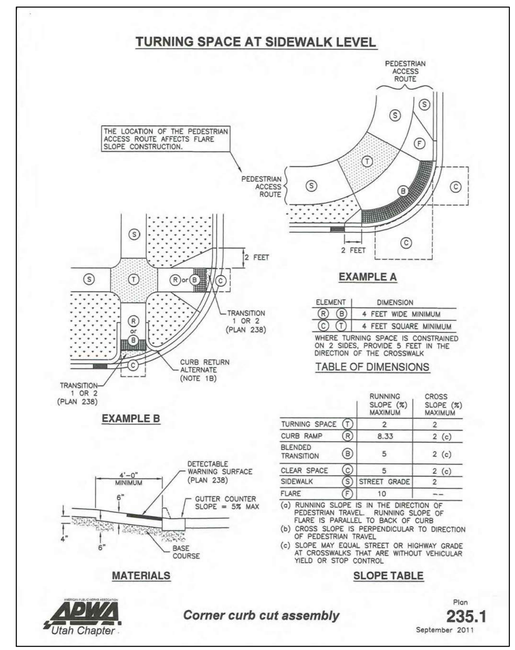
1 TYPE A CURBING
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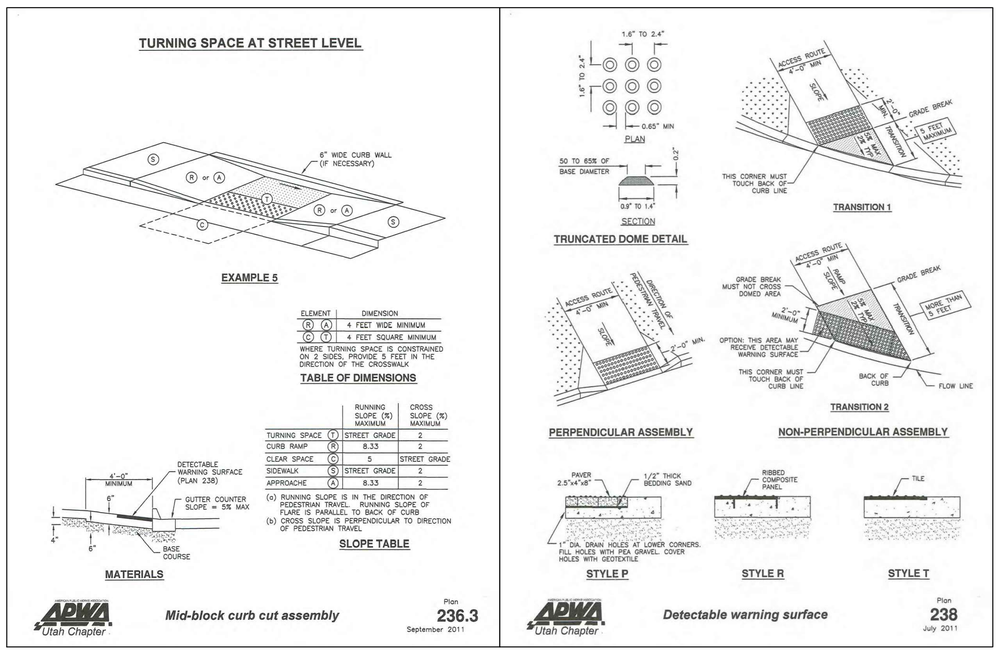
2 SIDEWALK DETAIL
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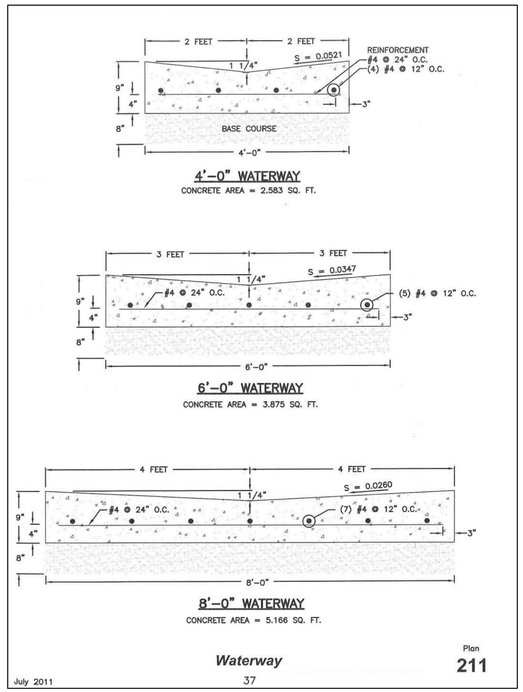
3 BITUMINOUS T-PATCH
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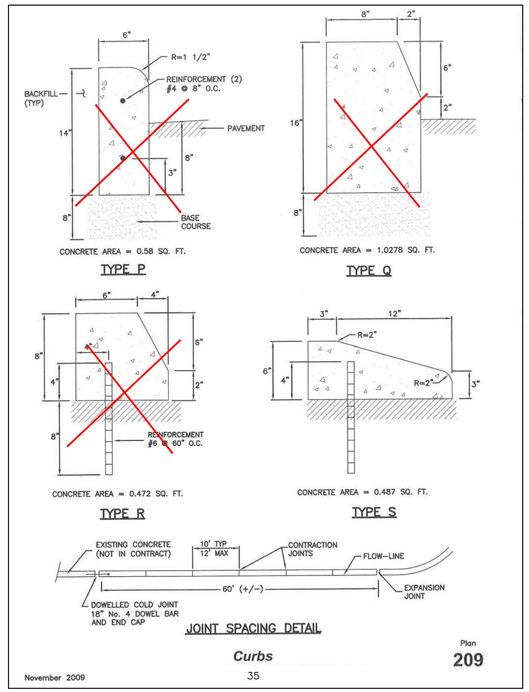
4 CURB CORNER CUT - ADA COMPLIANCE
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5 CURB CORNER CUT TRANSITION
NTS



6 CONCRETE WATERWAY
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7 TYPE S MOUNTABLE CURB
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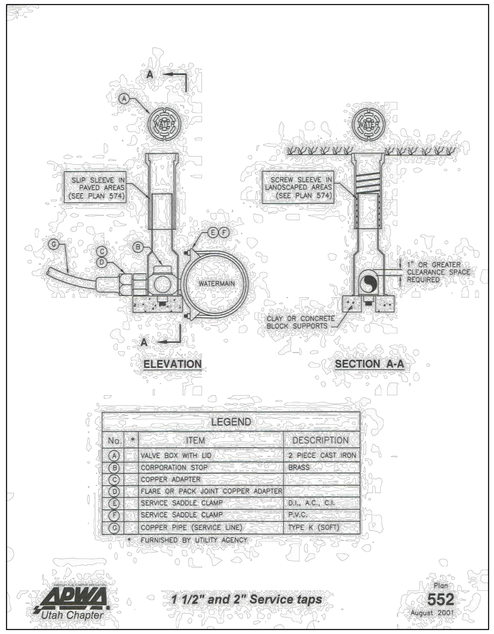
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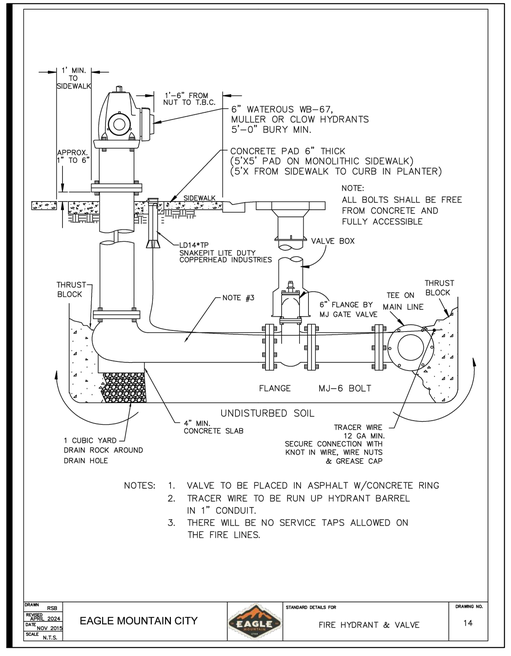
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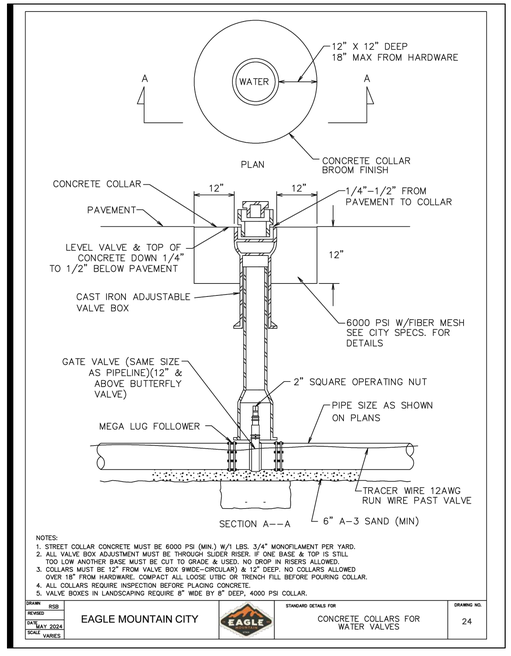
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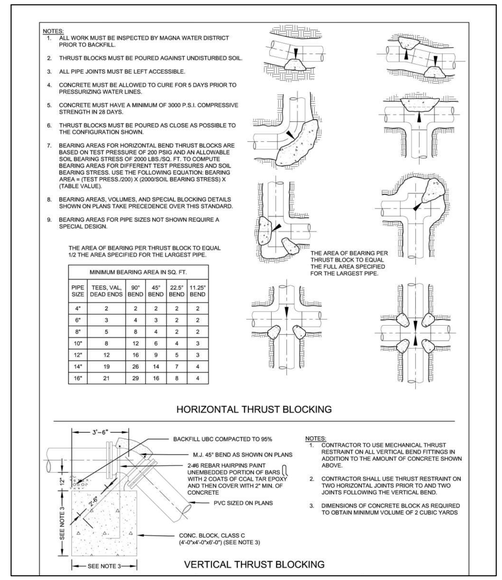
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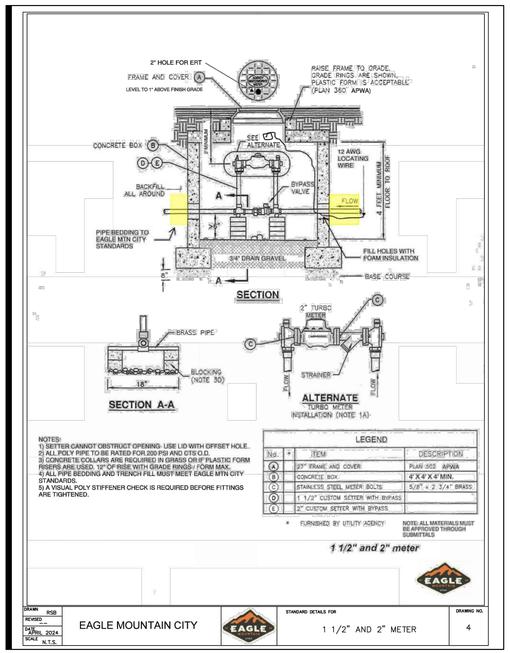
2 FIRE HYDRANT & VALVE
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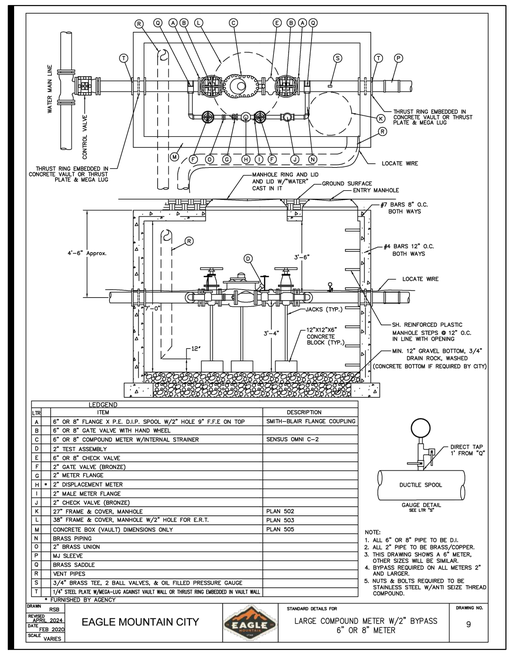
3 GATE VALVE DETAIL
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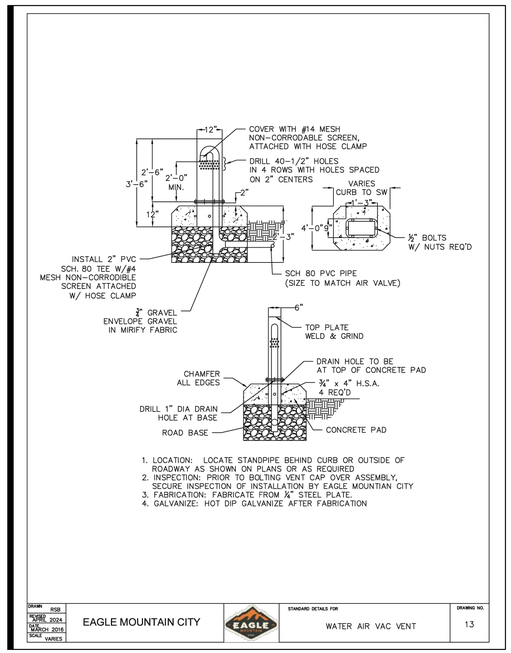
4 THRUST BLOCK
NTS



5 2" CULINARY METER
NTS



6 6" CULINARY METER VAULT
NTS



7 WATER AIR VAC VENT
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WATER DETAILS

CLIENT: SK HART
DWG:
JOB No:
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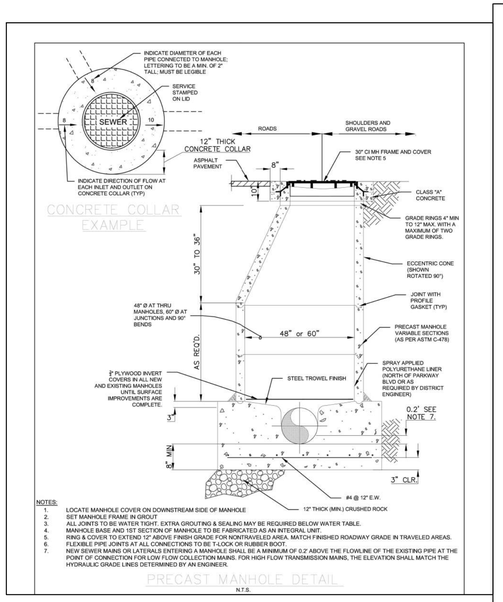
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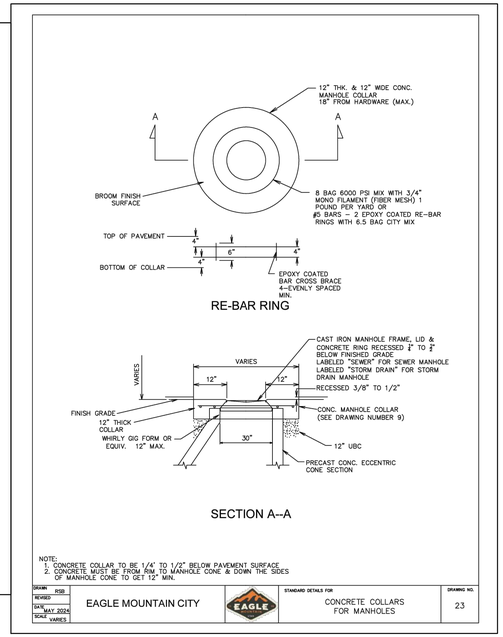
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DT-02

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Details 2.dwg TAB: WATER DETAILS PLOT DATE AND TIME: 5/31/2024 12:05 PM



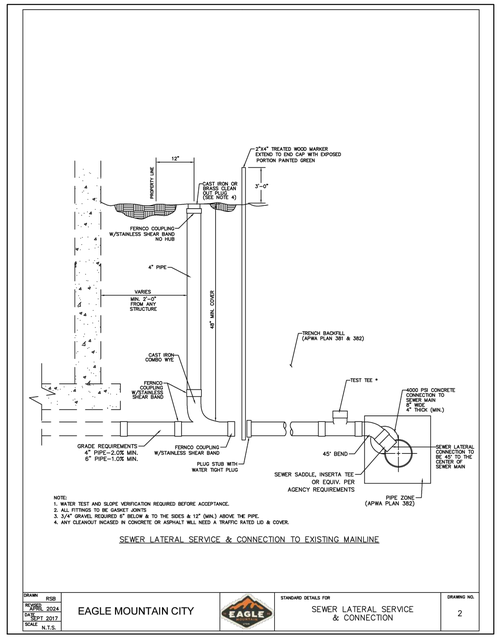
NOTES:
1. LOCATE MANHOLE COVER ON DOWNSTREAM SIDE OF MANHOLE
2. SET MANHOLE FRAME IN GROUT
3. ALL JOINTS TO BE WATER TIGHT. EXTRA GROUTING & SEALING MAY BE REQUIRED BELOW WATER TABLE.
4. MANHOLE BASE AND 1ST SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.
5. RING & COVER TO EXTEND 12" ABOVE FINISH GRADE FOR NONTRAVELED AREA. MATCH FINISHED ROADWAY GRADE IN TRAVELED AREAS.
6. FLEXIBLE PIPE JOINTS AT ALL CONNECTIONS TO BE T-LOCK OR RUBBER BOOT.
7. NEW SEWER MAINS OR LATERALS ENTERING A MANHOLE SHALL BE A MINIMUM OF 0.2' ABOVE THE FLOWLINE OF THE EXISTING PIPE AT THE POINT OF CONNECTION FOR LOW FLOW COLLECTION MAINS. FOR HIGH FLOW TRANSMISSION MAINS, THE ELEVATION SHALL MATCH THE HYDRAULIC GRADE LINES DETERMINED BY AN ENGINEER.

1 SANITARY SEWER MANHOLE
NTS



NOTE:
1. CONCRETE COLLAR TO BE 1/4" TO 1/2" BELOW PAVEMENT SURFACE
2. CONCRETE MUST BE FROM RIM TO MANHOLE CONE & DOWN THE SIDES OF MANHOLE CONE TO GET 12" MIN.

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: CONCRETE COLLARS FOR MANHOLES	DRAWING NO. 23
REVISED:			
DATE: MAY 2024			
SCALE: VARIES			

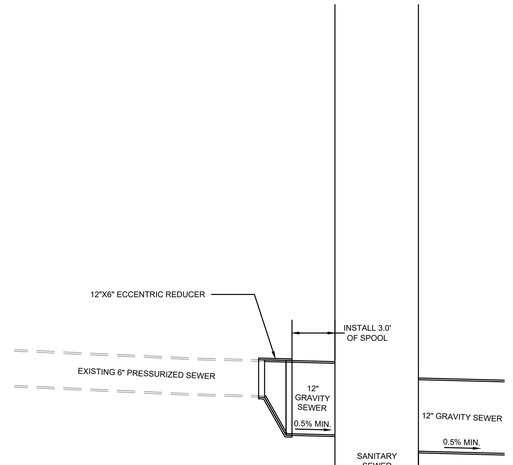


NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

DRAWN: RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: SEWER LATERAL SERVICE & CONNECTION	DRAWING NO. 2
REVISED: APRIL 2024			
DATE: SEPT. 2017			
SCALE: N.T.S.			

2 SEWER LATERAL
NTS



3 PRESSURIZED SEWER TO GRAVITY SEWER TRANSITION
NTS - VERTICAL SCALE EXAGGERATED

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

SEWER DETAILS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART
DWG:
JOB No:
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 22 x 34 in. DIMENSIONS AND NOTES MAKE PRECEDENCE

DRAWN BY: AM
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 05/31/2024

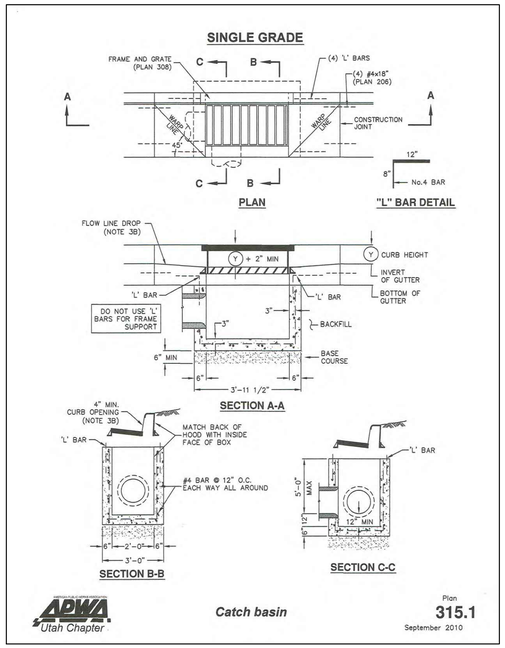
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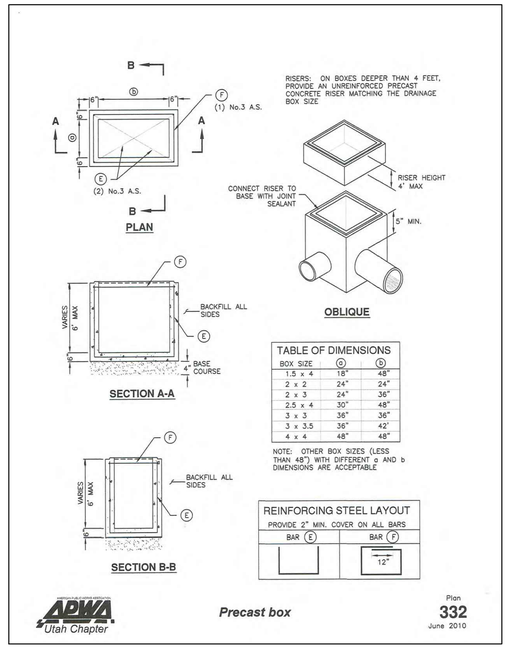
PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
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STATE OF UTAH

SHEET
DT-03

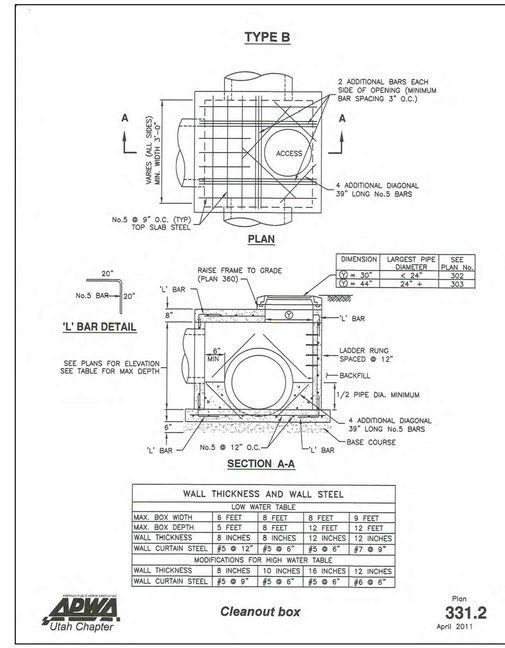
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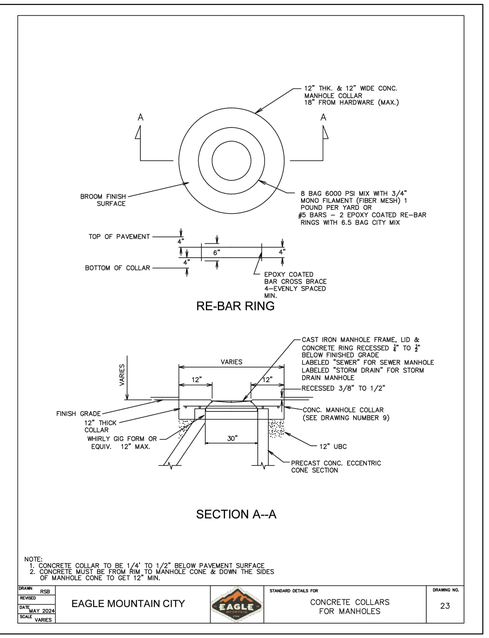
1 SINGLE GRATE CATCH BASIN
NTS

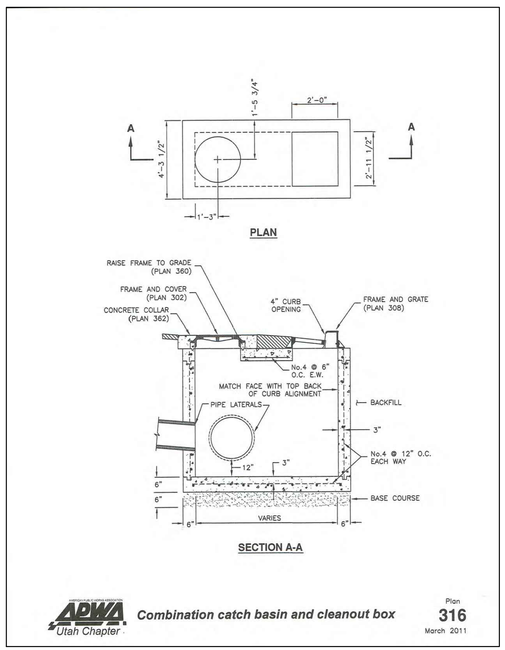


2 PRECAST BOX DETAILS (VARIBALE DIMENSIONS)
NTS

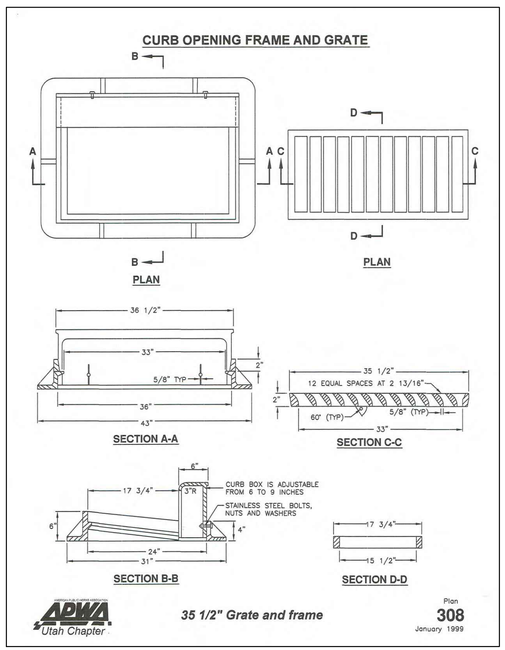


3 PRECAST STORMDRAIN CLEANOUT BOX (MANHOLE) DETAIL
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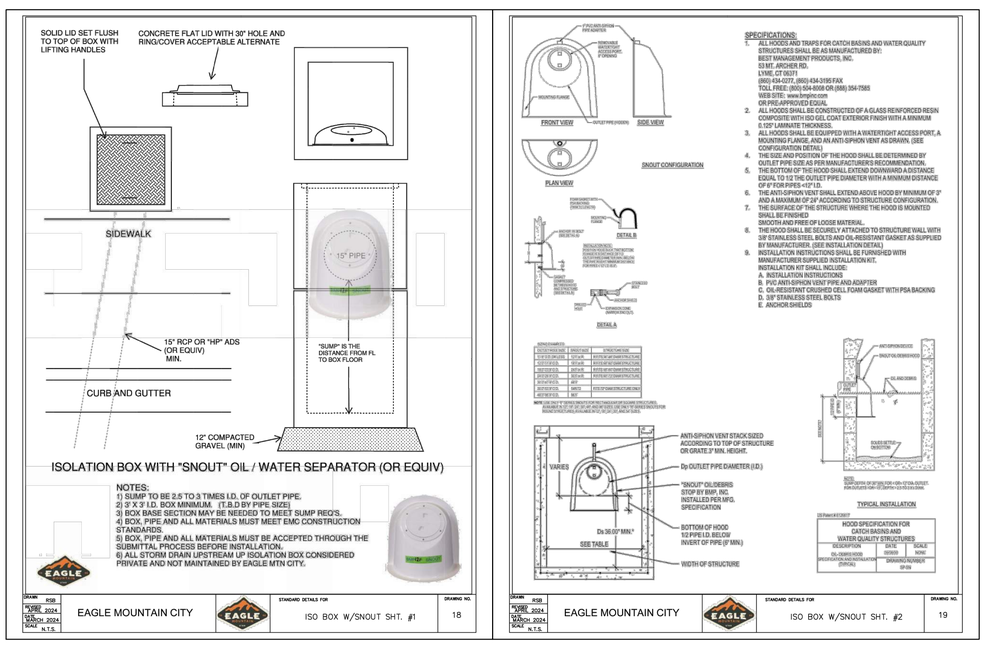




4 COMBINATION BOX DETAIL
NTS



5 CURB OPENEING FRAME AND GRATE
NTS



6 ISOLATION BOX DETAIL
NTS

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

STORMWATER DETAILS

231 West 800 South Salt Lake City, Utah 84101
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PH: 801.487.8040

CLIENT: SK HART
DWG:
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DRAWN BY: AM
DESIGN BY: BHT
CHECKED BY: BHT
DATE: 05/31/2024

REVISIONS
1 DATE | CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
DT-04

FILENAME: O:\SK Hart\Eagle Square Concept\engineering\Design\Details 2.dwg TAB: STORMWATER DETAILS PLOT DATE AND TIME: 5/31/2024 12:05 PM

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.

6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.

2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

4. BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.

5. STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 4" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.

7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.

8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.

9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.

10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITES.

11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:

CHEMICAL CHARACTERISTICS
1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS
1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3)CLAY: 5 TO 30%
4)ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.

2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.

3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.

4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.

5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.

6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.

7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.

8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.

9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.

11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED. THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.

12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.

13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.

14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.

15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.

16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.

17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.

18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.

19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.

20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.

21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.

23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.

24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.

25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
    a. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
    b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    c. IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.

27. CONTRACTOR SHALL PERFORM THE FOLLOWING:
    a. VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
    b. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
    c. NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
    d. RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
    e. BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.

28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.

29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.

30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.

31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.

32. CONTRACTOR TO INSURE THE FOLLOWING:
    a. LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
    b. 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.

33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.

34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.

35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW 1-800-662-4111 208-2100 (SALT LAKE METRO) 196 EAST 12000 SOUTH SUITE 1 SANDY, UTAH 84070

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS
LANDCSAPE & IRRIGATON SPECIFICATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: SPEC&DETAILS.DWG
JOB No:
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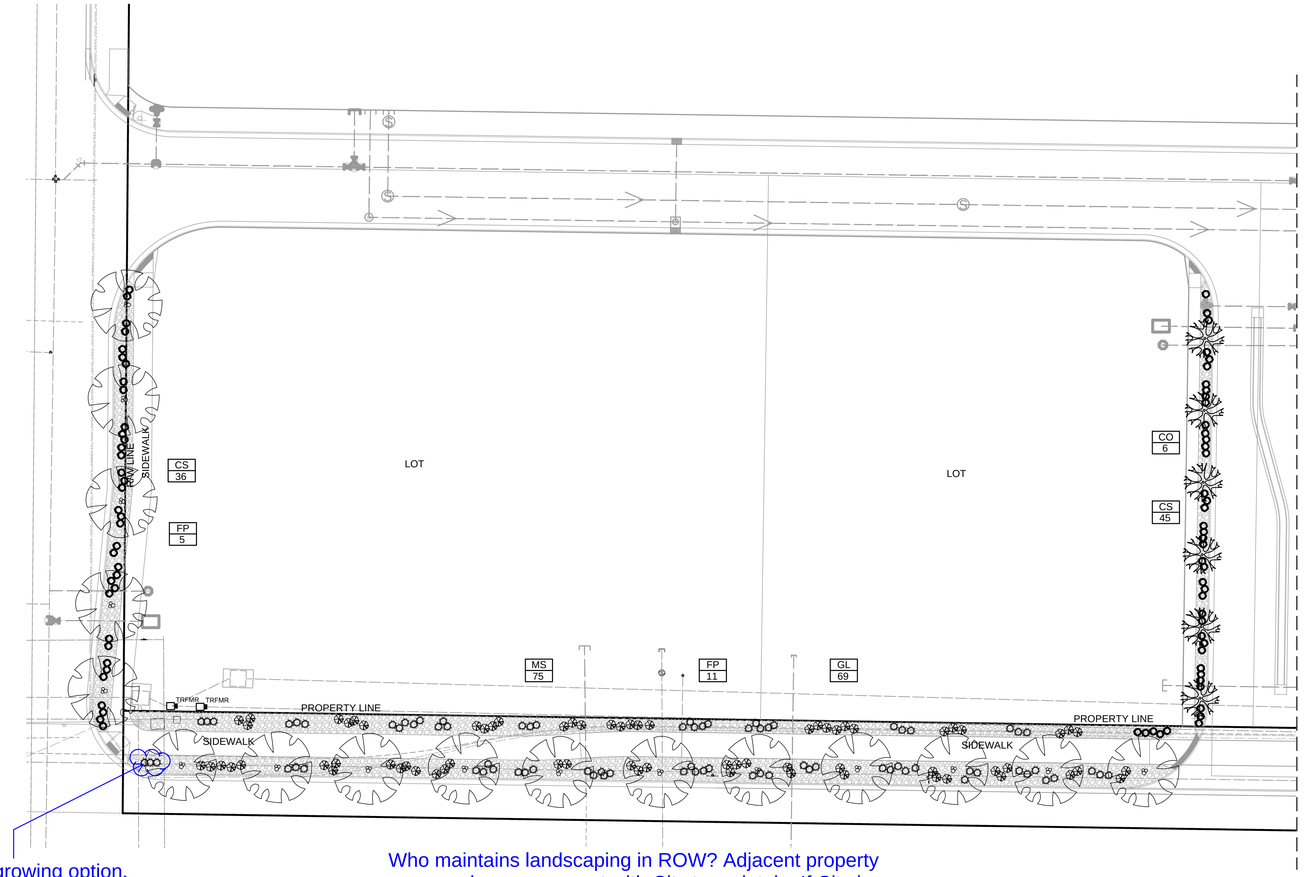
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CHECKED BY: BHT
DATE: 01/31/2024

REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
LA-01



Use lower growing option. Eliminate any potential clear vision issue. Think vehicle turning right and pedestrian on corner.

Who maintains landscaping in ROW? Adjacent property owner unless agreement with City to maintain. If City is to maintain, landscaping must be installed prior to plat recordation or an improvement completion assurance must be posted. UCA 10-9a-604.5.

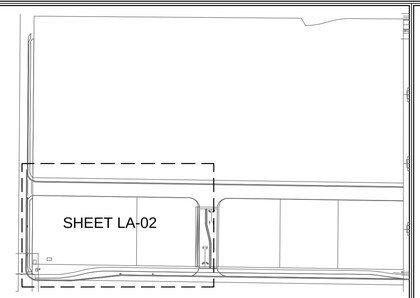
NOTE:

1. ALL PLANTING AREAS TO RECEIVE PERMEABLE WEED FABRIC (NO PLASTIC) AND STONE MULCH 4" DEEP, UNLESS NOTED ON PLAN . SEE PLANTING NOTE 6 SHEET LA-01
2. ALL PLANTS TO BE INSTALLED IN CLUMPS AS SHOWN. DO NOT PLANT EVENLY SPACED.
3. ALL PLANTING AREAS TO RECEIVE TOP SOIL PER SPEC. SEE PLANTING NOTE 11 SHEET LA-01

ATTENTION:

ALL SITE AND RECREATIONAL AMENITIES, FACILITIES, AND STRUCTURES, AND LOCATIONS ARE SUBJECT TO CHANGE AND ARE TO BE SELECTED BY THE OWNER AND APPROVED BY THE COUNTY.

ALL QUANTITIES ARE PROVIDED AS AN AID, FINAL QUANTITIES ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR



PLANT LEGEND

TREES

	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	NOTES
	UP	29	Ulmas parvifolia	Lacebark Elm	2"-CAL (40Hx40W)	D/R
	CO	6	Malus 'Spring Snow'	Fruitless Flowering Apple	2"-CAL (20Hx20W)	D/R

SHRUBS/GRASSES

	GL	148	Guara lindheimeri	Whirling Butterflies	5 GAL (4Hx5W)	D/R
	MS	173	Miscanthus sinensis 'Gold Bar'	Gold Bar Maiden Grass	5 GAL (4Hx3W)	D/R

GROUND COVER

	CS	81	Coreopsis spc.	Coreopsis varieties	1 GAL (2Hx3W)	D/R
	17,423 SF		2"-4" Decorative Cobble Stone Mulch - color selected by owner			

D/R: Drought Tolerant

Cannot replicate the color of concrete.

GENERAL NOTES

1 ALL QUANTITIES ARE SHOWN AS AN AID ONLY - PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

2 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.

3 ALL PLANTING TO BE INSTALLED PER DETAILS SHEET LA-200, AND COMMON INDUSTRY BEST PRACTICES



30 0 30 60 90

Scale 1" = 30'

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

PLANTING PLAN

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CLIENT: SK HART
DWG: LANDCSAPE PLAN.DWG
JOB No:
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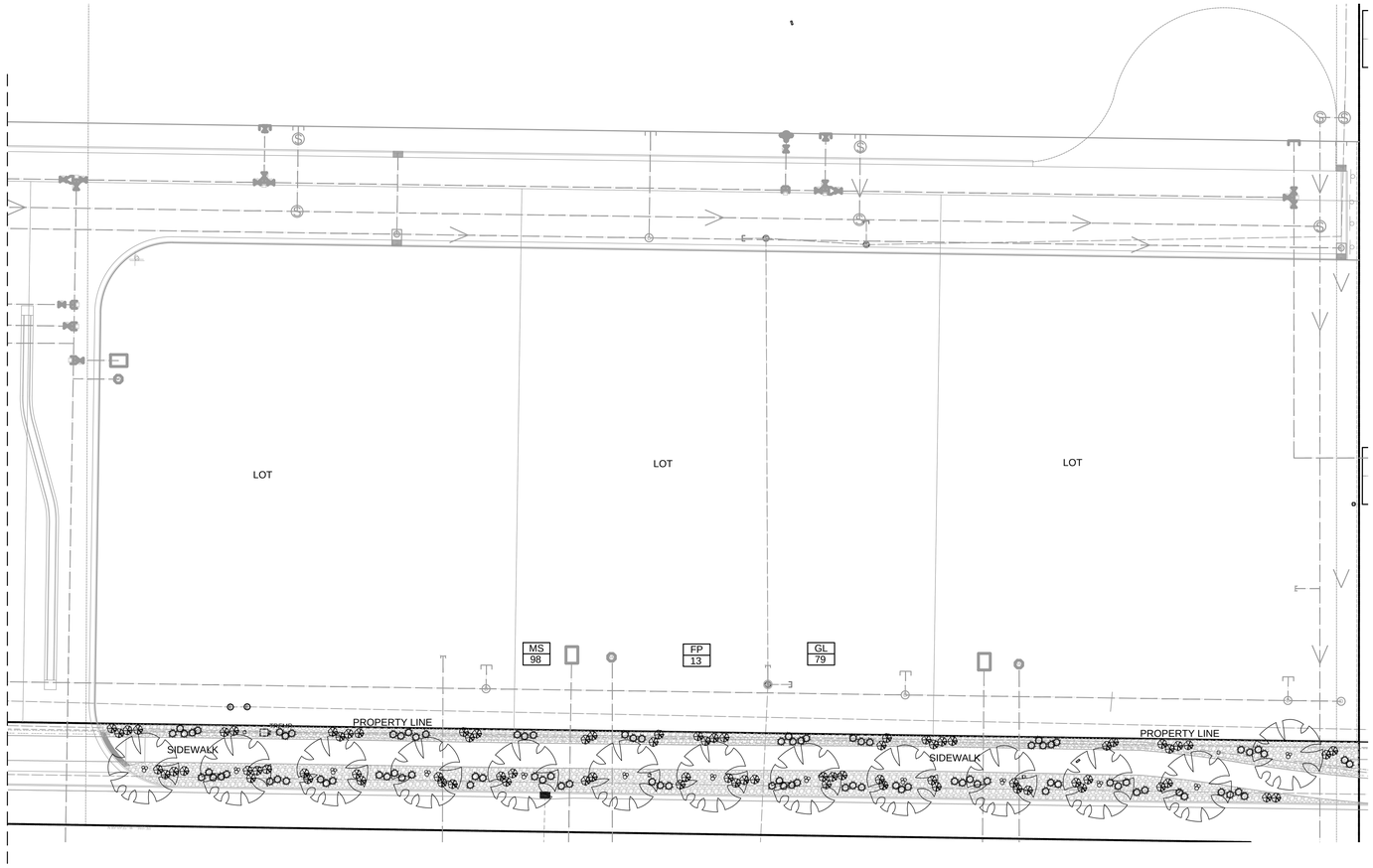
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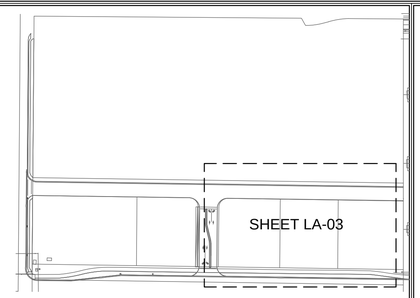
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	DATE	CITY COMMENTS
1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
LA-02





PLANT LEGEND

TREES

	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	NOTES
	UP	29	Ulmas parvifolia	Lacebark Elm	2"-CAL (40Hx40W)	D/R
	CO	6	Malus 'Spring Snow'	Fruitless Flowering Apple	2"-CAL (20Hx20W)	D/R

SHRUBS/GRASSES

	GL	148	Guara lindheimeri	Whirling Butterflies	5 GAL (4Hx5W)	D/R
	MS	173	Miscanthus sinensis 'Gold Bar'	Gold Bar Maiden Grass	5 GAL (4Hx3W)	D/R

GROUND COVER

	CS	81	Coreopsis spc.	Coreopsis varieties	1 GAL (2Hx3W)	D/R
	17,423 SF		2"-4" Decorative Cobble Stone Mulch - color selected by owner			

D/R: Drought Tolerant

GENERAL NOTES

1 ALL QUANTITIES ARE SHOWN AS AN AID ONLY - PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

2 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.

3 ALL PLANTING TO BE INSTALLED PER DETAILS SHEET LA-200, AND COMMON INDUSTRY BEST PRACTICES

NOTE:
1. ALL PLANTING AREAS TO RECEIVE PERMEABLE WEED FABRIC (NO PLASTIC) AND BARK / STONE MULCH 3" / 4" DEEP, UNLESS NOTED ON PLAN . SEE PLANTING NOTE 6 SHEET LA-001
2. ALL PLANTS TO BE INSTALLED IN CLUMPS AS SHOWN. DO NOT PLANT EVENLY SPACED.
3. ALL PLANTING AREAS TO RECEIVE TOP SOIL PER SPEC. SEE PLANTING NOTE 11 SHEET LA-001

ATTENTION:

ALL SITE AND RECREATIONAL AMENITIES, FACILITIES, AND STRUCTURES, AND LOCATIONS ARE SUBJECT TO CHANGE AND ARE TO BE SELECTED BY THE OWNER AND APPROVED BY THE COUNTY.

ALL QUANTITIES ARE PROVIDED AS AN AID, FINAL QUANTITIES ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR



30 0 30 60 90

Scale 1" = 30'

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1-800-662-4111
208-2100
(SALT LAKE METRO)
811 (OUTSIDE UTAH)
NO. 842 BOX 148
RAPIDS, UTAH 84020-1517

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

PLANTING PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: LANDCSAPE PLAN.DWG
JOB No:
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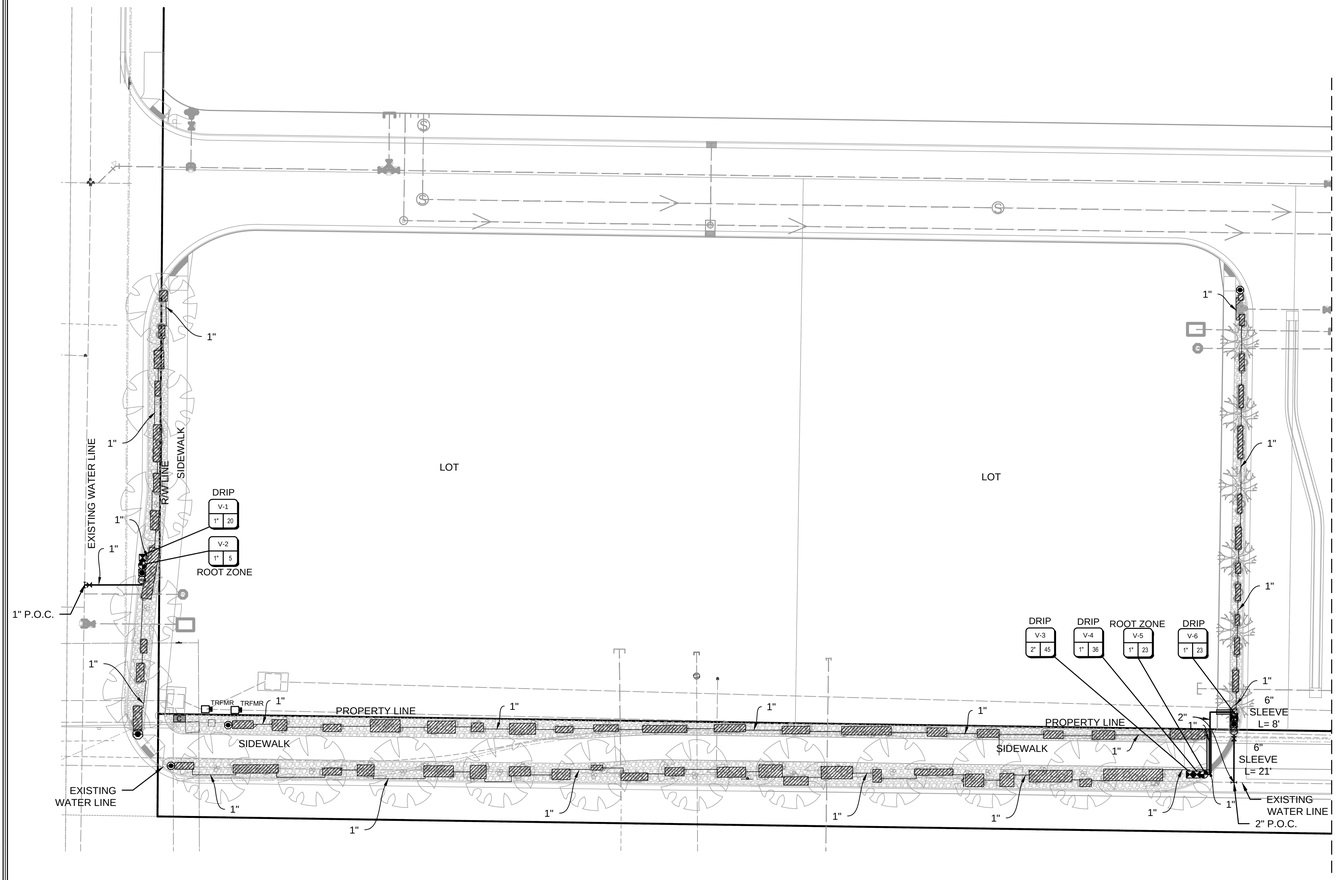
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DATE: 01/31/2024

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PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
LA-03



NOTE:
INSTALL DRIP IRRIGATION IN PATCHES AROUND PLANTINGS AS SHOWN - DO NOT INSTALL DRIP IRRIGATION OVER ENTIRE LANDSCAPE AREA

NOTE:
1. ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-300 SLEEVING IS FOR PIPE AND WIRE RUNS.
2. ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED IN ANTICIPATION OF POTENTIAL FUTURE EXPANSIONS.
3. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF IRRIGATION SLEEVING

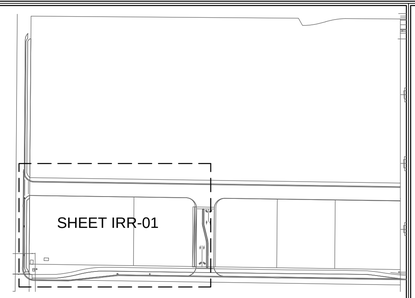
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USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

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N

30 0 30 60 90

Scale 1" = 30'



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ICORE-1TO48D-M 2-WIRE DECODER CONTROLLER W/ PEDESTAL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
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	SCH. 40 PVC SLEEVE

Water sensing capability req'd

VALVE CALLOUT

ZONE/VALVE NUMBER
VALVE SIZE
GALLONS PER MINUTE (GPM)

TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-310

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

IRRIGATION PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: IRRIGATION PLAN.DWG
JOB No:
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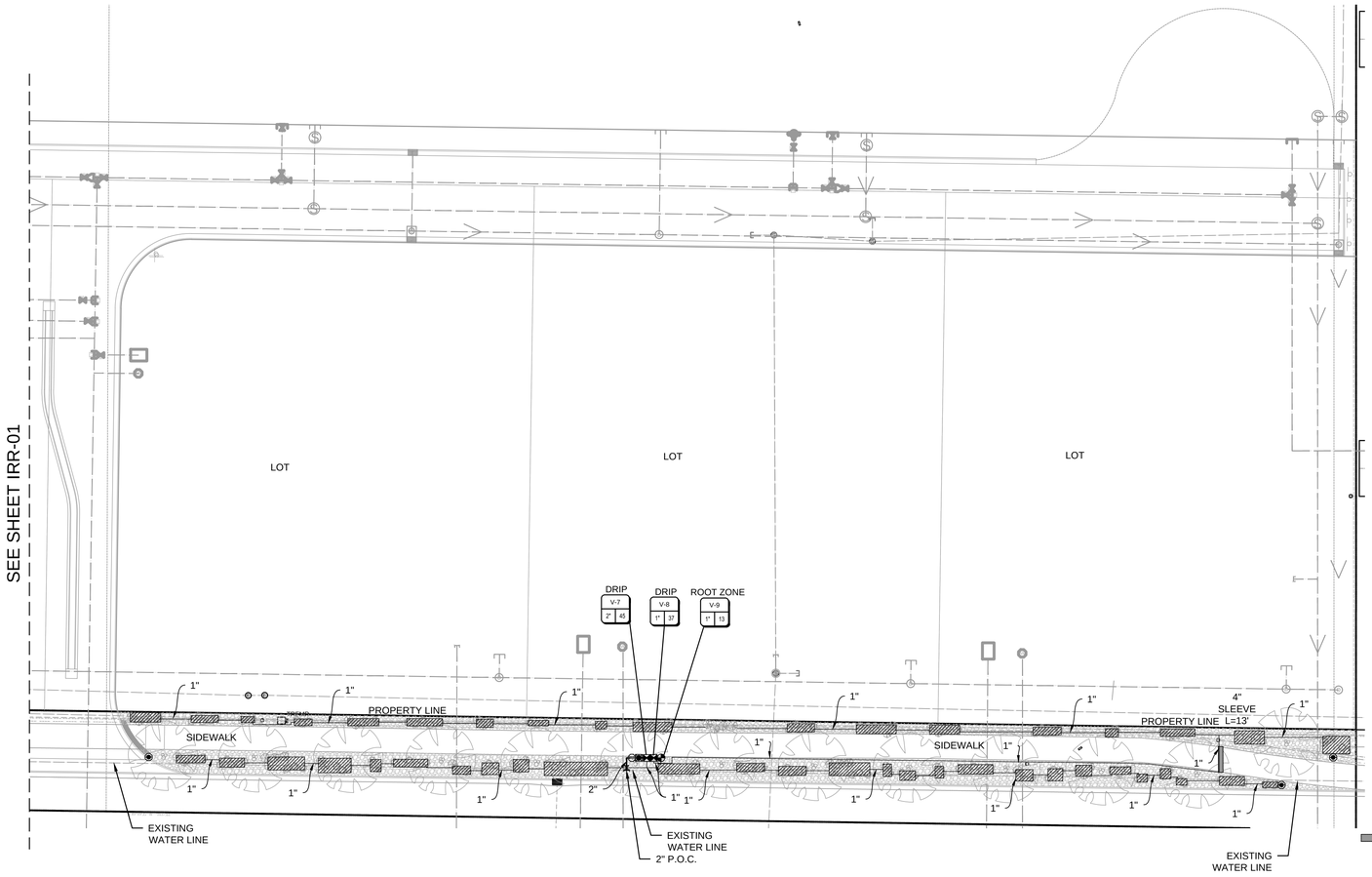
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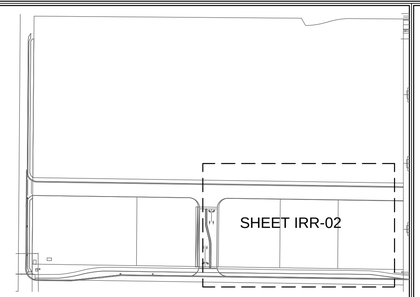
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PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
IRR-01



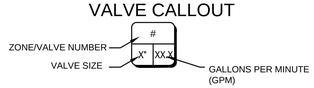


IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	SCH. 40 PVC SLEEVE

NOTE:
INSTALL DRIP IRRIGATION IN PATCHES AROUND PLANTINGS AS SHOWN - DO NOT INSTALL DRIP IRRIGATION OVER ENTIRE LANDSCAPE AREA

VALVE CALLOUT



TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-310

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Scale 1" = 30'

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UTAH LAW REQUIRES YOU TO CONTACT BLUE STAKES OF UTAH 811 AT LEAST 48 HOURS BEFORE YOU DIG. NOT A GUARANTEE THAT ALL UTILITIES WILL BE LOCATED.

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

IRRIGATION PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: IRRIGATION PLAN.DWG
JOB No:
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 22 in x 34 in - DIMENSIONS AND NOTES TAKE PRECEDENCE

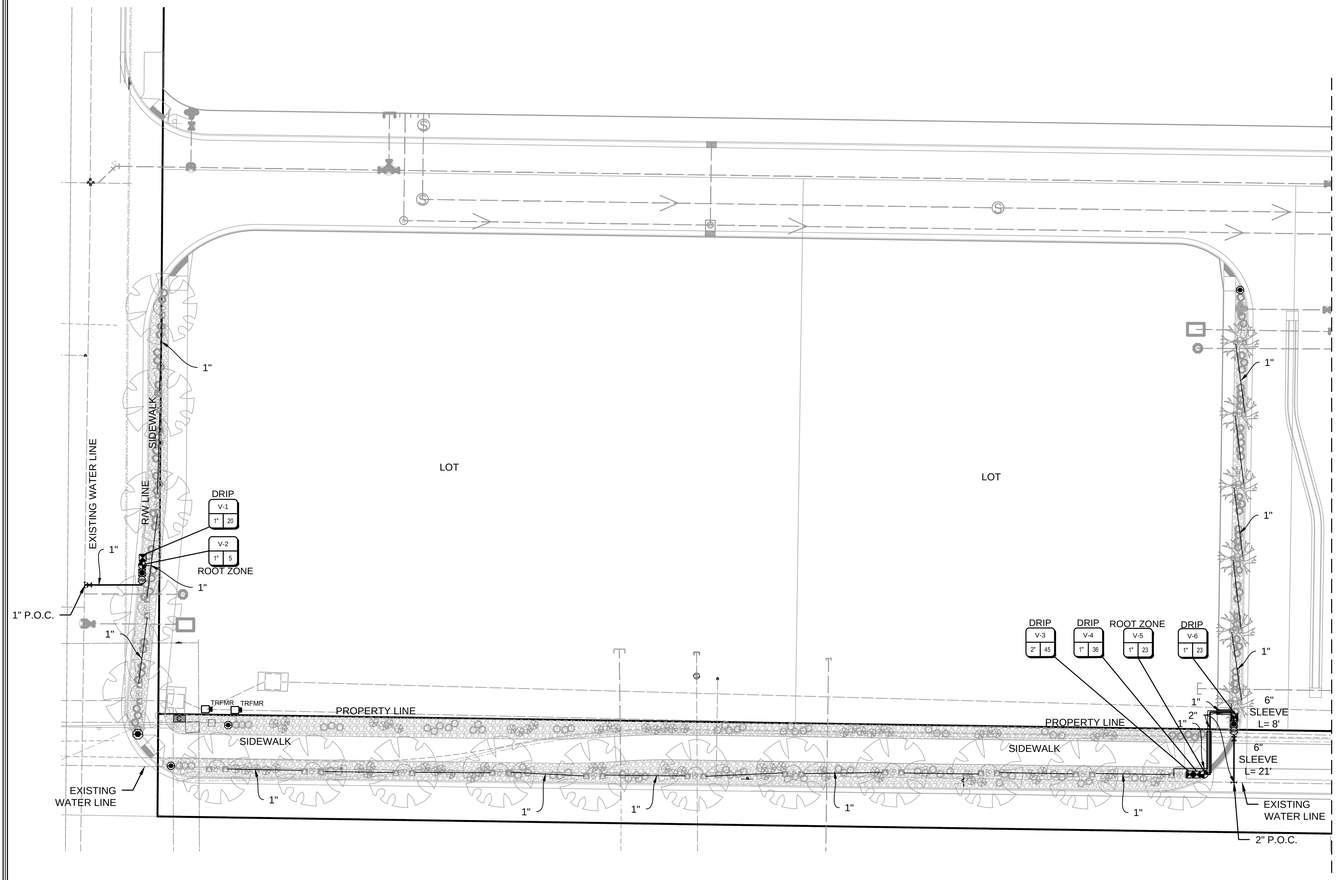
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DATE: 01/31/2024

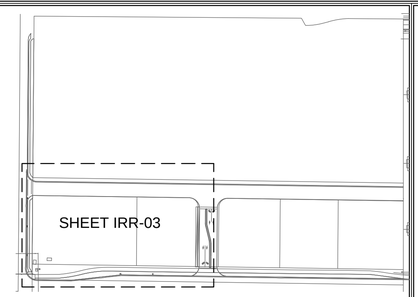
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PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
IRR-02

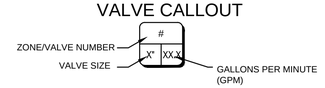




IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	SCH. 40 PVC SLEEVE

VALVE CALLOUT



TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-310

NOTE:
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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

DEEP ROOT IRRIGATION PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: IRRIGATION PLAN.DWG
JOB No:
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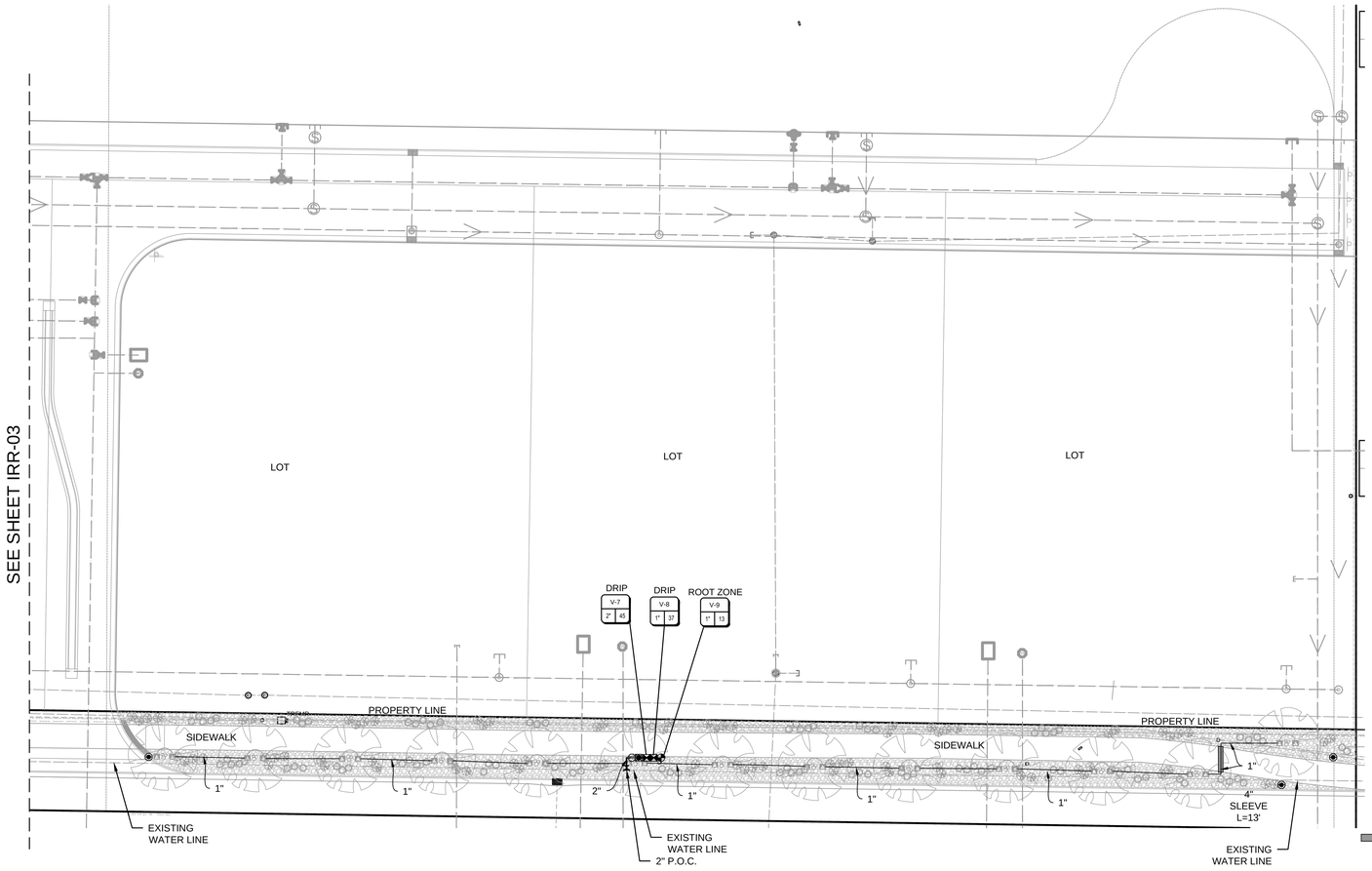
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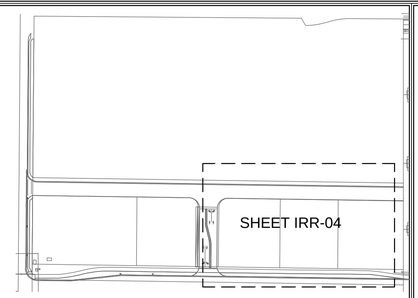
REVISIONS

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1		

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

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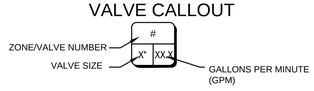




IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ICORE-1TO48D-M 2-WIRE DECODER CONTROLLER W/ PEDESTAL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
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	SCH. 40 PVC SLEEVE

VALVE CALLOUT



TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-310

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(SALT LAKE METRO)
UTAH LAW REQUIRES YOU TO CONTACT BLUE STAKES OF UTAH 48 HOURS BEFORE YOU DIG. 811 OR 1-800-662-4111
148 EAST 13200 SOUTH
DRAPER, UTAH 84020-1917

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

DEEP ROOT IRRIGATION PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: IRRIGATION PLAN.DWG
JOB No:
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 22 in x 34 in - DIMENSIONS AND NOTES TAKE PRECEDENCE

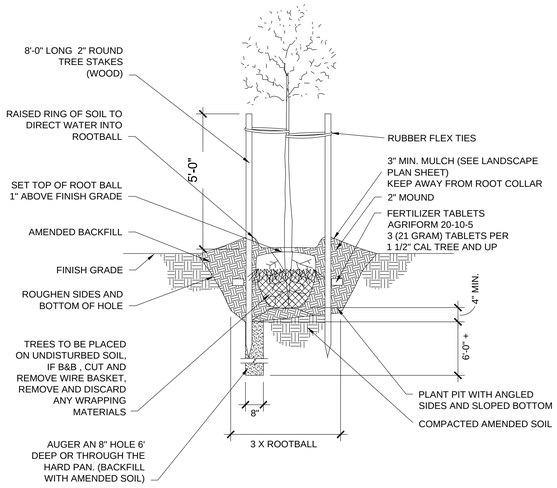
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DESIGN BY: BHT
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DATE: 01/31/2024

REVISIONS

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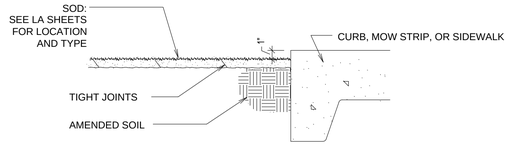
PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
IRR-04



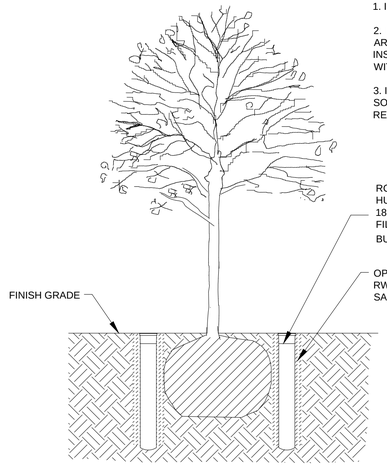
1 SINGLE TRUNK TREE PLANTING

N.T.S.



2 SOD INSTALLATION

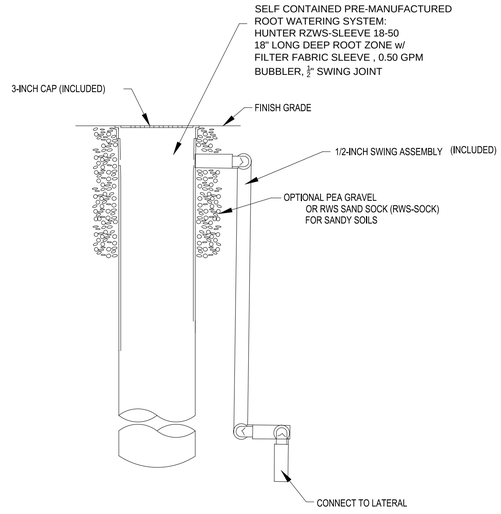
N.T.S.



NOTES:
1. INSTALL TWO (2) PER TREE

2. POSITION UNITS EVENLY SPACED AROUND ROOT BALL IN A 5' RADIUS. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

3. IN SANDY SOILS INSTALL RWS SAND SOCK PER MANUFACTURES RECOMMENDATIONS.



3 TREE ROOT ZONE SYSTEM

N.T.S.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW (UULRA) 1-800-662-4111 208-2100 (SALT LAKE METRO) 148 EAST 13200 SOUTH DRAPER, UTAH 84020-1917

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EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS
PLANTING & DEEP ROOT IRRIGATION DETAILS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART
DWG: SPEC&DETAILS.DWG
JOB No:
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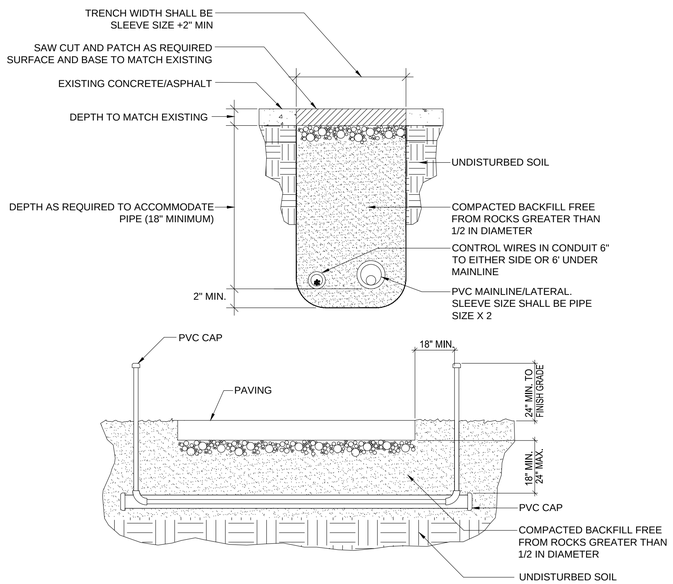
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REVISIONS

	DATE	CITY COMMENTS
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PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
DT-01



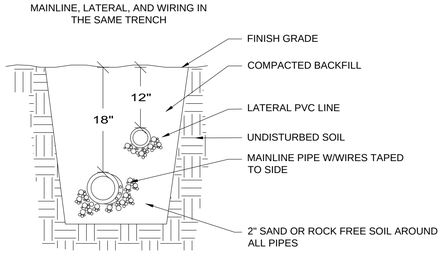
NOTES:

1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. COMPACT TO 95% PROCTOR.
5. ALL SLEEVES UNDER PAVED SURFACES SHALL BE INSTALLED VIA BORING OR JACKING. SAWCUTTING OF PAVED SURFACES SHALL BE A LAST RESORT AND REQUIRES PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT. SUCH WORK SHALL NOT BE CONSIDERED AS ADDITIONAL SCOPE TO THE ORIGINAL CONTRACT.

1 IRRIGATION SLEEVING

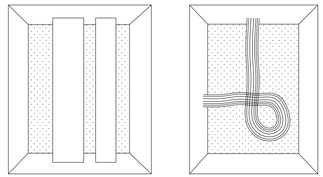
N.T.S.

SECTION VIEW



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN. LATERAL LINE NOT TO BE PLACED DIRECTLY OVER MAINLINE.

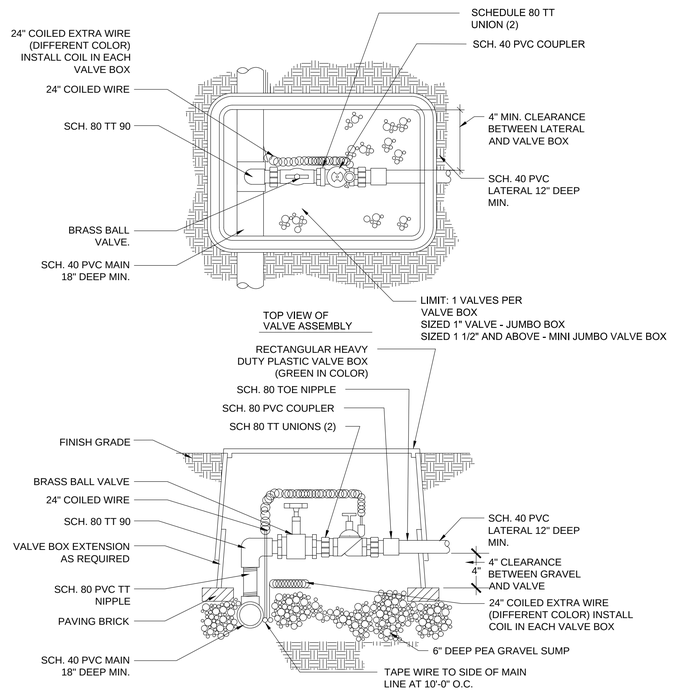
PLAN VIEW



2 PIPE AND WIRE TRENCH

N.T.S.

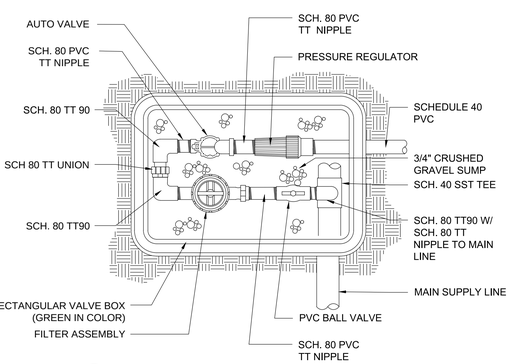
NOTE: INSTALL VALVE BOXES IN LANDSCAPE AREAS ONLY.



TOP VIEW OF VALVE ASSEMBLY

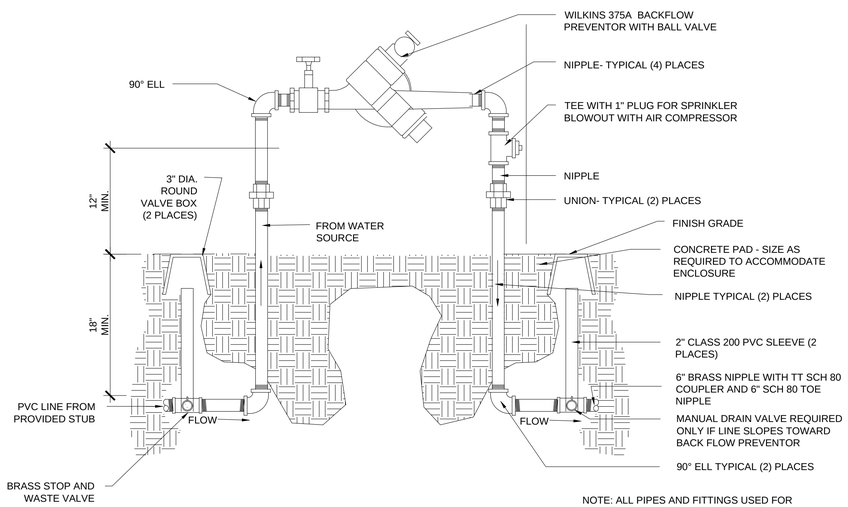
3 LAWN & ROOT ZONE VALVE ASSEMBLY

N.T.S.



4 DRIP VALVE ASSEMBLY

N.T.S.

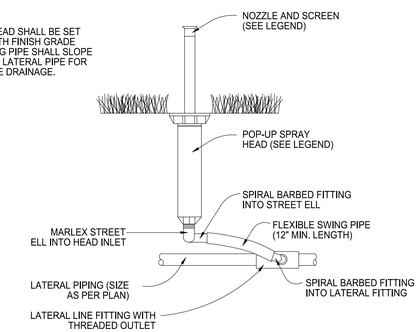


NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS

5 BACKFLOW PREVENTOR

N.T.S.

NOTE:
TOP OF HEAD SHALL BE SET FLUSH WITH FINISH GRADE AND SWING PIPE SHALL SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.



6 SPRAY HEAD

N.T.S.

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FILENAME: C:\Projects\ward\Eagle Square - Eagle Mtn\Design\submittal\Spec&Details.dwg TAB: # det PLOT DATE AND TIME: 5/28/2024 10:53 AM

EAGLE SQUARE COMMERCIAL SUBDIVISION MASTER PLANS

IRRIGATION DETAILS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
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PH: 801 . 487 . 8040

CLIENT: SK HART
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CHECKED BY: BHT
DATE: 01/31/2024

REVISIONS

1	DATE	CITY COMMENTS

PROFESSIONAL ENGINEER
362348
BRENDAN H THORPE
FOR REVIEW
STATE OF UTAH

SHEET
DT-02

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Second Kitchen - CODE AMENDMENT
ITEM TYPE:	Ordinance
APPLICANT:	City-Initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Steven Lehmitz, Planning

BACKGROUND:
Residents desiring to construct a second kitchen on their property have been completing an agreement with the City. The purpose of the agreement is to permit the construction of the second kitchen without creating an accessory dwelling unit. The proposed code amendment formalizes the process for reviewing and permitting the construction of second kitchens.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:
Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation of the proposed code amendment to the City Council.

ATTACHMENTS:

EMMC 17.69 - Second Kitchen Code Amendment

Chapter 17.69
SECOND KITCHENS OR KITCHENETTES

17.69.010 Definition.

Second Kitchen or Kitchenette. An additional kitchen or kitchenette added to a primary dwelling structure or an accessory structure that contains, at a minimum, a water connection and a 220-volt outlet or gas connection. The additional kitchen or kitchenette is not used for an accessory dwelling unit.

17.69.020 Purpose and intent.

This chapter provides information and the process to permit second kitchens or kitchenettes in primary dwelling structures or accessory structures.

17.69.030 Second kitchen or kitchenette standards.

Proposed second kitchens or kitchenettes must be in compliance with the following criteria to ensure that the intended residential characteristics of neighborhoods are preserved. The approval criteria include:

A. The primary dwelling unit shall have only one front entrance, one address, and one of each applicable utility meter.

B. An interior access shall be maintained to all parts of the primary dwelling to assure that an accessory dwelling unit is not created. There shall be no keyed or dead bolt locks, or other manner of limiting or restricting access from the additional kitchen(s) to the remainder of the primary dwelling unit.

C. Additional kitchen(s) may exist as part of the primary dwelling unit or be installed in an accessory or “out” structure provided that no second dwelling unit or accessory dwelling unit is established in the primary dwelling unit or accessory structure.

D. Upon request made by Eagle Mountain City staff, residents of the primary dwelling unit shall allow, within reasonable hours, an inspection of the dwelling unit and any accessory structure to the primary dwelling unit which has an additional kitchen in order to determine compliance with this section.

E. The primary dwelling unit owner shall sign an agreement, prepared by the planning director, which provides that the primary dwelling unit, including any accessory structures on the property, may not be converted into two (2) or more dwelling units unless allowed by and in accordance with applicable provisions of this title. The document shall be recorded with the Utah County Recorder’s Office prior to issuance of a building permit.

F. When an additional kitchen is approved under the provisions of this section, both present and future owners of the primary dwelling unit shall limit the primary dwelling unit to family occupancy only, except for occupation by a live-in maid, in-home nurse, nanny or any other person or persons who are provided a place to live as part of their employment with, or services they provide to, the owner/resident of the primary dwelling unit; or while a family member is called up for military service, etc.; and any occupation by individuals related by blood or marriage.

G. Construction of any such kitchen shall meet the standards of the adopted building code and may require the issuance of an Eagle Mountain City building permit prior to commencing any construction or remodeling to accommodate the additional kitchen.

H. If the property owner(s) or future owner(s) requests to apply for an owner-occupied accessory dwelling unit permit, and a permit is granted, the limitations of the second kitchen or kitchenette agreement shall be null and void.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Modification to 17.55.120 Tables. Parking Requirements for Hotel, Motel, Bed and Breakfast Uses - CODE AMENDMENT
ITEM TYPE:	Development Code Amendment
APPLICANT:	Evan Berrett, Economic Development Director

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Evan Berrett, Admin

BACKGROUND:
Previously Eagle Mountain City staff requested a modification to the parking code for Hotel developments. Following feedback from City Council, staff waited to pursue further until a Hotel Market Feasibility Study was completed and staff had an opportunity to discuss with various hotel brands. Both of these actions have been completed and we are now proceeding with a request to modify the parking code for hotels.

ITEMS FOR CONSIDERATION:
The Hotel Market Feasibility Study showed a strong demand for hotel development in Eagle Mountain and we expect to see plans submitted to the City for a hotel in the coming months.

REQUIRED FINDINGS:

RECOMMENDATION:
Staff recommends altering the parking code as outlined in the attached staff report.

ATTACHMENTS:

HotelCodeChange_StaffReport_June2024.pdf

HVS Salt Lake City Market Study - FINAL - Proposed Hotel - Eagle Mountain City UT - 05 17 2024.pdf

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

DEPARTMENT OF
ECONOMIC DEVELOPMENT

TO: Planning Commission
FROM: Evan Berrett, Economic Development Director
DATE: 06/17/2024
SUBJECT: STAFF REPORT – PARKING CODE CHANGE RELATED TO HOTEL DEVELOPMENTS

Eagle Mountain City staff finds great value in attracting hotel developers and operators to our city to benefit our local economy. As staff have communicated with hotel developers and operators, we have found that our parking code is definitely problematic for hotel development in our city.

Our parking requirements have been found to be excessive. The vas majority of cities in Utah, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and many others require only 1 stall per sleeping unit (guest room), whereas Eagle Mountain requires 1 stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in-line with other cities while also requiring parking for employees and visitors who use available meeting space. Previous iterations also required additional spaces for trailers or motorhomes. However, staff felt that it would cause unnecessary complications and continue to deter hotel development.

Staff believe this code change would increase the likelihood of seeing hotels develop in Eagle Mountain and recommends approval.

17.55.120 Tables.

Table 17.55.120(a) Dimensions for Parking Stalls and Aisles

Parking Angle	Stall Width	Stall Length	Aisle Width*	Aisle Width**
Parallel	9'	18'	N/A	12'
45	9'	18'	25'	14'
60	9'	18'	25'	18'

Table 17.55.120(a) Dimensions for Parking Stalls and Aisles

Parking Angle	Stall Width	Stall Length	Aisle Width*	Aisle Width**
90	9'	18'	24'	24'

* Two-way traffic only

** One-way traffic only

Table 17.55.120(b) ADA Parking Requirements

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 999	2% of total stalls
Over 1,000	20 stalls plus 1 stall for every 100 stalls thereof over 1,000

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
RESIDENTIAL USES	
Single-Family Dwellings	2 stalls per dwelling unit enclosed in garages
Two-Family Dwellings	2 stalls per dwelling unit with 1 space per unit to be within a fully enclosed garage
Townhouses	2 stalls per dwelling unit (not in tandem configuration) plus 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
Condominiums/Apartments	2 stalls per dwelling unit plus 1 guest parking space per 3 dwelling units
PUD or Cluster Home Development	2 stalls per dwelling unit enclosed in garages plus 1 guest parking space per 3 dwelling units
Residential Care Facilities for Elderly Persons	1 stall per 4 beds plus 1 for each employee during regular hours
Residential Facility for Persons with a Disability (Group Home)	1 stall per patient bed
PUBLIC/CIVIC USES	
Churches	1 stall per 20 sq. ft. in main assembly room
Parks and Playgrounds	To be determined by the planning director and planning commission (see city parks and open space master plan)
NONRESIDENTIAL/OTHER USES	
Agriculture/Farm Industry	To be determined by the planning commission
Automotive Service Stations	1 stall per 500 sq. ft. of gross finished floor area plus 2 stalls per service bay
Child Day Care Center/Preschool*	1 stall per staff member plus 1 stall per 10 children
Convenience Store	1 stall per 200 sq. ft. of gross floor area
Grocery Store and Deli	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Health/Fitness Club	1 stall per 150 sq. ft. of gross floor area
Hotel, Motel, Bed and Breakfast	1 stall per ~~bed~~ sleeping unit plus 1 stall for each employee on duty, and 1 stall for every 200 sqft. of banquet/meeting rooms or restaurant space within the building.
Laundry	1 stall per 250 sq. ft. of gross floor area
Light Manufacturing	1 stall per person employed on highest employee shift
Lumber and Hardware	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Meeting/Reception Rooms	1 stall per 250 sq. ft. of gross floor area
Office and Professional	1 stall per 300 sq. ft. of gross floor area
Other Business	1 stall per 300 sq. ft. of gross floor area

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
Printing and Publishing	1 stall per person employed on highest employee shift
Retail Establishment	Minimum = 1 stall for each 300 sq. ft. of gross floor area for buildings; Maximum = 1 stall for each 200 sq. ft. of gross floor area for buildings
Restaurants	1 stall per 250 sq. ft. of gross floor area
Restaurants (Fast Food/Drive-Thru)	1 stall per 125 sq. ft. of gross floor area
Research and Development	1 stall per 300 sq. ft. of gross floor area
Self-Storage	To be determined by the planning commission
Shopping Centers	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Warehouse and Distribution	1 stall per 2,000 sq. ft. for first 20,000 sq. ft. of gross floor area plus 1 stall per 4,000 sq. ft. of gross floor area thereafter

* Not required of day care/preschool operated from a residence with a home business license.

MARKET STUDY

Proposed Eagle Mountain City Hotel

EAGLE MOUNTAIN CITY, UTAH

SUBMITTED TO:

Mr. Evan Berrett
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain City, Utah 84005

+1 (801) 789-6645

PREPARED BY:

HVS Consulting & Valuation
Division of TS Worldwide, LLC
132 East Midvillage Boulevard
Suite 405
Sandy, Utah 84070

+1 (517) 920-3506

May 17, 2024

Mr. Evan Berrett
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain City, Utah 84005

Re: Proposed Eagle Mountain City Hotel
Eagle Mountain, Utah
HVS Reference: 2024250002, 2024020248

Dear Mr. Berrett:

HVS SALT LAKE CITY
132 East Midvillage Boulevard
Suite 405
Sandy, Utah 84070
+1 (517) 920-3506
+1 (415) 896-0516 FAX
www.hvs.com

Pursuant to your request, we herewith submit our market study pertaining to the recommendations for a proposed hotel. We have analyzed the hotel market conditions in the Eagle Mountain City, Utah, area. The results of our fieldwork and analysis are presented in this report.

We hereby certify that we have no undisclosed interest in the property, and our employment and compensation are not contingent upon our findings. This study is subject to the comments made throughout this report and to all assumptions and limiting conditions set forth herein.

Sincerely,
TS Worldwide, LLC



Lauren M. Reynolds, Director, Leader - Utah Region
lreynolds@hvs.com, +1 (517) 920-3506

Table of Contents

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Addenda

Qualifications

1. Executive Summary

Subject of the Market Study

Eagle Mountain City has hired HVS Salt Lake City to conduct a market study with the purpose of analyzing the growth of the local market, as well as the overall region, in order to provide recommendations for a hotel. Eagle Mountain City is one of the fastest growing municipalities in the nation, benefiting from its ample land area; its advantageous location that allows the city to benefit from leisure, commercial, and group demand generators; and its pro-business environment. Based on our findings, as well as our knowledge of the local market, region, and the state to Utah as a whole, we recommend the development of a branded, upper-midscale to upscale, extended-stay hotel with 120 to 140 guestrooms, a swimming pool, an expansive market pantry, a lobby workstation (or a small business center), a guest laundry area, a fitness room, and a breakfast dining area. Lastly, we recommend that the hotel include 1,000 to 2,000 square feet of meeting space that can accommodate up to 100 people. The support for these recommendations is outlined throughout this study.

It is important to note that the city code imposes some limitations on extended-stay hotel development; however, the city code was created long before the vast development of the area began, and is considered to be outdated. Moreover, the city code is reportedly changeable. As such, we do not anticipate challenges related to an extended-stay hotel development in Eagle Mountain City.

As noted previously, we recommend that the proposed subject hotel be affiliated with an upper-midscale, extended-stay brand. Brands that fit this description are listed below; however, for the purposes of our analysis, we have assumed a TownePlace Suites by Marriott.

- Staybridge Suites
- Hyatt Studios
- Home2 Suites by Hilton
- TownePlace Suites by Marriott
- Everhome Suites
- ECHO Suites by Wyndham

- Best Western Plus Executive Residency
- Atwell Suites
- LivSmart Studios by Hilton

Pertinent Dates

The effective date of the report is May 13, 2024. Lauren M. Reynolds participated in the research for this assignment, completed the analysis, and prepared the report. Kasia M. Russell, MAI, participated in the analysis and reviewed the findings.

Ownership of the Subject Site

The current owner of the subject site is the State of Utah.

Management and Franchise Assumptions

For the purposes of this study, we have assumed that the proposed hotel would be managed by a professional hotel-operating company, with fees deducted at rates consistent with current market standards. Our projections reflect a total management fee of 3.0% of total revenues.

We recommend that the proposed subject hotel operate as an upper-midscale, extended-stay lodging facility. While we have placed heavy consideration on the TownePlace Suites by Marriott brand, a specific franchise affiliation and/or brand has yet to be determined. Our projections reflect a TownePlace Suites by Marriott or similar brand affiliation. The following list illustrates the potential brands that fit the upper-midscale, extended-stay classification.

Based on our review of the upper-midscale, extended-stay brands' franchise fees, the TownePlace Suites by Marriott franchise is reflected in our forecasts with a royalty fee of 5.5% of rooms revenue, and a marketing assessment of 2.0% of rooms revenue.

Summary of Hotel Market Trends

It's important to note that the subject market does not feature a hotel as of the date of this study. As such, the STR trend comprises hotels in Lehi given that displaced visitors to Eagle Mountain City often travel to Lehi for overnight accommodations.

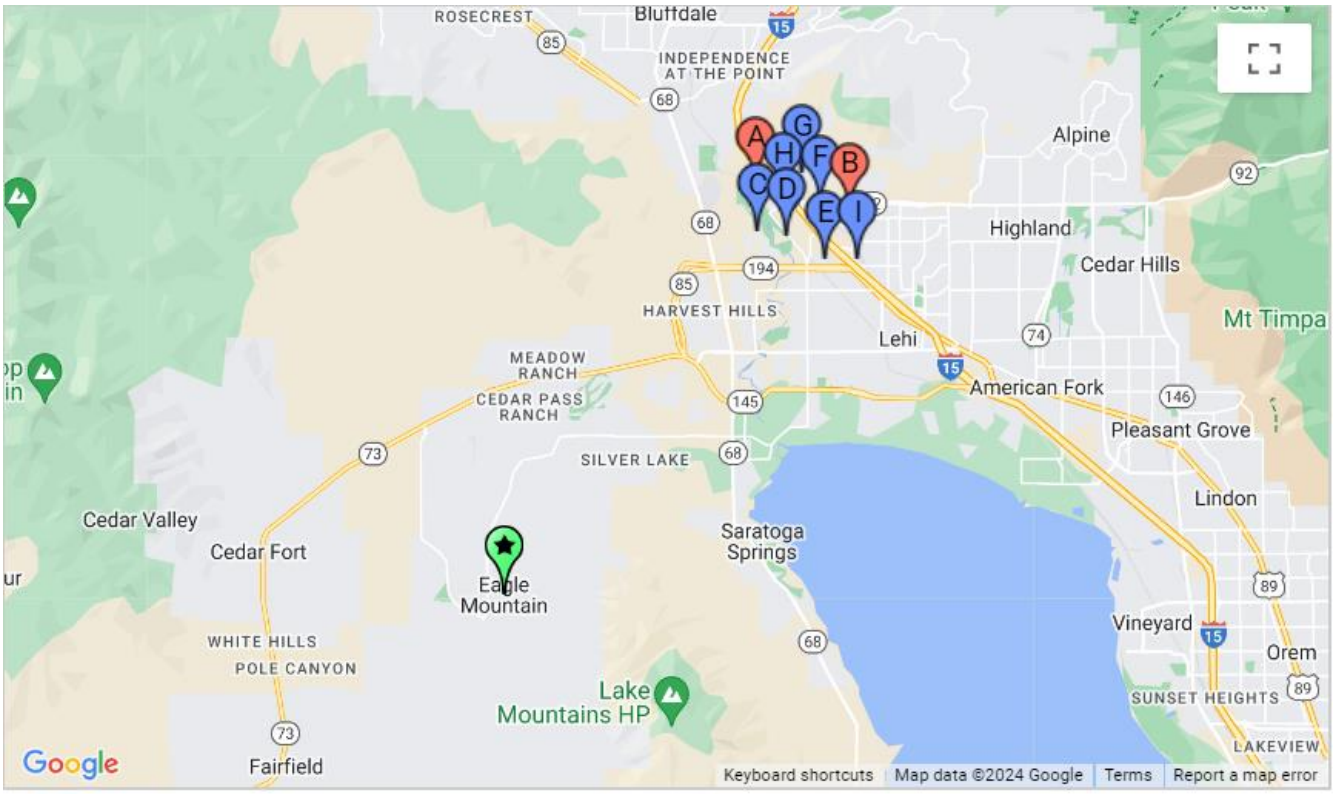
During the illustrated historical period, occupancy and ADR peaked in 2017 prior to the influx of new supply over the following few years. Overall occupied room nights continued to increase during that time, as the market benefited from favorable economic conditions and continued development. In 2020, the COVID-19 pandemic affected the market, similar to the rest of the nation; however, a rebound commenced in the third quarter of 2020, with the occupancy and ADR recovery extending through 2023. Heightened inflation in 2021, 2022, and 2023 also contributed to ADR growth for this competitive set. New ADR peak levels were

attained in 2022, while peak occupancy levels were achieved in 2023, attributed to the lack of new competitive supply, heightened levels of construction projects, and increased pent-up leisure demand along Interstate 15 and/or U.S Highway 89. Moreover, it is important to note that, by year-end 2023, several local corporate companies began to host in-person trainings for the first time since before the pandemic. These trainings often bring a large number of employees into the market for at least one week at a time.

Reportedly, these groups often require at least one floor of the booked hotel for at least one week at a time, and these group gatherings occur throughout the year. The frequency increased in the year-to-date 2024 period; however, leisure travel dissipated at a greater rate during the same time, resulting in an overall decline in market occupancy. Nonetheless, ADR increased, as hotel operators were able to negotiate slightly higher room rates with major accounts, particularly at the newer, nationally recognized, brand-affiliated hotels. The target market has accepted modest increases to direct booking rates, as well. The overall outlook for the competitive market is optimistic due to ongoing construction projects in the greater area that are expected to induce demand into the greater Northwest Utah County market area.

The following map illustrates the locations of the hotels relative to Eagle Mountain City.

MAP OF HOTELS IN STR TREND



- Proposed Eagle Mountain City Hotel
- A — Home2 Suites by Hilton Lehi Thanksgiving Point (Primary)
- B — Staybridge Suites Lehi Traverse Ridge Center (Primary)
- C — SpringHill Suites by Marriott Lehi at Thanksgiving Point (Secondary)
- D — Courtyard by Marriott Lehi at Thanksgiving Point (Secondary)
- E — Hilton Garden Inn Lehi (Secondary)
- F — Hyatt Place Lehi (Secondary)
- G — Hampton by Hilton Lehi Thanksgiving Point (Secondary)
- H — Holiday Inn Express & Suites Lehi Thanksgiving Point (Secondary)
- I — Tru by Hilton Lehi (Secondary)

The following table provides a historical perspective on the supply and demand trends for a selected set of hotels, as provided by STR.

FIGURE 1-1 HISTORICAL SUPPLY AND DEMAND TRENDS

Year	Average Daily Room Count	Available Room Nights	Change	Occupied Room Nights	Change	Occupancy	Average Rate	Change	RevPAR	Change
2014	155	56,457	—	33,051	—	58.5 %	$104.03	—	$60.90	—
2015	391	142,676	152.7 %	102,340	209.6 %	71.7	107.74	3.6 %	77.28	26.9 %
2016	500	182,500	27.9	132,174	29.2	72.4	109.28	1.4	79.15	2.4
2017	500	182,500	0.0	139,428	5.5	76.4	113.29	3.7	86.55	9.4
2018	680	248,176	36.0	171,006	22.6	68.9	110.07	(2.8)	75.85	(12.4)
2019	844	307,936	24.1	204,671	19.7	66.5	103.04	(6.4)	68.49	(9.7)
2020	956	348,940	13.3	159,043	(22.3)	45.6	82.76	(19.7)	37.72	(44.9)
2021	956	348,940	0.0	225,681	41.9	64.7	100.32	21.2	64.88	72.0
2022	956	348,940	0.0	253,864	12.5	72.8	116.46	16.1	84.73	30.6
2023	956	348,940	0.0	267,916	5.5	76.8	120.44	3.4	92.47	9.1
Year-to-Date Through March										
2020	956	86,040	—	42,152	—	49.0 %	$97.26	—	$47.65	—
2021	956	86,040	0.0 %	46,213	9.6 %	53.7	76.28	(21.6) %	40.97	(14.0) %
2022	956	86,040	0.0	56,440	22.1	65.6	107.56	41.0	70.56	72.2
2023	956	86,040	0.0	62,827	11.3	73.0	114.71	6.6	83.76	18.7
2024	956	86,040	0.0	62,121	(1.1)	72.2	118.93	3.7	85.86	2.5
Average Annual Compounded Change:										
2014 – 2019			40.4 %		44.0 %			(0.2) %		2.4 %
2014 – 2023			22.4		26.2			1.6		4.8

Hotels Included in Sample	Class	Competitive Status	Number of Rooms	Year Affiliated	Year Opened	Comments*
Hampton by Hilton Inn Lehi-Thanksgiving Point	Upper Midscale Class	*Secondary*	75	May 2007	May 2007	
SpringHill Suites Lehi At Thanksgiving Point	Upscale Class	*Secondary*	94	Jun 2020	Mar 2008	S/O: April 2020; R/O: June 2020
Courtyard Lehi At Thanksgiviing Point	Upscale Class	*Secondary*	97	Jun 2020	May 2014	S/O: April 2020; R/O: June 2020
Home2 Suites by Hilton Lehi/Thanksgiving Point	Upper Midscale Class	*Primary*	103	Jul 2014	Jul 2014	
Hyatt Place Salt Lake City Lehi	Upscale Class	*Secondary*	131	Nov 2015	Nov 2015	
Holiday Inn Express & Suites Lehi Thanksgiving Point	Upper Midscale Class	*Secondary*	96	Mar 2018	Mar 2018	
Hilton Garden Inn Lehi	Upscale Class	*Secondary*	132	Apr 2018	Apr 2018	
Staybridge Suites Lehi Travers Ridge Center	Upscale Class	*Primary*	116	Feb 2019	Feb 2019	
Tru by Hilton Lehi	Midscale Class	*Secondary*	112	Dec 2019	Dec 2019	
		Total	**956**			

**S/O = Suspended Operations; R/O = Reopened Operations*

Source: STR

The following tables reflect our estimates of operating data for hotels on an individual basis. These trends are presented in detail in the Supply and Demand Analysis chapter of this report.

FIGURE 1-2 PRIMARY COMPETITORS – OPERATING PERFORMANCE

		Est. Segmentation				Estimated 2022				Estimated 2023					
Property	Number of Rooms	Commercial	Leisure	Group	Extended-Stay	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Home2 Suites by Hilton Lehi Thanksgiving Point	103	35 %	30 %	10 %	25 %	103	70 - 75 %	$110 - $115	$80 - $85	103	85 - 90 %	$100 - $105	$90 - $95	110 - 120 %	95 - 100 %
Staybridge Suites Lehi Traverse Ridge Center	116	35	30	10	25	116	65 - 70	110 - 115	75 - 80	116	70 - 75	115 - 120	85 - 90	95 - 100	90 - 95
Sub-Totals/Averages	**219**	**35 %**	**30 %**	**10 %**	**25 %**	**219**	**71.3 %**	**$111.52**	**$79.50**	**219**	**80.6 %**	**$110.90**	**$89**	**104 %**	**96.7 %**
Secondary Competitors	737	54 %	33 %	8 %	5 %	479	70.9 %	$118.87	$84.28	479	75.9 %	$123.67	$94	98 %	101.5 %
Totals/Averages	**956**	**48 %**	**32 %**	**9 %**	**12 %**	**698**	**71.0 %**	**$116.56**	**$82.78**	**698**	**77.4 %**	**$119.49**	**$92**	**100 %**	**100.0 %**

** Specific occupancy and average rate data were utilized in our analysis, but are presented in ranges in the above table for the purposes of confidentiality.*

FIGURE 1-3 SECONDARY COMPETITORS – OPERATING PERFORMANCE

		Est. Segmentation					Estimated 2022				Estimated 2023			
Property	Number of Rooms	Commercial	Leisure	Group	Extended-Stay	Total Competitive Level	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Weighted Annual Room Count	Occ.	Average Rate	RevPAR
SpringHill Suites by Marriott Lehi at Thanksgiving Point	94	60 %	30 %	5 %	5 %	65 %	61	65 - 70 %	$110 - $115	$75 - $80	61	75 - 80 %	$120 - $125	$95 - $100
Courtyard by Marriott Lehi at Thanksgiving Point	97	55	30	10	5	65	63	80 - 85	130 - 140	105 - 110	63	75 - 80	130 - 140	105 - 110
Hilton Garden Inn Lehi	132	60	30	5	5	65	86	65 - 70	125 - 130	85 - 90	86	70 - 75	130 - 140	95 - 100
Hyatt Place Lehi	131	60	30	5	5	65	85	80 - 85	125 - 130	105 - 110	85	80 - 85	130 - 140	105 - 110
Hampton by Hilton Lehi Thanksgiving Point	75	50	35	10	5	65	49	50 - 55	105 - 110	55 - 60	49	65 - 70	105 - 110	70 - 75
Holiday Inn Express & Suites Lehi Thanksgiving Point	96	45	40	10	5	65	62	75 - 80	110 - 115	85 - 90	62	75 - 80	115 - 120	90 - 95
Tru by Hilton Lehi	112	40	40	15	5	65	73	55 - 60	100 - 105	60 - 65	73	65 - 70	100 - 105	70 - 75
Totals/Averages	**737**	**54 %**	**33 %**	**8 %**	**5 %**	**65 %**	**479**	**70.9 %**	**$118.87**	**$84.28**	**479**	**75.9 %**	**$123.67**	**$93.87**

** Specific occupancy and average rate data was utilized in our analysis, but is presented in ranges in the above table for the purposes of confidentiality.*

Summary of Forecast Occupancy and Average Rate

Based on our analysis presented in the Projection of Occupancy and Average Rate chapter, we have chosen to use a stabilized occupancy level of 83% and a base-year rate position of $130.00 for the proposed subject hotel, with the occupancy and average daily rate (ADR) projections summarized below.

FIGURE 1-4 FORECAST OF OCCUPANCY AND AVERAGE RATE

Year	Occupancy	Average Rate
2026	58 %	$140.68
2027	77	144.90
2028	83	149.24

Summary of Forecast Income and Expense Statement

Our positioning of each revenue and expense level is supported by comparable operations and trends specific to this region. Our forecast of income and expense is presented in the following table (figures in the forecast year columns have been divided by 1,000 and reflect thousands of dollars).

FIGURE 1-5 DETAILED FORECAST OF INCOME AND EXPENSE

	2026 (Calendar Year)				2027				Stabilized				2029				2030			
Number of Rooms:	**130**				**130**				**130**				**130**				**130**			
Occupancy:	**58%**				**77%**				**83%**				**83%**				**83%**			
Average Rate:	**$140.68**				**$144.90**				**$149.24**				**$153.72**				**$158.33**			
RevPAR:	**$81.59**				**$111.57**				**$123.87**				**$127.59**				**$131.42**			
Days Open:	**365**				**365**				**365**				**365**				**365**			
Occupied Rooms:	**27,521**	**%Gross**	**PAR**	**POR**	**36,537**	**%Gross**	**PAR**	**POR**	**39,384**	**%Gross**	**PAR**	**POR**	**39,384**	**%Gross**	**PAR**	**POR**	**39,384**	**%Gross**	**PAR**	**POR**
OPERATING REVENUE																				
Rooms	$3,872	96.8 %	$29,785	$140.69	$5,294	97.4 %	$40,723	$144.90	$5,878	97.5 %	$45,215	$149.25	$6,054	97.5 %	$46,569	$153.72	$6,236	97.5 %	$47,969	$158.34
Other Operated Departments	98	2.5	756	3.57	109	2.0	838	2.98	115	1.9	882	2.91	118	1.9	909	3.00	122	1.9	936	3.09
Miscellaneous Income	30	0.7	227	1.07	33	0.6	251	0.89	34	0.6	265	0.87	35	0.6	273	0.90	37	0.6	281	0.93
Total Operating Revenues	4,000	100.0	30,768	145.34	5,436	100.0	41,812	148.77	6,027	100.0	46,362	153.04	6,208	100.0	47,751	157.62	6,394	100.0	49,186	162.36
DEPARTMENTAL EXPENSES *																				
Rooms	975	25.2	7,497	35.41	1,108	20.9	8,525	30.33	1,176	20.0	9,043	29.85	1,211	20.0	9,314	30.74	1,247	20.0	9,593	31.67
Other Operated Departments	53	53.5	405	1.91	55	50.8	425	1.51	57	50.0	441	1.46	59	50.0	454	1.50	61	50.0	468	1.54
Total Expenses	1,027	25.7	7,901	37.32	1,164	21.4	8,951	31.85	1,233	20.5	9,484	31.30	1,270	20.5	9,768	32.24	1,308	20.5	10,061	33.21
DEPARTMENTAL INCOME	2,973	74.3	22,867	108.02	4,272	78.6	32,862	116.92	4,794	79.5	36,879	121.73	4,938	79.5	37,982	125.37	5,086	79.5	39,125	129.15
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	449	11.2	3,457	16.33	491	9.0	3,777	13.44	515	8.5	3,961	13.07	530	8.5	4,079	13.47	546	8.5	4,202	13.87
Info & Telecom Systems	53	1.3	407	1.92	58	1.1	444	1.58	61	1.0	466	1.54	62	1.0	480	1.58	64	1.0	494	1.63
Marketing	198	5.0	1,525	7.20	217	4.0	1,666	5.93	227	3.8	1,747	5.77	234	3.8	1,800	5.94	241	3.8	1,854	6.12
Franchise Fee	290	7.3	2,234	10.55	397	7.3	3,054	10.87	441	7.3	3,391	11.19	454	7.3	3,493	11.53	468	7.3	3,598	11.88
Prop. Operations & Maint.	251	6.3	1,932	9.13	274	5.0	2,111	7.51	288	4.8	2,213	7.31	296	4.8	2,280	7.53	305	4.8	2,348	7.75
Utilities	178	4.5	1,373	6.48	195	3.6	1,500	5.34	204	3.4	1,573	5.19	211	3.4	1,620	5.35	217	3.4	1,668	5.51
Total Expenses	1,421	35.6	10,928	51.62	1,632	30.0	12,552	44.66	1,736	28.8	13,351	44.07	1,788	28.8	13,751	45.39	1,841	28.8	14,164	46.75
GROSS OPERATING PROFIT	1,552	38.8	11,939	56.40	2,640	48.6	20,309	72.26	3,059	50.7	23,527	77.66	3,150	50.7	24,231	79.98	3,245	50.7	24,960	82.39
Management Fee	120	3.0	923	4.36	163	3.0	1,254	4.46	181	3.0	1,391	4.59	186	3.0	1,433	4.73	192	3.0	1,476	4.87
INCOME BEFORE NON-OPR. INC. & EXP.	1,432	35.8	11,016	52.04	2,477	45.6	19,055	67.80	2,878	47.7	22,137	73.07	2,964	47.7	22,798	75.25	3,053	47.7	23,485	77.52
NON-OPERATING INCOME & EXPENSE																				
Property Taxes	148	3.7	1,141	5.39	153	2.8	1,175	4.18	157	2.6	1,210	4.00	162	2.6	1,247	4.12	167	2.6	1,284	4.24
Insurance	79	2.0	604	2.85	81	1.5	622	2.21	83	1.4	641	2.11	86	1.4	660	2.18	88	1.4	680	2.24
Total Expenses	227	5.7	1,745	8.24	234	4.3	1,797	6.39	241	4.0	1,851	6.11	248	4.0	1,907	6.29	255	4.0	1,964	6.48
EBITDA	1,205	30.1	9,271	43.80	2,244	41.3	17,258	61.40	2,637	43.7	20,285	66.96	2,716	43.7	20,892	68.96	2,798	43.7	21,521	71.04
Reserve for Replacement	80	2.0	615	2.91	163	3.0	1,254	4.46	241	4.0	1,854	6.12	248	4.0	1,910	6.30	256	4.0	1,967	6.49
EBITDA LESS RESERVE	$1,125	28.1 %	$8,656	$40.89	$2,080	38.3 %	$16,003	$56.94	$2,396	39.8 %	$18,431	$60.84	$2,468	39.8 %	$18,982	$62.66	$2,542	39.8 %	$19,554	$64.54

*Departmental expenses are expressed as a percentage of departmental revenues.

FIGURE 1-6 TEN-YEAR FORECAST OF INCOME AND EXPENSE

	2026		2027		2028		2029		2030		2031		2032		2033		2034		2035	
Number of Rooms:	**130**		**130**		**130**		**130**		**130**		**130**		**130**		**130**		**130**		**130**	
Occupied Rooms:	**27,521**		**36,537**		**39,384**		**39,384**		**39,384**		**39,384**		**39,384**		**39,384**		**39,384**		**39,384**	
Occupancy:	**58%**		**77%**		**83%**		**83%**		**83%**		**83%**		**83%**		**83%**		**83%**		**83%**	
Average Rate:	**$140.68**	**% of**	**$144.90**	**% of**	**$149.24**	**% of**	**$153.72**	**% of**	**$158.33**	**% of**	**$163.08**	**% of**	**$167.97**	**% of**	**$173.01**	**% of**	**$178.20**	**% of**	**$183.55**	**% of**
RevPAR:	**$81.59**	**Gross**	**$111.57**	**Gross**	**$123.87**	**Gross**	**$127.59**	**Gross**	**$131.42**	**Gross**	**$135.36**	**Gross**	**$139.42**	**Gross**	**$143.60**	**Gross**	**$147.91**	**Gross**	**$152.35**	**Gross**
OPERATING REVENUE																				
Rooms	$3,872	96.8 %	$5,294	97.4 %	$5,878	97.5 %	$6,054	97.5 %	$6,236	97.5 %	$6,423	97.5 %	$6,615	97.5 %	$6,814	97.5 %	$7,018	97.5 %	$7,229	97.5 %
Other Operated Departments	98	2.5	109	2.0	115	1.9	118	1.9	122	1.9	125	1.9	129	1.9	133	1.9	137	1.9	141	1.9
Miscellaneous Income	30	0.7	33	0.6	34	0.6	35	0.6	37	0.6	38	0.6	39	0.6	40	0.6	41	0.6	42	0.6
Total Operating Revenues	4,000	100.0	5,436	100.0	6,027	100.0	6,208	100.0	6,394	100.0	6,586	100.0	6,783	100.0	6,987	100.0	7,196	100.0	7,412	100.0
DEPARTMENTAL EXPENSES *																				
Rooms	975	25.2	1,108	20.9	1,176	20.0	1,211	20.0	1,247	20.0	1,285	20.0	1,323	20.0	1,363	20.0	1,404	20.0	1,446	20.0
Other Operated Departments	53	53.5	55	50.8	57	50.0	59	50.0	61	50.0	63	50.0	65	50.0	66	50.0	68	50.0	71	50.0
Total Expenses	1,027	25.7	1,164	21.4	1,233	20.5	1,270	20.5	1,308	20.5	1,347	20.5	1,388	20.5	1,429	20.5	1,472	20.5	1,516	20.5
DEPARTMENTAL INCOME	2,973	74.3	4,272	78.6	4,794	79.5	4,938	79.5	5,086	79.5	5,239	79.5	5,395	79.5	5,558	79.5	5,724	79.5	5,896	79.5
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	449	11.2	491	9.0	515	8.5	530	8.5	546	8.5	563	8.5	580	8.5	597	8.5	615	8.5	633	8.5
Info & Telecom Systems	53	1.3	58	1.1	61	1.0	62	1.0	64	1.0	66	1.0	68	1.0	70	1.0	72	1.0	74	1.0
Marketing	198	5.0	217	4.0	227	3.8	234	3.8	241	3.8	248	3.8	256	3.8	263	3.8	271	3.8	279	3.8
Franchise Fee	290	7.3	397	7.3	441	7.3	454	7.3	468	7.3	482	7.3	496	7.3	511	7.3	526	7.3	542	7.3
Prop. Operations & Maint.	251	6.3	274	5.0	288	4.8	296	4.8	305	4.8	314	4.8	324	4.8	334	4.8	344	4.8	354	4.8
Utilities	178	4.5	195	3.6	204	3.4	211	3.4	217	3.4	223	3.4	230	3.4	237	3.4	244	3.4	251	3.4
Total Expenses	1,421	35.6	1,632	30.0	1,736	28.8	1,788	28.8	1,841	28.8	1,897	28.8	1,953	28.8	2,012	28.8	2,072	28.8	2,135	28.8
GROSS OPERATING PROFIT	1,552	38.8	2,640	48.6	3,059	50.7	3,150	50.7	3,245	50.7	3,342	50.7	3,442	50.7	3,546	50.7	3,652	50.7	3,761	50.7
Management Fee	120	3.0	163	3.0	181	3.0	186	3.0	192	3.0	198	3.0	203	3.0	210	3.0	216	3.0	222	3.0
INCOME BEFORE NON-OPR. INC. & EXP.	1,432	35.8	2,477	45.6	2,878	47.7	2,964	47.7	3,053	47.7	3,145	47.7	3,238	47.7	3,336	47.7	3,436	47.7	3,539	47.7
NON-OPERATING INCOME & EXPENSE																				
Property Taxes	148	3.7	153	2.8	157	2.6	162	2.6	167	2.6	172	2.6	177	2.6	182	2.6	188	2.6	194	2.6
Insurance	79	2.0	81	1.5	83	1.4	86	1.4	88	1.4	91	1.4	94	1.4	97	1.4	99	1.4	102	1.4
Total Expenses	227	5.7	234	4.3	241	4.0	248	4.0	255	4.0	263	4.0	271	4.0	279	4.0	287	4.0	296	4.0
EBITDA	1,205	30.1	2,244	41.3	2,637	43.7	2,716	43.7	2,798	43.7	2,882	43.7	2,967	43.7	3,057	43.7	3,148	43.7	3,243	43.7
Reserve for Replacement	80	2.0	163	3.0	241	4.0	248	4.0	256	4.0	263	4.0	271	4.0	279	4.0	288	4.0	296	4.0
EBITDA LESS RESERVE	$1,125	28.1 %	$2,080	38.3 %	$2,396	39.8 %	$2,468	39.8 %	$2,542	39.8 %	$2,618	39.8 %	$2,696	39.7 %	$2,777	39.8 %	$2,860	39.8 %	$2,947	39.8 %

As illustrated, the hotel is expected to stabilize at a profitable level. Please refer to the Forecast of Income and Expense chapter of our report for a detailed explanation of the methodology used in deriving this forecast.

Scope of Work

The methodology used to develop this study is based on the market research and valuation techniques set forth in the textbooks authored by Hospitality Valuation Services for the American Institute of Real Estate Appraisers and the Appraisal Institute, entitled *The Valuation of Hotels and Motels,*[1] *Hotels, Motels and Restaurants: Valuations and Market Studies,*[2] *The Computerized Income Approach to Hotel/Motel Market Studies and Valuations,*[3] *Hotels and Motels: A Guide to Market Analysis, Investment Analysis, and Valuations,*[4] and *Hotels and Motels – Valuations and Market Studies.*[5]

1. All information was collected and analyzed by the staff of TS Worldwide, LLC. Information was supplied by the client and/or the property's development team.
2. The subject site has been evaluated from the viewpoint of its physical utility for the future operation of a hotel, as well as access, visibility, and other relevant factors.
3. The surrounding economic environment, on both an area and neighborhood level, has been reviewed to identify specific hostelry-related economic and demographic trends that may have an impact on future demand for hotels.
4. Dividing the market for hotel accommodations into individual segments defines specific market characteristics for the types of travelers expected to utilize the area's hotels. The factors investigated include purpose of visit, average length of stay, facilities and amenities required, seasonality, daily demand fluctuations, and price sensitivity.
5. An analysis of existing and proposed competition provides an indication of the current accommodated demand, along with market penetration and the

[1] Stephen Rushmore, *The Valuation of Hotels and Motels*. (Chicago: American Institute of Real Estate Appraisers, 1978).
[2] Stephen Rushmore, *Hotels, Motels and Restaurants: Valuations and Market Studies*. (Chicago: American Institute of Real Estate Appraisers, 1983).
[3] Stephen Rushmore, *The Computerized Income Approach to Hotel/Motel Market Studies and Valuations*. (Chicago: American Institute of Real Estate Appraisers, 1990).
[4] Stephen Rushmore, *Hotels and Motels: A Guide to Market Analysis, Investment Analysis, and Valuations* (Chicago: Appraisal Institute, 1992).
[5] Stephen Rushmore and Erich Baum, *Hotels and Motels – Valuations and Market Studies.* (Chicago: Appraisal Institute, 2001).

degree of competitiveness. Unless noted otherwise, we have inspected the competitive lodging facilities summarized in this report.

6. Documentation for an occupancy and ADR projection is derived utilizing the build-up approach based on an analysis of lodging activity.

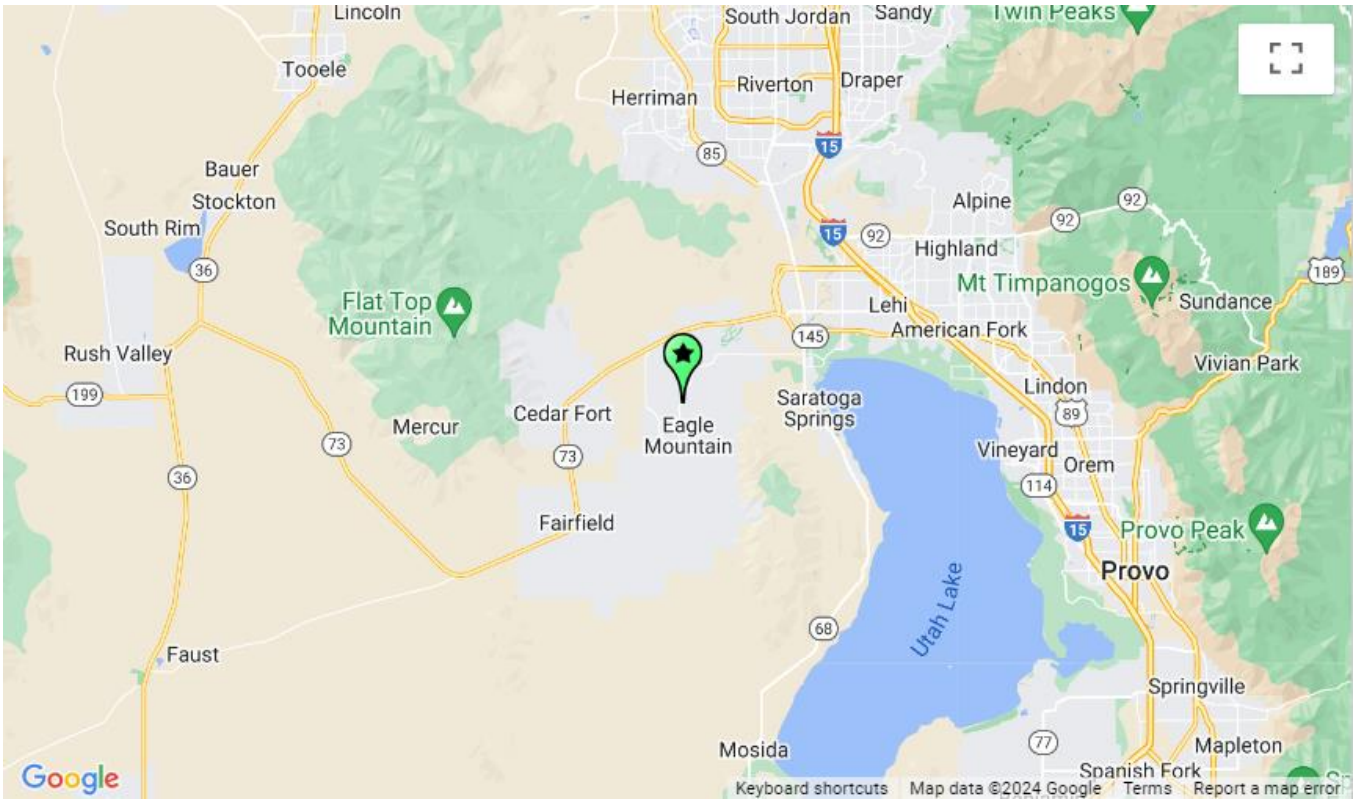
7. A detailed projection of income and expense made in accordance with the Uniform System of Accounts for the Lodging Industry (USALI) sets forth the anticipated economic benefits of the proposed subject property.

2. Description of the Site and Neighborhood

The suitability of the land for the operation of a lodging facility is an important consideration affecting the economic viability of a property and its ultimate marketability. Factors such as size, topography, access, visibility, and the availability of utilities have a direct impact on the desirability of a particular site.

We note that the client, Eagle Mountain City, has identified three potential hotel sites within the city. For the purposes of this study, we have placed heavy consideration on the downtown site, basing our analysis on this particular site. This site is located in the future Downtown Eagle Mountain City location, east of the intersection formed by East Mid Valley Road and North Pony Express Parkway. Moreover, this area is slated for significant mixed-use developments, as well as roadway improvements that will make the area highly traveled.

LOCATION MAP



Physical Characteristics

The parcel's adjacent uses are set forth in the following table.

FIGURE 2-1 SUBJECT PARCEL'S ADJACENT USES

Direction	Boundary	Adjacent Use
North:	Property Line	Vacant Land
East:	Property Line	Vacant Land
West:	Pony Express Parkway	Cory Wride Memorial Park
South:	Property Line	Vacant Land

Topography and Site Utility

It is important to note that the subject site (the downtown site) measures nearly 50 acres; however, the site will be subdivided for a variety of development types, including retail, grocery, a potential theatre, and more. The topography of the site is generally flat, and its shape should permit efficient use of the site for the building and other improvements, as well as ingress and egress. Upon completion of all construction efforts, the subject site will not contain any significant portion of undeveloped land that could be sold, entitled, and developed for alternate use. It is expected that the site will be developed fully with building and site improvements, thus contributing to the overall profitability of the hotel.

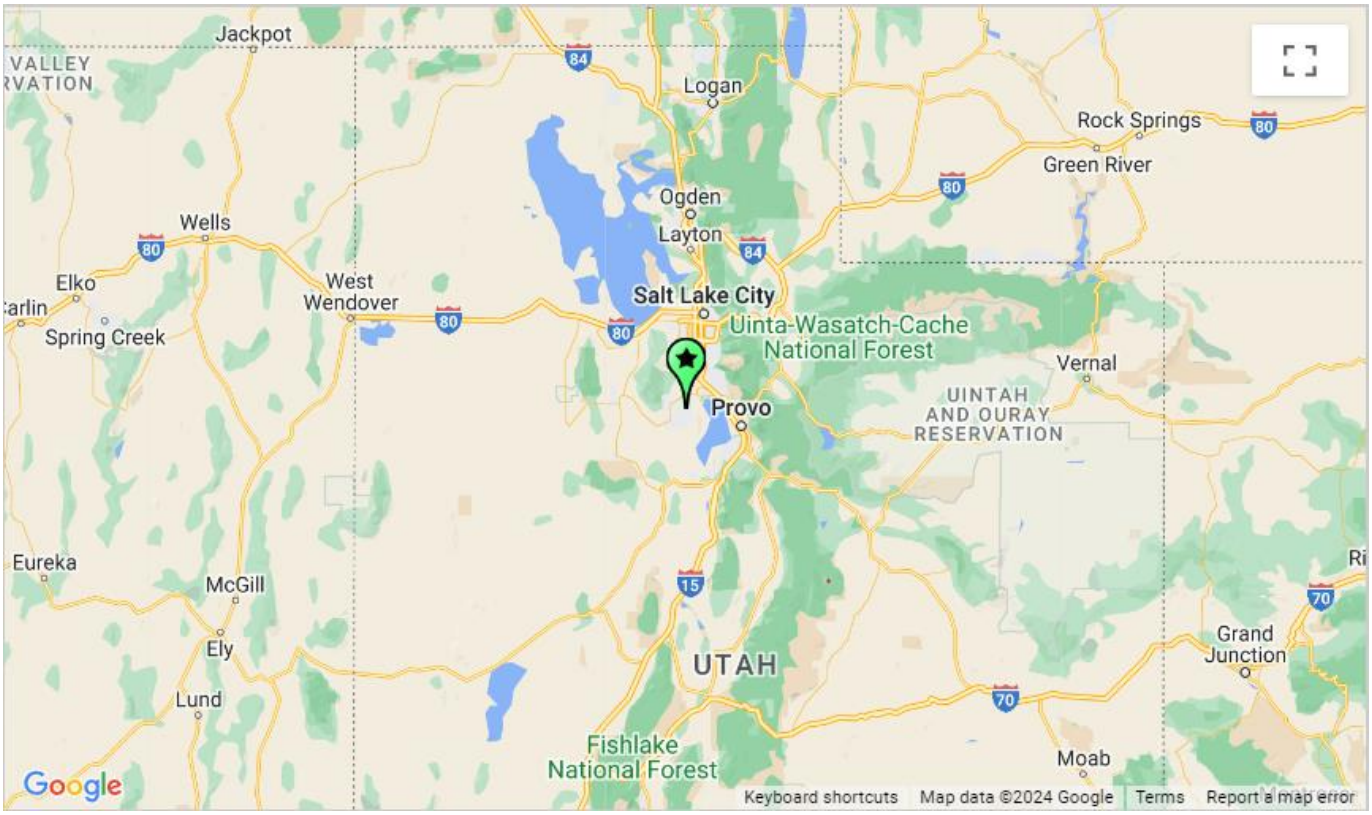
AERIAL PHOTOGRAPH



Access and Visibility

It is important to analyze the site with respect to regional and local transportation routes and demand generators, including ease of access. The subject site is readily accessible to a variety of local and county roads, as well as state and interstate highways.

MAP OF REGIONAL ACCESS ROUTES



This market is served by two main thoroughfares that connect to Interstate 15, as illustrated on the map. Regional access to/from the city of Eagle Mountain City and the subject site, in particular, is considered good. However, it is important to note that significant road improvements are slated for completion in the next five to six years, with other notable improvements slated for completion by 2050; the projects include a freeway, an expressway, a major arterial, a minor arterial, a major collector, and a minor collector. It is important to note that the City of Eagle Mountain City has hired a lobbyist to work with the State of Utah in order to speed up the process of the aforementioned road improvements and developments. Additionally, nearby Saratoga Springs is planning additional transportation developments that will connect the northern part of the city to the southern part of

the city. The future road developments in both Eagle Mountain City and Saratoga Springs City will further support the unprecedented growth occurring throughout the greater area. The following map illustrates the planned road improvements, which will make routes through Eagle Mountain City popular alternatives for those heading south. The chart following the map illustrates all planned road improvements.

Primary vehicular access to the subject site is expected to be provided by either East Mid Valley Road or Pony Express Parkway. The subject site is located at a busy intersection and is relatively simple to locate from State Highway 73/Cory B Wride Memorial Highway, which is the nearest major thoroughfare. Furthermore, the site is located in an area that is designated as the future Downtown core for Eagle Mountain City, with development to commence by late 2024 or early 2025; it is planned to include more than 50 acres of retail and commercial uses, including a new grocery store. Moreover, the City is pursuing the development of a theatre, in addition to other amenities, to service this future downtown area. Additionally, the area will feature a walkable main street directly south of the 50-acre development, which will be home to the future City Hall, a recreation center, a public-safety building, and a library, among other typical downtown offerings.

Airport Access

The proposed subject hotel will be served by the multiple airports in the greater Utah County and Salt Lake County regions. The primary airport, however, will likely be the Salt Lake City International Airport, located approximately 30 miles to the north of the subject site. Additionally, the proposed subject hotel will be served by the Provo Municipal Airport, located approximately 15 miles to the southeast of the subject site. We note that this airport is slated for significant expansion to become an international airport.

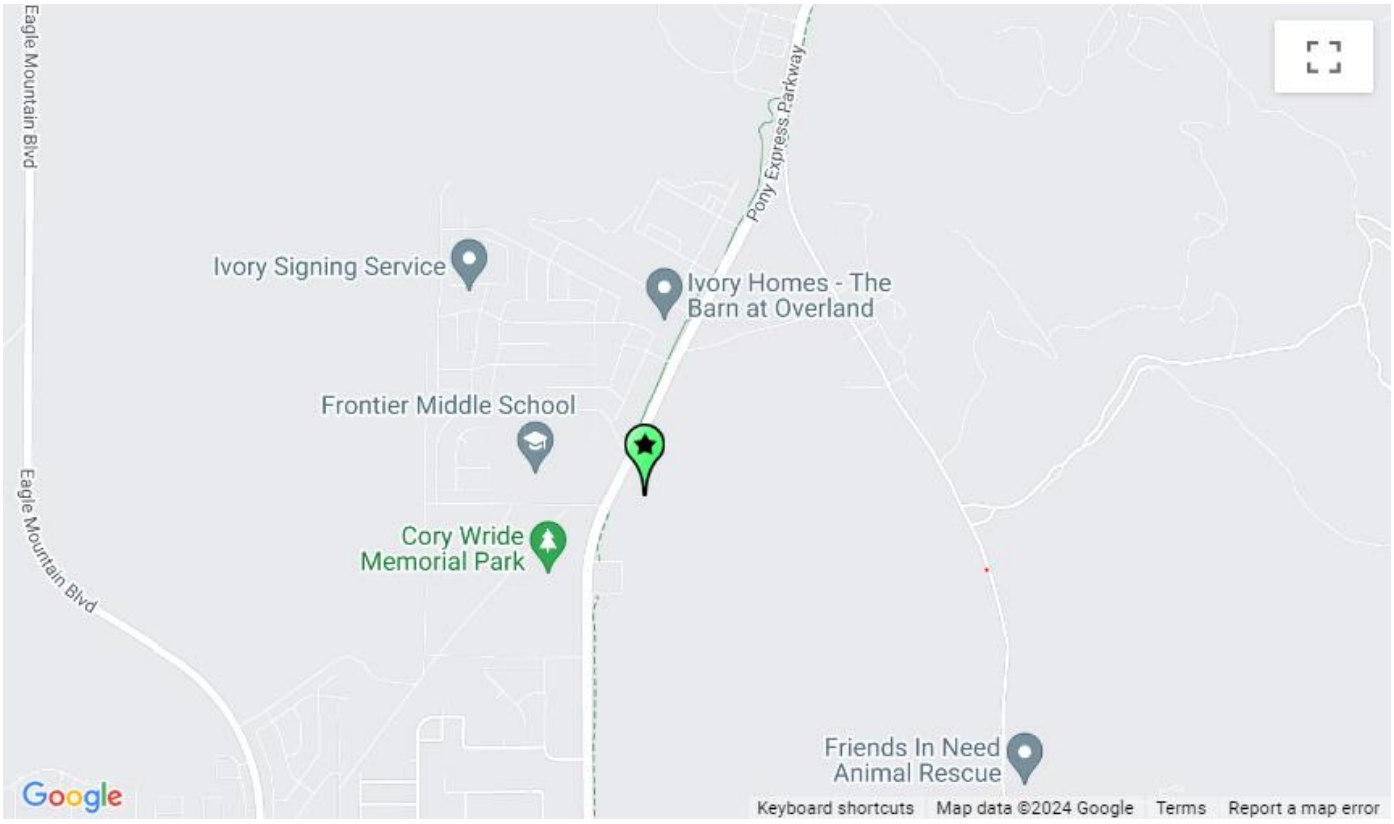
Neighborhood

The neighborhood surrounding a lodging facility often has an impact on a hotel's status, image, class, style of operation, and sometimes its ability to attract and properly serve a particular market segment. This section of the report investigates the subject neighborhood and evaluates any pertinent location factors that could affect its future occupancy, average rate, and overall profitability.

Development of the Eagle Mountain City land area is significant, as the city is one of the fastest growing municipalities in the nation. As such, parts of the city are slated for development in the near term, including the subject neighborhood around the Pony Express Parkway, bordered by East Oquirrh Ranch Parkway to the north and Eagle Mountain Boulevard to the south. This neighborhood is characterized by a variety of small to midscale businesses, sports fields, schools, and homes, as would be expected for an area that has experienced significant residential growth in recent years. As noted previously, this neighborhood has been designated as the future Downtown core for Eagle Mountain City, with development to commence by late

2024 or early 2025; it is planned to include more than 50 acres of retail and commercial uses, including a new grocery store. Moreover, the City is pursuing the development of a theatre, in addition to other amenities, to service this future downtown area. Additionally, the area will feature a walkable main street directly south of the 50-acre development, which will be home to the future City Hall, a recreation center, a public-safety building, and a library, among other typical downtown offerings. Lastly, it is important to note that both Eagle Mountain City and nearby Saratoga Springs City do not offer a hotel. However, Saratoga Springs City is also undergoing significant development, thus complementing the subject market. Further details pertaining the growth occurring in both cities will be outlined in greater detail later in this study.

MAP OF NEIGHBORHOOD



Utilities

The subject site will reportedly be served by all necessary utilities.

Soil and Subsoil Conditions

Geological and soil reports were not provided to us or made available for our review during the preparation of this report. We are not qualified to evaluate soil conditions other than by a visual inspection of the surface; no extraordinary conditions were apparent.

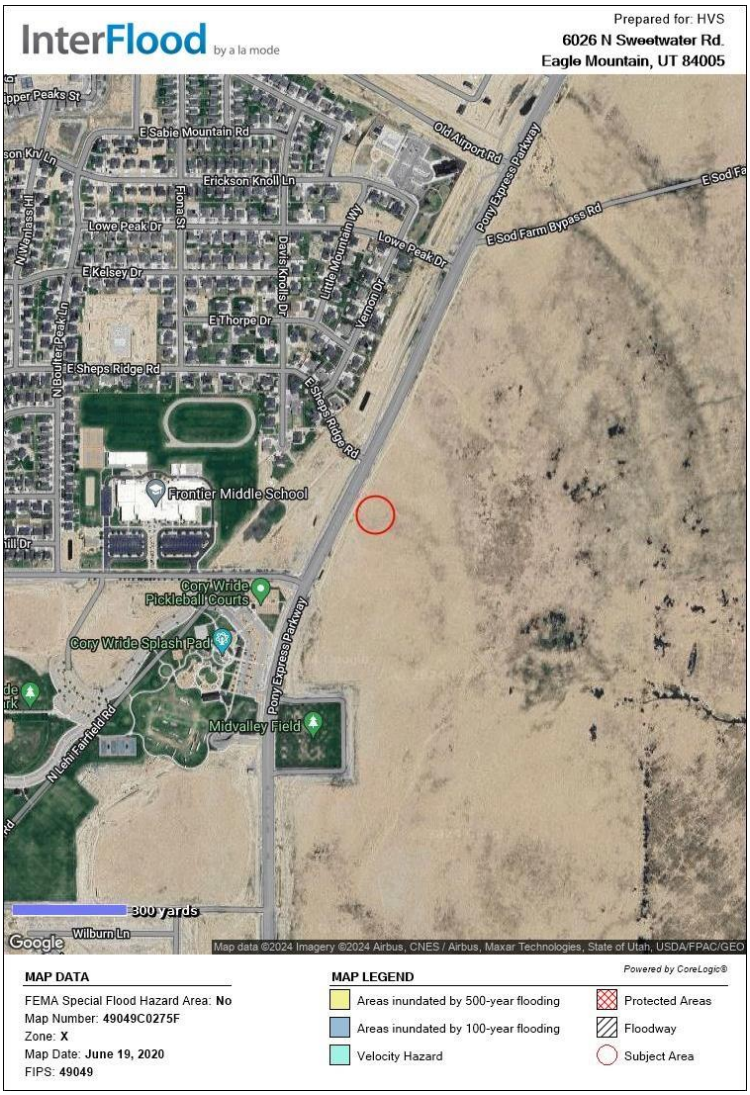
Nuisances and Hazards

We were not informed of any site-specific nuisances or hazards, and there were no visible signs of toxic ground contaminants at the time of our inspection. Because we are not experts in this field, we do not warrant the absence of hazardous waste and urge the reader to obtain an independent analysis of these factors.

Flood Zone

According to the Federal Emergency Management Agency map illustrated below, the subject site is located in Zone X500.

COPY OF FLOOD MAP AND COVER



The flood zone definition for the Zone X500 designation is as follows: areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. An area inundated by 0.2% annual chance flooding.

Zoning

It is important to note that the city code imposes some limitations on extended-stay hotel development; however, the city code was created long before the vast development of the area began, and is considered to be outdated. Moreover, the city code is reportedly changeable. As such, we do not anticipate challenges related to an extended-stay hotel development in Eagle Mountain City.

Details pertaining to the proposed subject property's zoning regulations are summarized in the following table.

FIGURE 2-2 ZONING

Municipality Governing Zoning	Eagle Mountain City
Current Zoning	Commercial
Current Use	Vacant Land
Is Current Use Permitted?	Not Applicable
Is Change in Zoning Likely?	No
Permitted Uses	Hotel, Restaurant, & Retail
Hotel Allowed	Yes
Legally Non-Conforming	Not Applicable

We assume that all necessary permits and approvals will be secured and that the subject property will be constructed in accordance with local zoning ordinances, building codes, and all other applicable regulations. Our zoning analysis should be verified before any physical changes are made to the site.

Easements and Encroachments

We are not aware of any easements attached to the property that would significantly affect the utility of the site or marketability of this project.

Conclusion

We have analyzed the issues of size, topography, access, visibility, and the availability of utilities. The subject site is favorably located along a well-traveled commercial corridor. In general, the site is well suited for hotel use, with acceptable access, visibility, and topography for an effective operation.

3. Market Area Analysis

The economic vitality of the market area and neighborhood surrounding the subject site is an important consideration in forecasting lodging demand and future income potential. Economic and demographic trends that reflect the amount of visitation provide a basis from which to project lodging demand. The purpose of the market area analysis is to review available economic and demographic data to determine whether the local market will undergo economic growth, stabilize, or decline. In addition to predicting the direction of the economy, the rate of change must be quantified. These trends are then correlated based on their propensity to reflect variations in lodging demand, with the objective of forecasting the amount of growth or decline in visitation by individual market segment (e.g., commercial, meeting and group, and leisure).

National Economic Overview

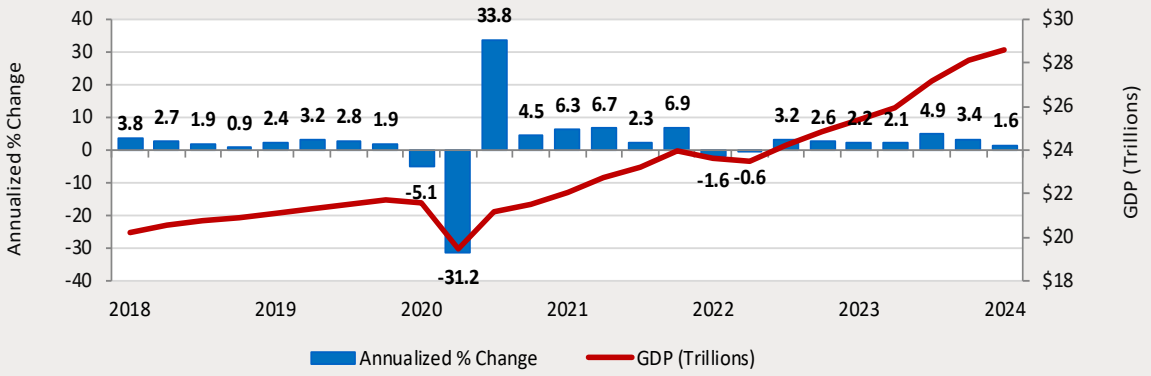
The local market and economy are influenced by national trends; thus, consideration of these trends is an important premise to this market-area analysis.

The U.S. economy was severely affected by the COVID-19 pandemic, as illustrated in the following discussion. The onset of the pandemic resulted in decreased business activity, causing widespread economic hardships, including higher levels of unemployment. The depth and duration of this impact was influenced by the course of the pandemic and the nature and extent of restrictions on business and travel activity; the period of greatest impact was 2020. By all measures, the national economy has recovered from this downturn, having recorded notable subsequent growth, while some select markets and sectors have recorded slower growth and are continuing to recover.

Gross Domestic Product (GDP) is a key measure of a country's economic health and trends. Research has also identified a high degree of correlation between GDP and lodging demand. For the eight quarters leading up to 2020, GDP quarterly growth ranged between 0.9% and 3.8%, reflecting moderate economic expansion. The impact of the pandemic was considerable in 2020. As shutdowns halted major components of the U.S. economy from mid-March through May, GDP contracted by an annualized rate of 31.2% in the second quarter of 2020, the largest such decline in U.S. history. While shocking, this GDP decline was offset by a significant rebound in economic activity in the third quarter of 2020, greatly moderating the overall impact for the year. The U.S. economy grew by 33.8% on an annualized basis in the third quarter, followed by more modest gains in the five quarters that followed through the end of 2021, with GDP having surpassed the pre-pandemic peak by the first quarter of 2021. A pullback during the first half of 2022 was driven by the trade

deficit and decreases in government spending and inventory investment, although the decline was offset by gains during the second half of the year.

FIGURE 3-1 UNITED STATES GDP GROWTH RATE



Sources: tradingeconomics.com, Bureau of Economic Analysis

The positive trend continued through 2023, registering a 2.5% increase for the year, with 4.9% and 3.4% increases recorded in the third and fourth quarters, respectively. According to the report from the Bureau of Economic Analysis, "The increase in real GDP in 2023 primarily reflected increases in consumer spending, nonresidential fixed investment, state and local government spending, exports, and federal government spending that were partly offset by decreases in residential fixed investment and inventory investment. The increase in consumer spending reflected increases in services (led by health care) and goods (led by recreational goods and vehicles). The increase in nonresidential fixed investment reflected increases in structures and intellectual property products. The increase in state and local government spending reflected increases in gross investment in structures and in compensation of state and local government employees." Despite this favorable economic news, transaction activity has been curtailed by high borrowing costs and stricter lending requirements. While the possibility of the economy slowing in the near term remains a concern, the long-term outlook for the industry is optimistic.

The Wall Street Journal (WSJ) publishes an economy forecasting survey each quarter. Per the latest survey, economists are optimistic that the United States will avoid a recession, with only 10.0% of respondents expecting the country to experience a quarter of GDP contraction. The economy continues to perform well, despite the aggressive Fed rate increases of 2022 and 2023. On average, economists

anticipate the economy to be at its slowest in the third quarter of this year, with an expectation of 1.35% in growth. Instead of four to five Fed rate adjustments, economists now predict three, with an ultimate rate of 4.67% by year-end 2024, down from its current 5.25% to 5.5% position. Key averages from the latest release are illustrated in the following table.

FIGURE 3-2 GDP, CPI, AND UNEMPLOYMENT PREDICTIONS

Real GDP, Quarterly Annualized Growth Rate	
2nd Quarter 2024	1.60
3rd Quarter 2024	1.35
4th Quarter 2024	1.47
1st Quarter 2025	1.77
Real GDP, Year-Over-Year Growth Rate	
2024	1.72
2025	1.90
2026	2.01
CPI, Year-Over-Year Change	
June 2024	3.11
December 2024	2.73
June 2025	2.32
December 2025	2.29
Unemployment, Annual Level	
June 2024	3.89
December 2024	4.11
June 2025	4.17
December 2025	4.17

Source: Wall Street Journal Economic Forecasting Survey, April 2024

Driven by supply-chain disruptions and pent-up consumer demand, prices for most goods and services increased substantially in the wake of the pandemic; the CPI increased by 7.0% in 2021 and 6.5% in 2022. The Federal Reserve has addressed inflation through successive interest-rate hikes (seven in 2022, and another four in 2023), and the pace of inflation has decelerated, falling to the low 3.0% range by the end of 2023. The Fed has indicated that it will begin to cut rates in 2024, with the first of these cuts expected to occur at some point this summer.

The recent successive increases in GDP, decelerating inflation, and continued strong job growth paint a positive picture of the U.S. economy, but the continuing Russia-

Ukraine war and events in the Middle East have resulted in a lack of overall clarity. The specter of a recession remains, although much diminished from peak concerns that characterized most of 2023.

In the latest survey from April 2024, 29.0% of economists surveyed predicted a recession in the next twelve months (down from 39.0% in the prior quarter's survey). Joe Brusuelas, chief economist at RSM, noted "We think that the American economy has entered a virtuous cycle where strong productivity results in growth above the long-term trend, inflation between 2.0% and 2.5%, and an unemployment rate between 3.5% and 4.0%." Whether the U.S. economy can achieve the expected growth levels forecast with inflation below the 2.5% mark remains the unknown factor. Price trends continue to be above this point, although most economists expect a modest cooling in the coming months as of the date of the April survey.

Within the hospitality industry, labor availability and costs remain a concern for hotel operators, although these issues have diminished somewhat since the height of the pandemic. Inflation has benefited the industry by supporting strong ADR growth in most markets but has also resulted in increased expenses, which has put pressure on profitability. While inflation remains somewhat elevated over the Fed's target of 2.0%, the declines noted in recent months are a positive factor. Lastly, the more positive outlook on the economy as a whole should support continued growth in lodging demand, particularly in the commercial and group segments.

In preparing this report, we have considered the impact of these factors on the lodging and investment markets to the best of our ability. However, our analysis only considers what is known at the time of the effective date of the report, and there is a high degree of uncertainty currently influencing the market and the economy.

Market Area Definition

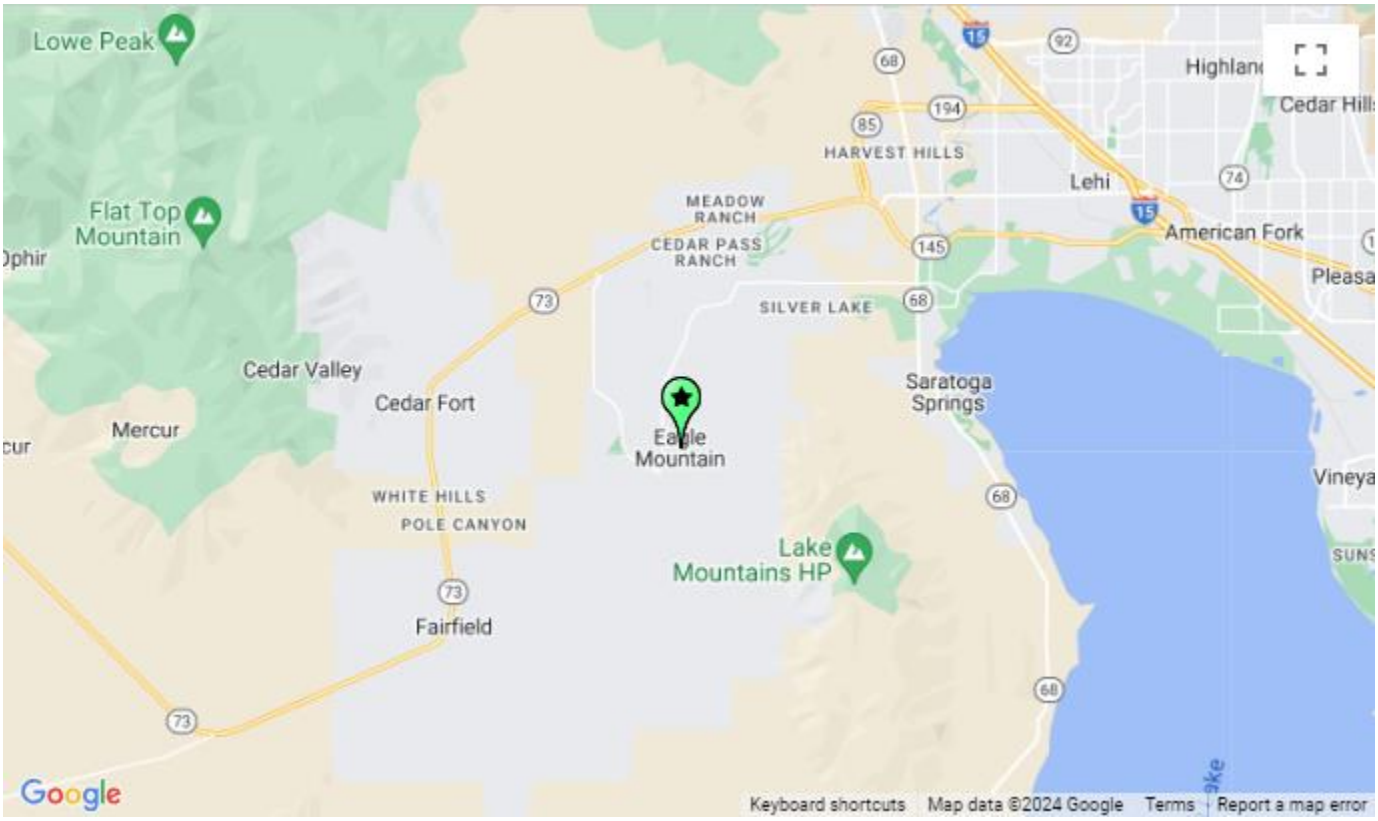
The market area for a lodging facility is the geographical region where the sources of demand and the competitive supply are located. The subject site is located in the city of Eagle Mountain City, the county of Utah, and the state of Utah.

Incorporated on December 3, 1996, Eagle Mountain City is located in Utah County. The city is widely known for its rapid growth and has been recognized by a number of third-party reporters. WalletHub recognized Eagle Mountain City as the "12th Best Small City for Starting a Business in 2024," while HomeSnacks recognized Eagle Mountain City as the fourth-fastest-growing city in Utah. Moreover, the city is widely recognized as one of the fastest growing cities in the nation, having surpassed 50,000 residents for the first time in 2022, officially classifying it as a large city. The projected population is anticipated to surpass 200,000 residents by 2060, and the city is expected to be one of the top five cities in the state of Utah. As such, the local government has intentionally created a pro-business environment, working ahead

of the unprecedented population growth, in preparation for a tripling of the local population.

The following exhibit illustrates the market area.

MAP OF MARKET AREA



Economic and Demographic Review

A primary source of economic and demographic statistics used in this analysis is the *Complete Economic and Demographic Data Source* published by Woods & Poole Economics, Inc.—a well-regarded forecasting service based in Washington, D.C. Using a database containing more than 900 variables for each county in the nation, Woods & Poole employs a sophisticated regional model to forecast economic and demographic trends. Historical statistics are based on census data and information published by the Bureau of Economic Analysis. Projections are formulated by Woods & Poole, and all dollar amounts have been adjusted for inflation, thus reflecting real change.

These data are summarized in the following table.

FIGURE 3-3 ECONOMIC AND DEMOGRAPHIC DATA SUMMARY

	2010	2020	2023	2028	Avg. Annual Compounded Chg. 2010-20	2010-23	2023-28
Resident Population (Thousands)							
Utah County	520.0	663.1	709.7	773.7	2.5 %	2.4 %	1.7 %
State of Utah	2,775.4	3,281.7	3,426.7	3,653.8	1.7	1.6	1.3
United States	309,327.1	331,501.1	336,451.7	347,672.0	0.7	0.6	0.7
Per-Capita Personal Income*							
Utah County	$27,578	$41,014	$40,826	$44,315	4.0	3.1	1.7
State of Utah	33,657	46,481	47,209	51,690	3.3	2.6	1.8
United States	42,497	53,178	54,550	59,222	2.3	1.9	1.7
W&P Wealth Index							
Utah County	72.8	87.0	84.4	84.2	1.8	1.1	(0.0)
State of Utah	85.9	95.0	93.5	94.0	1.0	0.7	0.1
United States	100.0	100.0	100.0	100.0	0.0	0.0	0.0
Food and Beverage Sales (Millions)*							
Utah County	$448	$680	$954	$1,129	4.3	6.0	3.4
State of Utah	3,278	4,283	5,918	6,856	2.7	4.6	3.0
United States	475,345	571,525	767,434	861,699	1.9	3.8	2.3
Total Retail Sales (Millions)*							
Utah County	$6,199	$9,084	$10,519	$11,823	3.9	4.2	2.4
State of Utah	39,206	55,451	63,664	69,853	3.5	3.8	1.9
United States	4,385,184	5,481,467	6,204,424	6,599,722	2.3	2.7	1.2

* Inflation Adjusted

Source: Woods & Poole Economics, Inc.

The U.S. population grew at an average annual compounded rate of 0.6% from 2010 through 2023. The county's population has increased at a quicker pace than the nation's population; the average annual growth rate of 2.4% between 2010 and 2023 reflects a rapidly expanding area. Per-capita personal income increased strongly, at 3.1% on average annually for the county between 2010 and 2023. Local wealth indexes have remained stable in recent years, registering a modest 84.4 level for the county in 2023.

Food and beverage sales totaled $954 million in the county in 2023, versus $448 million in 2010. This reflects a 6.0% average annual change. The pace of growth is anticipated to be 3.4% through 2028. The retail sales sector demonstrated an annual increase of 4.2% from 2010 to 2023. An increase of 2.4% average annual change is expected in county retail sales through 2028.

Workforce Characteristics

The characteristics of an area's workforce provide an indication of the type and amount of transient visitation likely to be generated by local businesses. Sectors such as finance, insurance, and real estate (FIRE); wholesale trade; and services produce a considerable number of visitors who are not particularly rate sensitive. The government sector often generates transient room nights, but per-diem reimbursement allowances often limit the accommodations selection to budget and mid-priced lodging facilities. Contributions from manufacturing, construction, transportation, communications, and public utilities (TCPU) employers can also be important, depending on the company type.

The following table sets forth the county workforce distribution by business sector in 2010, 2020, and 2023, as well as a forecast for 2028.

FIGURE 3-4 HISTORICAL AND PROJECTED EMPLOYMENT (000S)

Industry	2010	Percent of Total	2020	Percent of Total	2023	Percent of Total	2028	Percent of Total	Avg. Annual Compounded Chg. 2010-2020	2020-2023	2023-2028
Farm	2.9	1.1 %	3.0	0.8 %	3.1	0.7 %	3.2	0.7 %	0.5 %	0.6 %	0.8 %
Forestry, Fishing, Related Activities And Other	0.5	0.2	0.6	0.2	0.6	0.2	0.6	0.1	1.9	(0.2)	0.3
Mining	0.7	0.3	0.6	0.2	0.7	0.2	0.7	0.2	(0.9)	1.3	1.9
Utilities	0.3	0.1	0.6	0.2	0.6	0.1	0.6	0.1	6.7	(1.0)	1.0
Construction	14.6	5.7	31.7	8.5	32.6	7.9	34.7	7.4	8.1	0.9	1.3
Manufacturing	17.3	6.8	21.6	5.8	22.8	5.5	23.9	5.1	2.2	1.9	0.9
Total Trade	34.8	13.7	51.7	13.8	55.1	13.3	61.3	13.1	4.0	2.1	2.1
Wholesale Trade	5.9	2.3	8.5	2.3	8.9	2.2	9.9	2.1	3.6	1.6	2.1
Retail Trade	28.9	11.3	43.2	11.6	46.2	11.2	51.4	11.0	4.1	2.2	2.2
Transportation And Warehousing	3.0	1.2	7.6	2.0	8.7	2.1	10.9	2.3	9.7	5.0	4.4
Information	9.6	3.8	15.5	4.1	16.7	4.0	18.0	3.9	4.9	2.5	1.5
Finance And Insurance	16.1	6.3	20.7	5.5	20.6	5.0	23.5	5.0	2.6	(0.3)	2.7
Real Estate And Rental And Lease	15.1	5.9	20.1	5.4	24.5	5.9	29.2	6.3	2.9	6.8	3.6
Total Services	110.4	43.3	165.9	44.3	190.6	46.1	220.7	47.2	4.2	4.7	3.0
Professional And Technical Services	20.4	8.0	35.8	9.6	41.6	10.1	49.9	10.7	5.8	5.1	3.7
Management Of Companies And Enterprises	3.0	1.2	5.4	1.5	5.6	1.3	6.1	1.3	6.2	0.8	1.8
Administrative And Waste Services	13.3	5.2	20.5	5.5	22.3	5.4	25.1	5.4	4.4	2.9	2.4
Educational Services	20.4	8.0	25.1	6.7	28.3	6.8	31.3	6.7	2.1	4.1	2.1
Health Care And Social Assistance	22.3	8.7	34.3	9.2	39.1	9.5	47.0	10.1	4.4	4.4	3.7
Arts, Entertainment, And Recreation	5.1	2.0	7.1	1.9	9.2	2.2	10.7	2.3	3.3	9.2	2.9
Accommodation And Food Services	12.9	5.1	19.7	5.3	24.0	5.8	27.9	6.0	4.3	6.8	3.0
Other Services, Except Public Administration	13.1	5.1	18.0	4.8	20.5	5.0	22.8	4.9	3.2	4.4	2.1
Total Government	29.6	11.6	34.4	9.2	36.9	8.9	40.0	8.6	1.5	2.3	1.6
Federal Civilian Government	1.2	0.5	1.2	0.3	1.1	0.3	1.1	0.2	0.2	(3.7)	(0.0)
Federal Military	2.3	0.9	2.5	0.7	2.5	0.6	2.5	0.5	0.7	0.0	0.0
State And Local Government	26.1	10.2	30.8	8.2	33.3	8.1	36.4	7.8	1.7	2.7	1.8
TOTAL	255.0	100.0 %	374.2	100.0 %	413.5	100.0 %	467.4	100.0 %	3.9 %	3.4 %	2.5 %
U.S.	172,901.7	—	190,776.8	—	212,472.4	—	226,480.4	—	1.0	3.7	1.3

Source: Woods & Poole Economics, Inc.

The preceding data illustrate the long-term employment trends in this market, including the recent impact of the pandemic and the subsequent recovery. Forecasts developed by Woods & Poole Economics, Inc. anticipate that total employment in the county will change by 2.5% on average annually through 2028. The trend is above the forecast rate of change for the United States as a whole during the same period.

Unemployment Statistics

The following table presents historical unemployment rates for the proposed subject hotel's market area.

FIGURE 3-5 UNEMPLOYMENT STATISTICS

Year	County	State	U.S.
2014	3.5 %	3.8 %	6.2 %
2015	3.3	3.6	5.3
2016	3.1	3.4	4.9
2017	2.9	3.3	4.4
2018	2.8	3.0	3.9
2019	2.4	2.6	3.7
2020	3.9	4.8	8.1
2021	2.4	2.8	5.4
2022	2.2	2.4	3.6
2023	2.6	2.6	3.6
Recent Month - Feb			
2023	2.6 %	2.8 %	3.6 %
2024	3.2	3.3	3.9

Source: U.S. Bureau of Labor Statistics

Prior to the pandemic, U.S. unemployment levels were firmly below the 4.6% level recorded in 2006 and 2007, the peak years of the economic cycle prior to the Great Recession. The unemployment rate for February 2020 was 3.5%. The unemployment rate had remained in the 3.5% to 3.7% range since April 2019, reflecting a trend of stability and strength. However, in April 2020, unemployment rose to 14.7%, and employment dropped by 20.7 million because of the pandemic. Steady gains in employment have been registered since that time; most recently, the national unemployment rate was 3.9% in April 2024. A 236,000-, 315,000-, and 175,000-person rise in employment was registered in February, March, and April, respectively. In April, the most significant gains were reported in the health care, social assistance, and transportation and warehousing sectors.

Locally, the unemployment rate was 2.6% in 2023; for this same area in 2024, the most recent month's unemployment rate was registered at 3.2%, versus 2.6% for the same month in 2023. As illustrated in the foregoing table, unemployment declined in 2015, and this positive trend generally continued through 2019. However, unemployment data from 2020 illustrate a sharp increase given the effects of the COVID-19 pandemic and related global economic crisis, which included furloughs/layoffs. Unemployment then declined in 2021 and 2022 as the economy rebounded, with the unemployment rate stabilizing in 2023. The most recent comparative period shows where the local market stands in 2024 relative to the same month of 2023, per the latest available data. While the latest statistics represent an increase in unemployment related to a changing macro-economic environment, including higher interest rates, it is important to note that Eagle Mountain City continues to grow at unprecedented levels.

Demand Generators Overview

The subject site is advantageously located in an area that is slated for extraordinary growth and development. Additionally, the site is located near a number of prominent attractions and demand generators. The existing and planned demand generators are discussed in the following paragraphs. Overall, the subject site is well situated with respect to existing and future demand generators.

Eagle Mountain City is one of the fastest growing cities in the nation, both from a population and business development perspective; moreover, the surrounding Cedar Valley is one of the last remaining valleys in the region that has not yet been built out extensively. The amount of development occurring and in the pipeline for the city is almost too much to list and include residential, retail/restaurants, commercial, recreational, industrial, and other uses. Within the residential category, there are a total of 17,276 lots that are ready for residential development, of which 15,751 of the lots are permitted; as of March 2024, 14,226 of the lots had been developed, resulting in an overall buildout of 90.0%. Furthermore, Candlelight Homes is developing a master-planned community (one of the biggest in the country as of the date of this study), featuring 9,000 additional homes over the next 15 years on the northern side of Eagle Mountain City. The site includes 2,200 acres for residential use and 800 acres for industrial use; reportedly, construction on the first 500 homes has already begun. This community is expected to bring an additional 45,000 people to the market alone. Part of the master plan includes four athletic soccer fields to attract soccer tournaments to the area. Market participants noted that the current lack of a hotel limits the proposed venue's full potential; however, if a hotel were to be built in the market, it would allow for more teams to play here, as the sports field would be striped for soccer, but could ultimately be used for a number of sports or to host other events.

Additionally, the land owned by Candlelight Homes and the adjacent BLM land will be home to a National Interscholastic Cycling Association (NICA)-sanctioned mountain-biking course, as Utah has the largest high-school mountain-biking population in the nation. The goal is to eventually host a state championship event; however, hotels are needed before this can happen. The project is anticipated to be completed in 2026 given the extensive permitting process related to the BLM portion of the site. A downhill mountain-biking course, including several trails of differing difficulties, is currently under construction near the site and is slated for completion in the summer of 2024; the only other comparable course is in Park City, Utah. Moreover, a new skateboard park with pump track is currently being developed by a well-known Montana-based group that creates world-class parks for this purpose. Set to open in 2024, the park is expected to be an additional regional draw. The master-planned community will also feature an Event Hosting & Training Facility for rodeo. Reportedly, the top professional rodeo riders in the nation come out of Cedar Valley. The facility will draw tournaments at the high-school level throughout the region, including neighboring states. The facility is roughly eight years away from being completed; however, it is important to note that it will host events throughout the week, not just on the weekends. Notably, the existing, award-winning rodeo facility is anticipated to be expanded and relocated, as it has become too small.

As noted previously, 400 acres of the greater site are under contract for an industrial use. While the plans are confidential, market participants reported that the industrial development will likely house a Texas Instruments (TI) subsidiary. In addition, Tyson Foods, which currently occupies 80 acres, is looking to expand with a second facility on the land. Reportedly, there has been a delay related to insufficient employee housing; as such, Candlelight Homes is working to solve this issue in order to foster continued development. Given the lack of meeting space in the market, meeting space is also in high demand; thus, the master-planned development will feature several outdoor meeting spaces for families to host large events. It is important to note that a large number of out-of-state construction workers and professionals are staying in Eagle Mountain City for three to four months at a time to work on the aforementioned projects; however, they are staying in VRBO/Airbnb units given the lack of a hotel in the market. Reportedly, these workers are accustomed to staying in hotels but are unable to do so; it is a unique situation created by the significant, fast-paced growth in the area, but without hotel supply. While a small number of workers reside in Eagle Mountain City, those that are not from out of the state reportedly live within a 45-minute drive of the construction site; however, most workers are from out of state. In addition to the Candlelight Homes development, we note that Perry Homes is developing 800 homes to the northeast

To complement the fast-growing population, a large number of retail, restaurants, and other supporting facilities and venues have entered the market or are in the pipeline. The Real Estate Group is developing a vertical building that will feature retail on the first floor and residential on the second and third floors. Rush Creek Development is constructing a WeWork-type space as part of a larger mixed-use development that will include additional retail offerings, such as a Nothing Bundt Cakes. It should be mentioned that, when McDonald's opened, the fast-food restaurant ran out of fries and chicken nuggets twice in the first week given the high demand. Additional developments that are currently under construction include Gamer's Inn (retail), Ramen Hero, Mountain America Credit Union, Salt City Fitness, Eagle Mountain Pet Care, and Pre-Loved Thrift. Furthermore, in April 2024, ground was broken on the development of a Walmart, located north of State Highway 73 in an area known as The Ranches. Additional developments that are under site-plan review include a Wendy's restaurant, Mountainland Supply, and a mixed-use retail development named Stonebridge.

Multiple other developments are being discussed for the City Center and The Ranches. The ones planned for the City Center district include Brylee Commercial, which would include medical offices, restaurants, and general commercial uses; Eagle Mountain Marketplace, to include general merchandise retail, restaurants, and office space; Overland Commercial, to include general merchandise retail, restaurants, and office space; and Ranches Crossing, to include restaurants, small retail, and a potential hotel. Porter's Crossing Town Center, to be located at The Ranches, would include general merchandise retail, restaurants, office space, and a possible hotel, while the Ranches & SR-73 project, to be located at The Ranches, would include office space and general commercial uses.

Healthcare and life sciences are also key sectors here, and new medical office developments are in the pipeline. The development of a medical office campus near a 20-acre commercial site, which was split into several parcels, is currently under permit review. A medical office group purchased most of the available parcels, which are now planned for the development of the Utah Health Department and related medical offices along Eagle Mountain Boulevard, and are expected to be completed in the next couple of years. Furthermore, Intermountain Health purchased a 40-acre site farther north along Eagle Mountain Boulevard with the intention to hold for future development of a hospital. The 40-acre site was part of a larger 200-acre site. The owner of the remaining 160 acres is working with the City to develop additional commercial and residential projects. While development has been delayed because of the lack of onsite utilities, the owner has offered to have the utilities installed for both Intermountain Health and the remainder of the site in order to allow development to move forward; the installation of the utilities is currently pending approval, at which time work will begin immediately. Moreover, the future Intermountain Health hospital is likely to have satellite clinics throughout

the city. While Intermountain Health opened an emergency clinic in nearby Saratoga Springs, it is reportedly unlikely to build a hospital there given the lack of available land.

Eagle Mountain City benefits from its ample land availability and higher-capacity utilities, unique attributes. As of the date of this study, the city was only 20.0% built out. With the significant growth that is occurring across the state, growth is moving south from Salt Lake City into Utah County, where there is available land, especially around Eagle Mountain. As such, the area has become a focal point for large-scale developments and expansions in the high-tech sector. In 2021, Google purchased 300 acres of land in Eagle Mountain City for the future development of a data center; it is now planning to pull permits in the summer of 2024, with construction to start this year, representing more than a $3-billion investment. Moreover, Tract, a Denver-based developer of master-planned data-center parks, purchased 668 acres of land in Eagle Mountain City in January 2024. Reportedly, Tract is also planning to pull permits in the summer of 2024, with two locations targeted. Construction efforts at both sites should begin in 2025, with each site representing more than an $8-billion investment. Representing a $2-billion investment, a QTS data center is in permit review for development near the existing Meta property. While site work has already begun, plans changed earlier this year to consolidate the number of planned buildings to allow for future expansion; thus, a final timeline for this project is not available. Reportedly, each data-center site will employ 500 to 1,000 employees over the next ten to twenty years for project phasing alone.

Additionally, the $1.5-billion, 700,00-square-foot expansion of the existing 2.5-million-square-foot Meta campus began in late 2023, and an additional expansion may occur next to this expansion in the future. Given Meta's work with AI, high levels of visitation occur on a monthly basis, with 40 to 60 people visiting the campus monthly; over time, visitation is anticipated to decline to roughly 30 to 40 visitors per month. Reportedly, these visitors stay for the entire work week and book through corporate booking sites that allow for higher-rated stays. As such, these visitors are not staying in vacation rentals, rather, they are traveling to either Lehi or Downtown Salt Lake City and staying in higher-end hotels. In Downtown Salt Lake City, the most popular options are reportedly Marriott or Hilton properties. The following map illustrates the locations of the aforementioned developments.

Meta has also contributed roughly $250,000 toward the development of a business lab in conjunction with a recently awarded grant for a business incubator. The goal is to provide a business incubator that will help small businesses with social media, podcasting, and prototype development. Eagle Mountain City has 900 licensed businesses, of which, roughly 80.0% are home based; notably, a third of these licenses were issued in 2023 alone, demonstrating the area's rapidly growing popularity as a pro-business city. Also, there are 400- and 200-acre sites on each

side of Airport Road planned for additional residential and commercial developments, with attempts by the City to add more industrial land in this area, as well. Furthermore, land in this area has been set aside for aerospace and defense contractors. An additional benefit of the vast availability of land here is that the city can accommodate university expansions. Land has been set aside for a future satellite university north of State Highway 73, along Spring Run Parkway. While initial discussions with the University of Utah have taken place, the university is busy with a large number of other ongoing projects; as such, the timeline for a satellite campus is likely to take longer than the City desires. Therefore, a search for another university option has begun, with the hope of obtaining a faster timeline to accommodate the incredibly fast population growth between both Saratoga Springs and Eagle Mountain City. Moreover, the land owner is offering the site at 50.0% of its appraised value to attract a satellite campus to the site.

In addition to the aforementioned economic factors, nearby Bluffdale is home to Camp W.G. Williams, also known as Army Garrison Camp Williams, a national guard training site that is operated by the Utah Army National Guard. Camp Williams is the primary training site for every Utah Army National Guard unit. The site contains 24,000 acres of combat-training area, small-weapons firing ranges, artillery-firing points, and demolition areas, as well as grenade weapon ranges, while support facilities include mess halls, classrooms, administration buildings, warehouses facilities, maintenance facilities, and workshops. Notably, the Utah National Guard has requested $2,150,000 in order to fund the West Traverse Sentinel Landscape program. Given the unprecedented growth in Eagle Mountain, the West Traverse Sentinel Landscape program will enable Camp Williams to preserve the land surrounding the site in order to keep the land consistent with compatible uses for military training, still maintaining tranquility in the neighboring communities. While those that come to Camp Williams stay on site, its existence here demonstrates the breadth and diversity of the local economy.

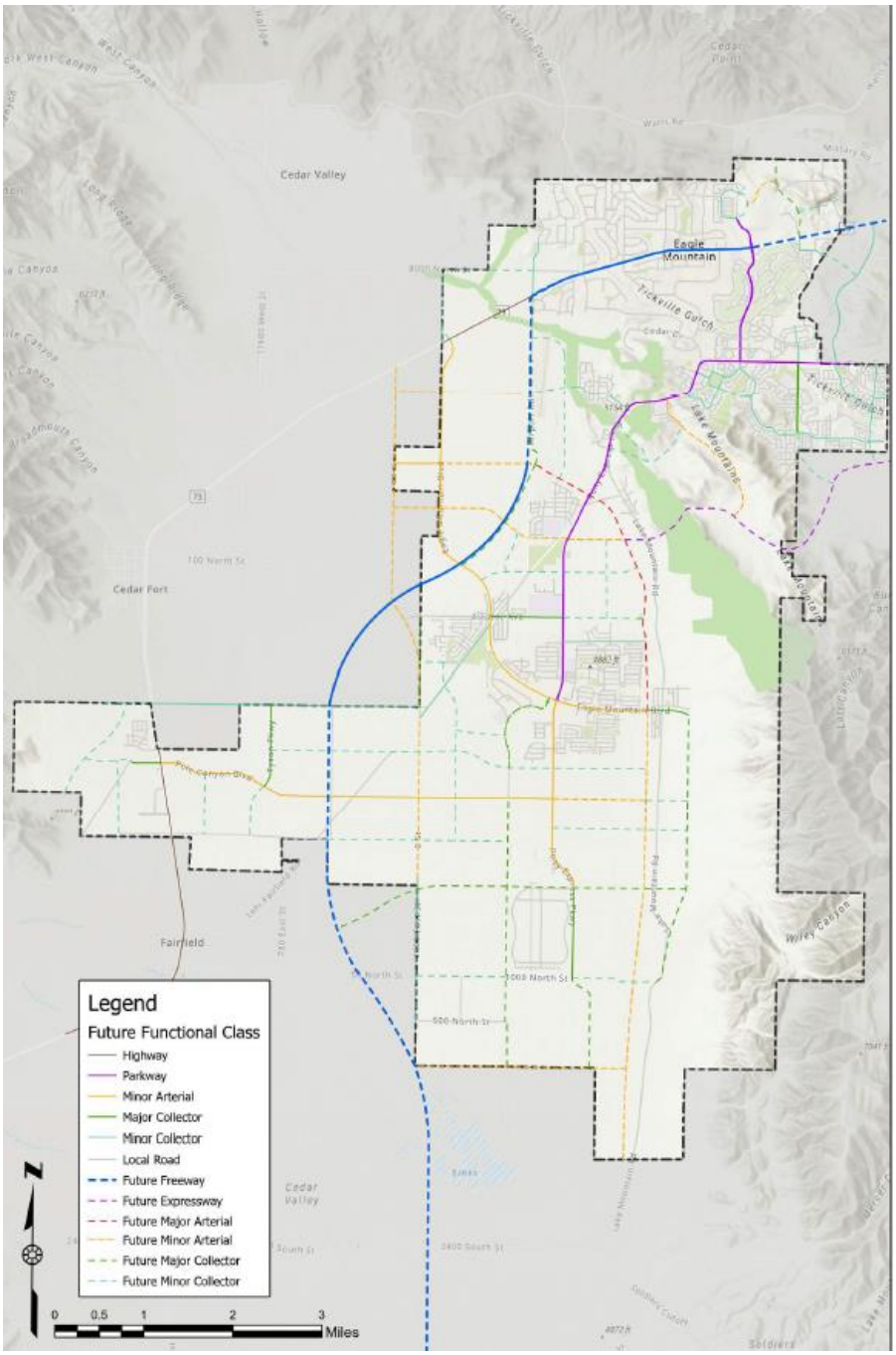
Lastly, transportation has become a topic of discussion given the unprecedented growth in Eagle Mountain City. Currently, the city is accessed by one main highway, State Highway 73, which connects from Interstate 15 to State Highway 36, leading to Tooele. In order to accommodate further growth, several plans are underway for the addition of several thoroughfares. In fact, the most expensive road project in the state of Utah will be the construction of the Mountain View Corridor, which will connect Utah County and Salt Lake County and act as an alternative to Interstate 15, costing roughly $466 million. The next segment of the corridor is slated for completion in 2026, which will connect nearby Lehi to Herriman. As of April 2024, UDOT and contract employees were reportedly working on site work for the highly anticipated corridor. When completed, the corridor will comprise 35 miles of freeway, 27 miles of multi-use walking and biking trails, and 22 pedestrian bridges and crossings. Phase I will include a two-lane highway; however, representatives

noted that there is potential for the project to be expanded to a four-lane highway in the future due to the robust growth of Eagle Mountain City. Phase II will include a new freeway near Eagle Mountain City, and with funding already set aside for the project, construction is slated to begin in 2027.

Additionally, the process to expand State Highway 73 is expected to begin shortly, as funding for the project was obtained in early May 2024. A timeline for completion is not available as of the date of this report; however, this should be available by year-end 2024. The State of Utah has completed an alignment and environmental study for the widening, and UDOT has purchased the effected homes, as well. Eagle Mountain City is making significant efforts to jump start this project as soon as possible, having hired a lobbyist in order to help make this a top priority for the State of Utah. As soon as this project is completed, the City will shift its efforts to developing the Cedar Valley Highway. Moreover, the Airport Road extension is already underway.

We note that the following map does not feature the latest alignment details; however, the map gives an overview of the transportation improvements expected in the near term and over the long term.

TRANSPORTATION IMPROVEMENTS MAP



Convention Activity

The Venue at the Ranches is a recently opened facility adjacent to the Ranches Golf Course. The property features a 2,467-square-foot banquet hall, a 1,175-square-foot dining hall, and a soon-to-be 1,175-square-foot courtyard, slated for completion in 2024. Moreover, office space is offered, as well as a lounge, which is available upon reservation. The facility provides in-house catering with its own chef. While the facility does not have a liquor license, it has partnered with bartenders that can arrive as vendors with their own liquor licenses. Notably, it is the only formal venue in the area for events such as large family gatherings and weddings. Facility ownership estimates roughly 100 weddings per year, with the peak season occurring between April and October. Moreover, the venue has already hosted the Chamber of Commerce Gala and plans to host the "Grown-Up Prom" in 2024, which is a popular event in the state of Utah.

As noted previously, meeting space in Eagle Mountain City, apart from the Venue at the Ranches, is virtually nonexistent. According to market participants, the Chamber of Commerce offices are being used to host events, such as a comedy show that included more than 70 attendees. Moreover, the American Legion uses the space, and the Eagle Mountain Orchestra rehearses there, as well, with its performances held at schools or churches. The Community Theatre also performs at schools or churches. Market participants noted that meeting/event space is needed to accommodate local, typical events, not just the larger events that are not as frequent.

Airport Traffic

Airport passenger counts are important indicators of lodging demand. Depending on the type of service provided by a particular airfield, a sizable percentage of arriving passengers may require hotel accommodations. Trends showing changes in passenger counts also reflect local business activity and the overall economic health of the area.

Salt Lake City International Airport (SLC) is located five miles northwest of Downtown Salt Lake City. The airport is a large hub for Delta Air Lines and is served by a variety of commercial airlines. In 2014, construction began on a ten-year, multi-billion redevelopment program for the terminals, concourses, parking garage, and support facilities, with development occurring in several phases until 2025. Phase I of the redevelopment project, inclusive of the parking garage, terminal, and South Concourse-West, was completed in September 2020. In October of that year, construction began on Phase II of the development, including a 22-gate extension of Concourse A for Delta Air Lines, as well as the creation of 19 additional retail and restaurant spaces; five gates opened in May 2023, four gates opened in August 2023, and the remaining thirteen gates opened in November 2023. Construction on Phase III, including the construction of the Central Tunnel to connect the A and B concourses, as well as an art installation, began in the fall of 2023 and is slated for

completion in the fall of 2024. Despite the notable expansion efforts, experts predict that the airport will still experience congestion given the unprecedented growth occurring in the state. Nonetheless, the redevelopment project is allowing the airport the accommodate more passengers than ever, further supporting the local economy and travel to/from Utah.

The following table illustrates recent operating statistics for the Salt Lake City International Airport, which is the primary airport facility serving the proposed subject hotel's submarket.

FIGURE 3-6 AIRPORT STATISTICS - SALT LAKE CITY INTERNATIONAL AIRPORT

Year	Passenger Traffic	Percent Change*	Percent Change**
2014	21,141,610	—	—
2015	22,152,498	4.8 %	4.8 %
2016	23,155,527	4.5	4.7
2017	24,198,816	4.5	4.6
2018	25,554,244	5.6	4.9
2019	26,808,014	4.9	4.9
2020	12,559,026	(53.2)	(8.3)
2021	22,378,989	78.2	0.8
2022	25,752,783	15.1	2.5
2023	26,952,754	4.7	2.7
Year-to-date, Feb			
2023	4,137,608	—	—
2024	4,427,286	7.0 %	—

*Annual average compounded percentage change from the previous year

**Annual average compounded percentage change from first year of data

Source: Salt Lake City International Airport

This facility recorded 26,952,754 passengers in 2023. The change in passenger traffic between 2022 and 2023 was 4.7%. The average annual change during the period shown was 2.7%. Data from 2020 illustrate a significant decline given the impact of the COVID-19 pandemic and the travel restrictions that were implemented; however, the 2021 data show a substantial rebound in passenger traffic, a trend that continued through 2022 and 2023, per the latest statistics. Year-to-date 2024 data illustrate a continuation of this upward trend, supported by the opening of nine additional gates in 2023.

The Provo Municipal Airport (PVU) has experienced unprecedented growth in recent years, having become the second-busiest airport in the state of Utah behind Salt Lake City International Airport. Notably, the airport was expected to reach one million passengers by the mid-2030s; however, this was accomplished by December 2023, only counting enplanements, as the total passenger count is roughly double that figure, with only Allegiant Airlines and Breeze Airways operating out of PVU. In 2022, the airport opened a new, $65-million terminal with four gates, at which time Allegiant Airlines and Breeze Airways decided to base their operations here. These two airlines have had an economic impact of roughly $130 million annually, including more than $90 million in visitor spending. While Allegiant Airlines has partnered with the airport since 2013, Breeze Airways commenced operations in 2022. American Airlines is set to begin nonstop flight service to/from Dallas-Fort Worth and Phoenix beginning in October 2024. The facility that was constructed to accommodate four commercial aircrafts has been accommodating seven because of high demand, which has in turn led to the construction of extra apron space that will allow for the addition of twelve new gates. The initial phase of the expansion will take place on the south end of the facility, adding three gates, two of which will be equipped to accommodate international flights.

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Tourist Attractions

Eagle Mountain City features ample and vast outdoor spaces that benefit from relatively mild weather, attracting those who enjoy hiking, mountain biking, and trail running. Notably, the city features a trail system that is recognized as one of the top 100 in a list of trails around the world for mountain biking. As noted previously, there are two mountain-biking courses under construction. The land owned by Candlelight Homes, which is slated for a master-planned community, and the adjacent BLM land will be home to a National Interscholastic Cycling Association (NICA)-sanctioned mountain-biking course, as Utah has the largest high-school mountain-biking population in the nation. The goal is to eventually host a state championship event; however, hotels are needed before this can happen. The project is anticipated to be completed in 2026 given the extensive permitting process related to the BLM portion of the site. A downhill mountain-biking course, including several trails of differing difficulties, is currently under construction near the site and is slated for completion in the summer of 2024; the only other comparable course is in Park City, Utah. This course is expected to be a regional draw, as there are few courses on par with the planned course.

Last year, Eagle Mountain City hosted three NICA races, which brought roughly 6,000 people to the market over the course of two days per race. The NICA League prefers to race on BLM property, as this provides a stark contrast to using resort properties, where navigating the courses and restrictions are too difficult to navigate. As such, places such as Eagle Mountain City are considered to be prime real estate for the sport not only for the aforementioned factor, but also because of the ample parking located near the course. In addition, while Park City is a better option in the summer, as it is not so warm, the Eagle Mountain City courses are considered ideal during the other parts of the year, as the weather is much more mild compared to Park City. Moreover, a new skateboard park with pump track is currently being developed by a well-known Montana-based group that creates world-class parks for this purpose. Set to open in 2024, the park is expected to be an additional regional draw.

Wasatch Wing & Clay is an outdoor recreation and event center that features 7,000 acres of hunting and shooting grounds, along with event/meeting space and a small campground. Notable events that are held at the facility include the Utah State Sporting Clay & Shoot, the State Youth Shoot (which draws people from as far as Logan and St. George, Utah), as well as more than ten multi-day events per year spanning corporate, government/association, and social groups, such as weddings. Notably, attendees fly in to attend the Utah State Sporting Clay & Shoot and four to five large multi-day events that occur annually. Most attendees who fly in are from Texas and California. A select number of these events cater to highly affluent groups in nature, in which case the attendees opt to stay in Park City for their overnight stays. However, those visiting for the remaining events are forced to either use the campground or drive to Lehi. Onsite staff noted that the lack of hotels in the market

is one of the biggest complaints they receive from visitors. If a hotel were present in the market, more multi-day events could be held during the year; however, the lack of a lodging facility restricts the property's capacity to host these events.

Conclusion

This section discussed a wide variety of economic indicators for the market area. The local market area benefits from a strengthening economy that has been primarily led by the notable population growth and the expanding high-technology, retail/restaurant, and life-sciences sectors. Additionally, tourism is booming given the popular trail system, including the addition of more hiking/running trails and state-of-the-art mountain biking trails. Thus, the near-term market outlook is positive.

4. Supply and Demand Analysis

In the lodging industry, price varies directly, but not proportionately, with demand and inversely, but not proportionately, with supply. Supply is measured by the number of guestrooms available, and demand is measured by the number of rooms occupied; the net effect of supply and demand toward equilibrium results in a prevailing price, or average daily rate (ADR). The purpose of this section is to investigate current supply and demand trends, as indicated by the current competitive market, and to set forth a basis for the projection of future supply and demand growth.

Definition of Subject Hotel Market

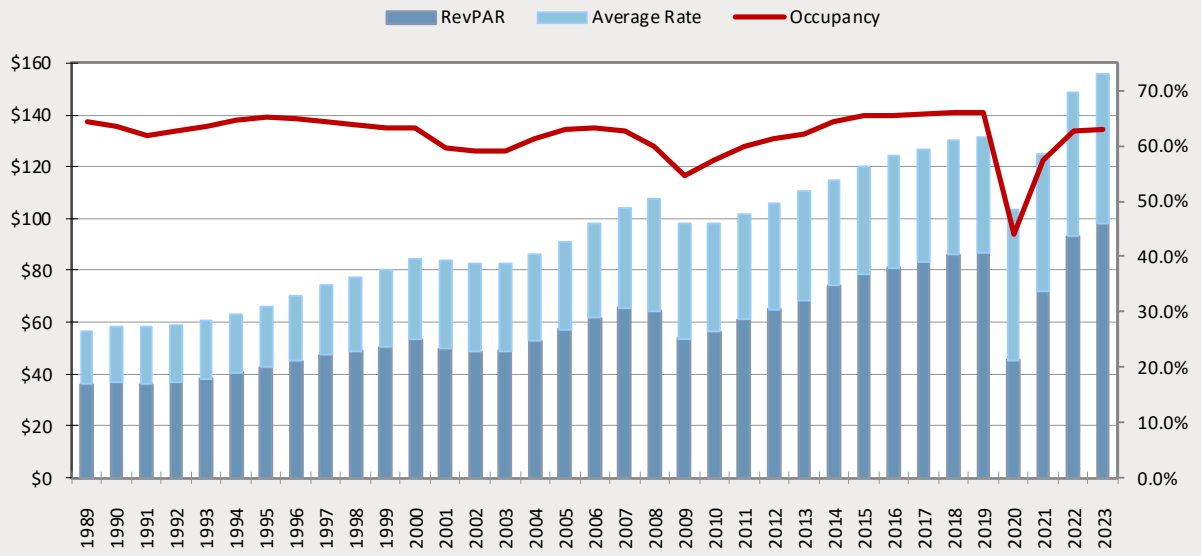
The subject site is located in Eagle Mountain City, part of the greater Northwest Utah County lodging market. It is important to note that Eagle Mountain City does not currently feature a hotel. Given that local lodging demand is typically accommodated in Lehi or through use of vacation rental units, we have chosen to analyze hotel trends in nearby Lehi. As such, the illustrated competitive supply is located in Lehi; however, these hotels will not be true competitors of the proposed subject hotel due to the differences in location. Nonetheless, these two markets benefit from some select demand overlap, and the performance trend reflects the high levels of unaccommodated demand in the area.

National Trends Overview

A hotel's local lodging market is most directly affected by the supply and demand trends within the immediate area. However, individual markets are also influenced by conditions in the national lodging market. We have reviewed national lodging trends to provide a context for the forecast of the supply and demand for the proposed subject hotel's competitive set.

STR is an independent research firm that compiles data on the lodging industry, and this information is routinely used by typical hotel buyers. The following STR diagram presents annual hotel occupancy, ADR, and rooms revenue per available room (RevPAR) data since 1989. RevPAR is calculated by multiplying occupancy by ADR and provides an indication of how well rooms revenue is being maximized.

FIGURE 4-1 NATIONAL OCCUPANCY, ADR, AND REVPAR TRENDS



Source: STR

The preceding chart illustrates the impact of the recessions of the early 1990s, 2000s, the financial crisis of 2008/09, and the recent pandemic on the U.S. lodging industry. In each case, the downturn caused lodging demand to drop, resulting in an occupancy decline. The aggregate ADR also fell, as hoteliers used price as a marketing tool to attract demand and support occupancy levels. As occupancy recovered, ADR growth resumed, although the ADR recovery lagged somewhat behind occupancy levels, as price discounts contributed to the initial recovery of demand. Following the financial crisis of the Great Recession, occupancy fell by over eight points, and ADR declined by 5.9%, resulting in an 18.3% decrease in RevPAR. The market recovered steadily thereafter, with occupancy surpassing the 65.0% mark in 2015, and ADR also consistently growing, albeit at a decelerating pace.

FIGURE 4-2 NATIONAL OCCUPANCY AND ADR TRENDS: 2019 THROUGH 2023

	Occupancy					Average Rate					RevPAR				
	2019	2020	2021	2022	2023	2019	2020	2021	2022	2023	2019	2020	2021	2022	2023
United States	66.0 %	44.0 %	57.5 %	62.6 %	63.0 %	$131.23	$103.25	$124.96	$149.24	$155.62	$86.64	$45.48	$71.88	$93.39	$97.97
Region															
New England	64.7 %	38.8 %	55.5 %	63.4 %	63.7 %	$161.08	$123.17	$155.80	$179.29	$188.79	$104.25	$47.77	$86.54	$113.78	$120.22
Middle Atlantic	69.0	41.3	55.2	62.6	65.0	166.27	115.26	144.08	179.82	192.02	114.81	47.65	79.56	112.48	124.80
South Atlantic	67.5	45.7	59.8	64.7	64.5	128.41	107.99	130.45	152.61	156.17	86.68	49.40	77.95	98.70	100.75
E. North Central	61.1	39.1	52.3	57.2	57.5	112.64	86.72	105.25	123.33	128.91	68.82	33.93	55.09	70.52	74.13
E. South Central	62.4	45.7	59.5	61.0	61.0	103.58	85.74	104.70	119.73	125.79	64.61	39.18	62.30	73.04	76.74
W. North Central	58.3	39.1	51.0	55.3	56.1	99.28	83.65	97.34	109.00	114.93	57.88	32.72	49.68	60.27	64.49
W. South Central	62.6	44.9	58.1	59.9	60.2	101.84	82.88	95.75	112.13	116.07	63.77	37.25	55.64	67.20	69.84
Mountain	66.9	46.7	59.3	66.3	67.1	121.89	105.70	125.74	153.87	165.08	81.54	49.39	74.59	101.94	110.81
Pacific	73.6	47.1	60.2	66.9	66.6	171.40	129.57	157.79	190.58	196.17	126.16	61.01	95.00	127.42	130.67
Class															
Luxury	70.9 %	36.8 %	52.5 %	65.3 %	66.9 %	$304.11	$285.78	$322.00	$376.48	$377.58	$215.73	$105.29	$168.95	$245.93	$252.76
Upper-Upscale	72.6	34.8	50.0	63.4	66.7	188.24	159.14	175.05	213.96	220.78	136.67	55.30	87.49	135.70	147.21
Upscale	71.5	42.8	59.3	66.8	68.5	143.60	117.80	132.34	156.30	163.77	102.68	50.45	78.42	104.39	112.14
Upper-Midscale	67.5	45.3	61.2	65.7	66.1	115.91	98.80	114.14	128.53	133.17	78.20	44.72	69.83	84.50	87.97
Midscale	59.5	44.4	56.8	59.7	58.8	95.82	84.47	98.83	100.19	101.88	57.03	37.52	56.10	59.83	59.91
Economy	59.4	49.2	58.7	56.4	54.2	75.50	65.45	76.14	77.65	78.62	44.83	32.30	44.72	43.80	42.59
Location															
Urban	73.2 %	37.9 %	51.8 %	63.3 %	66.4 %	$183.20	$127.80	$152.81	$196.47	$206.62	$134.12	$48.47	$79.12	$124.44	$137.26
Suburban	66.7	46.4	59.9	63.8	64.1	111.26	88.81	104.93	126.13	131.93	74.24	41.24	62.90	80.45	84.54
Airport	73.7	44.5	60.3	67.9	68.4	119.22	93.71	104.82	126.57	133.02	87.85	41.72	63.18	85.91	90.93
Interstate	57.9	44.8	57.8	58.5	57.4	87.86	79.05	92.22	100.90	104.59	50.85	35.39	53.31	59.04	59.99
Resort	70.0	42.9	57.7	66.8	67.1	182.74	170.36	209.77	236.76	239.12	127.85	73.13	121.06	158.20	160.53
Small Town	57.8	44.4	56.7	57.5	56.5	107.26	96.95	116.96	124.72	128.86	61.98	43.07	66.34	71.72	72.79
Chain Scale															
Luxury	73.8 %	32.0 %	48.0 %	63.1 %	65.8 %	$343.02	$329.54	$383.48	$435.46	$429.14	$253.17	$105.40	$184.12	$274.64	$282.58
Upper-Upscale	73.9	33.4	48.7	63.9	67.7	189.25	158.86	176.66	215.96	223.27	139.80	53.10	86.11	138.05	151.05
Upscale	72.6	43.0	59.6	67.4	69.2	142.38	115.11	128.62	155.28	162.28	103.32	49.52	76.68	104.58	112.31
Upper-Midscale	67.5	45.4	61.6	65.8	66.2	112.80	96.04	111.14	127.56	132.16	76.14	43.61	68.47	83.93	87.45
Midscale	58.1	44.2	56.5	60.1	59.2	86.61	77.29	89.48	95.19	96.54	50.30	34.19	50.59	57.18	57.11
Economy	58.7	50.9	59.7	57.2	55.0	63.70	58.21	66.88	72.24	72.79	37.36	29.64	39.90	41.34	40.06
Independents	63.5	44.8	56.9	60.0	59.2	133.08	110.74	137.44	155.20	161.46	84.44	49.56	78.24	93.05	95.55

Source: Year-End STR Lodging Reviews

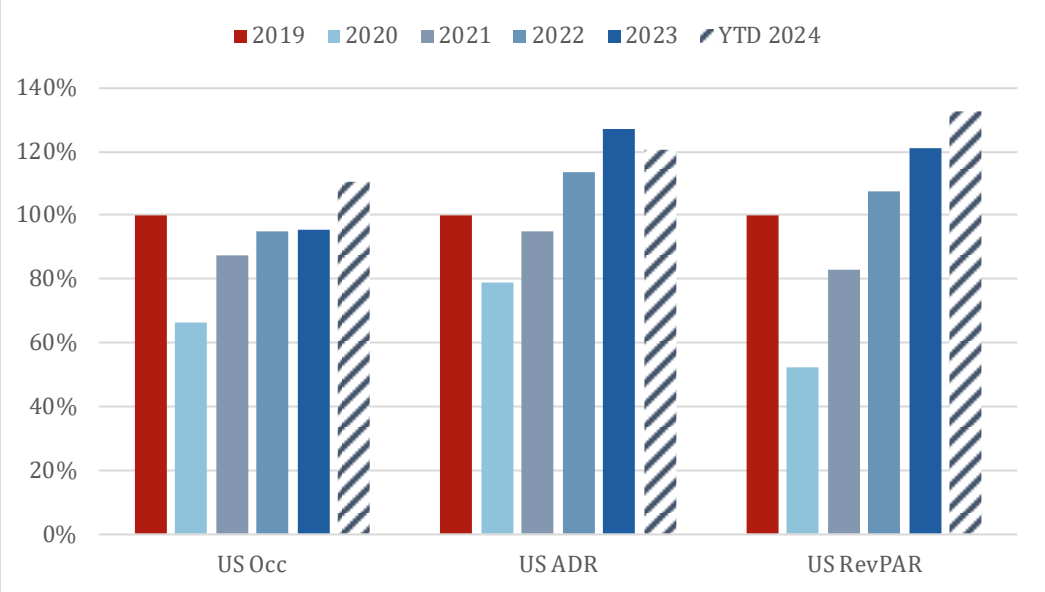
FIGURE 4-3 RECENT NATIONAL OCCUPANCY AND ADR TRENDS

	Occupancy - YTD March			Average Rate - YTD March			RevPAR - YTD March			Percent Change	
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	Rms. Avail.	Rms. Sold
United States	59.4 %	58.2 %	(2.0) %	$151.89	$155.21	2.2 %	$90.15	$90.30	0.2 %	0.6 %	(1.4) %
Region											
New England	52.7 %	53.3 %	1.1 %	$147.99	$151.14	2.1 %	$78.06	$80.58	3.2 %	(1.2) %	(0.2) %
Middle Atlantic	55.4	56.5	2.1	155.07	160.78	3.7	85.84	90.87	5.9	(0.9)	1.2
South Atlantic	64.9	63.7	(1.9)	166.56	168.30	1.0	108.16	107.19	(0.9)	1.0	(0.9)
E. North Central	49.5	47.9	(3.2)	112.43	113.83	1.3	55.65	54.54	(2.0)	0.7	(2.5)
E. South Central	57.8	54.8	(5.2)	116.43	117.74	1.1	67.32	64.52	(4.2)	1.2	(4.1)
W. North Central	48.3	46.4	(4.0)	105.67	108.60	2.8	51.06	50.40	(1.3)	(0.1)	(4.1)
W. South Central	60.5	58.8	(2.9)	117.05	119.15	1.8	70.82	70.02	(1.1)	0.6	(2.3)
Mountain	65.0	63.4	(2.6)	180.67	190.94	5.7	117.49	120.99	3.0	0.9	(1.6)
Pacific	62.4	61.8	(1.0)	189.64	189.86	0.1	118.42	117.34	(0.9)	0.9	(0.1)
Class											
Luxury	62.5 %	63.4 %	1.4 %	$393.69	$399.65	1.5 %	$246.20	$253.34	2.9 %	3.2 %	4.6 %
Upper-Upscale	63.5	63.9	0.6	219.95	222.96	1.4	139.57	142.36	2.0	1.3	1.9
Upscale	65.0	64.6	(0.7)	157.14	158.87	1.1	102.16	102.57	0.4	1.0	0.3
Upper-Midscale	62.0	60.2	(2.8)	126.64	127.34	0.6	78.47	76.71	(2.2)	1.0	(1.8)
Midscale	54.6	52.8	(3.3)	95.78	94.88	(0.9)	52.34	50.13	(4.2)	(0.2)	(3.5)
Economy	51.2	48.5	(5.2)	78.09	73.54	(2.1)	38.45	35.68	(7.2)	(0.9)	(6.1)
Location											
Urban	61.2 %	61.8 %	0.9 %	$188.10	$191.35	1.7 %	$115.20	$118.20	2.6 %	0.8 %	1.6 %
Suburban	60.3	58.8	(2.4)	121.34	121.91	0.5	73.12	71.70	(1.9)	0.5	(1.9)
Airport	67.5	66.0	(2.2)	133.79	134.78	0.7	90.34	88.98	(1.5)	0.3	(1.9)
Interstate	52.9	50.5	(4.4)	99.68	100.71	1.0	52.70	50.88	(3.5)	0.3	(4.2)
Resort	69.4	68.9	(0.8)	263.41	271.05	2.9	182.80	186.62	2.1	1.5	0.7
Small Town	49.8	47.8	(4.0)	118.01	120.62	2.2	58.75	57.64	(1.9)	0.3	(3.7)
Chain Scale											
Luxury	63.8 %	65.2 %	2.1 %	$451.87	$441.04	(2.4) %	$288.34	$287.44	(0.3) %	6.7 %	9.0 %
Upper-Upscale	64.2	64.8	0.9	221.85	226.14	1.9	142.35	146.45	2.9	2.1	3.0
Upscale	65.6	65.0	(0.9)	155.73	157.39	1.1	102.11	102.25	0.1	1.1	0.2
Upper-Midscale	62.2	60.6	(2.7)	125.81	126.56	0.6	78.31	76.66	(2.1)	1.8	(0.9)
Midscale	55.1	53.2	(3.6)	91.00	90.12	(1.0)	50.18	47.93	(4.5)	(0.7)	(4.2)
Economy	52.0	49.9	(4.0)	69.69	67.62	(3.0)	36.22	33.74	(6.9)	0.7	(4.7)
Independents	55.4	53.7	(3.2)	156.36	161.22	3.1	86.68	86.54	(0.2)	(0.9)	(4.0)

Source: STR - March 2024 Lodging Review

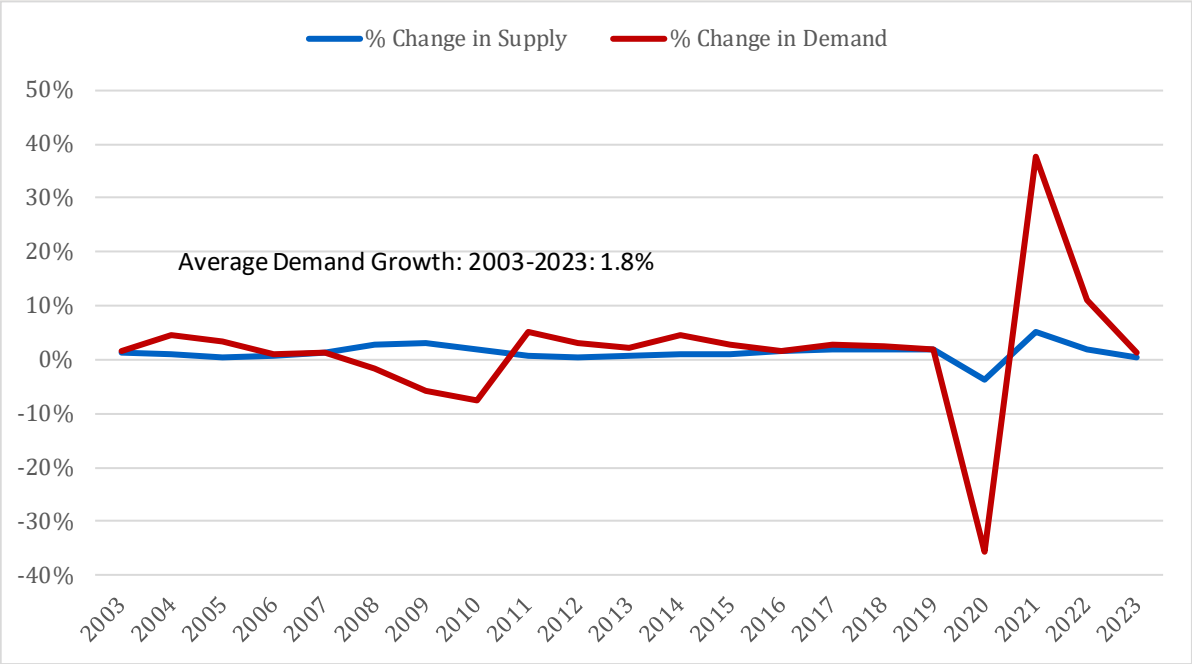
The following graph illustrates the performance of the U.S. lodging industry from 2019 through 2023, expressed as a percentage of 2019 levels of occupancy, ADR and RevPAR, demonstrating the pace and pattern of the recovery.

FIGURE 4-4 NATIONAL PERFORMANCE COMPARED TO 2019 LEVELS



A lodging market's performance is influenced by changes in supply and demand levels. The following graph illustrates the percentage change in these two metrics for the U.S. lodging industry as a whole since 2003, as reported by STR.

FIGURE 4-5 HISTORICAL CHANGES IN SUPPLY AND DEMAND – U.S. LODGING INDUSTRY



Source: STR

Excluding fluctuations due to the Great Recession in 2008/09 and the pandemic from 2020 to 2022, supply growth ranged between 0.4% to 2.0%, averaging 1.1% in these years. The pace of supply growth slowed significantly in the two to three years following the downturns in 2001/02, 2008/09, and 2020/21, reflecting the decline in new project-starts during these periods. As the market moved out of these cycles, supply growth accelerated. The impact of the pandemic caused a decline in supply, as hotels temporarily suspended operations or closed, in many cases for conversion to alternate use. The reopening of the temporarily closed properties caused an artificial spike in supply growth. Supply growth in 2023 and 2024 reflects the constraints imposed by the pandemic, as well as the limited availability of financing for new construction, which particularly affected the market in 2023 and early 2024. Thus, the pace of supply growth is expected to remain muted through 2026.

The changes in demand, as measured by the number of occupied rooms, display similar patterns. The years following the noted recessionary periods reflect relatively strong growth, as the market recovered from these downturns. Excluding the years of downturn and recovery, demand growth ranged from 1.0% to 4.6%.

U.S. Lodging Industry Forecast

Based on the historical trends and current outlook, HVS has developed a forecast for the national lodging market. This forecast considers anticipated trends in supply and demand, as well as inflationary trends. These forecasts are summarized in the following chart.

FIGURE 4-6 U.S. LODGING INDUSTRY FORECAST

Year	Supply % Chg	Demand % Chg	Occ	ADR	% Chg	RevPAR	% Chg
Forecasts							
2024	1.5%	2.2%	63.4 %	$158.73	2.0 %	$100.67	2.7 %
2025	1.0%	1.5%	63.7	162.70	2.5	103.70	3.0
2026	1.2%	1.5%	63.9	167.58	3.0	107.12	3.3
2027	1.4%	1.5%	64.0	172.61	3.0	110.45	3.1
2028	1.5%	1.5%	64.0	177.79	3.0	113.76	3.0

Historical Supply and Demand Data

STR is an independent research firm that compiles and publishes data on the lodging industry, routinely used by typical hotel buyers. HVS has ordered and analyzed an STR Trend Report of historical supply and demand data for a group of hotels considered applicable to this analysis for the proposed subject hotel. This information is presented in the following table, along with the market-wide occupancy, ADR, and RevPAR.

In response to the travel restrictions and the decline in demand associated with the COVID-19 pandemic, numerous hotels in markets across the nation temporarily suspended operations. During these suspensions, hotels were typically closed to the public, with the majority of staff furloughed; however, key management and maintenance staff were retained to preserve the property and prepare for reopening. Two hotels in the competitive subject market suspended operations because of the COVID-19 pandemic; however, both have since reopened. Our analysis considers the full supply of competitive rooms, including any hotels that may have temporarily suspended operations.

The second chart presents the monthly data for 2019 through the year-to-date 2024 period, illustrating the fluctuations in occupancy and ADR. The impact of the pandemic and the timing and pace of the subsequent recovery are reflected in the data.

FIGURE 4-7 HISTORICAL SUPPLY AND DEMAND TRENDS

Year	Average Daily Room Count	Available Room Nights	Change	Occupied Room Nights	Change	Occupancy	Average Rate	Change	RevPAR	Change
2014	155	56,457	—	33,051	—	58.5 %	$104.03	—	$60.90	—
2015	391	142,676	152.7 %	102,340	209.6 %	71.7	107.74	3.6 %	77.28	26.9 %
2016	500	182,500	27.9	132,174	29.2	72.4	109.28	1.4	79.15	2.4
2017	500	182,500	0.0	139,428	5.5	76.4	113.29	3.7	86.55	9.4
2018	680	248,176	36.0	171,006	22.6	68.9	110.07	(2.8)	75.85	(12.4)
2019	844	307,936	24.1	204,671	19.7	66.5	103.04	(6.4)	68.49	(9.7)
2020	956	348,940	13.3	159,043	(22.3)	45.6	82.76	(19.7)	37.72	(44.9)
2021	956	348,940	0.0	225,681	41.9	64.7	100.32	21.2	64.88	72.0
2022	956	348,940	0.0	253,864	12.5	72.8	116.46	16.1	84.73	30.6
2023	956	348,940	0.0	267,916	5.5	76.8	120.44	3.4	92.47	9.1
Year-to-Date Through March										
2020	956	86,040	—	42,152	—	49.0 %	$97.26	—	$47.65	—
2021	956	86,040	0.0 %	46,213	9.6 %	53.7	76.28	(21.6) %	40.97	(14.0) %
2022	956	86,040	0.0	56,440	22.1	65.6	107.56	41.0	70.56	72.2
2023	956	86,040	0.0	62,827	11.3	73.0	114.71	6.6	83.76	18.7
2024	956	86,040	0.0	62,121	(1.1)	72.2	118.93	3.7	85.86	2.5
Average Annual Compounded Change:										
2014 – 2019			40.4 %		44.0 %			(0.2) %		2.4 %
2014 – 2023			22.4		26.2			1.6		4.8

Hotels Included in Sample	Class	Competitive Status	Number of Rooms	Year Affiliated	Year Opened	Comments*
Hampton by Hilton Inn Lehi-Thanksgiving Point	Upper Midscale Class	*Secondary*	75	May 2007	May 2007	
SpringHill Suites Lehi At Thanksgiving Point	Upscale Class	*Secondary*	94	Jun 2020	Mar 2008	S/O: April 2020; R/O: June 2020
Courtyard Lehi At Thanksgiviing Point	Upscale Class	*Secondary*	97	Jun 2020	May 2014	S/O: April 2020; R/O: June 2020
Home2 Suites by Hilton Lehi/Thanksgiving Point	Upper Midscale Class	*Primary*	103	Jul 2014	Jul 2014	
Hyatt Place Salt Lake City Lehi	Upscale Class	*Secondary*	131	Nov 2015	Nov 2015	
Holiday Inn Express & Suites Lehi Thanksgiving Point	Upper Midscale Class	*Secondary*	96	Mar 2018	Mar 2018	
Hilton Garden Inn Lehi	Upscale Class	*Secondary*	132	Apr 2018	Apr 2018	
Staybridge Suites Lehi Travers Ridge Center	Upscale Class	*Primary*	116	Feb 2019	Feb 2019	
Tru by Hilton Lehi	Midscale Class	*Secondary*	112	Dec 2019	Dec 2019	
		Total	**956**			

**S/O = Suspended Operations; R/O = Reopened Operations*

Source: STR

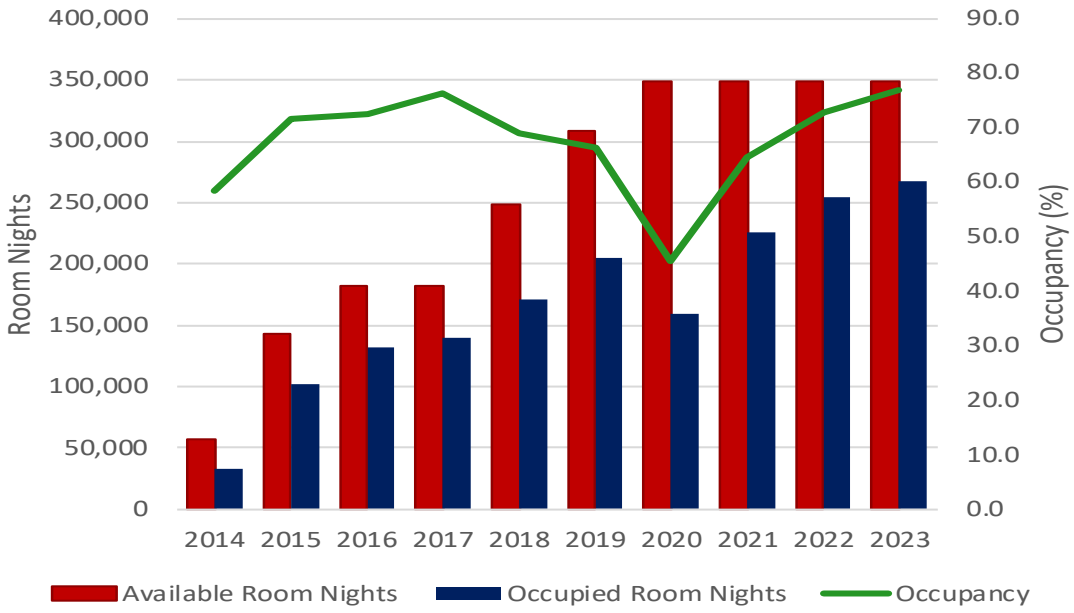
FIGURE 4-8 HISTORICAL SUPPLY AND DEMAND TRENDS (MONTHLY)

	2019		2020		2021		2022		2023		2024	
Month	**Occupancy**	**ADR**	**Occupancy**	**ADR**	**Occupancy**	**ADR**	**Occupancy**	**ADR**	**Occupancy**	**ADR**	**Occupancy**	**ADR**
January	55.0 %	$99.97	53.8 %	$97.56	44.3 %	$73.26	55.7 %	$99.97	66.1 %	$107.88	64.4 %	$115.48
February	54.4	101.99	59.9	98.21	54.5	74.77	64.6	102.95	76.4	115.86	75.8	121.06
March	67.0	103.11	34.4	95.30	62.4	79.61	76.4	116.62	76.9	119.54	76.8	119.91
April	68.7	103.97	10.4	79.47	60.3	86.23	76.1	116.66	76.5	120.14	—	—
May	69.7	100.61	20.3	77.84	63.6	93.55	75.5	117.67	81.1	123.92	—	—
June	79.6	106.21	46.8	78.89	76.0	105.23	84.1	128.37	87.8	129.29	—	—
July	80.6	108.48	60.8	79.47	81.8	113.90	80.0	125.19	85.9	122.44	—	—
August	79.0	104.81	65.2	79.28	77.3	117.67	81.8	124.96	83.2	125.76	—	—
September	71.3	110.80	58.7	78.88	69.4	115.36	78.2	120.69	80.6	130.77	—	—
October	64.9	104.01	56.0	77.93	69.1	111.80	74.9	116.66	75.8	123.38	—	—
November	57.8	96.45	39.3	73.19	59.8	104.76	64.9	108.72	69.2	111.60	—	—
December	49.6	89.63	42.0	71.51	56.9	102.56	60.4	106.11	62.1	106.75	—	—
Annual Averages	**66.5 %**	**$103.04**	**45.6 %**	**$82.76**	**64.7 %**	**$100.32**	**72.8 %**	**$116.46**	**76.8 %**	**$120.44**	—	—
Year-to-Date	**59.1 %**	**$101.87**	**49.0 %**	**$97.26**	**53.7 %**	**$76.28**	**65.6 %**	**$107.56**	**73.0 %**	**$114.71**	**72.2 %**	**$118.93**

	2019		2020		2021		2022		2023		2024	
Change from Prior Year	**Occupancy**	**ADR**	**Occupancy**	**ADR**	**Occupancy**	**ADR**	**Occupancy**	**ADR**	**Occupancy**	**ADR**	**Occupancy**	**ADR**
January	*-17.9 pts*	*-9.1 %*	*-1.2 pts*	*-2.4 %*	*-9.4 pts*	*-24.9 %*	*11.4 pts*	*36.5 %*	*10.4 pts*	*7.9 %*	*-1.7 pts*	*7.0 %*
February	*-27.9*	*-10.8*	*5.5*	*-3.7*	*-5.4*	*-23.9*	*10.1*	*37.7*	*11.8*	*12.5*	*-0.7*	*4.5*
March	*-15.7*	*-8.5*	*-32.6*	*-7.6*	*28.0*	*-16.5*	*14.0*	*46.5*	*0.5*	*2.5*	*-0.1*	*0.3*
April	*-4.6*	*-8.6*	*-58.3*	*-23.6*	*49.9*	*8.5*	*15.8*	*35.3*	*0.4*	*3.0*	—	—
May	*3.0*	*-11.4*	*-49.3*	*-22.6*	*43.2*	*20.2*	*11.9*	*25.8*	*5.6*	*5.3*	—	—
June	*2.3*	*-10.7*	*-32.9*	*-25.7*	*29.3*	*33.4*	*8.1*	*22.0*	*3.7*	*0.7*	—	—
July	*13.2*	*-3.5*	*-19.8*	*-26.7*	*21.0*	*43.3*	*-1.7*	*9.9*	*5.9*	*-2.2*	—	—
August	*7.3*	*-5.8*	*-13.8*	*-24.4*	*12.1*	*48.4*	*4.5*	*6.2*	*1.4*	*0.6*	—	—
September	*3.8*	*1.6*	*-12.6*	*-28.8*	*10.7*	*46.2*	*8.8*	*4.6*	*2.4*	*8.4*	—	—
October	*0.6*	*-2.5*	*-8.9*	*-25.1*	*13.1*	*43.5*	*5.9*	*4.3*	*0.8*	*5.8*	—	—
November	*0.7*	*-3.2*	*-18.5*	*-24.1*	*20.5*	*43.1*	*5.0*	*3.8*	*4.3*	*2.7*	—	—
December	*-2.9*	*-3.0*	*-7.6*	*-20.2*	*14.9*	*43.4*	*3.5*	*3.5*	*1.6*	*0.6*	—	—
Annual Change	***-2.4 pts***	***-6.4 %***	***-20.9 pts***	***-19.7 %***	***19.1 pts***	***21.2 %***	***8.1 pts***	***16.1 %***	***4.0 pts***	***3.4 %***	—	—
Year-to-Date	***-20.3***	***-9.4 %***	***-10.1***	***-4.5 %***	***4.7***	***-21.6***	***11.9***	***41.0***	***7.4***	***6.6***	***-0.8 pts***	***3.7 %***

Source: STR

FIGURE 4-9 HISTORICAL SUPPLY AND DEMAND TRENDS (STR)



It is important to note some limitations of the STR data. Hotels are occasionally added to or removed from the sample; furthermore, not every property reports data in a consistent and timely manner. These factors can influence the overall quality of the information by skewing the results, and these inconsistencies may also cause the STR data to differ from the results of our competitive survey. Nonetheless, STR data provide the best indication of aggregate growth or decline in existing supply and demand; thus, these trends have been considered in our analysis. Opening dates, as available, are presented for each reporting hotel on the previous table.

The STR data for the competitive set reflect a market-wide occupancy level of 2023 in 76.8%, which compares to 72.8% for 2022. The STR data for the competitive set reflect a market-wide ADR level of $120.44 in 2023, which compares to $116.46 for 2022. These occupancy and ADR trends resulted in a RevPAR level of $92.47 in 2023.

During the illustrated historical period, occupancy and ADR peaked in 2017 prior to the influx of new supply over the following few years. Overall occupied room nights continued to increase during that time, as the market benefited from favorable economic conditions and continued development. In 2020, the COVID-19 pandemic affected the market, similar to the rest of the nation; however, a rebound commenced in the third quarter of 2020, with the occupancy and ADR recovery

extending through 2023. Heightened inflation in 2021, 2022, and 2023 also contributed to ADR growth for this competitive set. New ADR peak levels were attained in 2022, while peak occupancy levels were achieved in 2023, attributed to the lack of new competitive supply, heightened levels of construction projects, and increased pent-up leisure demand along Interstate 15 and/or U.S Highway 89. Moreover, it is important to note that, by year-end 2023, several local corporate companies began to host in-person trainings for the first time since before the pandemic. These trainings often bring a large number of employees into the market for at least one week at a time.

The following table illustrates the monthly occupancy, ADR, and RevPAR for the competitive set measured as a percentage of 2019 levels.

FIGURE 4-10 OCCUPANCY, ADR, AND REVPAR AS A PERCENTAGE OF 2019 LEVELS

	2021			2022			2023			2024		
	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR
January	*80.7 %*	*73.3 %*	*59.1 %*	*101.3 %*	*100.0 %*	*101.3 %*	*120.2 %*	*107.9 %*	*129.7 %*	*117.2 %*	*115.5 %*	*135.4 %*
February	*100.1*	*73.3*	*73.4*	*118.7*	*100.9*	*119.8*	*140.4*	*113.6*	*159.5*	*139.2*	*118.7*	*165.2*
March	*93.1*	*77.2*	*71.9*	*114.0*	*113.1*	*129.0*	*114.8*	*115.9*	*133.1*	*114.6*	*116.3*	*133.3*
April	*87.8*	*82.9*	*72.8*	*110.8*	*112.2*	*124.3*	*111.4*	*115.6*	*128.7*	—	—	—
May	*91.2*	*93.0*	*84.8*	*108.4*	*117.0*	*126.7*	*116.5*	*123.2*	*143.4*	—	—	—
June	*95.5*	*99.1*	*94.6*	*105.6*	*120.9*	*127.6*	*110.3*	*121.7*	*134.3*	—	—	—
July	*101.4*	*105.0*	*106.5*	*99.3*	*115.4*	*114.6*	*106.6*	*112.9*	*120.3*	—	—	—
August	*97.8*	*112.3*	*109.8*	*103.6*	*119.2*	*123.5*	*105.3*	*120.0*	*126.4*	—	—	—
September	*97.3*	*104.1*	*101.3*	*109.7*	*108.9*	*119.4*	*113.0*	*118.0*	*133.3*	—	—	—
October	*106.4*	*107.5*	*114.4*	*115.5*	*112.2*	*129.5*	*116.7*	*118.6*	*138.5*	—	—	—
November	*103.6*	*108.6*	*112.5*	*112.3*	*112.7*	*126.6*	*119.8*	*115.7*	*138.6*	—	—	—
December	*114.8*	*114.4*	*131.4*	*121.9*	*118.4*	*144.3*	*125.2*	*119.1*	*149.1*	—	—	—
Annual Averages	***97.3 %***	***97.4 %***	***94.7 %***	***109.5 %***	***113.0 %***	***123.7 %***	***115.5 %***	***116.9 %***	***135.0 %***	—	—	—
Year-to-Date	***90.8***	***74.9***	***68.0***	***110.9***	***105.6***	***117.1***	***123.5***	***112.6***	***139.0***	***122.1 %***	***116.7 %***	***142.5 %***

Source: STR

Seasonality

The market's seasonal trends are presented in the following table.

FIGURE 4-11 SEASONALITY

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
High Season - June, July, August, September										
Occupancy	63.3 %	83.6 %	80.9 %	85.0 %	71.0 %	77.7 %	57.9 %	76.2 %	81.0 %	84.4 %
Average Rate	$110.30	$112.46	$112.90	$117.23	$113.06	$107.48	$79.16	$113.07	$124.87	$126.98
RevPAR	69.86	93.99	91.29	99.64	80.25	83.47	45.87	86.13	101.18	107.15
Shoulder Season - February, March, April, May, October										
Occupancy	61.0 %	75.1 %	73.2 %	76.8 %	72.8 %	65.1 %	35.9 %	62.1 %	73.7 %	77.4 %
Average Rate	$103.71	$106.05	$108.47	$111.63	$112.17	$102.75	$87.70	$90.38	$114.63	$120.70
RevPAR	63.30	79.63	79.35	85.79	81.63	66.91	31.48	56.15	84.45	93.38
Low Season - January, November, December										
Occupancy	52.5 %	54.5 %	60.0 %	64.3 %	59.4 %	53.8 %	45.1 %	53.6 %	60.3 %	65.7 %
Average Rate	$96.66	$103.08	$104.44	$109.63	$100.52	$95.10	$82.45	$95.20	$105.11	$108.80
RevPAR	50.72	56.22	62.71	70.44	59.72	51.17	37.17	51.04	63.36	71.52

Source: STR

The illustrated occupancy and ADR patterns reflect important seasonal characteristics. We have reviewed these trends in developing our forthcoming forecast of market-wide demand and average rate.

Patterns of Demand

A review of the trends in occupancy and ADR by day of the week provides some insight into the impact that the current economic conditions have had on the competitive lodging market. The data, as provided by STR, are illustrated in the following tables.

FIGURE 4-12 OCCUPANCY BY DAY OF WEEK (TRAILING 12 MONTHS)

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Month
Apr - 23	51.8 %	72.2 %	83.1 %	85.1 %	86.0 %	90.4 %	73.7 %	76.5 %
May - 23	60.3	74.0	85.9	89.6	88.9	92.2	75.4	81.1
Jun - 23	68.0	92.9	98.2	96.9	88.5	89.5	80.3	87.8
Jul - 23	71.4	84.1	88.2	93.0	92.5	92.6	84.2	85.9
Aug - 23	57.5	82.4	92.0	91.5	84.6	91.4	78.3	83.2
Sep - 23	61.7	75.9	85.4	87.3	82.5	88.7	80.3	80.6
Oct - 23	49.6	73.1	84.7	89.0	81.2	86.0	71.7	75.8
Nov - 23	41.7	64.5	76.7	77.8	73.5	80.4	66.6	69.2
Dec - 23	42.3	64.0	71.2	68.4	62.3	71.5	58.2	62.1
Jan - 24	41.3	60.0	75.0	79.3	69.4	68.0	52.6	64.4
Feb - 24	56.6	81.1	87.3	82.6	73.2	82.5	67.5	75.8
Mar - 24	51.0	82.3	90.1	87.4	79.1	86.5	67.5	76.8
Average	**54.3 %**	**75.3 %**	**84.8 %**	**85.6 %**	**80.2 %**	**84.9 %**	**71.5 %**	**76.6 %**

Source: STR

FIGURE 4-13 ADR BY DAY OF WEEK (TRAILING 12 MONTHS)

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Month
Apr - 23	$107.08	$115.65	$120.10	$121.81	$124.34	$131.84	$115.96	$120.14
May - 23	109.89	120.08	123.91	126.28	127.91	133.04	120.52	123.92
Jun - 23	112.60	129.83	138.62	138.25	125.98	132.77	120.30	129.29
Jul - 23	109.96	120.79	125.56	125.63	123.20	131.53	120.55	122.44
Aug - 23	110.75	127.72	130.07	131.00	122.44	129.37	121.00	125.76
Sep - 23	114.26	135.71	141.71	138.95	131.61	129.89	121.01	130.77
Oct - 23	107.93	123.56	131.61	134.07	121.67	121.56	115.24	123.38
Nov - 23	103.69	112.94	119.59	118.09	108.56	108.10	105.00	111.60
Dec - 23	98.91	111.46	113.58	112.41	104.40	104.49	101.08	106.75
Jan - 24	103.81	116.76	122.81	124.68	117.03	106.39	102.13	115.48
Feb - 24	112.77	124.54	130.67	124.80	121.85	117.44	110.17	121.06
Mar - 24	104.72	122.52	131.30	127.72	120.34	117.81	110.90	119.91
Average	**$108.42**	**$122.21**	**$127.90**	**$127.33**	**$121.30**	**$122.86**	**$114.56**	**$121.43**

Source: STR

FIGURE 4-14 OCCUPANCY AND ADR BY DAY OF WEEK (TRAILING 12 MONTHS)

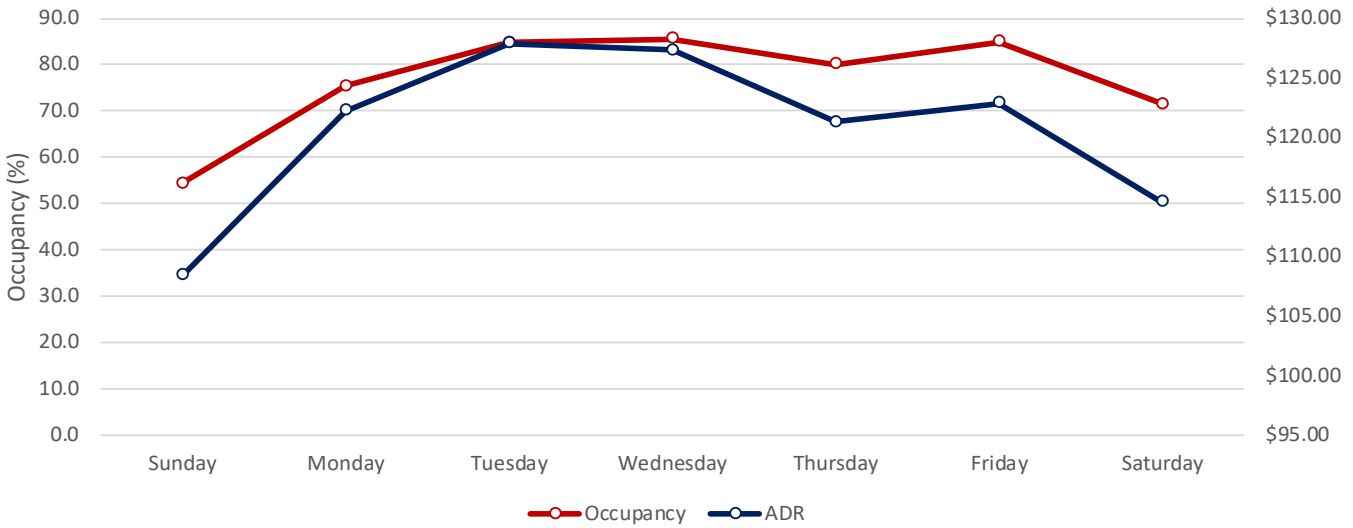


FIGURE 4-15 OCCUPANCY, ADR, AND REVPAR BY DAY OF WEEK (MULTIPLE YEARS)

Occupancy (%)	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Year
Apr 21 - Mar 22	49.5 %	58.7 %	66.7 %	68.2 %	70.6 %	84.3 %	75.3 %	67.6 %
Apr 22 - Mar 23	53.0	70.2	80.4	81.2	78.4	85.0	73.8	74.6
Apr 23 - Mar 24	54.3	75.3	84.8	85.6	80.2	84.9	71.5	76.6
Change (Occupancy Points)								
FY 21 - FY 22	3.5	11.5	13.7	13.0	7.8	0.7	(1.5)	7.0
FY 22 - FY 23	1.4	5.2	4.4	4.3	1.8	(0.0)	(2.3)	2.0

ADR ($)	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Year
Apr 21 - Mar 22	$98.65	$106.01	$109.12	$109.25	$106.60	$110.70	$104.08	$106.76
Apr 22 - Mar 23	104.83	117.46	124.45	122.89	118.33	121.35	111.01	117.96
Apr 23 - Mar 24	108.42	122.21	127.90	127.33	121.30	122.86	114.56	121.43
Change (Dollars)								
FY 21 - FY 22	$6.18	$11.45	$15.33	$13.64	$11.73	$10.65	$6.93	$11.20
FY 22 - FY 23	3.59	4.76	3.45	4.44	2.97	1.50	3.55	3.47
Change (Percent)								
FY 21 - FY 22	6.3 %	10.8 %	14.0 %	12.5 %	11.0 %	9.6 %	6.7 %	10.5 %
FY 22 - FY 23	3.4	4.0	2.8	3.6	2.5	1.2	3.2	2.9

RevPAR ($)	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Year
Apr 21 - Mar 22	$48.79	$62.23	$72.76	$74.53	$75.22	$93.28	$78.38	$72.18
Apr 22 - Mar 23	55.51	82.41	100.07	99.83	92.75	103.09	81.91	87.98
Apr 23 - Mar 24	58.88	92.06	108.43	108.98	97.22	104.32	81.92	92.99
Change (Dollars)								
FY 21 - FY 22	$6.72	$20.18	$27.31	$25.30	$17.53	$9.81	$3.53	$15.80
FY 22 - FY 23	3.37	9.65	8.37	9.14	4.47	1.23	0.00	5.01
Change (Percent)								
FY 21 - FY 22	13.8 %	32.4 %	37.5 %	33.9 %	23.3 %	10.5 %	4.5 %	21.9 %
FY 22 - FY 23	6.1	11.7	8.4	9.2	4.8	1.2	0.0	5.7

Source: STR

In most markets, business travel, including individual commercial travelers and corporate groups, is the predominant source of demand on Monday through Thursday nights. Leisure travelers and non-business-related groups generate a majority of demand on Friday and Saturday nights.

Trends in Short-Term Rentals

The term "short-term rental" is used to describe the availability of rooms, or entire residences, for short-term stays as an alternative to traditional lodging. These accommodations are available from online platforms, such as Airbnb and VRBO, and are becoming increasingly available on the more traditional online booking sites, such as *Hotels.com*. AirDNA is an independent research firm that collects and publishes data on the short-term rental accommodations industry. HVS has subscribed to this service and analyzed provided data on all listing categories. This information is presented in the following tables and charts.

FIGURE 4-16 SHORT-TERM RENTAL ACCOMMODATIONS TRENDS (AIRDNA) – ALL LISTING TYPES

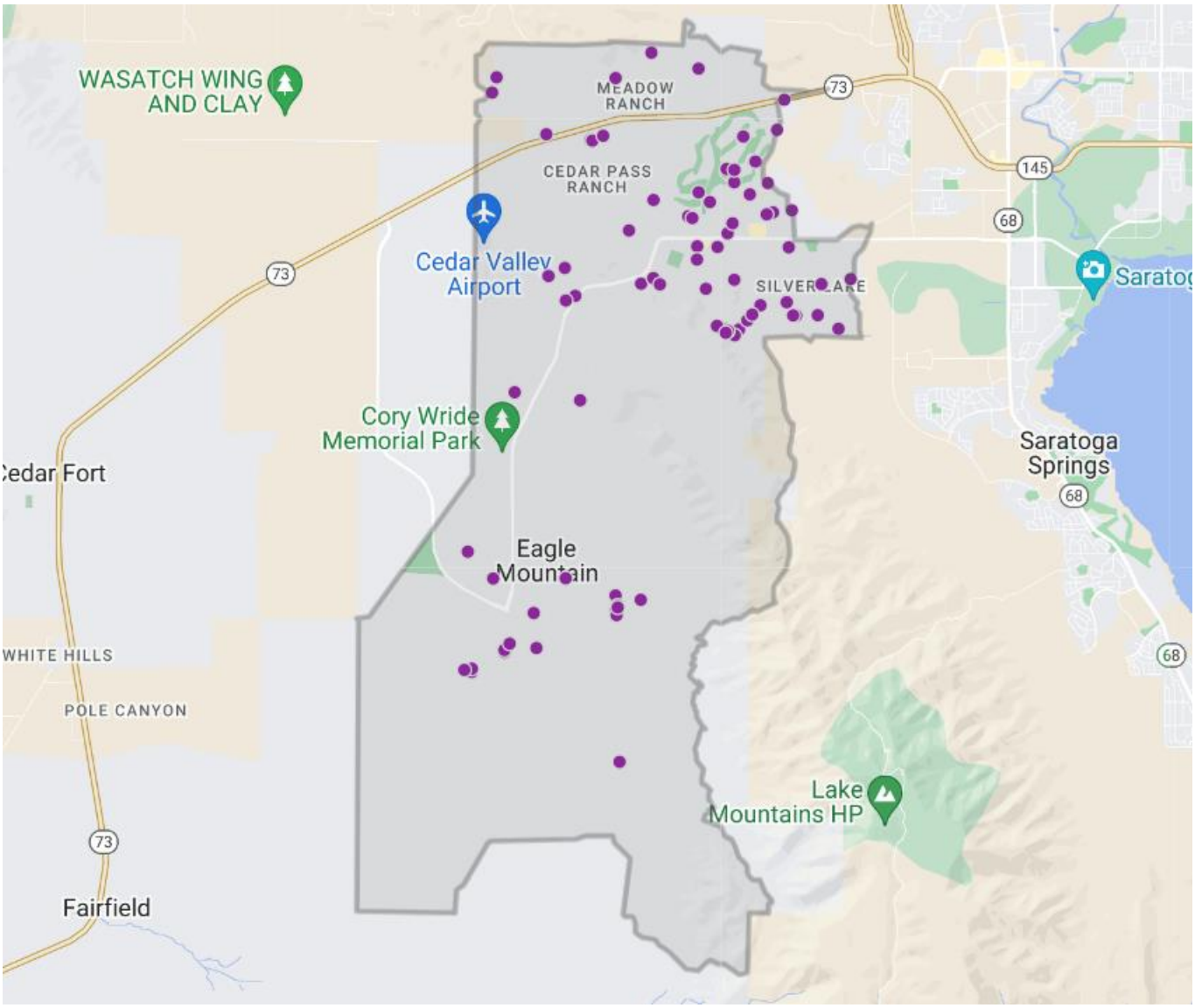
	Year	Available Listing Nights	Percent Change	Listing Nights- Entire Place:	Percent Change	Occupancy	ADR	Percent Change	RevPAR	Percent Change
Beg. April	2021	4,430	—	2,725	—	61.5 %	$218.17	—	$134.20	—
	2022	9,750	120.1 %	5,213	91.3 %	53.5	174.64	-20.0 %	93.38	-30.4 %
	2023	12,478	28.0	6,071	16.5	48.7	152.47	-12.7	74.18	-20.6
	Year-to-date through April									
	2023	3,964	—	1,767	—	44.6 %	$154.35	—	$68.80	—
	2024	4,207	6.1 %	1,970	11.5 %	46.8	144.09	-6.6 %	67.47	-1.9 %

Source: AirDNA

It's important to note that, according to market participants, construction crews, visitors, and other transient demand, are staying in local short-term rentals. Moreover, feedback from the market is that those visiting or staying in the market are also disappointed in the limited availability of the short-term rentals.

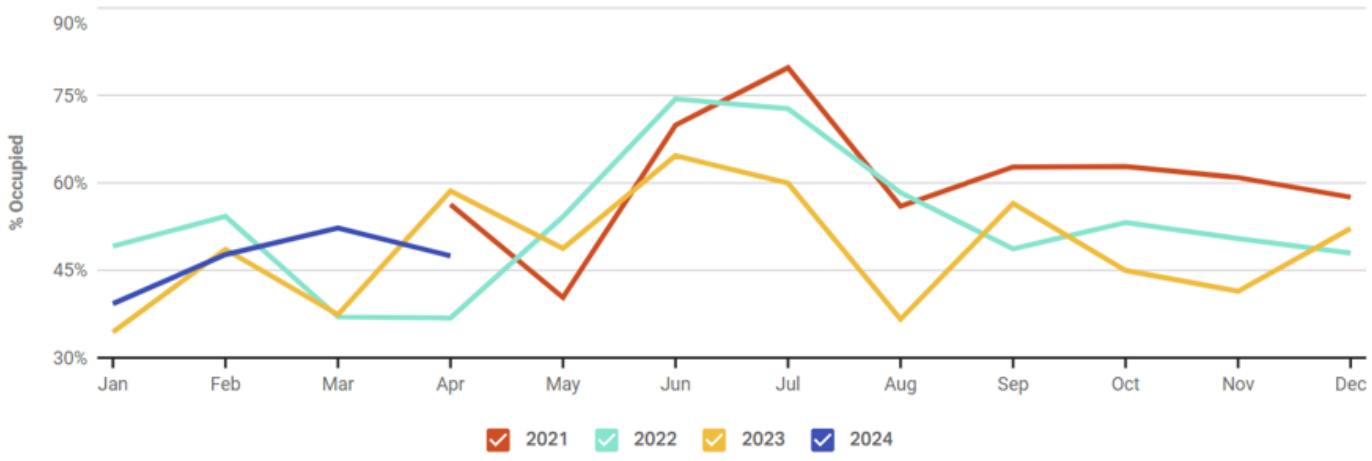
The following map illustrates the general locations of the available short-term rental properties.

FIGURE 4-17 EAGLE MOUNTAIN CITY SHORT-TERM RENTAL PROPERTIES



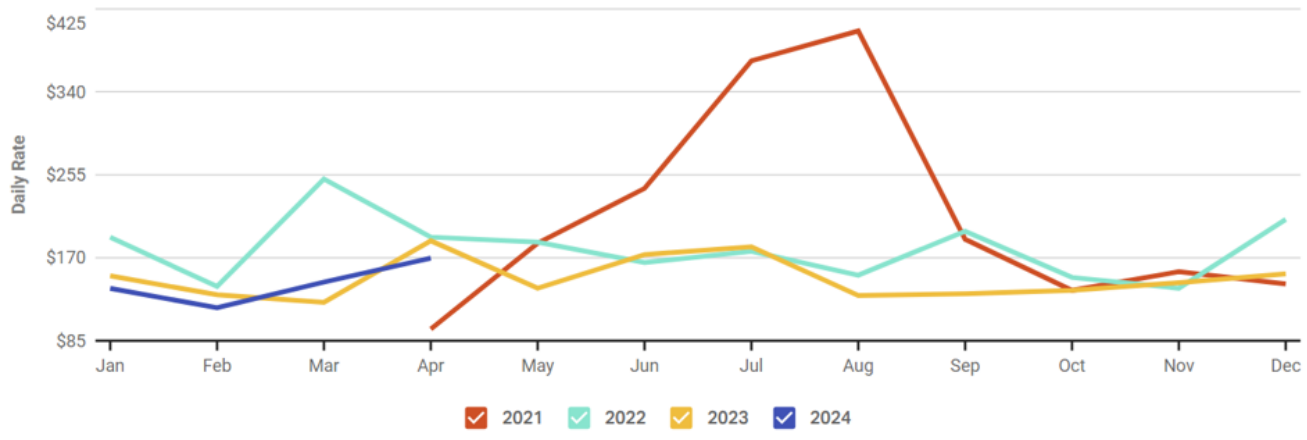
The following charts are provided by AirDNA.

FIGURE 4-18 EAGLE MOUNTAIN CITY – STR DEMAND SEASONALITY



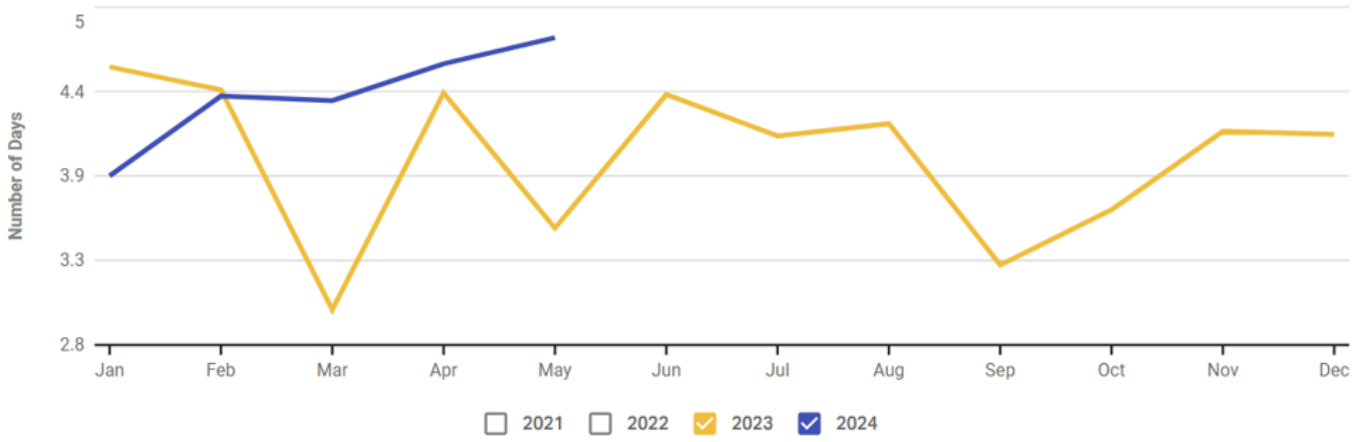
Source: AirDNA

FIGURE 4-19 EAGLE MOUNTAIN CITY – STR ADR SEASONALITY



Source: AirDNA

FIGURE 4-20 EAGLE MOUNTAIN CITY – AVERAGE LENGTH OF STAY



Source: AirDNA

SUPPLY

Based on an evaluation of the occupancy, rate structure, market orientation, chain affiliation, location, facilities, amenities, reputation, and quality of each area hotel, as well as the comments of management representatives, we have identified two properties that are expected to be primarily competitive with the Proposed Eagle Mountain City Hotel. Moreover, it is important to note that given the lack of other hotels in the local submarket, these hotels have been considered to be primarily competitive for the purposes of the analysis; however, they are located in a different market. As such, the differences in the market have been considered in our analysis.

Primary Competition

Given that the subject market of Eagle Mountain City does not feature a hotel, and based on our research and interviews, including feedback from market participants that visitors either stay in nearby Lehi or rent local vacation units, we have opted to order an STR trend that illustrates the overall trends of Lehi hotels. While none of these hotels will be directly competitive with the proposed subject hotel given the locational differences and distance between the two cities, we have opted to focus on the product offering. As such, the primary set comprises two hotels that each offer an extended-stay product, similar to that recommended for the proposed subject hotel, and the secondary set comprises a mix of branded limited- and select-service properties, but without the extended-stay component; therefore, the secondary competitors are deemed less competitive than the primary competitors based on these hotels' respective product types.

The following table summarizes the important operating characteristics of the future primary competitors. This information was compiled from personal interviews, inspections, online resources, and our in-house database of operating and hotel facility data. In cases where exact operating data for an individual property (or properties) were not available, we have used these resources, as well as the STR data, to estimate positioning within the market.

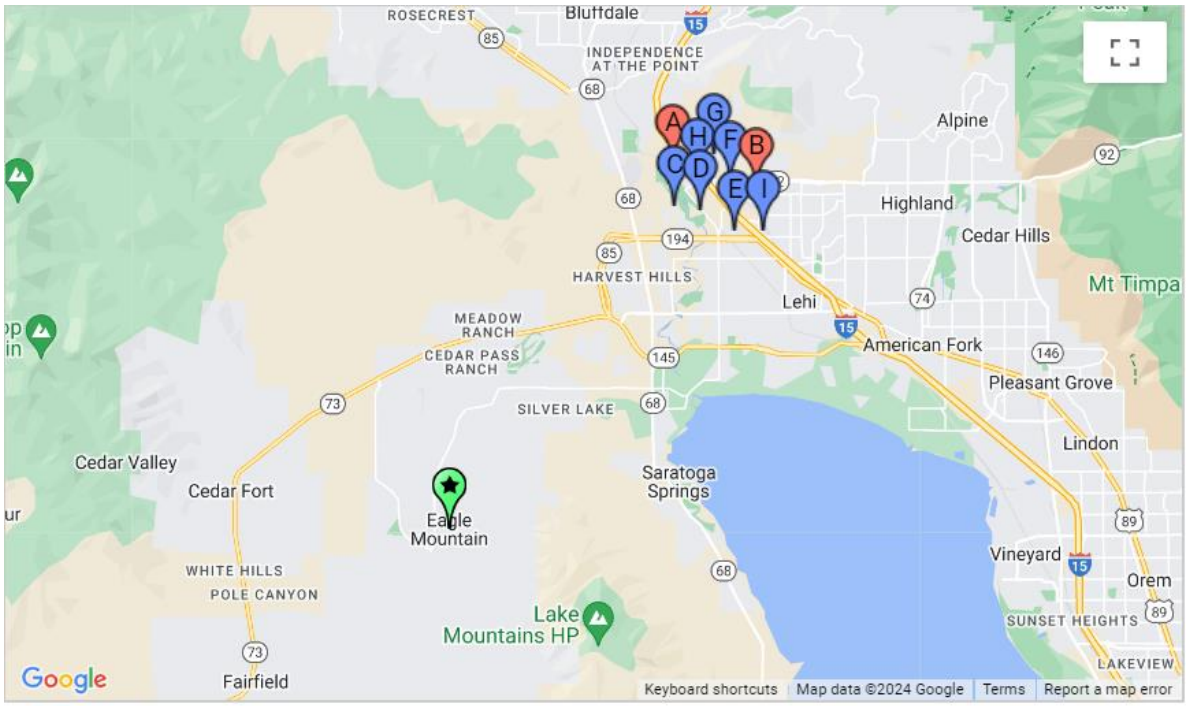
FIGURE 4-21 PRIMARY COMPETITORS – OPERATING PERFORMANCE

		Est. Segmentation				Estimated 2022				Estimated 2023					
Property	Number of Rooms	Commercial	Leisure	Group	Extended-Stay	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Home2 Suites by Hilton Lehi Thanksgiving Point	103	35 %	30 %	10 %	25 %	103	70 - 75 %	$110 - $115	$80 - $85	103	85 - 90 %	$100 - $105	$90 - $95	110 - 120 %	95 - 100 %
Staybridge Suites Lehi Traverse Ridge Center	116	35	30	10	25	116	65 - 70	110 - 115	75 - 80	116	70 - 75	115 - 120	85 - 90	95 - 100	90 - 95
Sub-Totals/Averages	**219**	**35 %**	**30 %**	**10 %**	**25 %**	**219**	**71.3 %**	**$111.52**	**$79.50**	**219**	**80.6 %**	**$110.90**	**$89**	**104 %**	**96.7 %**
Secondary Competitors	737	54 %	33 %	8 %	5 %	479	70.9 %	$118.87	$84.28	479	75.9 %	$123.67	$94	98 %	101.5 %
Totals/Averages	**956**	**48 %**	**32 %**	**9 %**	**12 %**	**698**	**71.0 %**	**$116.56**	**$82.78**	**698**	**77.4 %**	**$119.49**	**$92**	**100 %**	**100.0 %**

** Specific occupancy and average rate data were utilized in our analysis, but are presented in ranges in the above table for the purposes of confidentiality.*

The following map illustrates the locations of the proposed subject property and its future competitors.

MAP OF COMPETITION



Proposed Eagle Mountain City Hotel

A — Home2 Suites by Hilton Lehi Thanksgiving Point (Primary)

B — Staybridge Suites Lehi Traverse Ridge Center (Primary)

C — SpringHill Suites by Marriott Lehi at Thanksgiving Point (Secondary)

D — Courtyard by Marriott Lehi at Thanksgiving Point (Secondary)

E — Hilton Garden Inn Lehi (Secondary)

F — Hyatt Place Lehi (Secondary)

G — Hampton by Hilton Lehi Thanksgiving Point (Secondary)

H — Holiday Inn Express & Suites Lehi Thanksgiving Point (Secondary)

I — Tru by Hilton Lehi (Secondary)

Our survey of the primarily competitive hotels in the local market shows a range of lodging types and facilities. Each competitor was evaluated. Descriptions of our findings for the primary competitors are presented below.

PRIMARY COMPETITOR #1 - HOME2 SUITES BY HILTON LEHI THANKSGIVING POINT



Home2 Suites by Hilton Lehi Thanksgiving Point

FIGURE 4-22 ESTIMATED HISTORICAL OPERATING STATISTICS

Year	Wtd. Annual Room Count	Occupancy	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Est. 2019	103	70 - 75 %	$95 - $100	$70 - $75	100 - 110 %	100 - 110 %
Est. 2020	103	45 - 50	80 - 85	40 - 45	100 - 110	100 - 110
Est. 2021	103	70 - 75	90 - 95	65 - 70	110 - 120	100 - 110
Est. 2022	103	70 - 75	110 - 115	80 - 85	100 - 110	95 - 100
Est. 2023	103	85 - 90	100 - 105	90 - 95	110 - 120	95 - 100

PRIMARY COMPETITOR #2 - STAYBRIDGE SUITES LEHI TRAVERSE RIDGE CENTER



Staybridge Suites Lehi Traverse Ridge Center

FIGURE 4-23 ESTIMATED HISTORICAL OPERATING STATISTICS

Year	Wtd. Annual Room Count	Occupancy	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Est. 2019	97	45 - 50 %	$95 - $100	$45 - $50	70 - 75 %	65 - 70 %
Est. 2020	116	45 - 50	90 - 95	40 - 45	95 - 100	100 - 110
Est. 2021	116	65 - 70	95 - 100	65 - 70	100 - 110	100 - 110
Est. 2022	116	65 - 70	110 - 115	75 - 80	90 - 95	90 - 95
Est. 2023	116	70 - 75	115 - 120	85 - 90	95 - 100	90 - 95

FIGURE 4-24 SECONDARY COMPETITORS – OPERATING PERFORMANCE

		Est. Segmentation					Estimated 2022				Estimated 2023			
Property	Number of Rooms	Commercial	Leisure	Group	Extended-Stay	Total Competitive Level	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Weighted Annual Room Count	Occ.	Average Rate	RevPAR
SpringHill Suites by Marriott Lehi at Thanksgiving Point	94	60 %	30 %	5 %	5 %	65 %	61	65 - 70 %	$110 - $115	$75 - $80	61	75 - 80 %	$120 - $125	$95 - $100
Courtyard by Marriott Lehi at Thanksgiving Point	97	55	30	10	5	65	63	80 - 85	130 - 140	105 - 110	63	75 - 80	130 - 140	105 - 110
Hilton Garden Inn Lehi	132	60	30	5	5	65	86	65 - 70	125 - 130	85 - 90	86	70 - 75	130 - 140	95 - 100
Hyatt Place Lehi	131	60	30	5	5	65	85	80 - 85	125 - 130	105 - 110	85	80 - 85	130 - 140	105 - 110
Hampton by Hilton Lehi Thanksgiving Point	75	50	35	10	5	65	49	50 - 55	105 - 110	55 - 60	49	65 - 70	105 - 110	70 - 75
Holiday Inn Express & Suites Lehi Thanksgiving Point	96	45	40	10	5	65	62	75 - 80	110 - 115	85 - 90	62	75 - 80	115 - 120	90 - 95
Tru by Hilton Lehi	112	40	40	15	5	65	73	55 - 60	100 - 105	60 - 65	73	65 - 70	100 - 105	70 - 75
Totals/Averages	**737**	**54 %**	**33 %**	**8 %**	**5 %**	**65 %**	**479**	**70.9 %**	**$118.87**	**$84.28**	**479**	**75.9 %**	**$123.67**	**$93.87**

** Specific occupancy and average rate data was utilized in our analysis, but is presented in ranges in the above table for the purposes of confidentiality.*

Supply Changes

It is important to consider any new hotels that may have an impact on the proposed subject hotel's operating performance. Hotels that have recently opened, are under construction, or that may be in the early development stages in the greater market are noted below.

FIGURE 4-25 AREA DEVELOPMENT ACTIVITY

Proposed Hotel Name	Estimated Number of Rooms	Hotel Product Tier	Development Stage	Expected Qtr. & Year of Opening
Saratoga Springs				
Proposed Home2 Suites & Hampton by Hilton Dual Brand	140	Upper-Midscale	Early Development	Q1 '26
Proposed Atwell Suites	TBD	Midscale	Early Development	TBD

Of the hotels listed in the preceding table, we have identified the following new supply that is expected to have some degree of competitive interaction with the proposed subject hotel based on location, anticipated market orientation and price point, and/or operating profile. Moreover, we illustrate the proposed subject hotel.

FIGURE 4-26 NEW SUPPLY

Proposed Property Name	Number of Rooms	Total Competitive Level	Weighted Room Count	Estimated Opening Date
Proposed Eagle Mountain City Hotel	130	100 %	130	January 1, 2026
Proposed Home2 Suites & Hampton by Hilton Dual Brand	140	65	91	January 1, 2026
Totals/Averages	**270**		**221**	

A 140-room, dual-branded Home2 Suites and Hampton by Hilton property is planned for development in nearby Saratoga Springs, which is another rapidly growing market in the area, but is also one without a hotel. This proposed lodging facility is scheduled for completion by January 2026. Additionally, an Atwell Suites is reportedly in the early planning stages of development; however, this project would be best described as speculative at this time. We have considered the proposed dual-branded Home2 Suites and Hampton by Hilton as secondarily competitive new supply in our analysis given the differences in location and overall product type (the Hampton by Hilton is a limited-service brand that targets transient demand).

While we have taken reasonable steps to investigate proposed hotel projects and their status, due to the nature of real estate development, it is impossible to determine with certainty every hotel that will be opened in the future or what their marketing strategies and effect on the market will be. Depending on the outcome of current and future projects, the operating potential of the proposed subject hotel may be affected. Future improvement in market conditions will raise the risk of increased competition. Our forthcoming forecast of stabilized occupancy and ADR is intended to reflect such risk.

Supply Conclusion

We have identified various properties that are expected to be competitive to some degree with the proposed subject hotel. We have also investigated potential increases in competitive supply in the greater Eagle Mountain City market. The Proposed Eagle Mountain City Hotel should enter a dynamic market of varying product types and price points. Next, we will present our forecast for demand change, using the historical supply data presented as a starting point.

DEMAND

The following table presents the most recent trends for the subject hotel market as tracked by HVS. These data pertain to the competitors discussed previously in this section; performance results are estimated, rounded for the competition, and weighted if there are secondary competitors present. In this respect, the information in the table differs from the previously presented STR data and is consistent with the supply-and-demand analysis developed for this report.

FIGURE 4-27 HISTORICAL MARKET TRENDS

Year	Accommodated Room Nights	% Change	Room Nights Available	% Change	Market Occupancy	Market ADR	% Change	Market RevPAR	% Change
Est. 2019	148,771	—	225,813	—	65.9 %	$102.78	—	$67.72	—
Est. 2020	121,384	(18.4) %	254,788	12.8 %	47.6	83.21	(19.0) %	39.64	(41.5) %
Est. 2021	166,157	36.9	254,788	0.0	65.2	99.62	19.7	64.96	63.9
Est. 2022	180,963	8.9	254,788	0.0	71.0	116.56	17.0	82.78	27.4
Est. 2023	197,187	9.0	254,788	0.0	77.4	119.49	2.5	92.48	11.7
Avg. Annual Compounded Chg., Est. 2019-Est. 2023:		5.8 %		2.4 %			3.1 %		6.4 %

Although not shown in the preceding table, as a point of comparison, the year-to-date 2024 STR trend data indicates a market occupancy level of 72.2% versus 73.0% for the same period of time in 2023. Moreover, ADR registered $118.93 for the year-to-date 2024 period, reflecting a change of 3.7 % when compared with the ADR for the same period of time in 2023.

Demand Analysis Using Market Segmentation

For the purpose of demand analysis, the overall market is divided into individual segments based on the nature of travel. Based on our fieldwork, area analysis, and knowledge of the local lodging market, we estimate the 2023 distribution of accommodated-room-night demand as follows.

FIGURE 4-28 BASE-YEAR ACCOMMODATED-ROOM-NIGHT DEMAND

	2023 Marketwide	
Market Segment	Accommodated Demand	Percentage of Total
Commercial	93,775	48 %
Leisure	63,362	32
Group	17,298	9
Extended-Stay	22,752	12
Total	**197,187**	**100 %**

In the base year, the market's demand mix comprised commercial demand, with this segment representing roughly 48% of the accommodated room nights in this Eagle Mountain City submarket. The leisure demand comprises 32% of the total, group demand comprises 9%, and the extended-stay demand comprises 12%.

Using the distribution of accommodated hotel demand as a starting point, we will analyze the characteristics of each market segment in an effort to determine future trends in room-night demand.

Commercial Segment

Commercial demand consists mainly of individual businesspeople passing through the subject market or visiting area businesses, in addition to high-volume corporate accounts generated by local firms. Brand loyalty (particularly frequent-traveler programs), as well as location and convenience with respect to businesses and amenities, influence lodging choices in this segment. Companies typically designate hotels as "preferred" accommodations in return for more favorable rates, which are discounted in proportion to the number of room nights produced by a commercial client. Commercial demand is strongest Monday through Thursday nights, declines significantly on Friday and Saturday, and increases somewhat on Sunday night. It is relatively constant throughout the year, with marginal declines in late December and during other holiday periods.

Primary commercial demand generators for this market include Meta, the planned data centers, and existing and planned industrial developments. Additionally, commercial demand is induced by other local businesses and a variety of professional service providers, such as engineers, architects, consultants, and

attorneys working on projects throughout the region. As the market continues to benefit from the completed industrial and commercial projects, demand within this segment will continue to increase.

Leisure Segment

Leisure demand consists of individuals and families spending time in an area or passing through en route to other destinations. Travel purposes include sightseeing, recreation, or visiting friends and relatives. Leisure demand also includes room nights booked through Internet sites such as Expedia, Hotels.com, and Priceline; however, leisure may not be the purpose of the stay. This demand may also include business travelers and group and convention attendees who use these channels to take advantage of any discounts that may be available on these sites. Leisure demand is strongest on Friday and Saturday nights and all week during holiday periods and the summer months. These peak periods represent the inverse of commercial visitation trends, underscoring the stabilizing effect of capturing weekend and summer tourist travel. Future leisure demand is related to the overall economic health of the region and the nation. Trends showing changes in state and regional unemployment and disposable personal income correlate strongly with leisure travel levels.

Leisure demand for this market is generated by the local outdoor recreational opportunities, rodeo events, and the local shooting range, as well as by those visiting friends and family in the area. Notably, the area's trail system is recognized as one of the top 100 trail systems in the world. This market will continue to remain a prominent outdoor-recreation market, which will be further bolstered by the addition of two sophisticated mountain biking courses that are slated for completion in the summer of 2024.

Group Segment

In the limited-service sector, group demand is most commonly generated by groups that require ten or more room nights, but which need little to no meeting space within the hotel. Examples of these groups include family reunions, sports teams, and bus tours. In some markets, limited-service hotels may also accommodate demand from groups or individuals attending events at the local convention center or at one of the larger convention hotels in the area.

Youth sporting groups represent a notable portion of group demand for the market; furthermore, social groups represent primary sources of demand during weekend and holiday periods. In addition, there are a number of events that occur throughout the year, especially ones associated with the shooting range, which bring groups to the area for days at a time. This demand is expected to continue concurrent with the rapid development occurring throughout the area.

Extended-Stay Segment

Extended-stay demand consists of individuals who require accommodations for more than five nights; typically, the length of stay ranges from ten to fourteen nights, but can stretch to a month or more. The three principal categories of extended-stay demand are business-related (typically associated with long-term projects), family-oriented, and relocation demand. Extended-stay patrons usually prefer hotels located near shopping centers, restaurants, entertainment venues, and service-retail uses such as grocery stores, dry cleaners, and fueling stations. Extended-stay demand tends to trend in line with an area's corporate expansion and/or population growth; commercial growth has a direct correlation with longer-term training activities that may be occurring in the area, while changes in population typically support related relocation demand. Large-scale construction projects, prevalent in growing metropolitan areas, also generate significant levels of extended-stay demand.

Extended construction projects associated with the significant ongoing development in the area, as well as relocations to the market, generate steady levels of extended-stay demand in Eagle Mountain City. This demand is further bolstered by the rapid population increases and significant new home development, causing those moving to the area to often seek lodging as they wait for their homes to be constructed and completed. This demand also includes salespeople, construction managers, and others related to the ongoing development; as such, extended-stay demand is expected to increase steadily.

Base Demand Growth Rates

The purpose of segmenting the lodging market is to define each major type of demand, identify customer characteristics, and estimate future growth trends. Starting with an analysis of the local area, four segments were defined as representing the proposed subject hotel's lodging market. Various types of economic and demographic data were then evaluated to determine their propensity to reflect changes in hotel demand. Based on this procedure, we forecast the following average annual compounded market-segment growth rates.

FIGURE 4-29 AVERAGE ANNUAL COMPOUNDED MARKET-SEGMENT GROWTH RATES

	Annual Growth Rate				
Market Segment	**2024**	**2025**	**2026**	**2027**	**2028**
Commercial	2.0 %	1.0 %	9.0 %	4.0 %	2.0 %
Leisure	-3.5	0.0	6.0	2.0	1.0
Group	3.0	1.0	15.0	10.0	3.0
Extended-Stay	5.0	1.0	70.0	20.0	5.0
Base Demand Growth	**0.7 %**	**0.7 %**	**16.0 %**	**6.8 %**	**2.4 %**

Induced Demand

Induced demand represents the additional room nights that are expected to be attracted to the market following the introduction of a new demand generator. Situations that can result in induced demand include the opening of a new manufacturing plant, the expansion of a convention center, or the addition of a new hotel with a distinct chain affiliation or unique facilities. Although increases in demand are expected in the local market, we have accounted for this growth in the determination of market-segment growth rates rather than induced demand.

Accommodated Demand and Market-wide Occupancy

Based upon a review of the market dynamics in the proposed subject hotel's competitive environment, we have forecast growth rates for each market segment. Using the calculated potential demand for the market, we have determined market-wide accommodated demand based on the inherent limitations of demand fluctuations and other factors in the market area.

The following table details our projection of lodging demand growth for the subject market, including the total number of occupied room nights and any residual unaccommodated demand in the market.

FIGURE 4-30 FORECAST OF MARKET OCCUPANCY

	2023	2024	2025	2026	2027	2028
Commercial						
Total Demand	93,775	95,651	96,607	105,302	109,514	111,704
Growth Rate		2.0 %	1.0 %	9.0 %	4.0 %	2.0 %
Leisure						
Total Demand	63,362	61,144	61,144	64,813	66,109	66,771
Growth Rate		(3.5) %	0.0 %	6.0 %	2.0 %	1.0 %
Group						
Total Demand	17,298	17,817	17,995	20,694	22,764	23,446
Growth Rate		3.0 %	1.0 %	15.0 %	10.0 %	3.0 %
Extended-Stay						
Total Demand	22,752	23,889	24,128	41,018	49,222	51,683
Growth Rate		5.0 %	1.0 %	70.0 %	20.0 %	5.0 %
Totals						
Base Demand	197,187	198,501	199,875	231,827	247,609	253,604
Total Demand	197,187	198,501	199,875	231,827	247,609	253,604
Overall Demand Growth	9.0 %	0.7 %	0.7 %	16.0 %	6.8 %	2.4 %
Market Mix						
Commercial	47.6 %	48.2 %	48.3 %	45.4 %	44.2 %	44.0 %
Leisure	32.1	30.8	30.6	28.0	26.7	26.3
Group	8.8	9.0	9.0	8.9	9.2	9.2
Extended-Stay	11.5	12.0	12.1	17.7	19.9	20.4
Existing Hotel Supply	698	698	698	698	698	698
Proposed Hotels						
Proposed Eagle Mountain City Hotel [1]				130	130	130
Proposed Home2 Suites & Hampton by Hilton Dual Brand [2]				91	91	91
Available Room Nights per Year	254,788	254,788	254,788	335,453	335,453	335,453
Nights per Year	365	365	365	365	365	365
Total Supply	698	698	698	919	919	919
Rooms Supply Growth		0.0 %	0.0 %	31.7 %	0.0 %	0.0 %
Marketwide Occupancy	**77.4 %**	**77.9 %**	**78.4 %**	**69.1 %**	**73.8 %**	**75.6 %**

[1] Opening in January 2026 of the 100% competitive, 130-room Proposed Eagle Mountain City Hotel

[2] Opening in January 2026 of the 65% competitive, 140-room Proposed Home2 Suites & Hampton by Hilton Dual Brand

The defined competitive market of hotels has experienced new peak levels of demand and ADR, with occupancy nearly reaching 77.0%, and ADR surpassing the $120 mark. This reflects an overall healthy market, with demand generated by the nearby corporations in Lehi, coupled with high levels of demand from youth sporting groups, representing important contributors. For Eagle Mountain City, we expect a significant portion of induced demand given that the proposed subject hotel will be the first hotel in this market. Moreover, a large amount of unaccommodated demand related to relocations, construction groups, youth

sporting groups, and business travel currently exists. Year-to-date 2024 trends reflect some continued ADR growth; however, the hotels in Lehi have been experiencing a slight normalization given the dissipation of leisure demand. Nonetheless, leisure demand is being supplemented by a notable increase in training groups related to nearby corporations, which has reportedly picked up sharply in the second quarter of 2024. As such, the demand decline through March 2024 is not expected to continue.

5. Recommendations for the Proposed Improvements

The quality of a lodging facility's physical improvements has a direct influence on marketability, attainable occupancy, and average room rate. The design and functionality of the structure can also affect operating efficiency and overall profitability. This section outlines the finishes, facilities, and qualities of a product of the recommended caliber in the subject market area.

Project Overview

Eagle Mountain City has hired HVS Salt Lake City to conduct a market study with the purpose of analyzing the growth of the local market, as well as the overall region, in order to provide recommendations for a hotel. Eagle Mountain City is one of the fastest growing municipalities in the nation, benefiting from its ample land area; its advantageous location that allows the city to benefit from leisure, commercial, and group demand generators; and its pro-business environment. Based on our findings, as well as our knowledge of the local market, region, and the state to Utah as a whole, we recommend the development of a branded, upper-midscale to upscale, extended-stay hotel with 120 to 140 guestrooms, a swimming pool, an expansive market pantry, a lobby workstation (or a small business center), a guest laundry area, a fitness room, and a breakfast dining area. Lastly, we recommend that the hotel include 1,000 to 2,000 square feet of meeting space that can accommodate up to 100 people. The support for these recommendations is outlined throughout this study.

Summary of the Facilities

The following table summarizes the our recommendations for the proposed subject hotel.

FIGURE 5-1 RECOMMENDED FACILITIES SUMMARY

Recommended Guestroom Configuration	Recommended Number of Units
Queen/Queen	45–65
King/King	35–55
King	25–35
Family Suite (including a bunk bed)	5–10
Total	120–140

Recommended Food & Beverage Facilities
Breakfast Dining Area

Recommended Indoor Meeting Facilities	Recommended Square Footage
Meeting Space	1,000 to 2,000

Recommended Amenities & Services	
Swimming Pool	Expansive Market Pantry
Fitness Room	Guest Laundry Area
Lobby Workstation/Small Business Center	

Site Improvements and Hotel Structure

The proposed hotel should comprise one building, ideally, four stories in height. Surface parking should be located around the building. Other site improvements should include freestanding signage, located at the main entrance to the site, as well as landscaping and sidewalks. Additional signage should also be placed on the exterior of the building. It is recommended that the hotel's main entrance lead directly into the lobby and that the first (ground) floor house the public areas and the back-of-the-house space. Guestrooms should be located on all floors. The site and building components would be expected to be normal for an upper-midscale to upscale, extended-stay hotel, meeting the standards for this growing market.

Recommended Facilities

We recommend that the hotel feature a breakfast dining area off the lobby; its size and layout should be appropriate for the hotel, and the furnishings should be of a similar style and finish as lobby and guestroom furnishings. We recommend that the proposed hotel offer one 1,000-to-2,000-square-foot meeting room, which should be located on the first floor. This meeting space should be adequate and appropriate for a hotel of this type. We also recommend that the hotel offer a fitness room and a swimming pool as a recreational facilities, as well as other amenities such as a lobby workstation (or a small business center), an expansive market pantry near the front

desk, and a guest laundry area. Overall, the supporting facilities should be appropriate for an upper-midscale to upscale, extended-stay hotel and should meet the chosen brand's standards.

Guestrooms

We recommend that the hotel feature 120 to 140 guestrooms in suite-style configurations, with guestrooms present on all levels of the property's proposed single building. Furthermore, we recommend that the largest proportion of the guestroom inventory offer double-queen-bedded configurations, followed by double-king-bedded configurations. These guestroom configurations should make up the majority of the available room types in order for the proposed hotel to capture the demand associated with youth sporting events, large construction groups, and families traveling to the subject market or through the area en route to other destinations in Utah or eastern Nevada. Furthermore, we recommend that the single-king-bedded guestrooms include a sleeper sofa in the living area, and that the hotel also provide a small number of family-like suites that include a bunk bed. The guestrooms should offer typical amenities for an upper-midscale to upscale, extended-stay hotel, inclusive of a kitchen (or kitchenette) with a full-sized refrigerator, a stovetop, a microwave, a dishwasher, a sink, eating/cooking utensils, and a coffeemaker. Other in-room amenities should include an iron and ironing board, HD television(s), and high-speed Internet access. Overall, the guestrooms should offer a competitive product for the greater west Utah County market.

Back-of-the-House, ADA, and Environmental

The hotel is expected to be served by the necessary back-of-the-house space, including an in-house laundry facility, administrative offices, and a prep kitchen to service the needs of the breakfast dining area. These spaces should be adequate for a hotel of this type and should allow for the efficient operation of the property under competent management.

We assume that the property will be built according to all pertinent codes and the chosen brand's standards. Moreover, we assume its construction will not create any environmental hazards (such as mold) and that the property will fully comply with the Americans with Disabilities Act.

Capital Expenditures

Our analysis assumes that the hotel will require ongoing upgrades and periodic renovations after its opening in order to maintain its competitive level in this market and to remain compliant with the chosen brand's standards. These costs should be adequately funded by the forecasted reserve for replacement, as long as hotel staff employs a successful, ongoing preventive-maintenance program.

Conclusion

Overall, the proposed subject property should offer a well-designed, functional layout of support areas and guestrooms; all typical and market-appropriate features and amenities should be included in the hotel's design. We assume that the building will be fully open and operational on the stipulated opening date and will meet all

local building codes and the chosen brand's standards. Furthermore, we assume that the hotel staff will be adequately trained to allow for a successful opening and that pre-marketing efforts will have introduced the product to major local and regional accounts at least six months in advance of the opening date.

6. Projection of Occupancy and Average Rate

Along with average rate results, the occupancy levels achieved by a hotel are the foundation of the property's financial performance and market value. Most of a lodging facility's other revenue sources (such as food and beverage, other operated departments, and miscellaneous income) are driven by the number of guests, and many expense levels vary with occupancy. To a certain degree, occupancy attainment can be manipulated by management. For example, hotel operators may choose to lower rates in an effort to maximize occupancy. Our forecasts reflect an operating strategy that we believe would be implemented by a typical, professional hotel management team to achieve an optimal mix of occupancy and average rate.

Penetration Rate Analysis

The proposed subject hotel's forecasted market share and occupancy levels are based upon its anticipated competitive position within the market, as quantified by its penetration rate. The penetration rate is the ratio of a hotel's market share to its fair share.

Base-Year Penetration Rates by Market Segment

In the following table, the penetration rates attained by the primary competitors and the aggregate secondary competitors are set forth for each segment for the base year.

FIGURE 6-1 HISTORICAL PENETRATION RATES

Property	Commercial	Leisure	Group	Extended-Stay	Overall
Home2 Suites by Hilton Lehi Thanksgiving Point	83 %	105 %	128 %	244 %	112 %
Staybridge Suites Lehi Traverse Ridge Center	71	90	110	210	97
Secondary Competition	111	101	91	43	98

The secondary competition achieved the highest penetration rate within the commercial segment. The highest penetration rate in the leisure segment was achieved by the Home2 Suites by Hilton Lehi Thanksgiving Point, and the Home2 Suites by Hilton Lehi Thanksgiving Point also led the market with the highest group penetration rate. The Home2 Suites by Hilton Lehi Thanksgiving Point achieved the highest penetration rate within the extended-stay segment.

Forecast of Subject Property's Occupancy

Because the supply and demand balance for the competitive market is dynamic, there is a circular relationship between the penetration factors of each hotel in the market. The performance of individual new hotels has a direct effect upon the aggregate performance of the market and, consequently, upon the calculated penetration factor for each hotel in each market segment. The same is true when the performance of existing hotels changes, either positively (following a refurbishment, for example) or negatively (when a poorly maintained or marketed hotel loses market share).

A hotel's penetration factor is calculated as its achieved market share of demand divided by its fair share of demand. Thus, if one hotel's penetration performance increases, thereby increasing its achieved market share, this leaves less demand available in the market for the other hotels to capture, and the penetration performance of one or more of those other hotels consequently declines (other things remaining equal). This type of market share adjustment takes place every time there is a change in supply or a change in the relative penetration performance of one or more hotels in the competitive market. Our projections of penetration, demand capture, and occupancy performance for the proposed subject hotel account for these types of adjustments to market share within the defined competitive market.

The proposed subject hotel's occupancy forecast is set forth as follows, with the adjusted projected penetration rates used as a basis for calculating the amount of captured market demand.

FIGURE 6-2 FORECAST OF SUBJECT PROPERTY'S OCCUPANCY

Market Segment	2026	2027	2028
Commercial			
Demand	105,302	109,514	111,704
Market Share	9.5 %	10.8 %	11.3 %
Capture	9,998	11,813	12,675
Penetration	67 %	76 %	80 %
Leisure			
Demand	64,813	66,109	66,771
Market Share	12.5 %	14.7 %	15.7 %
Capture	8,084	9,702	10,483
Penetration	88 %	104 %	111 %
Group			
Demand	20,694	22,764	23,446
Market Share	12.5 %	13.7 %	14.7 %
Capture	2,595	3,112	3,458
Penetration	89 %	97 %	104 %
Extended-Stay			
Demand	41,018	49,222	51,683
Market Share	16.5 %	24.0 %	25.1 %
Capture	6,771	11,790	12,967
Penetration	117 %	169 %	177 %
Total Room Nights Captured	**27,447**	**36,417**	**39,583**
Available Room Nights	47,450	47,450	47,450
Subject Occupancy	**58 %**	**77 %**	**83 %**
Market-wide Available Room Nights	335,453	335,453	335,453
Fair Share	**14 %**	**14 %**	**14 %**
Market-wide Occupied Room Nights	231,827	247,609	253,604
Market Share	**12 %**	**15 %**	**16 %**
Market-wide Occupancy	**69 %**	**74 %**	**76 %**
Total Penetration	**84 %**	**104 %**	**110 %**

Within the commercial segment, the proposed subject hotel's occupancy penetration is positioned appropriately within the range of existing competitors, supported by the major businesses in the area, such as Meta. The proposed subject hotel's occupancy penetration in the leisure segment is positioned above the market-average level given the proposed hotel's location in a popular recreational area, coupled with the presence of certain businesses that are geared toward leisure

demand, including the nearby shooting range. Within the group segment, the proposed subject hotel's occupancy penetration is positioned above the market-average level, largely attributed to the recommended meeting space at the proposed subject property, as described earlier in this report. Lastly, within the extended-stay segment, the proposed subject hotel's occupancy penetration is positioned above the market-average level due to the recommended product offering, particularly in consideration of the construction and design groups that are currently staying in vacation rental units because of the lack of hotel supply in Eagle Mountain City. Additionally, the average length of stay for some travelers visiting the market is five days, and relocations to the area typically result in month-long stays, if not longer. Overall, we expect the proposed subject hotel to accommodate a large amount of unaccommodated demand within this segment.

These positioned segment penetration rates result in the following market segmentation forecast.

FIGURE 6-3 MARKET SEGMENTATION FORECAST – SUBJECT PROPERTY

	2026	2027	2028
Commercial	36 %	32 %	32 %
Leisure	29	27	26
Group	9	9	9
Extended-Stay	25	32	33
Total	100 %	100 %	100 %

Based on our analysis of the proposed subject hotel and market area, we have selected a stabilized occupancy level of 83%. The stabilized occupancy is intended to reflect the anticipated results of the property over its remaining economic life given all changes in the life cycle of the hotel. Thus, the stabilized occupancy excludes from consideration any abnormal relationship between supply and demand, as well as any nonrecurring conditions that may result in unusually high or low occupancies. Although the proposed subject hotel may operate at occupancies above this stabilized level, we believe it equally possible for new competition and temporary economic downturns to force the occupancy below this selected point of stability.

Average Rate Analysis

One of the most important considerations in estimating the value of a lodging facility is a supportable forecast of its attainable average rate (ADR), which is more formally defined as the average rate per occupied room; ADR can be calculated by dividing the total rooms revenue achieved during a specified period by the number of rooms

sold during the same period. The projected ADR and the anticipated occupancy percentage are used to forecast rooms revenue, which in turn provides the basis for estimating most other income and expense categories.

Competitive Position

Although the ADR analysis presented here follows the occupancy projection, these two statistics are highly correlated; in reality, one cannot project occupancy without making specific assumptions regarding ADR. This relationship is best illustrated by revenue per available room (RevPAR), which reflects a property's ability to maximize rooms revenue. The following table summarizes the historical ADR and RevPAR levels of the proposed subject hotel's future primary competitors.

FIGURE 6-4 BASE-YEAR ADR AND REVPAR OF THE COMPETITORS

Property	Estimated 2023 Average Room Rate	Average Room Rate Penetration	Occupancy	Occupancy Penetration	Rooms Revenue Per Available Room (RevPAR)	RevPAR Penetration
Home2 Suites by Hilton Lehi Thanksgiving Point	$100 - $105	75 - 80 %	85 - 90 %	110 - 120 %	$90 - $95	95 - 100 %
Staybridge Suites Lehi Traverse Ridge Center	115 - 120	85 - 90	70 - 75	95 - 100	85 - 90	90 - 95
Average - Primary Competitors	$110.90	92.8 %	80.6 %	104.2 %	$89.43	96.7 %
Average - Secondary Competitors	123.67	103.5	75.9	98.1	93.87	101.5
Overall Average	**$119.49**	100.0 %	77.4 %	100.0 %	**$92.48**	100.0 %
Subject As If Stabilized (In 2023 Dollars)	**$130.00**	**108.8 %**	**85.4 %**	**110.3 %**	**$111.02**	**120.0 %**

The Courtyard by Marriott (a secondary competitor) achieved the highest estimated ADR in the local competitive market, by a modest margin. Of the primary competitive set, the Staybridge Suites achieved the highest estimated ADR. The selected rate position for the proposed subject hotel, in base-year dollars, takes into consideration factors such as the high levels of unaccommodated demand that exist, which will enable hotel management to successfully implement yield-management strategies; the recommended extended-stay, all-suite product offering; and the strong location of the site in the up-and-coming Downtown district.

We have selected the rate position of $130.00, in base-year dollars (2023), for the proposed subject hotel. We have positioned the proposed subject hotel's stabilized ADR in the 2023 base year in consideration of its new facility, assumed strong brand affiliation, and central location. Average rates for this competitive market are

anticipated to continue to increase through the first projection year; thereafter, ADR growth is expected to increase in line with inflation through the stabilized year.

The following table presents the ADR forecast for the market and the proposed subject hotel on a calendar-year basis, as well as the resulting ADR penetration level. The proposed subject hotel's projected ADR (as if stabilized) is then fiscalized to correspond with the hotel's anticipated date of opening for each forecast year.

FIGURE 6-5 ADR FORECAST – MARKET AND PROPOSED SUBJECT PROPERTY

	Historical									
Calendar Year	**2019**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Market ADR	$102.78	$119.49	$121.88	$125.54	$129.30	$133.18	$137.18	$141.29	$145.53	$149.90
Projected Market ADR Growth Rate	—	—	2.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Proposed Subject Property ADR (As-If Stabilized)		**$130.00**	$132.60	$136.58	$140.68	$144.90	$149.24	$153.72	$158.33	$163.08
ADR Growth Rate		—	2.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Proposed Subject Stabilized ADR Penetration		109%	109%	109%	109%	109%	109%	109%	109%	109%
Fiscal Year					**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Average Rate					**$140.68**	**$144.90**	**$149.24**	**$153.72**	**$158.33**	**$163.08**
Real Average Rate Growth					—	3.0%	3.0%	3.0%	3.0%	3.0%
Market ADR					$129.30	$133.18	$137.18	$141.29	$145.53	$149.90
Proposed Subject ADR Penetration					109%	109%	109%	109%	109%	109%
ADR Expressed in Base-Year Dollars Deflated @ Inflation Rate					$128.12	$128.12	$128.12	$128.12	$128.12	$128.12

Market-wide rates began to stabilize in 2019, before decreasing in 2020 because of the COVID-19 pandemic. ADR began to recover in 2021, although remaining below the level achieved in 2019. Gains in ADR intensified as 2022 progressed, surpassing prior peak levels by year end. As forecast, the competitive market's ADR for 2023 reflects the year-to-date trends and the influx of corporate demand related to training groups in the "Silicon Slopes" (Lehi). While the first projection year depicts below-inflationary ADR growth, ADR growth is expected to increase in line with inflation thereafter, through the stabilized year.

The proposed subject hotel's ADR penetration level is forecast to reach 109% by the stabilized period, consistent with our stabilized ADR positioning. Based on our review of the proposed improvements and the anticipated profile of the hotel product and its operation, it is our opinion that the ADR penetration level should be achievable with appropriate management and marketing. The proposed hotel's positioned stabilized ADR is projected to increase at the same rate as the overall market's ADR, prior to consideration of any ADR discounting during the hotel's ramp-up period.

The following table sets forth our concluding forecast of the proposed subject hotel's occupancy, ADR, and RevPAR, with corresponding penetration levels, for the first projection year through the stabilized year of operation. The competitive market's historical and projected occupancy, ADR, and RevPAR levels are presented for comparison, with the projections fiscalized to correspond with the proposed subject hotel's forecast, as appropriate.

FIGURE 6-6 COMPARISON OF HISTORICAL AND PROJECTED OCCUPANCY, ADR, AND REVPAR – PROPOSED SUBJECT PROPERTY AND MARKET

						Projected				
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Proposed Eagle Mountain City Hotel										
Occupancy						—	—	57.8 %	76.7 %	83.4 %
Change in Points						—	—	—	18.9	6.7
Occupancy Penetration						—	—	83.7 %	104.0 %	110.3 %
Average Rate					**$130.00**	$132.60	$136.58	$140.68	$144.90	$149.24
Change						—	3.0 %	3.0 %	3.0 %	3.0 %
Average Rate Penetration						108.8 %	108.8 %	108.8 %	108.8 %	108.8 %
RevPAR						—	—	$81.37	$111.20	$124.50
Change						—	—	—	36.7 %	12.0 %
RevPAR Penetration						—	—	91.1 %	113.1 %	120.0 %

	Historical					Projected				
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Competitive Set										
Occupancy	65.9 %	47.6 %	65.2 %	71.0 %	77.4 %	77.9 %	78.4 %	69.1 %	73.8 %	75.6 %
Change in Points	—	(18.2)	17.6	5.8	6.4	0.5	0.5	(9.3)	4.7	1.8
Average Rate	$102.78	$83.21	$99.62	$116.56	$119.49	$121.88	$125.54	$129.30	$133.18	$137.18
Change	—	(19.0) %	19.7 %	17.0 %	2.5 %	2.0 %	3.0 %	3.0 %	3.0 %	3.0 %
RevPAR	$67.72	$39.64	$64.96	$82.78	$92.48	$94.96	$98.48	$89.36	$98.31	$103.71
Change	—	(41.5) %	63.9 %	27.4 %	11.7 %	2.7 %	3.7 %	(9.3) %	10.0 %	5.5 %

The following occupancies and average rates will be used to project the proposed subject hotel's rooms revenue; this forecast reflects years beginning on January 1, 2026, which correspond with our financial projections.

FIGURE 6-7 FORECASTS OF OCCUPANCY AND AVERAGE RATE

Year	Occupancy	Average Rate
2026	58 %	$140.68
2027	77	144.90
2028	83	149.24

7. Projection of Income and Expense

In this chapter of our report, we have compiled a forecast of income and expense for the proposed subject hotel. This forecast is based on the facilities program set forth previously, as well as the occupancy and ADR forecast discussed previously.

The forecast of income and expense is expressed in current dollars for each year. The stabilized year is intended to reflect the anticipated operating results of the property over its remaining economic life given any or all applicable stages of build-up, plateau, and decline in the life cycle of the hotel. Thus, income and expense estimates from the stabilized year forward exclude from consideration any abnormal relationship between supply and demand, as well as any nonrecurring conditions that may result in unusual revenues or expenses. The ten-year period reflects the typical holding period of large real estate assets such as hotels. In addition, the ten-year period provides for the stabilization of income streams and comparison of yields with alternate types of real estate. The forecasted income streams reflect the future benefits of owning specific rights in income-producing real estate.

Comparable Operating Statements

In order to project future income and expense for the proposed subject hotel, we have included a sample of individual comparable operating statements from our database of hotel statistics. All financial data are presented according to the three most common measures of industry performance: ratio to sales (RTS), amounts per available room (PAR), and amounts per occupied room night (POR). These historical income and expense statements will be used as benchmarks in our forthcoming forecast of income and expense. The proposed subject hotel's stabilized statement of income and expense, deflated to 2023 dollars, is also presented.

FIGURE 7-1 COMPARABLE OPERATING STATEMENTS: RATIO TO SALES

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Subject
						Stabilized $
Year:	2022/23	2022/23	2022	2021/22	2019	2023
Number of Rooms:	90 to 120	140 to 180	90 to 120	80 to 110	120 to 160	130
Days Open:	365	365	365	365	365	365
Occupancy:	89%	84%	89%	73%	72%	83%
Average Rate:	$135	$149	$127	$132	$126	$128
RevPAR:	$121	$125	$113	$96	$90	$106
REVENUE						
Rooms	98.8 %	99.1 %	98.9 %	99.4 %	96.9 %	97.5 %
Other Operated Departments	0.6	0.5	0.6	0.6	3.1	1.9
Miscellaneous Income	0.5	0.4	0.5	0.0	0.0	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0
DEPARTMENTAL EXPENSES*						
Rooms	20.2	19.7	21.7	21.6	22.6	20.0
Other Operated Departments	144.2	63.7	160.2	93.5	48.1	50.0
Total	20.8	19.8	22.4	22.0	23.4	20.5
DEPARTMENTAL INCOME	79.2	80.2	77.6	78.0	76.6	79.5
UNDISTRIBUTED OPERATING EXPENSES						
Administrative & General	7.4	6.2	7.9	11.0	10.3	8.5
Info. and Telecom. Systems	1.2	0.9	1.2	0.7	1.1	1.0
Marketing	3.1	2.1	3.2	2.8	7.4	3.8
Franchise Fee	8.5	8.4	8.5	8.5	0.0	7.3
Property Operations & Maintenance	4.0	4.7	4.7	5.6	4.0	4.8
Utilities	2.8	3.5	2.9	4.6	3.0	3.4
Total	27.0	25.9	28.3	33.1	25.8	28.8
GROSS OPERATING PROFIT	52.2	54.3	49.3	44.9	50.8	50.7
Management Fee	3.4	3.3	3.5	3.0	7.0	3.0
INCOME BEFORE NON-OPER. INC. & EXP.	48.8	50.9	45.7	41.8	43.8	47.7
EBITDA LESS RESERVE	41.0 %	42.8 %	37.0 %	29.2 %	34.6 %	39.8 %

* Departmental expense ratios are expressed as a percentage of departmental revenues

FIGURE 7-2 COMPARABLE OPERATING STATEMENTS: AMOUNTS PER AVAILABLE ROOM

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Subject
						Stabilized $
Year:	**2022/23**	**2022/23**	**2022**	**2021/22**	**2019**	**2023**
Number of Rooms:	**90 to 120**	**140 to 180**	**90 to 120**	**80 to 110**	**120 to 160**	**130**
Days Open:	**365**	**365**	**365**	**365**	**365**	**365**
Occupancy:	**89%**	**84%**	**89%**	**73%**	**72%**	**83%**
Average Rate:	**$135**	**$149**	**$127**	**$132**	**$126**	**$128**
RevPAR:	**$121**	**$125**	**$113**	**$96**	**$90**	**$106**
REVENUE						
Rooms	$44,006	$45,667	$41,107	$35,129	$32,940	$38,813
Other Operated Departments	277	247	244	214	1,053	757
Miscellaneous Income	236	176	226	(6)	0	227
Total	44,520	46,091	41,578	35,337	33,993	39,797
DEPARTMENTAL EXPENSES						
Rooms	8,881	8,980	8,933	7,590	7,441	7,763
Other Operated Departments	400	157	391	200	506	379
Total	9,281	9,138	9,324	7,790	7,948	8,141
DEPARTMENTAL INCOME	35,239	36,953	32,253	27,547	26,046	31,656
UNDISTRIBUTED OPERATING EXPENSES						
Administrative & General	3,307	2,877	3,273	3,887	3,495	3,400
Info. and Telecom. Systems	531	407	503	245	362	400
Marketing	1,389	978	1,312	987	2,518	1,500
Franchise Fee	3,762	3,888	3,517	2,992	0	2,911
Property Operations & Maintenance	1,791	2,184	1,957	1,976	1,367	1,900
Utilities	1,239	1,605	1,217	1,621	1,032	1,350
Total	12,019	11,940	11,778	11,707	8,773	11,461
GROSS OPERATING PROFIT	23,220	25,013	20,475	15,840	17,273	20,195
Management Fee	1,492	1,538	1,470	1,060	2,380	1,194
INCOME BEFORE NON-OPER. INC. & EXP.	21,728	23,475	19,006	14,780	14,893	19,001
EBITDA LESS RESERVE	$18,264	$19,739	$15,352	$10,338	$11,744	$15,820

FIGURE 7-3 COMPARABLE OPERATING STATEMENTS: AMOUNTS PER OCCUPIED ROOM

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Subject
						Stabilized $
Year:	2022/23	2022/23	2022	2021/22	2019	2023
Number of Rooms:	90 to 120	140 to 180	90 to 120	80 to 110	120 to 160	130
Days Open:	365	365	365	365	365	365
Occupancy:	89%	84%	89%	73%	72%	83%
Average Rate:	$135	$149	$127	$132	$126	$128
RevPAR:	$121	$125	$113	$96	$90	$106
REVENUE						
Rooms	$134.89	$149.11	$127.25	$132.49	$125.87	$128.12
Other Operated Departments	0.85	0.81	0.76	0.81	4.02	2.50
Miscellaneous Income	0.72	0.58	0.70	(0.02)	0.00	0.75
Total	136.46	150.49	128.71	133.27	129.89	131.37
DEPARTMENTAL EXPENSES						
Rooms	27.22	29.32	27.65	28.62	28.43	25.62
Other Operated Departments	1.23	0.51	1.21	0.75	1.93	1.25
Total	28.45	29.84	28.87	29.38	30.37	26.87
DEPARTMENTAL INCOME	108.01	120.66	99.85	103.89	99.52	104.49
UNDISTRIBUTED OPERATING EXPENSES						
Administrative & General	10.14	9.40	10.13	14.66	13.35	11.22
Info. and Telecom. Systems	1.63	1.33	1.56	0.93	1.38	1.32
Marketing	4.26	3.19	4.06	3.72	9.62	4.95
Franchise Fee	11.53	12.70	10.89	11.28	0.00	9.61
Property Operations & Maintenance	5.49	7.13	6.06	7.45	5.22	6.27
Utilities	3.80	5.24	3.77	6.11	3.94	4.46
Total	36.84	38.99	36.46	44.15	33.52	37.83
GROSS OPERATING PROFIT	71.17	81.67	63.39	59.74	66.00	66.66
Management Fee	4.57	5.02	4.55	4.00	9.09	3.94
INCOME BEFORE NON-OPER. INC. & EXP.	66.60	76.65	58.84	55.74	56.91	62.72
EBITDA LESS RESERVE	$55.98	$64.45	$47.53	$38.99	$44.88	$52.22

The departmental income of the comparable properties ranged from 76.6% to 80.2% of total revenue. The comparable properties achieved a gross operating profit ranging from 44.9% to 54.3% of total revenue. We will refer to the comparable operating data in our discussion of each line item, which follows later in this section of the report.

Fixed and Variable Component Analysis

HVS uses a fixed and variable component model to project a lodging facility's revenue and expense levels. This model is based on the premise that hotel revenues and expenses have one component that is fixed and another that varies directly with occupancy and facility usage. A projection can be made by taking a known level of revenue or expense and calculating its fixed and variable components. The fixed

component is then increased in tandem with the underlying rate of inflation, while the variable component is adjusted for a specific measure of volume such as total revenue.

The actual forecast is derived by adjusting each year's revenue and expense by the amount fixed (the fixed expense multiplied by the inflated base-year amount) plus the variable amount (the variable expense multiplied by the inflated base-year amount) multiplied by the ratio of the projection year's occupancy to the base-year occupancy (in the case of departmental revenue and expense) or the ratio of the projection year's revenue to the base year's revenue (in the case of undistributed operating expenses). Fixed expenses remain fixed, increasing only with inflation. Our discussion of the revenue and expense forecast in this report is based upon the output derived from the fixed and variable model. This forecast of revenue and expense is accomplished through a systematic approach, following the format of the Uniform System of Accounts for the Lodging Industry (USALI). Each category of revenue and expense is estimated separately and combined at the end in the final statement of income and expense.

Inflation and Appreciation Assumptions

In consideration of the trends in the Consumer Price Index (CPI), inflation factors that directly influence lodging properties, projections set forth by economists surveyed, and the Federal Reserve's target inflation rate, we have applied a 3.0% underlying inflation rate in our analysis.

This annual rate of growth is applied to income and expenses after the stabilized year to reflect the longer-term expectation of asset appreciation by typical investors. This position is based on interviews with numerous market participants indicating a distinction in the expectations of near-term cost inflation (e.g., related to labor and supplies) versus long-term income growth that drives appreciation. Any exceptions to the application of the assumed underlying inflation and EBITDA Less Replacement Reserve growth rates are discussed in our write-ups of individual income and expense items.

Forecast of Revenue and Expense

Based on an analysis that will be detailed throughout this section, we have formulated a revenue-and-expense forecast through the fifth projection year, including amounts per available room and per occupied room, as illustrated in the following table. The second table illustrates our ten-year forecast of income and expense, presented with a lesser degree of detail. The forecasts pertain to years that begin on January 1, 2026, expressed in inflated dollars for each year (figures in the forecast year columns have been divided by 1,000 and reflect thousands of dollars).

FIGURE 7-4 DETAILED FORECAST OF INCOME AND EXPENSE

	2026 (Calendar Year)				2027				Stabilized				2029				2030			
Number of Rooms:	**130**				**130**				**130**				**130**				**130**			
Occupancy:	**58%**				**77%**				**83%**				**83%**				**83%**			
Average Rate:	**$140.68**				**$144.90**				**$149.24**				**$153.72**				**$158.33**			
RevPAR:	**$81.59**				**$111.57**				**$123.87**				**$127.59**				**$131.42**			
Days Open:	**365**				**365**				**365**				**365**				**365**			
Occupied Rooms:	**27,521**	**%Gross**	**PAR**	**POR**	**36,537**	**%Gross**	**PAR**	**POR**	**39,384**	**%Gross**	**PAR**	**POR**	**39,384**	**%Gross**	**PAR**	**POR**	**39,384**	**%Gross**	**PAR**	**POR**
OPERATING REVENUE																				
Rooms	$3,872	96.8 %	$29,785	$140.69	$5,294	97.4 %	$40,723	$144.90	$5,878	97.5 %	$45,215	$149.25	$6,054	97.5 %	$46,569	$153.72	$6,236	97.5 %	$47,969	$158.34
Other Operated Departments	98	2.5	756	3.57	109	2.0	838	2.98	115	1.9	882	2.91	118	1.9	909	3.00	122	1.9	936	3.09
Miscellaneous Income	30	0.7	227	1.07	33	0.6	251	0.89	34	0.6	265	0.87	35	0.6	273	0.90	37	0.6	281	0.93
Total Operating Revenues	4,000	100.0	30,768	145.34	5,436	100.0	41,812	148.77	6,027	100.0	46,362	153.04	6,208	100.0	47,751	157.62	6,394	100.0	49,186	162.36
DEPARTMENTAL EXPENSES *																				
Rooms	975	25.2	7,497	35.41	1,108	20.9	8,525	30.33	1,176	20.0	9,043	29.85	1,211	20.0	9,314	30.74	1,247	20.0	9,593	31.67
Other Operated Departments	53	53.5	405	1.91	55	50.8	425	1.51	57	50.0	441	1.46	59	50.0	454	1.50	61	50.0	468	1.54
Total Expenses	1,027	25.7	7,901	37.32	1,164	21.4	8,951	31.85	1,233	20.5	9,484	31.30	1,270	20.5	9,768	32.24	1,308	20.5	10,061	33.21
DEPARTMENTAL INCOME	2,973	74.3	22,867	108.02	4,272	78.6	32,862	116.92	4,794	79.5	36,879	121.73	4,938	79.5	37,982	125.37	5,086	79.5	39,125	129.15
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	449	11.2	3,457	16.33	491	9.0	3,777	13.44	515	8.5	3,961	13.07	530	8.5	4,079	13.47	546	8.5	4,202	13.87
Info & Telecom Systems	53	1.3	407	1.92	58	1.1	444	1.58	61	1.0	466	1.54	62	1.0	480	1.58	64	1.0	494	1.63
Marketing	198	5.0	1,525	7.20	217	4.0	1,666	5.93	227	3.8	1,747	5.77	234	3.8	1,800	5.94	241	3.8	1,854	6.12
Franchise Fee	290	7.3	2,234	10.55	397	7.3	3,054	10.87	441	7.3	3,391	11.19	454	7.3	3,493	11.53	468	7.3	3,598	11.88
Prop. Operations & Maint.	251	6.3	1,932	9.13	274	5.0	2,111	7.51	288	4.8	2,213	7.31	296	4.8	2,280	7.53	305	4.8	2,348	7.75
Utilities	178	4.5	1,373	6.48	195	3.6	1,500	5.34	204	3.4	1,573	5.19	211	3.4	1,620	5.35	217	3.4	1,668	5.51
Total Expenses	1,421	35.6	10,928	51.62	1,632	30.0	12,552	44.66	1,736	28.8	13,351	44.07	1,788	28.8	13,751	45.39	1,841	28.8	14,164	46.75
GROSS OPERATING PROFIT	1,552	38.8	11,939	56.40	2,640	48.6	20,309	72.26	3,059	50.7	23,527	77.66	3,150	50.7	24,231	79.98	3,245	50.7	24,960	82.39
Management Fee	120	3.0	923	4.36	163	3.0	1,254	4.46	181	3.0	1,391	4.59	186	3.0	1,433	4.73	192	3.0	1,476	4.87
INCOME BEFORE NON-OPR. INC. & EXP.	1,432	35.8	11,016	52.04	2,477	45.6	19,055	67.80	2,878	47.7	22,137	73.07	2,964	47.7	22,798	75.25	3,053	47.7	23,485	77.52
NON-OPERATING INCOME & EXPENSE																				
Property Taxes	148	3.7	1,141	5.39	153	2.8	1,175	4.18	157	2.6	1,210	4.00	162	2.6	1,247	4.12	167	2.6	1,284	4.24
Insurance	79	2.0	604	2.85	81	1.5	622	2.21	83	1.4	641	2.11	86	1.4	660	2.18	88	1.4	680	2.24
Total Expenses	227	5.7	1,745	8.24	234	4.3	1,797	6.39	241	4.0	1,851	6.11	248	4.0	1,907	6.29	255	4.0	1,964	6.48
EBITDA	1,205	30.1	9,271	43.80	2,244	41.3	17,258	61.40	2,637	43.7	20,285	66.96	2,716	43.7	20,892	68.96	2,798	43.7	21,521	71.04
Reserve for Replacement	80	2.0	615	2.91	163	3.0	1,254	4.46	241	4.0	1,854	6.12	248	4.0	1,910	6.30	256	4.0	1,967	6.49
EBITDA LESS RESERVE	$1,125	28.1 %	$8,656	$40.89	$2,080	38.3 %	$16,003	$56.94	$2,396	39.8 %	$18,431	$60.84	$2,468	39.8 %	$18,982	$62.66	$2,542	39.8 %	$19,554	$64.54

*Departmental expenses are expressed as a percentage of departmental revenues.

FIGURE 7-5 TEN-YEAR FORECAST OF INCOME AND EXPENSE

	2026		2027		2028		2029		2030		2031		2032		2033		2034		2035	
Number of Rooms:	**130**		**130**		**130**		**130**		**130**		**130**		**130**		**130**		**130**		**130**	
Occupied Rooms:	**27,521**		**36,537**		**39,384**		**39,384**		**39,384**		**39,384**		**39,384**		**39,384**		**39,384**		**39,384**	
Occupancy:	**58%**		**77%**		**83%**		**83%**		**83%**		**83%**		**83%**		**83%**		**83%**		**83%**	
Average Rate:	**$140.68**	**% of**	**$144.90**	**% of**	**$149.24**	**% of**	**$153.72**	**% of**	**$158.33**	**% of**	**$163.08**	**% of**	**$167.97**	**% of**	**$173.01**	**% of**	**$178.20**	**% of**	**$183.55**	**% of**
RevPAR:	**$81.59**	**Gross**	**$111.57**	**Gross**	**$123.87**	**Gross**	**$127.59**	**Gross**	**$131.42**	**Gross**	**$135.36**	**Gross**	**$139.42**	**Gross**	**$143.60**	**Gross**	**$147.91**	**Gross**	**$152.35**	**Gross**
OPERATING REVENUE																				
Rooms	$3,872	96.8 %	$5,294	97.4 %	$5,878	97.5 %	$6,054	97.5 %	$6,236	97.5 %	$6,423	97.5 %	$6,615	97.5 %	$6,814	97.5 %	$7,018	97.5 %	$7,229	97.5 %
Other Operated Departments	98	2.5	109	2.0	115	1.9	118	1.9	122	1.9	125	1.9	129	1.9	133	1.9	137	1.9	141	1.9
Miscellaneous Income	30	0.7	33	0.6	34	0.6	35	0.6	37	0.6	38	0.6	39	0.6	40	0.6	41	0.6	42	0.6
Total Operating Revenues	4,000	100.0	5,436	100.0	6,027	100.0	6,208	100.0	6,394	100.0	6,586	100.0	6,783	100.0	6,987	100.0	7,196	100.0	7,412	100.0
DEPARTMENTAL EXPENSES *																				
Rooms	975	25.2	1,108	20.9	1,176	20.0	1,211	20.0	1,247	20.0	1,285	20.0	1,323	20.0	1,363	20.0	1,404	20.0	1,446	20.0
Other Operated Departments	53	53.5	55	50.8	57	50.0	59	50.0	61	50.0	63	50.0	65	50.0	66	50.0	68	50.0	71	50.0
Total Expenses	1,027	25.7	1,164	21.4	1,233	20.5	1,270	20.5	1,308	20.5	1,347	20.5	1,388	20.5	1,429	20.5	1,472	20.5	1,516	20.5
DEPARTMENTAL INCOME	2,973	74.3	4,272	78.6	4,794	79.5	4,938	79.5	5,086	79.5	5,239	79.5	5,395	79.5	5,558	79.5	5,724	79.5	5,896	79.5
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	449	11.2	491	9.0	515	8.5	530	8.5	546	8.5	563	8.5	580	8.5	597	8.5	615	8.5	633	8.5
Info & Telecom Systems	53	1.3	58	1.1	61	1.0	62	1.0	64	1.0	66	1.0	68	1.0	70	1.0	72	1.0	74	1.0
Marketing	198	5.0	217	4.0	227	3.8	234	3.8	241	3.8	248	3.8	256	3.8	263	3.8	271	3.8	279	3.8
Franchise Fee	290	7.3	397	7.3	441	7.3	454	7.3	468	7.3	482	7.3	496	7.3	511	7.3	526	7.3	542	7.3
Prop. Operations & Maint.	251	6.3	274	5.0	288	4.8	296	4.8	305	4.8	314	4.8	324	4.8	334	4.8	344	4.8	354	4.8
Utilities	178	4.5	195	3.6	204	3.4	211	3.4	217	3.4	223	3.4	230	3.4	237	3.4	244	3.4	251	3.4
Total Expenses	1,421	35.6	1,632	30.0	1,736	28.8	1,788	28.8	1,841	28.8	1,897	28.8	1,953	28.8	2,012	28.8	2,072	28.8	2,135	28.8
GROSS OPERATING PROFIT	1,552	38.8	2,640	48.6	3,059	50.7	3,150	50.7	3,245	50.7	3,342	50.7	3,442	50.7	3,546	50.7	3,652	50.7	3,761	50.7
Management Fee	120	3.0	163	3.0	181	3.0	186	3.0	192	3.0	198	3.0	203	3.0	210	3.0	216	3.0	222	3.0
INCOME BEFORE NON-OPR. INC. & EXP.	1,432	35.8	2,477	45.6	2,878	47.7	2,964	47.7	3,053	47.7	3,145	47.7	3,238	47.7	3,336	47.7	3,436	47.7	3,539	47.7
NON-OPERATING INCOME & EXPENSE																				
Property Taxes	148	3.7	153	2.8	157	2.6	162	2.6	167	2.6	172	2.6	177	2.6	182	2.6	188	2.6	194	2.6
Insurance	79	2.0	81	1.5	83	1.4	86	1.4	88	1.4	91	1.4	94	1.4	97	1.4	99	1.4	102	1.4
Total Expenses	227	5.7	234	4.3	241	4.0	248	4.0	255	4.0	263	4.0	271	4.0	279	4.0	287	4.0	296	4.0
EBITDA	1,205	30.1	2,244	41.3	2,637	43.7	2,716	43.7	2,798	43.7	2,882	43.7	2,967	43.7	3,057	43.7	3,148	43.7	3,243	43.7
Reserve for Replacement	80	2.0	163	3.0	241	4.0	248	4.0	256	4.0	263	4.0	271	4.0	279	4.0	288	4.0	296	4.0
EBITDA LESS RESERVE	$1,125	28.1 %	$2,080	38.3 %	$2,396	39.8 %	$2,468	39.8 %	$2,542	39.8 %	$2,618	39.8 %	$2,696	39.7 %	$2,777	39.8 %	$2,860	39.8 %	$2,947	39.8 %

The following description sets forth the basis for the forecast of income and expense. We anticipate that it will take three years for the proposed subject hotel to reach a stabilized level of operation. Each revenue and expense item has been forecast based upon our review of the proposed subject hotel's operating budget and comparable income and expense statements. The forecast is based upon calendar years beginning January 1, 2026, expressed in inflated dollars for each year.

Rooms Revenue

Rooms revenue is determined by two variables: occupancy and average rate (ADR). We projected occupancy and ADR in a previous section of this report. The proposed subject hotel is expected to stabilize at an occupancy level of 83% with an ADR of $149.24 in 2028. Following the stabilized year, the proposed subject hotel's ADR is projected to increase along with the underlying rate of growth assigned to EBITDA Less Replacement Reserve.

Other Operated Departments Revenue

According to the USALI, other operated departments include any major or minor operated department other than rooms and F&B.

FIGURE 7-6 OTHER OPERATED DEPARTMENTS REVENUE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	0.6 %	0.5 %	0.6 %	0.6 %	3.1 %	2.5 %	1.9 %
Per Available Room	$277	$247	$244	$214	$1,053	$756	$757
Per Occupied Room	$0.85	$0.81	$0.76	$0.81	$4.02	$3.57	$2.50

Miscellaneous Income

The miscellaneous income sources comprise those other than guestrooms, F&B, and the other operated departments. Changes in this revenue item through the projection period result from the application of the underlying inflation rate and projected changes in occupancy.

FIGURE 7-7 MISCELLANEOUS INCOME

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	0.5 %	0.4 %	0.5 %	0.0 %	0.0 %	0.7 %	0.6 %
Per Available Room	$236	$176	$226	-$6	$0	$227	$227
Per Occupied Room	$0.72	$0.58	$0.70	-$0.02	$0.00	$1.07	$0.75

Rooms Expense

Rooms expense consists of items related to the sale and upkeep of guestrooms and public space. Salaries, wages, and employee benefits account for a substantial portion of this category. Although payroll varies somewhat with occupancy, and managers can generally scale the level of service staff on hand to meet an expected occupancy level, much of a hotel's payroll is fixed. A base level of front desk personnel, housekeepers, and supervisors must be maintained at all times. As a result, salaries, wages, and employee benefits are only moderately sensitive to changes in occupancy.

Commissions and reservations are usually based on room sales and, thus, are highly sensitive to changes in occupancy and ADR. While guest supplies vary 100% with occupancy, linens and other operating expenses are only slightly affected by volume.

FIGURE 7-8 ROOMS EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	20.2 %	19.7 %	21.7 %	21.6 %	22.6 %	25.2 %	20.0 %
Per Available Room	$8,881	$8,980	$8,933	$7,590	$7,441	$7,497	$7,763
Per Occupied Room	$27.22	$29.32	$27.65	$28.62	$28.43	$35.41	$25.62

Other Operated Departments Expense

Other operated departments expense includes all expenses reflected in the summary statements for the divisions associated in these categories, as discussed previously in this chapter.

FIGURE 7-9 OTHER OPERATED DEPARTMENTS EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	144.2 %	63.7 %	160.2 %	93.5 %	48.1 %	53.5 %	50.0 %
Per Available Room	$400	$157	$391	$200	$506	$405	$379
Per Occupied Room	$1.23	$0.51	$1.21	$0.75	$1.93	$1.91	$1.25

Administrative and General Expense

Administrative and general expense includes the salaries and wages of all administrative personnel who are not directly associated with a particular department. Expense items related to the management and operation of the property are also allocated to this category.

Most administrative and general expenses are relatively fixed. The exceptions are cash overages and shortages; commissions on credit card charges; provision for

doubtful accounts, which are moderately affected by the number of transactions or total revenue; and salaries, wages, and benefits, which are very slightly influenced by volume.

FIGURE 7-10 ADMINISTRATIVE AND GENERAL EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	7.4 %	6.2 %	7.9 %	11.0 %	10.3 %	11.2 %	8.5 %
Per Available Room	$3,307	$2,877	$3,273	$3,887	$3,495	$3,457	$3,400
Per Occupied Room	$10.14	$9.40	$10.13	$14.66	$13.35	$16.33	$11.22

Information and Telecommunications Systems Expense

Information and telecommunications systems expense consists of all costs associated with a hotel's technology infrastructure. This includes the costs of cell phones, administrative call and Internet services, and complimentary call and Internet services. Expenses in this category are typically organized by type of technology or the area benefiting from the technology solution.

Marketing Expense

Marketing expense consists of all costs associated with advertising, sales, and promotion; these activities are intended to attract and retain customers. Marketing can be used to create an image, develop customer awareness, and stimulate patronage of a property's various facilities.

The marketing category is unique in that all expense items, with the exception of fees and commissions, are totally controlled by management. Most hotel operators establish an annual marketing budget that sets forth all planned expenditures. If the budget is followed, total marketing expenses can be projected accurately.

Marketing expenditures are unusual because, although there is a lag period before results are realized, the benefits are often extended over a long period. Depending on the type and scope of the advertising and promotion program implemented, the lag time can be as short as a few weeks or as long as several years. However, the favorable results of an effective marketing campaign tend to linger, and a property often enjoys the benefits of concentrated sales efforts for many months.

FIGURE 7-11 MARKETING EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	3.1 %	2.1 %	3.2 %	2.8 %	7.4 %	5.0 %	3.8 %
Per Available Room	$1,389	$978	$1,312	$987	$2,518	$1,525	$1,500
Per Occupied Room	$4.26	$3.19	$4.06	$3.72	$9.62	$7.20	$4.95

Franchise Fee

As discussed previously, the proposed subject property is recommended to be franchised under a upper-midscale, extended-stay brand. Costs associated with this franchise, assuming a TownePlace Suites by Marriott for the purposes of this analysis only, are summarized in the introductory chapter in this report.

Marketing expense and franchise fees are often analyzed in total because hotels may account for some components of franchise expense in the marketing expense category. The subject property's total marketing and franchise expense has been forecast at 11.1% of total revenue on a stabilized basis; the comparable operating statements show a range from 7.4% to 11.7% of total revenue.

Property Operations and Maintenance

Property operations and maintenance expense is another expense category that is largely controlled by management. Except for repairs that are necessary to keep the facility open and prevent damage (e.g., plumbing, heating, and electrical items), most maintenance can be deferred for varying lengths of time.

Maintenance is an accumulating expense. If management elects to postpone performing a required repair, the expenditure has not been eliminated, only deferred until a later date. A lodging facility that operates with a lower-than-normal maintenance budget is likely to accumulate a considerable amount of deferred maintenance.

The age of a lodging facility has a strong influence on the required level of maintenance. A new or thoroughly renovated property is protected for several years by modern equipment and manufacturers' warranties. However, as a hostelry grows older, maintenance expenses escalate. A well-organized preventive maintenance system often helps delay deterioration, but most facilities face higher property operations and maintenance costs each year, regardless of the occupancy trend. The quality of initial construction can also have a direct impact on future maintenance requirements. The use of high-quality building materials and construction methods generally reduces the need for maintenance expenditures over the long term.

Changes in this expense item through the projection period result from the application of the underlying inflation rate and projected changes in occupancy.

FIGURE 7-12 PROPERTY OPERATIONS AND MAINTENANCE EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	4.0 %	4.7 %	4.7 %	5.6 %	4.0 %	6.3 %	4.8 %
Per Available Room	$1,791	$2,184	$1,957	$1,976	$1,367	$1,932	$1,900
Per Occupied Room	$5.49	$7.13	$6.06	$7.45	$5.22	$9.13	$6.27

Utilities Expense

The utilities consumption of a lodging facility takes several forms, including water and space heating, air conditioning, lighting, cooking fuel, and other miscellaneous power requirements. The most common sources of hotel utilities are electricity, natural gas, fuel oil, and steam. This category also includes the cost of water service.

Total energy cost depends on the source and quantity of fuel used. Electricity tends to be the most expensive source, followed by oil and gas. Although all hotels consume a sizable amount of electricity, many properties supplement their utility requirements with less expensive sources, such as gas and oil, for heating and cooking. The changes in this utilities line item through the projection period are a result of the application of the underlying inflation rate and projected changes in occupancy.

FIGURE 7-13 UTILITIES EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	2.8 %	3.5 %	2.9 %	4.6 %	3.0 %	4.5 %	3.4 %
Per Available Room	$1,239	$1,605	$1,217	$1,621	$1,032	$1,373	$1,350
Per Occupied Room	$3.80	$5.24	$3.77	$6.11	$3.94	$6.48	$4.46

Management Fee

Management expense consists of the fees paid to the managing agent contracted to operate the property. Some companies provide management services and a brand-name affiliation (first-tier management company), while others provide management services alone (second-tier management company). Some management contracts specify only a base fee (usually a percentage of total revenue), while others call for both a base fee and an incentive fee (usually a percentage of defined profit). Basic hotel management fees are often based on a percentage of total revenue, which means they have no fixed component. While base

fees typically range from 2.0% to 4.0% of total revenue, incentive fees are deal specific and often are calculated as a percentage of income available after debt service and, in some cases, after a preferred return on equity. Total management fees for the proposed subject hotel have been forecast at 3.0% of total revenue.

Property Taxes

Property (or ad valorem) tax is one of the primary revenue sources of municipalities. Based on the concept that the tax burden should be distributed in proportion to the value of all properties within a taxing jurisdiction, a system of assessments is established. Theoretically, the assessed value placed on each parcel bears a definite relationship to market value, so properties with equal market values will have similar assessments and properties with higher and lower values will have proportionately larger and smaller assessments.

Depending on the taxing policy of the municipality, property taxes can be based on the value of the real property or the value of the personal property and the real property. We have based our estimate of the proposed subject property's market value (for tax purposes) on an analysis of assessments of comparable hotel properties in the region.

FIGURE 7-14 COUNTY-ASSESSED VALUE OF COMPARABLE HOTELS

Hotel	Year Open	Land	Improvements	Total
Staybridge Suites Lehi Traverse Ridge Center	2019	$2,852,800	$7,205,420	$10,058,220
SpringHill Suites by Marriott Lehi at Thanksgiving Point	2007	2,255,000	8,132,400	10,387,400
Courtyard by Marriott Lehi at Thanksgiving Point	2014	2,322,200	8,137,800	10,460,000
Hilton Garden Inn Lehi	2017	3,017,000	15,386,200	18,403,200
Hyatt Place Lehi	2015	5,192,100	11,797,700	16,989,800
Hampton by Hilton Lehi Thanksgiving Point	2007	1,579,300	4,004,800	5,584,100
Holiday Inn Express & Suites Lehi Thanksgiving Point	2018	1,949,400	7,513,200	9,462,600
Tru by Hilton Lehi	2019	1,448,400	7,251,600	8,700,000
Home2 Suites by Hilton	2014	1,912,700	8,340,300	10,253,000
Assessments per Room	*# of Rms*			
Staybridge Suites Lehi Traverse Ridge Center	116	$24,593	$62,116	$86,709
SpringHill Suites by Marriott Lehi at Thanksgiving Point	94	23,989	86,515	110,504
Courtyard by Marriott Lehi at Thanksgiving Point	97	23,940	83,895	107,835
Hilton Garden Inn Lehi	132	22,856	116,562	139,418
Hyatt Place Lehi	131	39,634	90,059	129,693
Hampton by Hilton Lehi Thanksgiving Point	75	21,057	53,397	74,455
Holiday Inn Express & Suites Lehi Thanksgiving Point	96	20,306	78,263	98,569
Tru by Hilton Lehi	112	12,932	64,746	77,679
Home2 Suites by Hilton	103	18,570	80,974	99,544
Positioned Subject - Per Room	**130**	**$25,000**	**$85,000**	**$110,000**
Positioned Subject - Total		**$3,250,000**	**$11,050,000**	**$14,300,000**

Source: Utah County Assessor

We have positioned the future assessment levels of the subject site and proposed improvements based upon the illustrated comparable data. We have positioned these assessments closest to the SpringHill Suites by Marriott, Staybridge Suites, and Home2 Suites by Hilton because of the similarities in the all-suite product type and/or extended-stay product offering; overall, the positioned assessments are well supported by the market data. Additionally, while personal property taxable amounts could not be obtained for hotels in Utah County as a point of comparison, we have referenced the available personal property data in Salt Lake County, including similar product offerings, in order to estimate personal property assessments for the proposed subject hotel.

Tax rates are based on the city and county budgets, which change annually. The most recent tax rate in this jurisdiction was reported at 8.569%. The following table shows changes in the tax rate during the last several years.

FIGURE 7-15 COUNTY TAX RATES

Year	Real Property Millage Rate
2023	8.569

Source: Utah County Assessor

Based on comparable assessments and the tax rate information, the following table illustrates the proposed subject property's projected property tax expense levels.

FIGURE 7-16 PROJECTED PROPERTY TAX BURDEN (BASE YEAR)

	Real Property		
	Land	Improvements	Total
Positioned (Assessed Value)	$3,250,000	$11,050,000	$14,300,000
Millage Rate			8.569
Tax Burden as of Current Assessment Year			$122,537

FIGURE 7-17 PROJECTED PROPERTY TAX EXPENSE – REAL PROPERTY

	Real Property			
Year	Real Tax Burden (Positioned Prior to	Base Rate of Tax Burden Increase	% of Positioned Tax Burden	Taxes Payable
Positioned	$122,537	—		$122,537
2026	$122,537	9.8 %	100 %	$134,549
2027	134,549	3.0	100	138,586
2028	138,586	3.0	100	142,743
2029	142,743	3.0	100	147,025
2030	147,025	3.0	100	151,436
2031	151,436	3.0	100	155,979
2032	155,979	3.0	100	160,659

FIGURE 7-18 PROJECTED PROPERTY TAX EXPENSE – PERSONAL PROPERTY

Year	Personal Property: Personal Tax Burden (Positioned Prior to	Base Rate of Tax Burden Increase	% of Positioned Tax Burden	Taxes Payable
Positioned	$12,544	—		$12,544
2026	$12,544	9.8 %	100 %	$13,774
2027	13,774	3.0	100	14,187
2028	14,187	3.0	100	14,612
2029	14,612	3.0	100	15,051
2030	15,051	3.0	100	15,502
2031	15,502	3.0	100	15,967
2032	15,967	3.0	100	16,446

FIGURE 7-19 PROJECTED PROPERTY TAX EXPENSE – SUMMARY

Year	Taxes Payable: Real	Personal	Total	Total Tax Payable
Positioned	$122,537	$12,544	$135,081	$135,081
2026	$134,549	$13,774	$148,323	$148,323
2027	138,586	14,187	152,773	152,773
2028	142,743	14,612	157,356	157,356
2029	147,025	15,051	162,076	162,076
2030	151,436	15,502	166,939	166,939
2031	155,979	15,967	171,947	171,947
2032	160,659	16,446	177,105	177,105

Insurance Expense

The insurance expense category consists of the cost of insuring the hotel and its contents against damage or destruction by fire, weather, sprinkler leakage, boiler explosion, plate glass breakage, and so forth. General insurance costs also include premiums relating to liability, fidelity, and theft coverage.

Insurance rates are based on many factors, including building design and construction, fire detection and extinguishing equipment, fire district, distance from the firehouse, and the area's fire experience. Insurance expenses do not vary with occupancy.

FIGURE 7-20 INSURANCE EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2026	Deflated Stabilized
Percentage of Revenue	1.5 %	1.5 %	1.6 %	1.0 %	0.7 %	2.0 %	1.4 %
Per Available Room	$670	$696	$663	$347	$252	$604	$550
Per Occupied Room	$2.05	$2.27	$2.05	$1.31	$0.96	$2.85	$1.82

Reserve for Replacement

Furniture, fixtures, and equipment (FF&E) are essential to the operation of a lodging facility, and their quality often influences a property's class. This category includes all non-real estate items that are capitalized, rather than expensed. The FF&E of a hotel are exposed to heavy use and must be replaced at regular intervals. The useful life of these items is determined by their quality, durability, and the amount of guest traffic and use.

Periodic replacement of FF&E is essential to maintain the quality, image, and income-producing potential of a lodging facility. Because capitalized expenditures are not included in the operating statement but affect an owner's cash flow, a forecast of income and expense should reflect these expenses in the form of an appropriate reserve for replacement.

The International Society of Hospitality Consultants (ISHC) oversees a major industry-sponsored study of the capital expenditure requirements for full-service/luxury, select-service, and extended-stay hotels. The most recent study was published in 2023.[6] Historical capital expenditures of well-maintained hotels were investigated through the compilation of data provided by most of the major hotel companies in the United States. A prospective analysis of future capital expenditure requirements was also performed based upon the cost to replace short- and long-lived building components over a hotel's economic life. The study showed that the capital expenditure requirements for hotels vary significantly from year to year and depend upon both the actual and effective ages of a property. The results of this study showed that hotel lenders and investors are requiring reserves for replacement ranging from 4.0% to 5.0% of total revenue.

Based upon the results of our analysis, our review of the proposed subject asset, and current industry norms, a reserve for replacement equal to 4.0% of total revenues has been factored into our forecast of revenue and expense for funding the periodic

[6] The International Society of Hotel Consultants, *CapEx 2023, A Study of Capital Expenditures in the U.S. Hotel Industry*.

replacement of the proposed subject property's FF&E. This amount has been ramped up during the initial projection period.

Forecast of Revenue and Expense Conclusion

Projected total revenue, gross operating profit, and EBITDA Less Replacement Reserve are set forth in the following table.

FIGURE 7-21 FORECAST OF REVENUE AND EXPENSE CONCLUSION

		Total Revenue		Gross Operating Profit		House	EBITDA Less Replacement Reserve		
	Year	Total	% Change	Total	% Change	Profit Ratio	Total	% Change	As a % of Ttl Rev
Projected	2026	$4,000,000	—	$1,552,000	—	38.8 %	$1,125,000	—	28.1 %
	2027	5,436,000	35.9 %	2,640,000	70.1 %	48.6	2,080,000	84.9 %	38.3
	2028	6,027,000	10.9	3,059,000	15.9	50.7	2,396,000	15.2	39.8
	2029	6,208,000	3.0	3,150,000	3.0	50.7	2,468,000	3.0	39.8
	2030	6,394,000	3.0	3,245,000	3.0	50.7	2,542,000	3.0	39.8

8. Statement of Assumptions and Limiting Conditions

1. This report is set forth as a market study of the proposed subject hotel; this is not an appraisal report.
2. This report is to be used in whole and not in part.
3. No responsibility is assumed for matters of a legal nature, nor do we render any opinion as to title, which is assumed marketable and free of any deed restrictions and easements; the property is evaluated as free and clear unless otherwise stated.
4. We assume that there are no hidden or unapparent conditions of the sub-soil or structures, such as underground storage tanks, that would affect the property's development potential. No responsibility is assumed for these conditions or for any engineering that may be required to discover them.
5. We have not considered the presence of potentially hazardous materials or any form of toxic waste on the project site. We are not qualified to detect hazardous substances and urge the client to retain an expert in this field if desired.
6. The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have assumed the proposed hotel would be designed and constructed to be in full compliance with the ADA.
7. We have made no survey of the site, and we assume no responsibility in connection with such matters. Sketches, photographs, maps, and other exhibits are included to assist the reader in visualizing the property. It is assumed that the use of the described real estate will be within the boundaries of the property described, and that no encroachment will exist.
8. All information, financial operating statements, estimates, and opinions obtained from parties not employed by TS Worldwide, LLC, are assumed true and correct. We can assume no liability resulting from misinformation.
9. Unless noted, we assume that there are no encroachments, zoning violations, or building violations encumbering the subject site.
10. The property is assumed to be in full compliance with all applicable federal, state, local, and private codes, laws, consents, licenses, and regulations (including the appropriate liquor license if applicable), and that all licenses, permits, certificates, franchises, and so forth can be freely renewed or transferred to a purchaser.

11. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless specified otherwise.

12. None of this material may be reproduced in any form without our written permission, and the report cannot be disseminated to the public through advertising, public relations, news, sales, or other media.

13. We are not required to give testimony or attendance in court because of this analysis without previous arrangements and shall do so only when our standard per-diem fees and travel costs have been paid prior to the appearance.

14. If the reader is making a fiduciary or individual investment decision and has any questions concerning the material presented in this report, it is recommended that the reader contact us.

15. We take no responsibility for any events or circumstances that take place subsequent to the date of our field inspection.

16. The quality of a lodging facility's onsite management has a direct effect on a property's economic viability. The financial forecasts presented in this analysis assume responsible ownership and competent management. Any departure from this assumption may have a significant impact on the projected operating results.

17. The financial analysis presented in this report is based upon assumptions, estimates, and evaluations of the market conditions in the local and national economy, which may be subject to sharp rises and declines. Over the projection period considered in our analysis, wages and other operating expenses may increase or decrease because of market volatility and economic forces outside the control of the hotel's management. We assume that the price of hotel rooms, food, beverages, and other sources of revenue to the hotel will be adjusted to offset any increases or decreases in related costs. We do not guarantee that our estimates will be attained, but they have been developed based upon information obtained during the course of our market research and are intended to reflect the expectations of a typical hotel investor as of the stated date of the report.

18. This analysis assumes continuation of all Internal Revenue Service tax code provisions as stated or interpreted on either the date of this analysis or the date of our field inspection, whichever occurs first.

19. Many of the figures presented in this report were generated using sophisticated computer models that make calculations based on numbers carried out internally to many decimal places. In the interest of simplicity, most numbers have been rounded to the nearest tenth of a percent; thus, these figures may be subject to small rounding errors.

20. It is agreed that our liability to the client is limited to the amount of the fee paid as liquidated damages. Our responsibility is limited to the client; the use of this report by third parties shall be solely at the risk of the client and/or third parties. The use of this report is also subject to the terms and conditions set forth in our engagement letter with the client.

21. Evaluating and comprising financial forecasts for hotels is both a science and an art. Although this analysis employs various mathematical calculations to provide projections, the final forecasts are subjective and may be influenced by our experience and other factors not specifically set forth in this report.

22. This study was prepared by TS Worldwide, LLC. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by our staff as company employees, rather than as individuals.

Lauren Reynolds

EMPLOYMENT

February 2023 to present	HVS CONSULTING AND VALUATION SERVICES Salt Lake City, Utah
January 2019–February 2023	HVS CONSULTING AND VALUATION SERVICES Portland, Oregon
June 2018–August 2018	*Internship* – HVS CONSULTING AND VALUATION SERVICES Portland, Oregon
May 2017–August 2017	HYATT AT OLIVE 8 CORPORATE ROOMS INTERN Seattle, Washington
2014–2018	MICHIGAN STATE UNIVERSITY East Lansing, Michigan

EDUCATION AND OTHER TRAINING

BS – The School of Hospitality Business, Michigan State University
Specialization in Real Estate Investment Management

Smith Travel Research (STR) Certification in Hotel Industry Analytics (CHIA)

Other Specialized Training Classes Completed:
MAI - Advanced Income Capitalization
Uniform Standards of Professional Appraisal Practice
Basic Appraisal Principles
Basic Appraisal Procedures
General Appraiser Income Approach (Parts I and II)
General Appraiser Market Analysis and HBU
General Appraiser Site Valuation and Cost Approach
Real Estate Finance, Statistics, and Valuation Modeling
General Appraiser Report Writing and Case Studies
General Appraiser Sales Comparison Approach
Expert Witness for Commercial Appraisers
Commercial Appraisal Review
Small Hotel Valuation
Biennial USPAP Updates

STATE CERTIFICATION

Arizona, California, Colorado, Idaho, Montana, Utah, Washington, Wyoming

PUBLISHED ARTICLES AND PRESS COVERAGE

Utah Business – NAIOP 2023	"Utah's Stunning Horizon," pp. 42–45
HVS Journal	"Boise's Rise: Small Big City in the Convention Landscape," co-authored with Eileen Bosworth, April 2023
HVS Journal	"Southwestern Utah is Booming, Attracting National Investor Interest," January 2023
HVS Journal	"Salt Lake City Development Spurs Additional Investor Interest in This Emerging Hotel Market", co-authored with Ryan Mark, December 2022
HVS Journal	"Lodging Market Overview: Bend, Oregon," co-authored with HVS Portland, December 2021
HVS Journal	"COVID-19's Impact on the Portland Lodging Market," co-authored with HVS Portland, February 2021
HVS Journal	"COVID-19's Impact on the Seattle Lodging Market," co-authored with HVS Portland, December 2020
HVS Journal	"HVS Market Pulse: Wyoming & Montana," co-authored with Katy Black, December 2020
HVS Journal	"HVS Market Pulse: Kalispell and Whitefish, Montana," January 2020
HVS Journal	"HVS Market Pulse: Interstate 5 Corridor Tourism Destinations in Oregon," co-authored with Breanna S. Smith, November 2019

SAMPLE LIST OF PROPERTIES APPRAISED OR EVALUATED

ARKANSAS
Hot Springs Treehouses, Hot Springs
Hot Springs Treehouses Land Appraisal, Hot Springs
Hotel Hot Springs, Hot Springs
Motel 6, Little Rock

ARIZONA
Grand Canyon Inn & Motel, Williams
Proposed Resort, Marble Canyon
Proposed Holiday Inn, Page
La Quinta Inn & Suites by Wyndham, Holbrook
Hampton by Hilton, Carefree
Gila Bend Lodge, Gila Bend
Motel 6, Tempe
Best Western Plus, Tucson
Motel 6, Tempe
Gila Bend Lodge, Gila Bend

CALIFORNIA
Proposed Outbound Hotel Yosemite, Oakhurst
Proposed Hotel Yosemite, Oakhurst
Proposed Terra Vi Resort Yosemite, Groveland
Sierra Nevada Resort & Spa, Mammoth Lakes
Proposed Hotel Mammoth Village, Mammoth Lakes
Proposed Hyatt Caption, Mammoth Lakes
Jeffrey Hotel, South Lake Tahoe
Firelite Lodge, Tahoe Vista
Black Bear Lodge, Big Bear Lake
Creekside Lodge, Markleeville
Proposed Glamping Resort, Malibu
Proposed Hotel Downtown Lodi, Lodi
Baymont Inn & Suites, Anderson
Embassy Suites Arcadia Pasadena, Arcadia
Best Western, Auburn
Best Western Plus, El Cajon
Quality Inn & Suites, El Cajon
Fairfield Inn by Marriott, Elk Grove
University Inn, Fresno
Fullerton Lodge, Fullerton
Lompoc Inn, Lompoc
Residence Inn by Marriott, Manhattan Beach
Ayres Inn, Ontario
Motel 6, Ontario
Proposed Oroville Hotel, Oroville
Proposed Sanctity Hotel, Rancho Cucamonga
Orange Show Inn, San Bernardino
Proposed Home2 Suites by Hilton, San Bernardino
Mark Twain/Tilden Hotel, San Francisco
Marriott San Diego Mission Valley, San Diego
Embassy Suites by Hilton, Temecula
Fairfield Inn by Marriott, Tulare
Proposed Avid Hotel Victorville, Victorville
Proposed Fairfield Inn by Marriott, Victorville
Quality Inn & Suites, Weed
Holiday Inn Express, Westley
Hilton Garden Inn, Bakersfield
Hilton Garden Inn, East Lake Forest
Hampton by Hilton East Lake Forest

COLORADO
Holiday Inn Express, Cortez

IDAHO
Hotel 43, Boise
The Grove Hotel, Boise
Anniversary Inn, Boise
Courtyard by Marriott Boise Downtown, Boise
Ashley Inn, Cascade
Proposed Staybridge Suites, Idaho Falls
Proposed Everhome Suites, Nampa
Lava Hot Springs Inn, Lava Hot Springs

ILLINOIS
Westin Northwest, Chicago

MONTANA
Cedar Creek Lodge, Columbia Falls
Proposed Terra Vi Resort, Columbia Falls
Wonderstone Hotel, Columbia Falls
Under Canvas Glacier, Coram
Holiday Inn Express, Kalispell
Motel 6, Kalispell
Izaak Walton Inn Conversion to LOGE Hotel, Essex
Proposed Whitefish Hotel, Whitefish
Under Canvas Yellowstone, West Yellowstone
Dreamcatcher Tipi Hotel, Gardiner
Roosevelt Hotel, Gardiner
Proposed AC by Marriott, Bozeman
Proposed Everhome Suites, Bozeman
Quality Inn & Suites, Bozeman
Proposed Four Corners Hotel, Four Corners
Proposed Four Corners Hotel, Four Corners
Proposed Glamping Resort, Gallatin Gateway
Proposed Camp Satori Glamping Resort, Silver Star
Proposed Hotel, Missoula
Hilton Garden Inn Missoula, Missoula
Tamarack Inn, Missoula
Proposed Greystone Inn, an Ascend Collection Hotel, Great Falls
Days Inn by Wyndham, Helena
Holiday Inn Express, Helena

NEVADA
Hampton by Hilton Las Vegas Airport, Las Vegas
Holiday Inn Express & Suites, Ely

NEW MEXICO
Proposed Baymont Inn & Suites by Wyndham, Carlsbad

OHIO
Hampton by Hilton, Akron

OREGON
Sunriver Resort, Sunriver
Fairfield Inn by Marriott, Klamath Falls
Best Western Plus Olympic Inn, Klamath Falls
Proposed Home2 Suites by Hilton, Klamath Falls
Plaza Inn & Suites at Ashland Creek, Ashland
SunView Motel & Resort, Terrebonne
Home2 Suites by Hilton, Bend
Hampton by Hilton, Redmond
Proposed Hampton by Hilton Redmond, Redmond
Columbia Gorge Resort and Spa, Hood River
Columbia Gorge Resort and Spa Expansion, Hood River
Proposed Gilbert Block Hotel, Seaside
Proposed Cave Junction Hotel, Cave Junction
Home2 Suites by Hilton, Eugene
Proposed Takelma Lodge, Grants Pass
Proposed Hotel, Boardman
Proposed MyPlace, Boardman
Bed & Breakfast, Independence
Best Western, Lakeview
Inn at Wecoma, Lincoln City
McMinnville Airbnb, McMinnville
Clarion Inn & Suites, Medford
Proposed SpringHill Suites by Marriott, Medford
Best Western, Oakridge
Surf & Sand Inn, Pacific City
Country Inn & Suites by Radisson, Portland
Hilton Portland Downtown, Portland
Comfort Suites, Springfield
Hampton by Hilton, Sherwood
Shady Oaks Motel, Roseburg
Oregon Motor Motel, The Dalles

PENNSYLVANIA
Proposed Split Rock Resort & Golf Club Glamping Expansion, Lake Harmony

SOUTH DAKOTA
Under Canvas Mount Rushmore, Keystone
Proposed Hyatt Place Rapid City, Rapid City

TENNESSEE
Under Canvas Great Smoky Mountains, Pigeon Forge
Proposed Yonder Resort Great Smokey Mountains, Townsend

UTAH
Red Mountain Resort, Ivins
LaFave Expansion, Springdale
Proposed Camp Kaia, an Outdoor Citizen Resort, Kanab
Proposed Elderberry Resort, Orderville, UT
Proposed Hot Springs Resort, La Verkin
Goulding's Lodge, Monument Valley
Proposed Gateway Lodge Zion, Mount Carmel
Proposed East Gate Lodge Zion, Orderville
Proposed Luxury Hotel at Highground Zion, Orderville
Proposed Candlewood Suites, St. George
Proposed Avid Hotel, St. George
Proposed Homewood Suites by Hilton, Bryce Canyon City
Proposed Hampton by Hilton, Bryce Canyon City
Best Western Canyonlands, Moab
Virginian Motel, Moab
Moab Market Studies, Moab
Proposed Pendry Park City, Park City
Sheraton, Park City
Fairfield by Marriott, Richfield
Strawberry Bay Marina Expansion, Heber City
Hampton by Hilton, Tremonton
Holiday Inn Express, Price
Best Western Holiday Hills, Coalville
Proposed Dual-Brand Hotel, Draper
Proposed Everhome Suites, Draper
Proposed Hotel, Herriman
Proposed Everhome Suites, Farmington
Beaver Creek Lodge, Garden City
Oquirrh Mountain Inn, Lake Point
Proposed Fairfield by Marriott, Fillmore
Proposed WoodSpring Suites, Lindon
Proposed WoodSpring Suites, Saratoga Springs
Holiday Inn Express, Vernal
Proposed WoodSpring Suites, West Jordan
Proposed WoodSpring Suites, West Valley City
Proposed Cobblestone Inn & Suites, Ephraim

VERMONT
Purchase Price Allocation Town & Country, Stowe

WASHINGTON
Alta Crystal Resort Mount Rainier, Enumclaw
Nisqually Lodge Mount Rainier, Ashford
Cowlitz River Lodge Mount Rainier, Packwood
Proposed Dual-Brand Hotel, Leavenworth
River Run Inn & Cabins North Cascades, Winthrop
Cascade Mountain Lodge North Cascades, Concrete
Bellis Inn, Bellingham
Days Inn by Wyndham Bellingham, Bellingham
Morning Glory Inn, Bellingham

Motel 6, Bellingham
Sterling Motor Inn, Burlington
Sequim Bay Lodge, Sequim
Proposed Marina Hotel, Des Moines
Proposed Home2 Suites Ellensburg, Ellensburg
Red Lion, Wenatchee
Red Lion, Wenatchee
Proposed Paine Field Hotel, Everett
Proposed Hotel, Federal Way
Ocean Crest Resort, Moclips
Old Alcohol Plant Hotel, Port Hadlock
Hilton Garden Inn, Redmond
Courtyard by Marriott Downtown Seattle, Seattle
Proposed Little Creek Casino Resort Expansion, Shelton
DoubleTree by Hilton Spokane City Center, Spokane
Holiday Inn Express, Auburn
Camas Hotel, Camas
Comfort Inn Colville, Colville
Best Western Liberty Inn, DuPont
Mill Village Motel, Eatonville
GuestHouse Hotel, Enumclaw
Best Western, Ephrata
New Horizon Motel, Federal Way
Hampton by Hilton, Kennewick
Red Lion, Kennewick
Comfort Inn, Lacey
Proposed Hilton Garden Inn Lynnwood, Lynnwood
Crest Trail Lodge, Randle
Courtyard by Marriott, Richland
Holiday Inn Express, Spokane
Quality Inn SeaTac Airport, SeaTac
SureStay Plus SeaTac Airport, SeaTac
Motel 6 Seattle Airport, Seattle
Seattle Airport Marriott, Seattle
Proposed Stanwood Hotel, Stanwood
Hampton by Hilton Seattle Southcenter, Tukwila
Proposed La Quinta Inn & Suites, Yakima
Red Roof Inn, Yakima

WYOMING
Amangani Resort, Jackson
Cloudveil, an Autograph Collection Hotel, Jackson
Homewood Suites by Hilton, Jackson
Mountain Modern Hotel, Jackson
Spring Creek Ranch, Jackson
SpringHill Suites by Marriott, Jackson
Buffalo Inn, Buffalo

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Drive-Thru Escape Lanes - CODE AMENDMENT
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-Initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:

The attached code draft (in a different rendition) was attached to zoning amendments that made their way through the public hearing process to be codified. Since that time, the language has been modified to make it more condensed. The site plan review process would vet the proper application of the proposed language that introduces the requirement for some form of escape/bypass lane to be a part of the design and installation of drive-thru lanes. In general, the Planning Commission and City Council seemed mostly favorable with the idea but wanted to address it when time better permitted.

ITEMS FOR CONSIDERATION:

For the sake of safety and convenience, the attached drive-thru code amendment draft is proposed by Staff for City officials' consideration. The code represents a parity of other standards in use for years in other jurisdictions. Utah seems to be shy of such to date but as new growth carries forward, such should be anticipated. Already, varying businesses (usually fast food related) already make them part of their site design and many banks and credit unions incorporate them by default given their building designs to improve product delivery efficiency, and relieve, potential, perceived liability.

Escape or bypass lanes contemplated by the draft language are not intended to be egregious in the amount of land they consume. Any space given over to them may be considered very worthwhile given their possible benefit. A vehicle trapped (and/or blocking other vehicles) in a standard drive-thru with no confirmable, easy way to exit in the case of emergency or other reason is an undesirable predicament the revamped code language is intended to help remedy.

Most of the language in the amendment is already in code, with some changes to the format and wording of 17.55 [first paragraph and subsections A, B, C, E.3, F, & G including the addition of a new E. that requires some form of minimal escape/bypass lane area in

conjunction with the creation and use of a drive-thru] and to 17.75.069 by striking that section.

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City's Council whether to, ultimately, approve or not in a given format.

RECOMMENDATION:

Staff recommends that the Planning Commission advance a favorable recommendation regarding the proposed code changes to the City Council contingent upon any changes being made to the amendments as preferred by the Commission prior to Council review.

ATTACHMENTS:

Drive-Thru Amendment(s)

17.35.050 Generally applicable provisions.

All development projects within the commercial zones in this chapter shall conform to the following general requirements:

…

L. Drive-Through Lanes. Drive-through lanes shall comply with standards in section 17.55.130. ~~be located away from adjoining residential developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise. Where possible, public access doors shall not be located in an area that requires pedestrians/customers to cross drive-through lanes. Where unavoidable, improvements shall be provided to slow vehicles or improve visibility for pedestrians. [Ord. O-12-2020 § 2 (Exh. A); Ord. O-06-2020 § 2 (Exh. A)].~~

Chapter 17.55
OFF-STREET PARKING

Sections:

17.55.010 What this chapter does.
17.55.020 Purpose.
17.55.030 Off-street parking required.
17.55.040 General provisions for nonresidential and multifamily off-street parking facilities.
17.55.050 Submittal and approval of parking areas.
17.55.060 Dimensions for parking stalls.
17.55.070 Handicapped accessible parking.
17.55.080 Landscaping in parking and drive lane areas.
17.55.090 Pedestrian walkways and accesses.
17.55.100 Shared parking and curb cuts.
17.55.110 Required parking by land use.
17.55.120 Tables.
17.55.130 Drive-Thru Regulations

17.55.130 Drive-Thru Regulations

The following standards shall apply to all commercial drive-thrus (e.g., banks, fast food establishments, pharmacies, etc.) in the city. Drive-thrus are permitted (unless prohibited by terms of a development agreement, rezone, or conditional use permit) provided they comply with the standards listed hereafter. Where proposed, drive-thrus shall be designed to:

A. Prevent or discourage vehicles from queuing over sidewalks or public streets and not interfere with pedestrian or vehicle on-site circulation.

B. Not have curbing, gates or other impediments that prevent a vehicle from exiting drive lanes.

C. Only have one driveway providing vehicular access to and from the drive-through window or service area from any street or service drive.

D. Minimize on-site, internal traffic conflicts in order to keep traffic from backing into a street or blocking access to any required parking spaces located on the same property.

E. Be accompanied by a 10’ wide, unobstructed emergency escape/bypass lane adjacent to drive-through lane starting 20’ past the drive-thru entry point and proceeding at least 20’ past the drive-thru window whereafter it may continue, or, be merged back into the main drive-thru lane.

> Exception: If a drive-thru splits into multiple lanes, then the escape lane shall follow the outer side of the lane farthest from the drive-up facility. Thus, in such a situation, multiple escape lanes are not required at the diversion point.

F Have a 6’ high masonry wall or solid fence as a buffer erected and maintained along any property line that abuts a residential use or zone across from a drive-thru.

G. Feature clearly marked lanes with via devices such as cones, signs or painted lines.

H. Not reduce a business’s provision of parking spaces on-site below the minimum stall count required for that use.

~~17.75.069 Restaurant with drive-through services.~~

~~Restaurants with drive-through services may be permitted only where:~~

~~A. Purpose. The specific purposes of these regulations are to:~~

> ~~1. Reduce noise, lighting, and visual impacts on abutting uses, particularly residential uses;~~
>
> ~~2. Promote safer and more efficient on-site vehicular and pedestrian circulation; and~~
>
> ~~3. Reduce conflicts between queued vehicles and traffic on adjacent streets.~~

~~B. Site Plan. An applicant for a restaurant with drive-through service shall submit a site plan that includes: a parking and circulation plan, driveway locations, placement of audio equipment (if applicable), placement of message and/or menu boards, and a litter cleanup plan.~~

~~C. Litter Cleanup Plan. A litter cleanup plan shall address litter cleanup on and off site and shall include, but not be limited to, a litter pickup schedule and a map of the cleanup area.~~

~~D. Stacking Lanes.~~

> ~~1. A minimum of 120 feet for a single stacking lane or 60 feet per lane when there is more than one stacking lane. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.~~
>
> ~~2. Stacking lanes shall be designed so that they do not interfere with parking, pedestrian and vehicle circulation; and~~

3. All stacking lanes shall be clearly identified through the use of means such as striping, landscaping, and signs.

E. Traffic Circulation.

1. Only one driveway providing vehicular access to and from the drive-through window or service area shall be provided from any street;

2. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and

3. A traffic study addressing both on- and off-site traffic and circulation impacts may be required as part of the site plan application.

F. Drive-Through Location. Drive-through lanes and windows shall be located away from adjacent residential uses.

G. Noise. Noise emitted from drive-through service windows and related features such as remote ordering equipment at outdoor menu boards shall not create a nuisance or disturbance for abutting properties.

H. Buffer. When a drive-through use adjoins any residential use or residential zone, a minimum six-foot-high masonry wall or solid fence shall be erected and maintained along such property line. [Ord. O-27-2020 § 2 (Exh. A)].

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Livestock Housing Setbacks - CODE AMENDMENT
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-Initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
Conflict between two neighbors over the placement of a chicken coop brought to light the need to slightly modify the code's portrayal of required setbacks for accessory livestock structures to other structures nearby and the need to define the word "structure". The amendments do not change current policy (memorialized as code), but rather clarify separations for livestock quartering. This item was heard in November of last year but as nearly seven months have passed since then, Staff deems it wise to have the item re-reviewed.

ITEMS FOR CONSIDERATION:
Eagle Mountain's zoning code is in need of additional, commonly used zoning terms within its pages. Various ordinances are being currently produced that are filling that need. This code has but one -- but it is a very frequently used one: "structure." Also, (as noted in the Background field), a dispute between two neighbors over the location of a chicken coop revealed the need to clarify in our code what the setback is that pertains to structures that house livestock [as defined -- which definition excludes chickens] vs. those that just house animals not defined to be livestock). The basic, attached amendments seek to remedy the matter. The legal opinion provided (see attached exhibit) affirms Staff's interpretation and subsequent code amendment respecting offsets required for coops.

REQUIRED FINDINGS:
Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City's Council whether to, ultimately, approve or not in a given format.

RECOMMENDATION:

Staff recommends that the Planning Commission advance a favorable recommendation regarding the proposed code changes to the City Council contingent upon any changes being made to the amendments as preferred by the Commission prior to Council review.

ATTACHMENTS:

Livestock Housing Setbacks Clarified

Chicken Coop Setback Req. Legal Opinion

Chapter 17.10
DEFINITIONS

Sections:

17.10.010 What this chapter does.
17.10.020 General purpose.
17.10.030 Definitions.

17.10.030 Definitions.

"Structure" means a combination of materials constructed and erected permanently on the ground or attached to something having a permanent location on the ground or on a movable support system like skids. Typically, structures are buildings. Not included are residential fences less than six feet in width, retaining walls, rockeries and similar improvements of a minor character less than three feet in height.

17.25.040 Residential development standards.

This development standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	**RA1**	**RA2**	**RD1**	**RD2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**
Minimum Setbacks for Accessory Structures											
Front	Same as principal structure										
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'
Street Side	Same as principal structure										
~~Distance from a Residential Dwelling~~	~~Structures housing animals: 50' from neighboring residences; 6' all other structures~~					~~6'~~	~~6'~~	~~6'~~	~~6'~~	~~6'~~	~~6'~~
Site Plan Approval Required (See Chapter 17.100 EMMC)										Yes	Yes

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	**RA1**	**RA2**	**RD1**	**RD2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**
Minimum Setbacks for Accessory Structures											
Front	Same as principal structure										
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'
Street Side	Same as principal structure										
Distance from a Residential Dwelling	Structures housing livestock: 50' from neighboring residences; 6' from all other structures					Structures housing livestock: 6' from neighboring residences; and all other structures					
Site Plan Approval Required (See Chapter 17.100 EMMC)										Yes	Yes

[1] Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC 17.25.030, the maximum height of accessory dwelling units (ADUs) located above a detached garage is 35 feet.

[2] Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

[3] Excepting for "structures housing livestock", setbacks ~~Setbacks~~ shall only be required to be applied ~~apply~~ to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC 17.25.060.

Robert Hobbs

From: Marcus Draper
Sent: Tuesday, May 23, 2023 1:33 PM
To: Robert Hobbs
Cc: Jim Barney; Steve Mumford
Subject: RE: Chicken Coop Question

Robert,

My legal conclusion is that a chicken coop need only be 6 feet from the nearest residence and comply with all other front, rear, and side setbacks applicable to any accessory structure. When interpreting code, Utah courts have indicated that the goal is to give effect to the intent of the legislative body that passed the code. *See, e.g., Mallory v. Brigham Young Univ.*, 2014 UT 27, ¶13/ In ascertaining legislative intent, you first look to the plain language of the code. *Id.* In looking at the plain language, you need to look at all relevant parts of the code in an effort to give effect to all of the terms of the code and avoid rendering portions of the code superfluous or inoperative. *Id.*

Turning our attention to the issue at hand, Chickens are a permitted use in all single-family zones except the RC. In the land use table, we designate them differently from the more generic terms "livestock" and "farm animals." Thus, portions of our code that apply to the generic terms "livestock" and "farm animals," but are incongruent with the use of chickens as a permitted use in a particular zone do not apply. To conclude otherwise, would render a portion of our code inoperative. A chicken coop is clearly an allowed accessory use to the permitted use of chickens. It would not be possible to comply with the fifty-foot setback requirement for a chicken coop in many of our residential zones where chickens are a permitted. It would also be extremely difficult to engage in the permitted use without the accessory use of chicken coop. It is also noteworthy that in the Residential Development Standards table in EMMC 17.25.040, the fifty-foot setback requirement for structures housing animals does not apply to all the zones where chickens are a permitted use. To harmonize these provisions, my legal opinion is that chicken coops are meant to be treated differently from other structures housing animals (like a barn) and are subject to the requirement of a six-foot setback from a residential dwelling for all other structures. To conclude otherwise would render portions of the Eagle Mountain Municipal Code inoperative, which is contrary to established caselaw.

I hope this clears things up.

Marcus

EAGLE MOUNTAIN

Marcus Draper

mdraper@emcity.org

www.eaglemountaincity.com

This e-mail may contain information that is confidential, proprietary, or "non-public personal information". The Confidential Information is disclosed conditioned upon your agreement that you will treat it confidentially and in accordance with applicable law, ensure that such data isn't used or disclosed except for the limited purpose for which it's being provided and will notify and cooperate with us regarding any requested or unauthorized disclosure or use of any Confidential Information.

From: Robert Hobbs <rhobbs@emcity.org>
Sent: Thursday, May 18, 2023 2:24 PM

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Right-of-way Illustration Set - CODE AMENDMENT
ITEM TYPE:	Ordinance
APPLICANT:	City-Initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
Staff was asked to reformat Title 16 Chapter 35 to cause the illustrations in that section to be correctly ordered and be of a common format. Minus a trio of rights-of-way type illustrations [illustrator is no longer with Staff], that task has been accomplished in the attached code draft. The changes do not have a bearing on service drives or driveways, only public or private roadways.

ITEMS FOR CONSIDERATION:
Format of the long-written right-of-way width profiles accompanying each illustration.

REQUIRED FINDINGS:
Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City's Council whether to, ultimately, approve or not in a given format.

RECOMMENDATION:
Staff recommends that the Planning Commission advance a favorable recommendation regarding the proposed code changes to the City Council contingent upon any changes being made to the amendments as preferred by the Commission prior to Council review.

ATTACHMENTS:

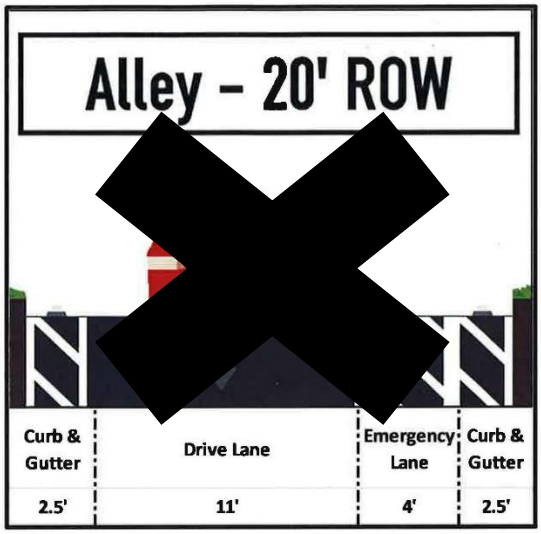
ROW illustrations Amendments

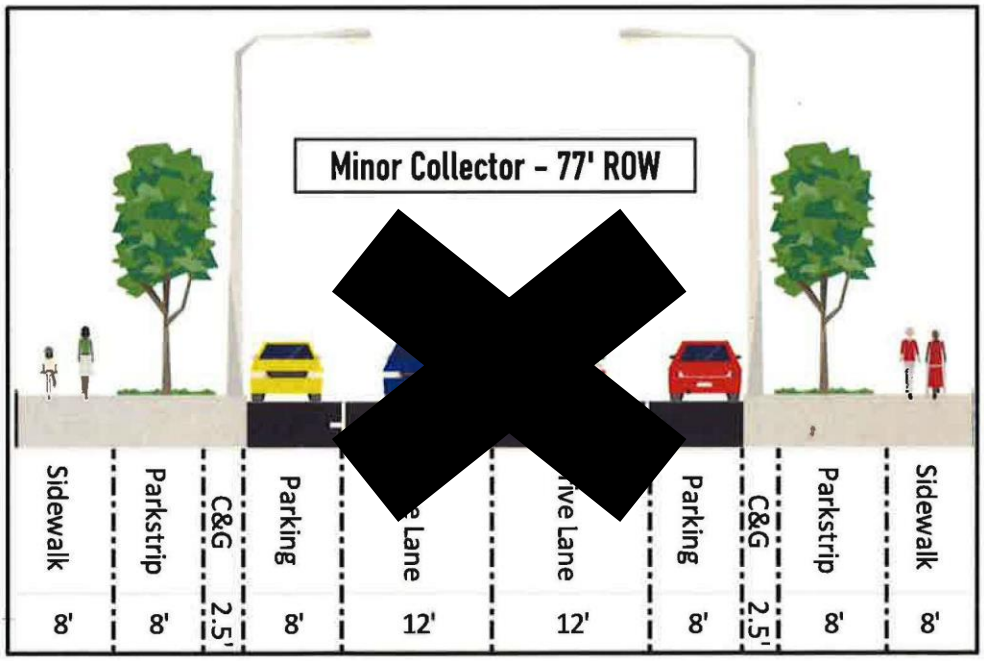
Chapter 16.35
DEVELOPMENT STANDARDS FOR REQUIRED PUBLIC FACILITIES

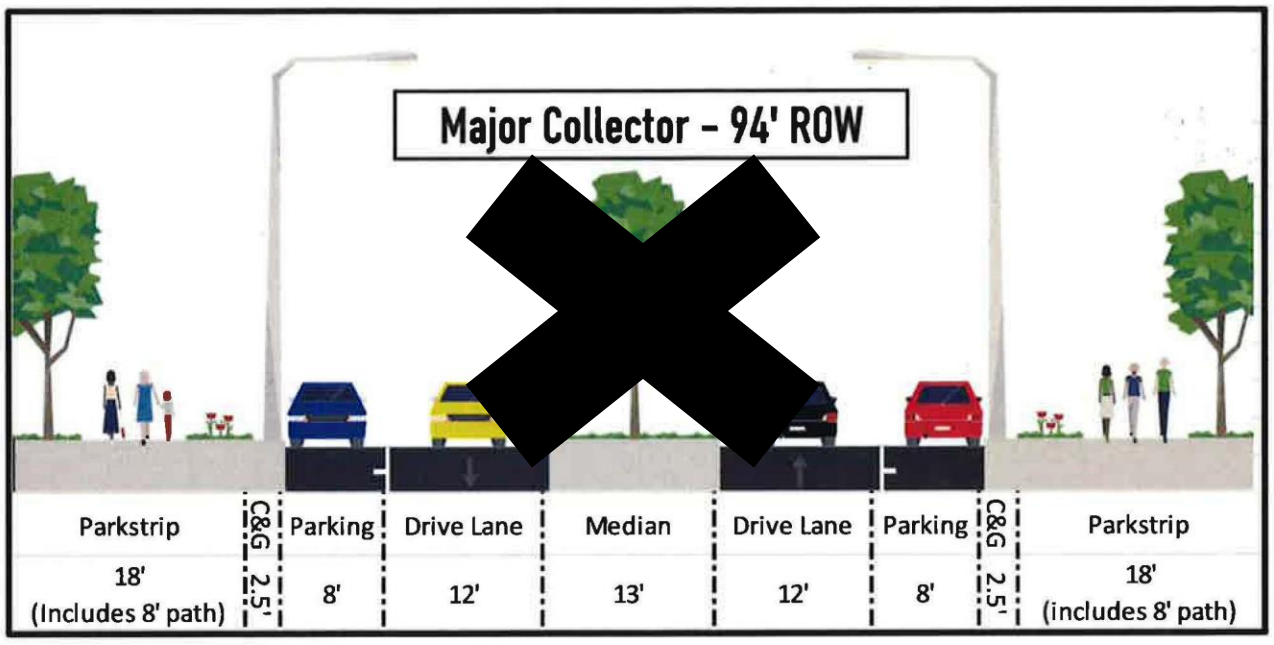
Sections:

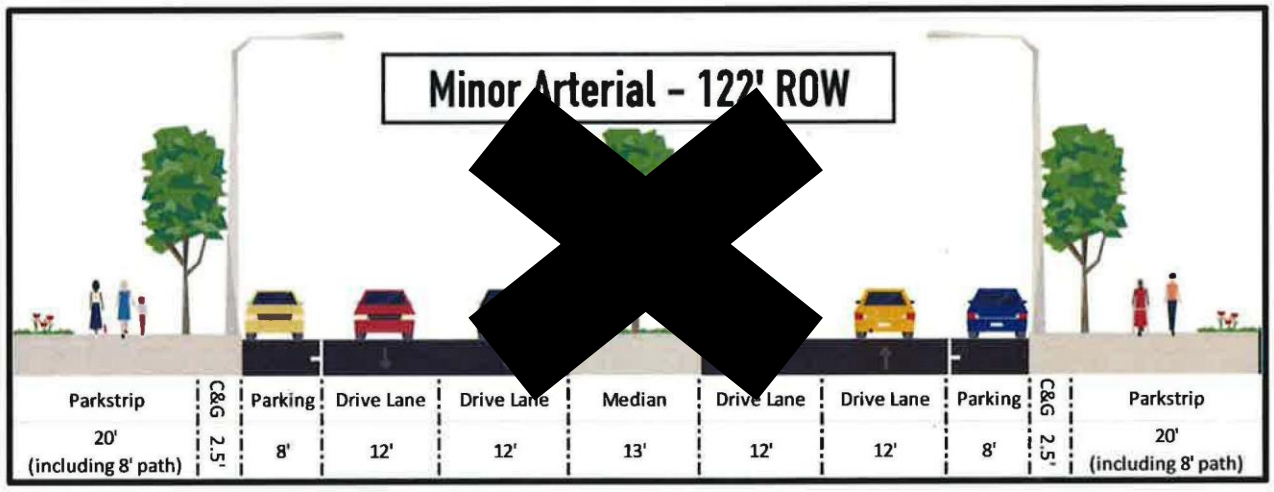
16.35.010 What this chapter does.
16.35.020 Purpose.
16.35.030 Eagle Mountain City Construction Specifications and Standards.
16.35.040 Potable water.
16.35.050 Wastewater disposal (sewer).
16.35.060 Public utilities.
16.35.070 Streets and street systems.
16.35.080 Street trees.
16.35.090 Privacy fencing.
16.35.100 Sidewalks, trails, and pathways.
16.35.105 Park and improved open space requirements.
16.35.110 *Repealed.*
16.35.120 *Repealed.*
16.35.125 *Repealed.*
16.35.130 Tables.
16.35.140 ~~Diagrams~~. Rights of way profile ready reference list and illustrations

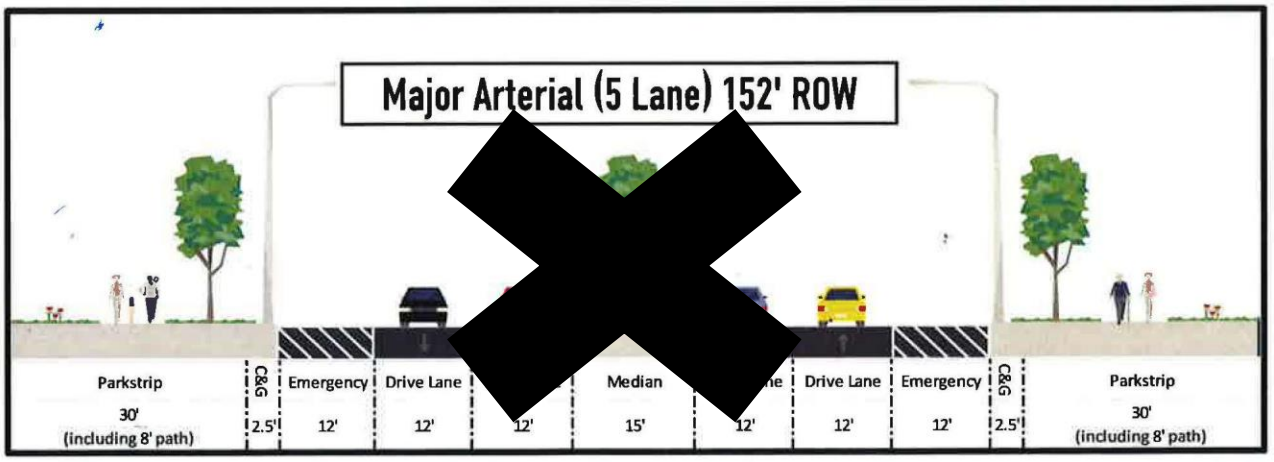
~~16.35.140 Diagrams.~~



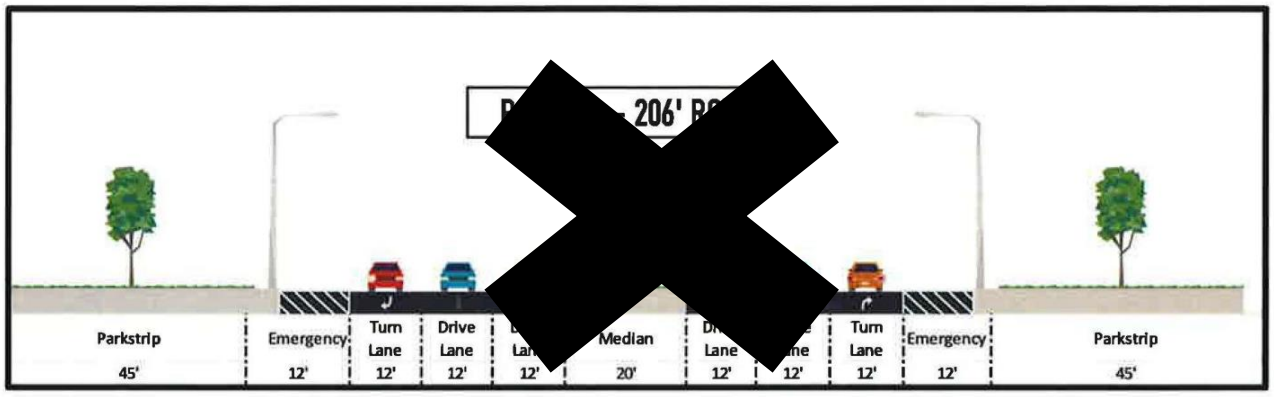

Minor Collector - 77' ROW
Sidewalk
8'
Parkstrip
8'
C&G
2.5'
Parking
8'
Lane
12'
ive Lane
12'
Parking
8'
C&G
2.5'
Parkstrip
8'
Sidewalk
8'

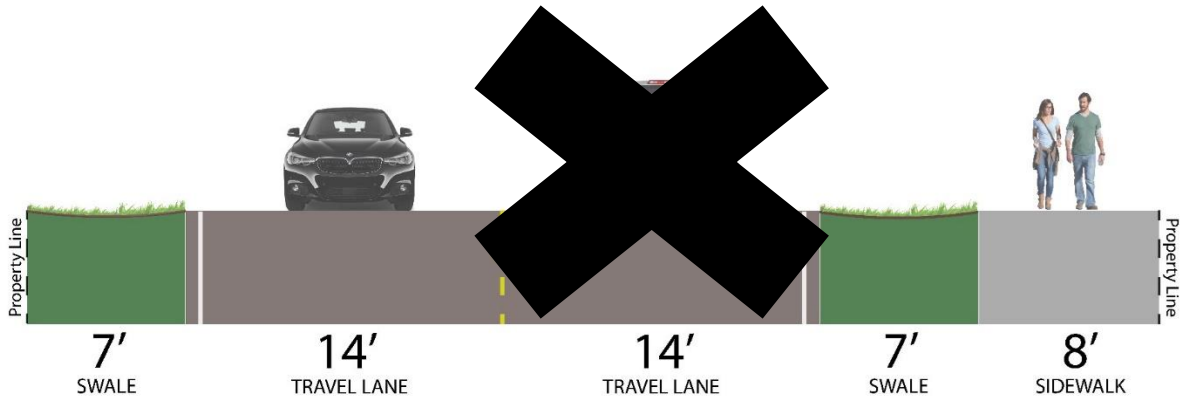

Major Collector - 94' ROW
Parkstrip
18'
(Includes 8' path)
C&G
2.5'
Parking
8'
Drive Lane
12'
Median
13'
Drive Lane
12'
Parking
8'
C&G
2.5'
Parkstrip
18'
(includes 8' path)


Minor Arterial – 122' ROW
Parkstrip
20'
(including 8' path)
C&G 2.5'
Parking
8'
Drive Lane
12'
Drive Lane
12'
Median
13'
Drive Lane
12'
Drive Lane
12'
Parking
8'
C&G 2.5'
Parkstrip
20'
(including 8' path)


Major Arterial (5 Lane) 152' ROW
Parkstrip
30'
(including 8' path)
C&G
2.5'
Emergency
12'
Drive Lane
12'
12'
Median
15'
12'
Drive Lane
12'
Emergency
12'
C&G
2.5'
Parkstrip
30'
(including 8' path)


ROW
Parkstrip
30'
(including 8' path)
C&G 2.5'
Emergency
12'
Drive Lane
12'
Drive Lane
12'
Drive Lane
12'
Median
15'
Drive Lane
12'
Drive Lane
12'
Drive Lane
12'
Emergency
12'
C&G 2.5'
Parkstrip
30'
(including 8' path)

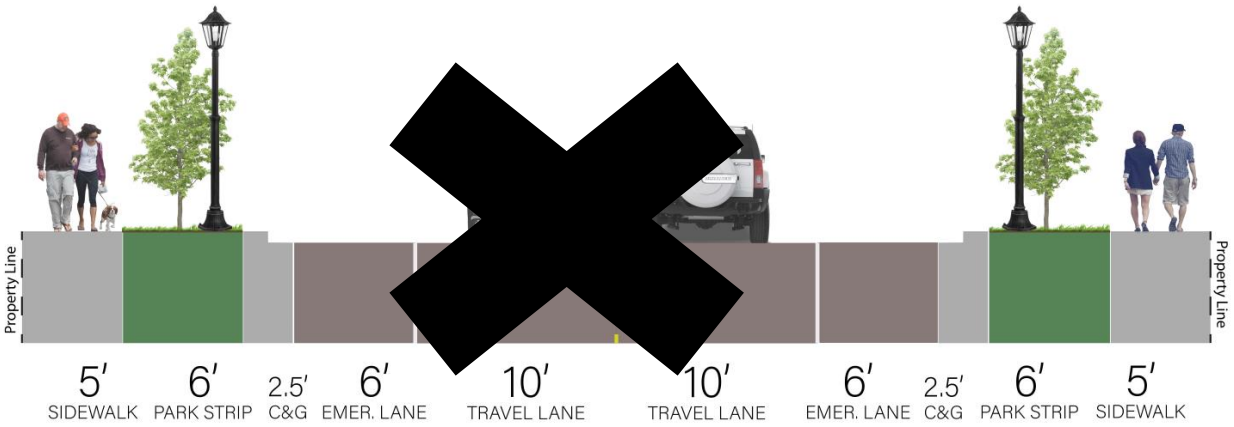




Road Type: Rural Street

(50 ft RIGHT-OF-WAY)
(WITH SWALE)

(59′ ft RIGHT-OF-WAY)



Road Type: Local Road

(59′ ft RIGHT-OF-WAY)

~~[Ord. O-28-2022 § 2 (Exh. A); Ord. O-20-2016 § 2 (Exh. A)].~~

Rights of Way Profile Ready Reference List & Illustrations

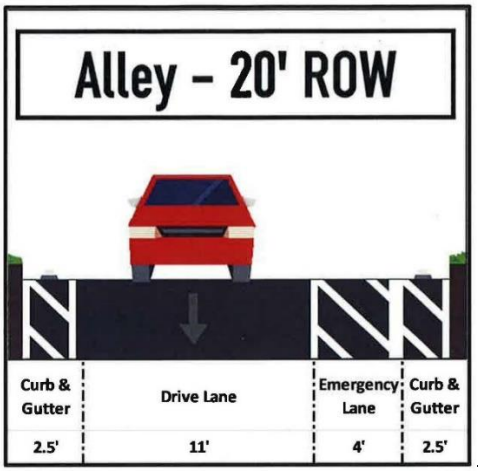
Service Drives Width Standards

One-Way: No-Parking Space Tie-In: Min. 12′

Two-Way: No-Parking Space Tie-In: Min. 20′

With Parking Tie-In: Where spaces and alley intersect, see/use EMMC Table 17.55.120(a)

Alley (20′): 2.5′ curb & gutter + 11′ drive lane + 4′ emergency strip + 2.5′ curb & gutter



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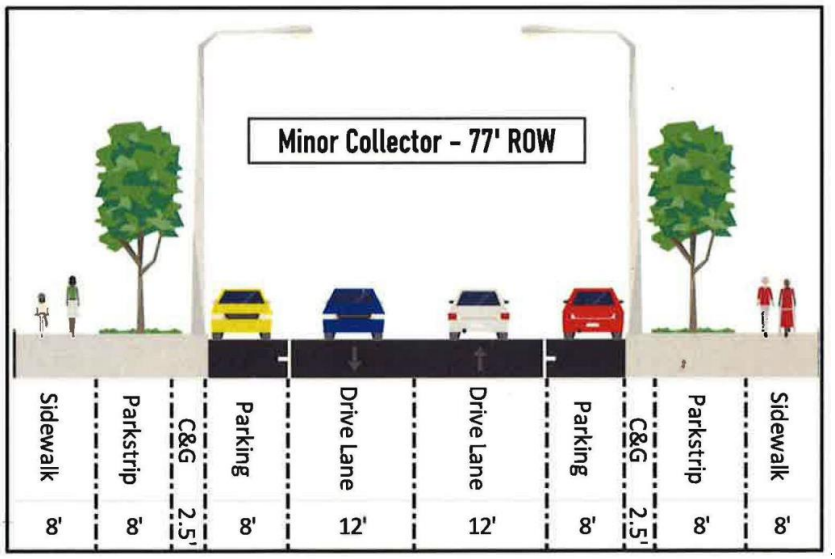
Street/Road Width Standards

Rural (50′): 7′ swale + 14′ drive lane + 14′ drive lane + 7′ swale + 8′ sidewalk (either side)

Modified (Modified Pullout) Local (53′): 5′ sidewalk + 5′ parkstrip + 6.5′ emergency strip + 20′ drive lane + mailbox pullout

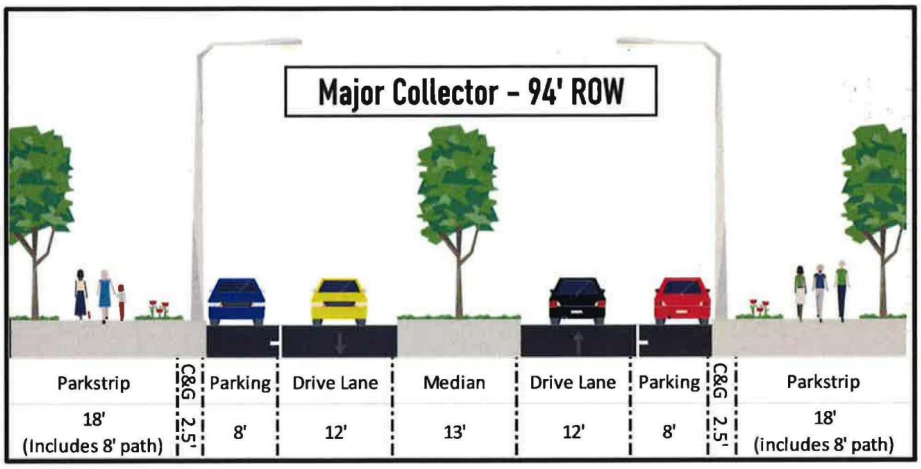
Local (59′): 5′ sidewalk + 6′ parkstrip + 2.5′ curb & gutter + 6′ emergency strip + 10′ drive lane + 10′ drive lane + 6′ emergency strip + 2.5′ curb & gutter + 6′ parkstrip + 5′ sidewalk

Minor Collector (77'): 8' sidewalk + 8' parkstrip + 2.5' curb & gutter + 8' parallel parking strip + 12' drive lane + 12' drive lane + 8' parallel parking strip + 2.5 curb & gutter + 8' parkstrip + 8' sidewalk



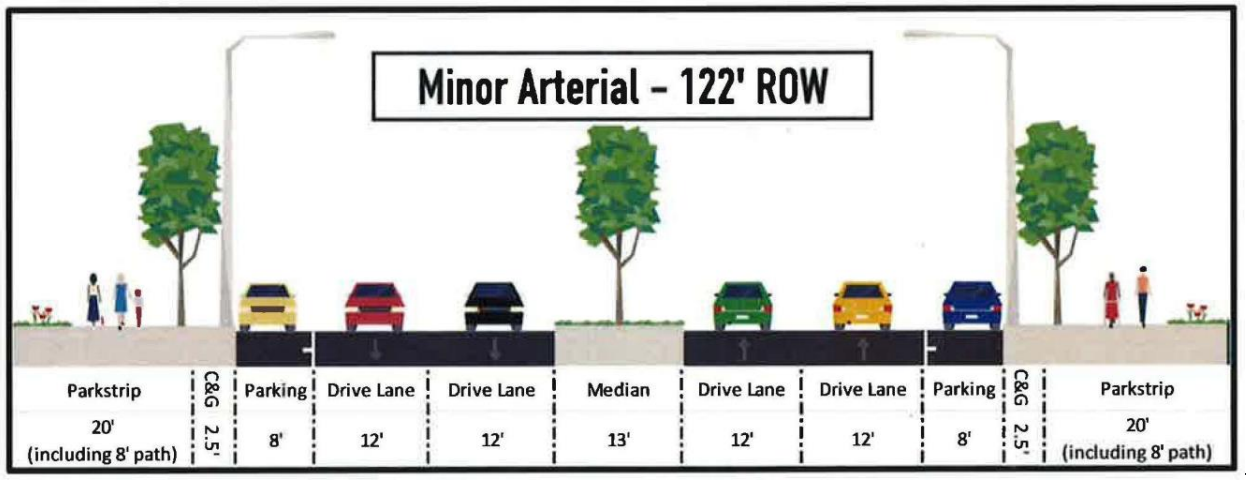
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Major Collector (94'): 18' parkstrip (includes 8' path therein) + 2.5' curb & gutter + 12' drive lane + 13' median + 12' drive lane + 8' parallel parking strip + 2.5' curb & gutter + 18' parkstrip (includes 8' path therein)



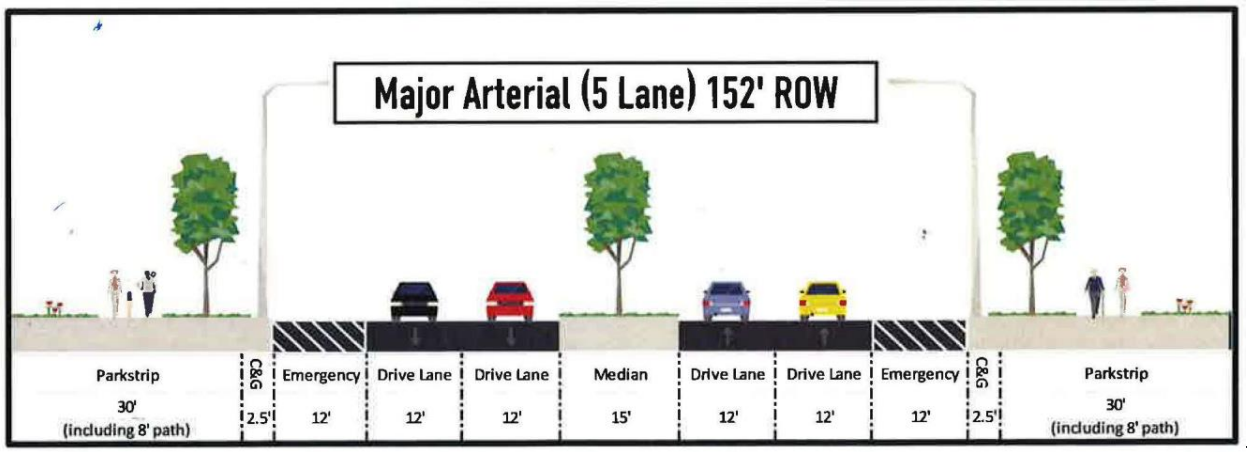
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Minor Arterial (122'): 20' parkstrip (includes 8' path therein) + 2.5' curb & gutter + 8' parallel parking strip + 12' drive lane + 12' drive lane + 13' median + 12' drive lane + 12' drive lane + 8' parallel parking strip + 2.5' curb & gutter + 20' parkstrip (includes 8' path therein)



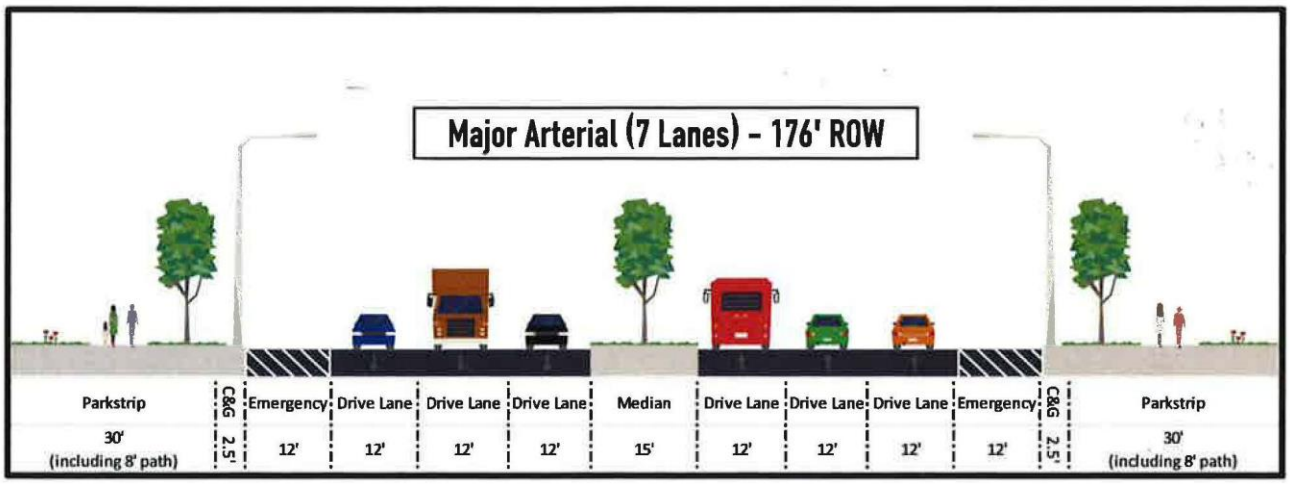
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Major Arterial (152' – 5 lane): 30' parkstrip (includes 8' path therein) + 2.5' curb & gutter + 12' emergency strip + 12' drive lane + 12' drive lane + 15' median + 12' drive lane + 12' drive lane + 12' emergency strip + 2.5' curb & gutter + 30' parkstrip (includes 8' path therein)



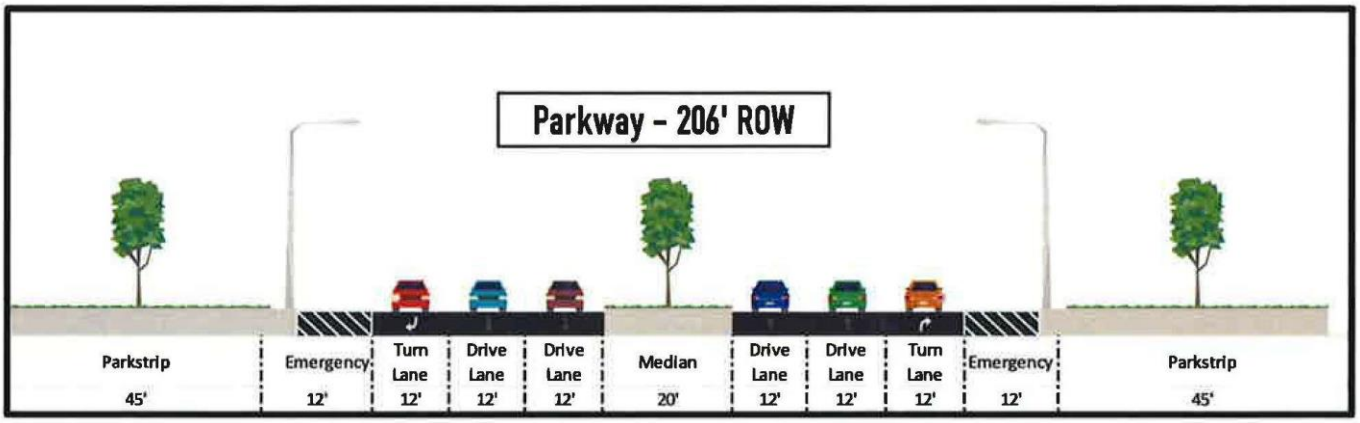
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Major Arterial (176' – 7 lanes): 30' parkstrip (includes 8' path therein) + 2.5' curb & gutter + 12' emergency strip + 12' drive lane + 12' drive lane + 12' drive lane + 15' median + 12' drive lane + 12' drive lane + 12' drive lane + 12' emergency strip + 2.5' curb & gutter + 30' parkstrip (includes 8' path therein)



***

Parkway (206'): 45' parkstrip + 12' emergency strip + 12' drive lane + 12' drive lane + 12' drive lane + 30' median + 12' drive lane + 12' drive lane + 12' drive lane + 12' emergency strip + 45' parkstrip



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JUNE 25, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Industrial/Agricultural Comm Storage Revamp - CODE AMENDMENT
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-Initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:

Many months ago, a desire to revise the Industrial Zone's land use table was voiced by the Council. The expressed intent was to change all land use table entries pertinent to that zone requiring issuance of a Conditional Use Permit (CUP) to allow establishment or operation of a use on a property be converted into "special use permits." Given Utah's lax stance on CUPs, this effort seemed logical.

Fast forward to the present [and adding to the mix] are also similar changes being proposed for the Agricultural and Commercial Storage Zones. As a further re-formatting refinement, all three zones have their land use allowances in table form each of which are organized thematically and alphabetically for ease of use/reference and are presented herewith to the Planning Commission for review and recommendation.

ITEMS FOR CONSIDERATION:

As noted in the Background section of this report, a large amount of the code amendment change to the Industrial, Agricultural, and Commercial Storage Zones is intrinsic to the way the land use controls for each zone are displayed in the code chapters that pertain to them.

However, there are some other noteworthy draft changes that the Planning Commission should consider, in no particular order, as follows:

1. The existing caretaker code language that was fairly recently inserted into our books has been repositioned but no changes to its content have been purposely made.

2. Purpose statement paragraphs have been removed.

3. A cap on the quantity of on-site commercial moving vehicles associated with "Moving and Storage Facilities" in the Industrial Zone has been removed and the following language kept or added to govern such, "Commercial moving vehicles shall: 1. Be parked upon an improved parking area within designated parking stalls -- unless behind a screen wall or fence so as to not be visible from public view; and, 2. Be located behind the front setback. Vehicles located outside of a structure and in front of a wall or fence shall be located in a manner so as to not obstruct drive aisles, doors, or pedestrian pathways."

4. A cap on the quantity of on-site commercial moving vehicles associated with businesses in the Commercial Storage Zone has been removed and the following language kept or added to govern such, "A maximum of six moving vehicles (e.g., vans, semi-trailers, etc.) may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall. [Vehicles] located outside of a structure and in front of a wall or fence shall be located in a manner so as to not obstruct drive aisles, doors, or pedestrian pathways."

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City's Council whether to, ultimately, approve or not in a given format.

RECOMMENDATION:

Staff recommends that the Planning Commission advance a favorable recommendation regarding the proposed code changes to the City Council contingent upon any changes being made to the amendments as preferred by the Commission prior to Council review.

ATTACHMENTS:

Ind.Ag.Comm Storage Zones Amendments

Chapter 17.20
AGRICULTURE ZONE

Sections:

17.20.010 What this chapter does.
17.20.020 ~~Purpose and objective.~~ Reserved
17.20.030 ~~Permitted uses~~ Land Use Table.
~~17.20.040 Permitted accessory uses and structures.~~ Reserved (see 17.20.030)
~~17.20.050 Conditional uses.~~ Reserved (see 17.20.030)
~~17.20.060 Prohibited uses.~~ Reserved (see 17.20.030)
17.20.070 Right to farm.
17.20.080 Lot size requirements.
17.20.090 Setbacks – Primary structures.
17.20.100 Setbacks – Accessory structures.
17.20.110 Driveways.
17.20.120 Lot frontage and width requirements.
17.20.130 Building height.
17.20.140 Minimum dwelling size.
17.20.150 Open space requirements.
17.20.160 Supplementary regulations.
17.20.170 Previous zoning district equivalents.

17.40.010 What this chapter does.

~~This chapter establishes the land use regulations for the agriculture zone in Eagle Mountain City, including permitted and conditional uses, minimum land use standards, and other agriculture-related provisions. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.1)].~~

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including an agriculture district. This chapter establishes the land use regulations for the agricultural zone in Eagle Mountain City, including permitted and special uses, minimum land use standards, and other development provisions.

~~17.40.020 Purpose.~~ Reserved

~~The purpose of the industrial zone is to provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses. [Ord. O-23-2005 § 3 (Exh. 1(1) § 8.2)].~~

17.20.030 Land use table.

This land use table contains the various land uses that are permitted, conditional, special, and prohibited uses in the residential zones. Uses that are not listed in this 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

~~17.20.030 Permitted uses.~~

~~The following land uses shall be permitted uses in the agriculture zone. Any use not specifically permitted in this chapter shall be prohibited.~~

~~A. Single-family detached dwellings.~~

~~B. Agricultural uses such as row crops, livestock boarding, grazing and associated cultivating and herding activities; provided, that such grazing and associated activities are not part of, nor conducted in conjunction with, any livestock feed yard, livestock sales yard, or any other confined feeding facilities or animal by-product business.~~

~~C. Public and private utility structures or facilities.~~

~~D. Public parks.~~

~~E. Religious or cultural meeting hall. [Ord. O-04-2023 § 2 (Exh. A); Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 4.3)].~~

~~17.20.040 Permitted accessory uses and structures.~~ Reserved (see 17.20.030)

~~Accessory uses and structures are permitted in the agriculture zone; provided, that they are incidental to, and do not substantially alter the character of, the permitted principal uses or structures. Such permitted accessory uses include, but are not limited to, the following:~~

~~A. Accessory buildings such as barns, garages, greenhouses, gardening sheds, recreation rooms, and similar structures that are customarily used in conjunction with the primary uses in this district.~~

B. Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.

C. Stands for the purpose of displaying and selling agricultural or farming products that are grown or produced on the premises on which the stand is located. Such stand shall not exceed 300 square feet in size and shall be limited to one stand per parcel of property.

D. Structures required for the housing, nurture, confinement or storage of animals, crops or products that are lawfully permitted or produced on the property. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.4)].

17.20.050 Conditional uses. Reserved (see 17.20.030)

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Limited processing of agricultural products.

B. Radio, microwave or other transmission towers.

C. Home businesses (as allowed by this title).

D. Accessory dwelling units (ADUs) in accordance with the standards contained in this title.

E. Commercial hunting areas as a temporary land use with no long-term vesting.

F. Stables.

G. Commercial riding arena.

H. Equestrian center.

I. Equine assisted therapy center. [Ord. O-04-2023 § 2 (Exh. A); Ord. O-41-2021 § 1 (Exh. A); Ord. O-09-2019 § 2 (Exh. A); Ord. O-21-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 4.5)].

17.20.060 Prohibited uses. Reserved (see 17.20.030)

The following are prohibited uses and such uses as the planning director and planning commission determine to be similar or consistent with the prohibited use:

A. Large-scale packaging or processing operations.

~~B. The raising or keeping of fur-bearing animals, or the operation of commercial stockyards, or feed yards, slaughterhouses, rendering facilities, or concentrated animal production operations such as hog or poultry farms (except as allowed as pre-existing nonconforming uses).~~

~~C. On-site sale of agricultural products in excess of what is allowed by this chapter.~~

~~D. Multifamily dwellings.~~

~~E. Sexually oriented businesses. [Ord. O-23-2005 § 3 (Exh. 1(1) § 4.6)].~~

Land Use Table
Agriculture Land Uses

Land Use	AG
Accessory Uses:	
Accessory Buildings (e.g., barns, garages, greenhouses, gardening sheds, recreation rooms, and similar structures, etc.)	P
Accessory Dwelling Unit, Attached or Detached – in compliance with Chp. 17.70 EMMC	P
Home Business	P
Living Space Type Units:	
Dwelling, Single-Family	P
Dwelling, Multi-Family	
Agricultural Type Uses:	
Commercial Feed Yard	
Commercial Hunting Areas as Temporary Use	
Commercial Riding Arena	P
Commercial Stockyard	P
Limited Processing of Agricultural Products	S
Equestrian Center	S
Equine Therapy Center	S
Hog or Poultry Farm	
Large-scale Meat Packaging or Processing Operations	
Nursey/Plant & Garden Center (min. 1 -acre property and including outside display)	P
On-Site Sale of AG Products -- save as allowed stands	P
Raising, care and keeping of fur-bearing animals (e.g., mink farm)	

Rendering Plant	
Slaughterhouse	
Stables	S
Stands for the purpose of displaying and selling agricultural or farming products that are grown or produced on the premises on which the stand is located	P
Structures required for the housing, nurture, confinement or storage of animals, crops or products that are lawfully permitted or produced on the property	P
Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.	P

Non-Agricultural Types Uses:

Animal Care Service (i.e., large and small including veterinary)	P
Public Park	P
Radio, Microwave or Transmission Tower	S
Religious or Cultural Meeting Hall	P
Sexually Oriented Business	
Utility, Public or Private	P

Chapter 17.38
COMMERCIAL STORAGE ZONE

Sections:

17.38.010 What this chapter does.
17.38.020 ~~Purpose.~~ Reserved.
17.38.030 ~~Permitted uses.~~ Land Use Table.
17.38.035 ~~Special uses.~~ Reserved (see 17.38.030)
17.38.040 ~~Conditional uses.~~ Reserved (see 17.38.030)
17.38.050 ~~Prohibited uses.~~ Reserved (see 17.38.030)
17.38.060 Area requirements.
17.38.070 Setback requirements.
17.38.080 Building height.
17.38.090 Commercial storage zone development standards.

17.38.010 What this chapter does.

~~This chapter contains land use provisions for the development of commercial storage land uses in areas that are zoned to accommodate such uses. Development entitlements are set forth and processes for approval are also specified. [Ord. O-02-2011 § 2 (Exh. A)].~~

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including a commercial storage district. This chapter establishes the land use regulations for the development of commercial storage land uses, including permitted and special uses, minimum land use standards, and other development provisions within that zone.

17.38.020 ~~Purpose.~~ ~~The purpose of the commercial storage zone is to provide for nonretail commercial sites for storage of vehicle, equipment, and inventory, and associated offices. [Ord. O-02-2011 § 2 (Exh. A)].~~ Reserved.

17.38.030 Land use table.

This land use table contains the various land uses that are permitted, conditional, special, and prohibited uses in the residential zones. Uses that are not listed in this 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

17.38.030 Permitted uses.

The following land uses shall be permitted uses in the commercial storage zone. Any use not specifically permitted in this chapter shall be prohibited.

A. Public and private utility structures or facilities;

B. Public and private utility equipment and inventory storage, fenced or enclosed;

C. Fully enclosed commercial storage of equipment and inventory. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-02-2011 § 2 (Exh. A)].

17.38.035 Special uses.

The following land uses shall be permitted special uses in the commercial storage zone. Any special use not specifically permitted in this chapter shall be prohibited.

A. Caretaker dwelling in conjunction with self-storage or mini-storage units and in compliance with EMMC 17.75.046. [Ord. O-35-2023 § 2 (Exh. A)].

17.38.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Fenced or unfenced outdoor storage of commercial equipment and inventory;

B. Outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles;

C. Self-storage or mini-storage units;

D. Caretaker Dwelling that complies with the following:

1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;

2. Shall not be larger than 1,200 square feet;

3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;

4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this Section upon request of the City.

E. Small office uses associated with storage;

F. Moving and storage facilities and businesses. [Ord. O-21-2018 § 2 (Exh. A); Ord. O-02-2011 § 2 (Exh. A)].

17.38.050 Prohibited uses.

The following are prohibited uses and such uses as the planning director and planning commission determine to be similar or consistent with the prohibited use:

A. Sexually oriented businesses.

B. Manufacturing. [Ord. O-02-2011 § 2 (Exh. A)].

Land Use Table
Commercial Storage Land Uses

Land Use	AG
Accessory Uses:	
Caretaker, Accessory Dwelling (see 17.38.090.F)	P
Office, Associated with Storage Facility	S
Storage Type Uses:	
Outdoor Storage of Commercial Equipment and Inventory	S
Outdoor Storage of Recreational Vehicles and Trailers	S
Moving Business	P
Self-Service/Mini-Storage Facility	P
Non-Storage Types Uses:	
Manufacturing	P
Sexually Oriented Business	
Utility, Public or Private	P

17.38.090 Commercial storage zone development standards.

...

E. ~~A maximum of six~~ M~~m~~oving vehicles (e.g., vans, semi-trailers, etc.) may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall.

1. Vehicles located outside of a structure and in front of a wall or fence shall be located in a manner so as to not obstruct drive aisles, doors, or pedestrian pathways. [Ord. O-21-2018 § 2 (Exh. A); Ord. O-02-2011 § 2 (Exh. A)].

F. Caretaker Dwelling that complies with the following:

1. A single caretaker dwelling shall be incidental and accessory to a self-service/mini-storage type use of a property;

2. Shall not be larger than 1,200 square feet;

3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;

4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use on a given property;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this Section upon request of the city.

Chapter 17.40
INDUSTRIAL ZONE

Sections:

- 17.40.010 What this chapter does.
- 17.40.020 Purpose.
- 17.40.030 Permitted uses.
- 17.40.040 Conditional uses.
- 17.40.050 Prohibited uses.
- 17.40.060 Area requirements.
- 17.40.070 Setback requirements.
- 17.40.080 Building height.
- 17.40.090 Development standards.
- 17.40.100 Previous zoning district equivalents.

17.40.010 What this chapter does.

This chapter contains land use provisions for the development of industrial land uses in areas that are zoned to accommodate such uses. Development entitlements are set forth and processes for approval are also specified. [Ord. O-23-2005 § 3 (Exh. 1(1) § 8.1)].

17.40.020 Purpose.

The purpose of the industrial zone is to provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses. [Ord. O-23-2005 § 3 (Exh. 1(1) § 8.2)].

17.40.030 Permitted uses.

The following land uses shall be permitted uses in the industrial zone. Any use not specifically permitted in this chapter shall be prohibited.

A. Industrial parks and warehouses;

B. Office buildings including medical, dental or professional offices, corporate offices or corporate campuses;

C. Research and development uses, including medical or electronic assembly and manufacturing;

D. Public and private utility structures or facilities;

E. Public parks, plazas, or squares. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.3)].

17.40.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Automobile gas/service stations;

B. Automobile sales and/or service;

C. Auto and truck repair, including auto body;

D. Convenience store;

E. Motels and hotels;

F. Restaurants and banks (with drive-through service facilities);

G. Printing, lithography and publishing establishments;

H. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;

I. Laundry and dry cleaning establishments;

J. Contract construction services establishments;

K. Commercial and industrial laundries;

L. Self-storage or mini-storage units;

M. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;

N. Recycling facilities;

O. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city's ordinances;

P. Other manufacturing businesses;

Q. Sexually oriented businesses;

R. Moving and storage facilities and businesses. [Ord. O-21-2018 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.4)].

17.40.050 Prohibited uses.

A. Any use(s) not specifically permitted in this chapter shall be prohibited. [Ord. O-11-2017 § 2 (Exh. A)].

17.40.060 Area requirements.

There is no minimum lot size requirement for developments in this district. However, all uses, lots or parcels in the industrial zone shall be of sufficient size to assure compliance with the city's parking, landscaping, utilities, site plan and other land development regulations that may govern all or a portion of each project. All developments in this district are required to submit a master site plan that includes maps and descriptions of construction and uses (see Chapter 17.100 EMMC for more information on the site plan process). [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.5). Formerly 17.40.050].

17.40.070 Setback requirements.

The following setback requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as set forth below. Conditional uses may require greater setbacks so as to prevent a nuisance as determined by the city council.

A. Front: 25 feet. The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.

B. Sides: 50 feet, where adjacent to a residential or agricultural zone. Lots adjoining within the industrial zone require no side lot setbacks.

C. Rear: 20 feet for all uses except where a rear yard is located adjacent to a residential or agricultural district. In those cases, the rear yard shall be increased to 100 feet. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of 50 feet. The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.

D. Other General Requirements. In addition to the specific setback requirements noted above, no building shall be closer than 10 feet from any private road, driveway or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.6). Formerly 17.40.060].

17.40.080 Building height.

No building in this zone shall be over five stories. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.7). Formerly 17.40.070].

17.40.090 Development standards.

The following development standards shall apply to the industrial zone:

A. Architectural Review. The planning commission shall review the site plan and building elevations. The planning commission shall confirm compliance with architectural design standards for buildings and structures to assure compliance with the general plan and with the city's generally applicable policies and regulations.

B. Landscaping. All landscaping shall be completed in accordance with the approved site plan and all city ordinances, and shall be installed prior to the issuance of a certificate of occupancy for the building. The city building official may approve exceptions as seasonal conditions warrant. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved site plan and in compliance with the city's parking and landscaping requirements.

C. Uses within Buildings. All uses in the industrial zone shall be conducted entirely within a fully enclosed building except those uses deemed by the planning commission and city council to be customarily and appropriately conducted outside. Such uses include service stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the planning commission and city council deem such storage to be customarily and appropriately conducted outside.

D. Trash Storage. No trash, used materials, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept within an opaque enclosure that is architecturally compatible with the main building. Garbage dumpsters shall be located out of sight and away from major roads.

E. Screening Requirements. A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall

or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulations.

F. Moving and Storage Facilities Standards. A maximum of three moving vehicles may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to 10 additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall.

Vehicles located outside of a structure and in front of a wall or fence shall be located in a manner so as to not obstruct drive aisles, doors, or pedestrian pathways. [Ord. O-21-2018 § 2 (Exh. A); Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.8). Formerly 17.40.080].

17.40.100 Previous zoning district equivalents.

The equivalent zoning districts contained in previous development codes include the business park (BP) and manufacturing and industrial (M&I) zones. Properties zoned prior to the adoption of the ordinance codified in this title shall only be entitled to the permitted and conditional uses permissible under the land use ordinance in which the property was zoned. With the exception of the land uses, property zoned under previous development codes shall comply with all other regulations and standards contained in this chapter so long as it does not restrict density entitlements that are solidified in a master development agreement. Property zoned under the development code of Eagle Mountain City adopted on September 28, 1999, is entitled to the following land uses:

A. Business Park (BP). Permitted uses within the business park are banks, business and corporate offices not to exceed three stories in height. The following conditional uses and such uses as the planning commission may recommend as similar and consistent with the scale, impact and character of existing uses will be considered: restaurants, retail services establishments, hotels, motels, bed and breakfast facilities, day care center, medical and health care offices, veterinary offices, electronics repair shop and residential group homes. All other uses are expressly prohibited.

B. Manufacturing and Industrial (M&I) Zone. Warehousing and construction trades or services will be permitted uses in the manufacturing and industrial zone. This designation can also accommodate large warehouse-style retailing operations, manufacturing facilities and other uses requiring large buildings or structures that would otherwise not be permitted within the commercial core or satellite commercial areas. The following conditional uses and such uses as the planning commission may recommend as similar and consistent with existing uses will be considered: manufacturing and retail services establishments. All other uses are expressly prohibited. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.9). Formerly 17.40.090].

Chapter 17.40
INDUSTRIAL ZONE

Sections:

- **17.40.010 What this chapter does.**
- **17.40.020 Reserved.**
- **17.40.030 Land Use Table**
- **17.40.040 Reserved (see 17.40.030)**
- **17.40.050 Reserved (see 17.40.030)**
- **17.40.060 Area requirements.**
- **17.40.070 Setback requirements.**
- **17.40.080 Maximum building height.**
- **17.40.090 Development standards.**
- **17.40.100 Previous zoning district equivalency.**

17.40.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including an industrial district. This chapter establishes the land use regulations for the industrial zone in Eagle Mountain City, including permitted and special uses, minimum land use standards, and other development provisions.

17.40.020 Reserved.

17.40.030 Land use table.

The land use table in this section specifies the various land uses that are permitted, special, or conditionally permitted within the Industrial Zone. Uses that are not listed in the table are prohibited.

P = Permitted

S = Special (Special uses are permitted as long as they comply with standards listed in Chapter 17.75 EMMC that are specific to that type of use)...

Land Use Table: Industrial Land Uses

Land Use(s)	Land Use Controls
Mixed Industrial Type Use:	
Assembly (i.e., electronic or medical)	P
Automobile Sales/Service	S
Commercial Greenhouse	S
Contractor and/or Construction [including vehicles] Yards)	S
Data Center	P
Flex-space Structure or Park(s)	P
Gas/Service Station/Convenience or Fuel Center(s)	P
Heavy/Large Product Manufacturing	S
Industrial (including research) Park(s)	P
Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics	P
Medical Office(s)	P
Mixed-use Park(s) (i.e., office, light industrial, research, flex-space, etc.)	P
Moving Company Facilities and Storage Yard/Building(s)	S
Office Park(s)	P
Printing, lithography and publishing	P
Professional Office(s)	P
Restaurant	P
Sexually Oriented Business(es)	S

Land Use(s)	Land Use Controls
Mixed Industrial Type Use:	
Vehicle Repair (including auto body)	S
Warehouse(s)	P
Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments	P

17.40.040 Area requirements.

No minimum property size required. Nevertheless, all uses, lots or parcels in the industrial zone shall be of sufficient size to assure compliance with the city's development regulations.

All developments in the district are required to submit a master site plan, pre-development, in accordance with provisions in EMC § 17.100 EMMC. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.5). Formerly 17.40.050].

17.40.050 Setback requirements.

Developments on properties within the Industrial Zone shall comply with the setback requirements as set forth hereafter. In the case of uses requiring a special or conditional use permit, the planning commission may require greater setbacks than code minimums in order to mitigate potential compatibility conflicts between uses.

Yard Area	Minimum Setback Required	Note(s)
Front	25'	The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.
Sides	50'	Lots adjoining within the industrial zone require no side lot setbacks.

Rear	20’/50’*	*In the event that the rear of a building faces an arterial or collector street, there shall be a setback of 50 feet. The city council, in consideration of a prior recommendation by the planning commission, may reduce this if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.

Other General Requirements. In addition to setback requirements in 17.40.050, no building shall be closer than 10 feet to any private road, driveway or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.6). Formerly 17.40.060].

17.40.060 Maximum building height.

No building in the Industrial Zone shall exceed five stories. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.7). Formerly 17.40.070]. Structures formerly within the BP Zone shall not exceed three stories.

17.40.070 Development standards.

The following development standards shall apply to the industrial zone:

A. Architectural Review. The planning commission shall review the site plan and building elevations to confirm compliance with any applicable Industrial Zone architectural design standards.

B. Landscaping. All landscaping shall be completed in accordance with the approved landscape plan and all city ordinances, and, shall be installed prior to the issuance of a certificate of occupancy for a/the building. The planning director may approve exceptions as seasonal conditions warrant. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved site plan and in compliance with the city’s parking and landscaping requirements.

C. Uses within Buildings. All uses in the industrial zone shall be conducted entirely within a fully enclosed building except those uses deemed by the planning commission and city council to be customarily and appropriately conducted outside. Such uses include service stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless

the planning commission and city council deem such storage to be customarily and appropriately conducted outside.

D. Trash Storage. No trash, used materials, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept within an opaque enclosure that is architecturally compatible with the main building. Garbage dumpsters shall be located out of sight and away from major roads within enclosures if they would otherwise be visible to/from public view.

E. Screening Requirement(s). A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulations.

F. Moving and Storage Facilities Standards. Commercial moving vehicles shall:

1. Be parked upon an improved parking area within designated parking stalls -- unless behind a screen wall or fence so as to not be visible from public view; and,

2. Be located behind the front setback.

Vehicles located outside of a structure and in front of a wall or fence shall be located in a manner so as to not obstruct drive aisles, doors, or pedestrian pathways.

G. Caretaker Dwelling that complies with the following:

1. A single caretaker dwelling shall be incidental and accessory to a self-service/mini-storage type use of a property;

2. Shall not be larger than 1,200 square feet;

3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;

4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use on a given property;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker

shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this section upon request of the city.