



**CITY OF NORTH SALT LAKE  
EAGLEWOOD GOLF COURSE OVERSIGHT COMMITTEE  
MEETING NOTICE & AGENDA  
OCTOBER 8, 2025  
5:00 P.M.**

Notice is given that the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake will hold a meeting on the above noted date and time in the Conference Room on the 2<sup>nd</sup> Floor of City Hall, 10 East Center Street, North Salt Lake, Utah. Some members may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits.

**AGENDA ITEMS**

1. Welcome
2. Approval of Minutes from July 9, 2025
3. Calendar Year Update on Revenue
4. Update on Driving Range Usage
5. Discussion On Course Bathroom Remodel (Interior)
6. Discussion on Golf Cart Use (New Golf Cart Request 2027)
7. Discussion on Cart Path Adjustment Project
8. Discussion on Tee Box Remodel Project
9. Adjourn

Golf Committee meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice.

**Notice of Posting:**

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: September 30, 2025

Wendy Page, City Recorder



1 CITY OF NORTH SALT LAKE  
2 EAGLEWOOD GOLF COURSE  
3 OVERSIGHT COMMITTEE MEETING  
4 CITY HALL 10 EAST CENTER STREET, NORTH SALT LAKE  
5 JULY 9, 2024

6  
7 **DRAFT**  
8

9 John Logan, Chair, called the meeting to order at 5:00 p.m.

10  
11 COMMITTEE PRESENT: John Logan, Chair  
12 Lisa Watts Baskin, City Council  
13 Roger Graves  
14 Court Huish  
15 Corey Markisich  
16 Karen Mills  
17

18 STAFF PRESENT: Ken Leetham, City Manager; Tyler Abegglen, Golf Course General  
19 Manager; Allen Cox, Assistant Golf Pro; Wendy Page, City Recorder.  
20

21 OTHERS PRESENT: Lynn Larsen, resident.  
22

23 1. APPROVAL OF MINUTES  
24

25 The Golf Committee minutes of January 8, 2025 and April 9, 2025 were reviewed and approved.  
26

27 **Committee Member Graves moved to approve the minutes as written for January 8, 2025.**  
28 **Committee Member Logan seconded the motion. The motion was approved by Committee**  
29 **Members Baskin, Graves, Huish, Logan, Markisich, and Mills.**

30  
31 **Committee Member Mills moved to approve the minutes as written for April 9, 2025.**  
32 **Committee Member Logan seconded the motion. The motion was approved by Committee**  
33 **Members Baskin, Graves, Huish, Logan, Markisich, and Mills.**  
34

35 2. NATIVE GRASS DISCUSSION-HOLE #17 AND OTHERS  
36

37 Chair Logan introduced Lynn Larsen who lived adjacent to Hole #17 of the Golf Course. He  
38 shared photographs provided by Mr. Larsen.  
39

40 Lynn Larsen requested lawn cutting on Hole #17 to lessen the chance of his home being hit by  
41 errant golf balls. He spoke on previous damage to his home including broken windows and  
42 siding. He also shared images along Eaglewood Drive and areas there to be mowed.

43

44 Roger Graves questioned how mowing would contribute to the health and safety of individuals  
45 not residing in the Larsen home. He also did not feel that this would contribute to the safety of  
46 the home. Lynn Larsen replied that the fairway was very narrow and mowing would open the  
47 fairway to the east.

48

49 Chair Logan mentioned there were two requests by the resident and whether moving the fairway  
50 would make a difference. Tyler Abegglen commented that increased balls were related to  
51 increased play and did not have to do with mowing. He said that area had potentially moved due  
52 to water use and drought.

53

54 Tyler Abegglen explained that every owner along the golf course had native grass abutting their  
55 property line. He explained that there were different seed mixes at the course designed to be like  
56 native grass.

57

58 Roger Graves questioned the cost of mowing the grass on the fairway area and widening it. He  
59 mentioned it may not impact safety but would affect the appearance.

60

61 Tyler Abegglen showed images of the golf course including 1993, 1997 and then 2005 when the  
62 entire golf course was watered compared to 2021 when sprinkler heads were switched to half  
63 heads and watered smaller areas.

64

65 Ken Leetham commented that staff had agreed to mow the area near Mr. Larsen's home twice  
66 per year. Tyler Abegglen replied affirmatively and said it had not yet been mowed due to issues  
67 with the native grass mower.

68

69 Roger Graves questioned if Mr. Larsen had seen more voles in his yard due to the native grass.  
70 Lynn Larsen replied that he did not attribute an increase in voles to the grass.

71

72 Tyler Abegglen suggested that mowing the native grass may not help but recommended that trees  
73 would help, maintaining the native grass on the crest of the hill, and mowing up to where the cart  
74 path ended.

75

76 Mr. Abegglen shared his concerns stating that the surrounding homes were abutting native grass  
77 and did not want to set the precedent for all of the homeowners along the golf course.

78

79 Corey Markisich mentioned that the native grass provided a natural barrier for the golf course.

80

81 Roger Graves suggested as a compromise that the areas which were already green could be  
82 mowed. Tyler Abegglen showed previous images from the golf course and said the current view  
83 from the tee box had not changed significantly.

84

85 Ken Leetham commented that generally on most golf courses the fairway was cut a certain way  
86 until an elevation change caused the grass to be cut a different way. He shared that in the two  
87 years he had been communicating with Mr. Larsen that this was the first time he had heard the  
88 concern about the fairway.

89

90 The Committee discussed the increase in play, how the grass was being cut, and providing a  
91 compromise.

92

93 Tyler Abegglen spoke on water use and a full irrigation replacement in ten years. He said at that  
94 time there would be a need to redesign native lines, sprinkler locations, secondary cut, tee boxes,  
95 and green surrounds.

96

97 Ken Leetham said the area between the cart path and Eaglewood Drive could eventually be  
98 converted from native grass to rocks and shrubs similar to a St. George golf course. He noted that  
99 water usage had been cut in half since 2020 and would need to be further reduced in the future.

100

101 Karen Mills commented on individuals purchasing homes on the golf course and being aware of  
102 the risks. She said if a resident bought a home on the golf course that there would be a priority to  
103 protect the course.

104

105 Lisa Baskin mentioned the ongoing issue with Mr. Larsen and his opinion that the area was not  
106 being maintained. She said that Mr. Larsen requested the Golf Committee make a decision which  
107 he would then abide by. She suggested that the Committee vote and create a precedent. She  
108 spoke on how the natural grass created a barrier/division and was not in favor of cutting the  
109 grass.

110

111 Karen Mills said the longer grass was better for catching and retaining golf balls. Court Huish  
112 commented that previously his neighbors had requested trees be trimmed and the precedent for  
113 this as well.

114

115 **Committee Member Markisich moved to maintain the area as is. Committee Member Mills**  
116 **seconded the motion.**

117

118 Roger Graves suggested compromising and mowing a little more on each side of the fairway in  
119 that area. The Committee had a brief discussion about whether adjusting the fairway would  
120 reduce user error and golf balls going into Mr. Larsen's yard. Corey Markisich spoke on his  
121 reasoning for maintaining the area as is and said Mr. Larsen would request more and more if a  
122 compromise was given. Court Huish expressed pride in the golf course and mentioned that each  
123 improvement made the golf course better.

124

125 **The motion was approved by Committee Members Baskin, Huish, Logan, Markisich, and**  
126 **Mills. Committee Member Graves voted in opposition to the motion.**

127

128 Chair Logan suggested that Ken Leetham could let Mr. Larsen know that the Committee made  
129 the determination not to trim the native grasses per his request based on water restrictions and to  
130 maintain the current aesthetics at the Golf Course.

131

132 Tyler Abegglen mentioned that the Golf Course was not beholden to residential yard restrictions.  
133 He said in 2021 there was a native grass restriction and mentioned working with staff on code  
134 amendments for the Course to address any future issues.

135

136 Roger Graves questioned the effect of circulation on the retention pond near Hole #8 for water  
137 use. Tyler Abegglen clarified that the pond collected storm drain water but said the golf course  
138 still paid for the water pumped out of the pond.

139

140 Ken Leetham clarified that the pond was mainly fed by the City's secondary water system.

141

### 142 3. OPEN AND PUBLIC MEETINGS ACT TRAINING

143

144 Wendy Page provided the annual Open and Public Meetings Act training for those present which  
145 was required training per State Code for all councils, boards and commissions that were subject  
146 to the Open and Public Meetings Act. She reviewed several topics including transparency in  
147 public meetings, the public bodies in the City, minutes and recordings of meetings, definition and  
148 purpose of public meetings, types of meetings and what could be discussed, and meeting  
149 noticing.

150

### 151 4. DRIVING RANGE UPDATE

152

153 Tyler Abegglen provided an update on the driving range and presented a fiscal year comparison  
154 from 2018 to 2025. He shared the total for fiscal year 2025 was \$255,803 compared to \$153,863  
155 for fiscal year 2024. He noted that there was a large increase due to the Trackman system install.  
156 He presented the following statistics for the driving range:

- 157 • May 2025 revenues-\$56,533
- 158 • June 2025 revenues-\$67,677
- 159 • Revenues increased 154% from May 2024 to May 2025
- 160 • Revenues increased 159% from June 2024 to June 2025
- 161 • A 67% increase from fiscal year 2024 to fiscal year 2025

162

163 Mr. Abegglen focused on the adjustments to pricing:

164

- 165 • Small (35 balls)-\$7
- 166 • Medium (70 balls)-\$13
- 167 • Large (105 balls)-\$17

168

169 Tyler Abegglen reviewed mats and said the average on grass was 8,208 while the average on  
170 mats was 13,233. He suggested mats to be available seven days per week. He shared statistics  
171 tracked by the Trackman system including strokes by date and bay occupancy. He noted that he  
172 purchased 18 new mats at the cost of \$7,000 as the current mats were four years old.

173

174 Roger Graves asked about range balls. Allen Cox replied that they tried to cycle the balls to  
175 ensure they lasted longer.

176

177 Tyler Abegglen mentioned that occupancy at the driving range from 9 p.m. to 10 p.m. was  
178 around 60%. He said that the lights turned off at 10 p.m. and that they had not receive very many  
179 neighbor complaints during the summer months. He spoke on the monthly contests and increased  
180 participation.

181

## 182 5. PRE-AUDIT FY 2025 NUMBERS

183

184 Tyler Abegglen reviewed the four main revenue goals compared to actual numbers for fiscal year  
185 2025:

186

- 187 1) 80,000 rounds (goal) versus 89,013 rounds (actual)
- 188 2) \$3.5 million in total revenue (goal) versus \$4,068,630 (actual)
- 189 3) \$400,000 in merchandise sales (goal) versus \$454,517 merchandise (actual)
- 190 4) \$200,000 in driving range sales (goal) versus \$255,803 driving range (actual)

191

192 Mr. Abegglen shared fiscal year 2025 revenue totals with \$3,122,237 for the golf course,  
193 \$178,969 for the event center, \$767,427 for The Grill for total revenues of \$4,068,630.

194

195 Roger Graves questioned The Grill revenue prior to the renovation. Tyler Abegglen replied that  
196 The Grill revenues under the previous contractor was \$220,000. He mentioned that The Grill was  
197 only open nine months of the year with underperforming winter projections related to the  
198 sledding operations.

199  
200 Tyler Abegglen said the majority of the golf tournaments also included catering services  
201 provided by The Grill.

202  
203 Roger Graves asked how many tournaments had been scheduled. Tyler Abegglen replied 68  
204 tournaments were scheduled for fiscal year 2025 which was similar to 2024. He estimated the  
205 average spend per outing was \$58 per person.

206  
207 Tyler Abegglen presented a graph comparing merchandise sales from fiscal year 2008 through  
208 fiscal year 2025. He shared revenues for 2025 at \$454,517 compared to \$388,272 for 2024. He  
209 then reviewed fiscal year revenues for 2000 through 2025 with revenues of \$4,068,630 for 2025  
210 compared to \$3,488,098 in 2024. He included a comparison of rounds per fiscal year for 2000  
211 through 2025 with 89,013 for 2025 compared to 80,260 in 2024.

212  
213 The Committee discussed the Pro Shop including the variety of merchandise and sale items.

214  
215 Roger Graves questioned the percentage of merchandise sales tied to gift certificates from  
216 corporate tournaments. Tyler Abegglen replied that it was approximately 15%. He said there had  
217 been growth in every category (hats, clubs) sold at the Pro Shop.

218  
219 Tyler Abegglen commented that expenses had grown annually but that the average growth had  
220 been 33% each year. He suggested a 10% increase for next year as many golf courses had  
221 increased fees around 20%. He said 75,000 to 80,000 rounds would be ideal.

222  
223 The Committee discussed private recreation, less spending of discretionary income, raising  
224 prices, and public play.

225  
226 Tyler Abegglen mentioned that he felt the driving range would help sustain the Golf Course  
227 during slower years of golf as it was a lower cost and time commitment.

228  
229 Court Huish expressed gratitude that the City had not sold the Golf Course and praised staff and  
230 for their foresight as it had really become an asset.

231

