

**NOTICE OF HEARING**  
**SWEETWATER INDUSTRIAL PARK**  
**COMMUNITY REINVESTMENT PROJECT AREA #4**

**SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT PROJECT AREA #4**

On September 2, 2025, the Eagle Mountain Redevelopment Agency (the “Agency”), by Resolution, authorized the preparation of drafts of a Project Area Plan and a Project Area Budget (the “Draft Plan & Budget”) for the Sweetwater Industrial Park Community Reinvestment Area #4 (the “Project Area”). The Draft Plan and Budget provides, among other things, an evaluation of appropriate land uses and economic and community development forecasts for the land encompassed by the Project Area. The Draft Plan and Budget also sets forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of Eagle Mountain City (the “City”) and other taxing districts.

The Agency has requested \$339,355,138 in property tax incremental revenues that will be generated by the first phase of the development within the Project Area to fund a portion of the development costs within the Project Area, as outlined in the Project Area Plan. These property tax revenues will be used for the following:

**Uses of Tax Increment**

Uses	Total	NPV at 4.75%
Redevelopment Activities	690,290,962	300,240,482
CRA Housing Requirement	78,021,578	33,935,514
Eagle Mountain Project Area Administration	200,000	88,815
County Project Area Administration – Returned to Meta	11,703,237	5,090,327
<b>Total Uses of Tax Increment Funds</b>	<b>\$780,215,776</b>	<b>\$339,355,138</b>

These property tax revenues are a result from an increase in valuation of property within the Project Area and will be paid to the Agency rather than to the taxing entity to which the tax revenue would otherwise have been paid if one or more of the taxing entities below agree to share the property tax increase under an interlocal agreement. The property taxes will be levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this first phase of the Project Area from each taxing entity will be as following:

**Sources of Tax Increment Funds**

Entity	Total
Utah County	\$34,301,253
Alpine School District	\$211,479.633
Eagle Mountain City	\$20,511,611
Central Utah Water Conservancy District	\$9,684,066
Unified Fire District – Salt Lake County	\$63,378,574
<b>Total Sources of Tax Increment Funds</b>	<b>\$339,355,138</b>

All of the property tax increment to be paid to the Agency for the development in the Project Area are taxes that will be generated only if the Project Area is developed.

The Draft Plan and Budget for the Proposed Project Area have been prepared and the Agency gives notice that a public hearing on the Draft Plan and Budget will be held on November 5, 2025 at 8:00 PM, or as soon thereafter as feasible, at the City’s offices located at 1650 E. Stagecoach Run, Eagle Mountain, Utah (the

“City Offices”). At the public hearing, the Agency will hear public comment on and objections, if any, to the Draft Plan and Budget, including whether the Draft Plan and Budget should be revised, approved, or rejected. The Agency will also receive all written objections, if any, to the Draft Plan and Budget. The Agency also invites public comments in support of the Draft Plan and Budget. All interested persons are invited to submit to the Agency comments on the Draft Plan and Budget before the date of the hearing. Any person objecting to the Draft Plan and Budget or contesting the regularity of any of the proceedings to adopt the Draft Plan and Budget may appear before the Agency’s governing board at the hearing to show cause why the Draft Plan and Budget should not be adopted.

Copies of the Draft Plan and Budget are available for inspection at the City Library at 1650 E. Stagecoach Run, Eagle Mountain, Utah during regular office hours. Any interested person wishing to meet and discuss the Draft Plan and Budget before the hearing may contact the Agency at the City Offices at (801) 789-6611 to set up an appointment. To schedule an appointment before the hearing, please call on or before November 3, 2025.

All concerned citizens are invited to attend the hearing on the Draft Plan and Budget scheduled for November 5, 2025 at 8:00 PM (*immediately after City Council Meeting*) at the City Offices and/or to submit comments to the Agency via the City Recorder’s Office before November 5, 2025 at 4:00 PM, the date of the hearing.

In compliance with the Americans with Disabilities Act, the City and the Agency will make efforts to provide reasonable accommodations to disabled members of the public in accessing the public hearing. Please contact the City at (801) 789-6611, at least three working days in advance of the meeting to request such accommodations.

LRB Public Finance Advisors

### SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT PROJECT AREA #4 BOUNDARY DESCRIPTION

**Parcels:** 71:049:0002, 71:049:0001, 66:815:0001

**Legal Description:** LOT 1 OF STEEPLECHASE SOUTH SUBDIVISION, RECORDED JUNE 1, 2020 AS ENTRY NO. 74983:2020, MAP NO. 17093 IN THE OFFICE OF THE UTAH COUNTY RECORDER. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 391.14 FEET NORTH 89°39'30" WEST AND 88.00 FEET NORTH 00°20'30" EAST FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°39'30" WEST 2275.21 FEET; THENCE NORTH 88°46'51" WEST 2521.08 FEET; THENCE NORTH 00°04'24" WEST 2573.17 FEET; THENCE NORTH 01 °26'04" WEST 2660.32 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE, ALONG SAID NORTH LINE SOUTH 89°21'40" EAST 2543.94 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE, CONTAINING ALONG SAID NORTH LINE, SOUTH 89°24'30" EAST 1306.74 FEET TO THE WEST LINE OF PONY EXPRESS PARKWAY AS SHOWN ON STEEPLECHASE SOUTH SUBDIVISION, RECORDED JUNE 1, 2020 AS ENTRY NO. 74983:2020, MAP NO. 17093 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE, ALONG SAID WEST LINE, THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°56'16" WEST 43.18 FEET, (2)

SOUTHEASTERLY 430.40 FEET ALONG THE ARC OF A 411.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60°00'00", (CHORD BEARS SOUTH 29°03'44" EAST 411.00 FEET), (3) SOUTH 59°03'44" EAST 808.91 FEET, (4) SOUTHEASTERLY 299.14 FEET ALONG THE ARC OF A 289.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 59°18'21", (CHORD BEARS SOUTH 29°24'33" EAST 285.96 FEET), (5) SOUTH 00°14'37" WEST 1615.86 FEET, (6) SOUTH 00°14'59" WEST 2574.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 24,725,364 SQUARE FEET OR 567.62 ACRES

**SWEETWATER INDUSTRIAL PARK COMMUNITY  
REINVESTMENT PROJECT AREA #4 MAP**

