

ORDINANCE NO. O-55-2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE MASTER DEVELOPMENT PLAN AND REZONING
CERTAIN LANDS KNOWN AS SPRING RUN PLAZA

PREAMBLE

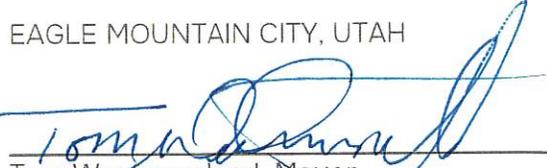
WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to approve the Master Development Plan and rezone certain lands known as Spring Run Plaza, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the Master Development Plan and Rezone of certain lands known as Spring Run Plaza.
2. The Master Development Plan and rezone of certain lands known as Spring Run Plaza is hereby approved, as set forth in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 2nd day of December, 2025.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:


Gina L. Olsen, CMC
City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 2nd day of December, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
<input checked="" type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham
<input checked="" type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark
<input checked="" type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray
<input checked="" type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood
<input checked="" type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright



Gina L. Olsen
Gina L. Olsen, CMC
City Recorder

Posted on 12/5/25 by VM.

Exhibit A

Spring Run Plaza

Highway 73 & Spring Run Parkway

Eagle Mountain, Utah, 84005



Vicinity Map
Not to Scale

Project Location

Abbreviations	
BCR	Begin Curb Return
BOL	Ballard
BRW	Finish Grade - Bottom of Retaining Wall
CATV	Cable Television Box
CB	Catch Basin
CMP	Corrugated Metal Pipe
COB	Cleanout Box
COTG	Cleanout to Grade
EA	Edge of Asphalt
EB	Electrical Box
EC	End of Curve
ECR	End Curb Return
FF	Finished Floor
G	Ground
GB	Grade Break
GM	Gas Meter
HB	Hose Bib
HP	High Point
I	Irrigation Line
ICB	Irrigation Control Box
Lip	Lip of Gutter
LP	Light Pole
MH	Manhole
Mon	Monument
PC	Point of Curvature
PCC	Point of Compound Curvature
PI	Point of Intersection
PM	Power Meter
PP	Power Pole
PT	Point of Tangency
PVC	Polyvinyl Chloride
PVI	Point of Vertical Intersection
RCP	Reinforced Concrete Pipe
RD	Roof Drain
SB	Signal Box
SD	Storm Drain
SDMH	Storm Drain Manhole
SMH	Sewer Manhole
SP	Signal Pole
SS	Sanitary Sewer
SVZ	Sight Visibility Zone
SW	Secondary Water
TA	Top of Asphalt
TB	Telephone Box
TBC	Top Back of Curb
TG	Top of Grate
TMH	Telephone Manhole
TP	Top of Concrete
TRW	Finish Grade - Top of Retaining Wall
TW	Top of Walk
VC	Vertical Curve
VPC	Vertical Point of Curvature
VPT	Vertical Point of Tangency
WL	Waterline
WP	Working Point
WV	Water Valve

Legend	
Proposed Curb & Gutter	Existing Improvements
Proposed Open Face C & G	Existing Asphalt
Proposed Asphalt	Existing Concrete
Proposed Concrete	Existing Inlet Box
Proposed Truncated Domes	Existing Catch Basin
Proposed Inlet Box	Existing Manhole
Proposed Catch Basin	Existing Fire Hydrant
Proposed Manhole	Existing Water Valve
Proposed Transformer	Existing Overhead Power Line
Proposed Meter Box	Existing Water
Proposed Water Meter	Existing Secondary Water
Proposed Combo Box	Existing Sewer
Proposed Fire Hydrant	Existing Storm Drain
Proposed Water Valve	Existing Gas
Proposed Water Line	Existing Power
Proposed Sanitary Sewer	Existing Telephone
Proposed Storm Drain	Existing Fiber Optic
Proposed Conduit Line	Existing Fence
Proposed Power Line	Flowline
Proposed Gas Line	Centerline
Proposed Fire Line	Existing Contour
Proposed Fiber Optic	Existing Spot
Proposed Secondary Water Line	Existing Light Pole
Proposed Roof Drain	Existing Street Light
Proposed Fence	Existing Building
Ridge line	Existing Telephone Box
Grade Break	Existing Power Meter
Proposed Contour	Existing Electrical Box
Direction of Drainage	Existing Electrical Cabinet
Proposed Spot	Existing Gas Meter
ADA Accessible Route	Existing Water Meter
Property Line	Existing Irrig. Control Box
Sawcut Line	Existing Ballard
Proposed Light Pole	Existing Hose Bib
Proposed Street Light	Working Point
Proposed Building	Existing Deciduous Tree
Existing Power Pole	Existing Coniferous Tree
Existing Power Pole w/ Guy	Detail Number
Existing Utility Marker	Sheet Number
Existing Post	

Civil Sheet Index

C0.0	.....	Cover Sheet
C1.0	.....	Existing Conditions Plan
C2.0	.....	Overall Concept Plan
C3.0	.....	Proposed Land Use & Zoning Map
C4.0	.....	Grading & Drainage Plan
C5.0	.....	Infrastructure Map
C6.0	.....	Interim Road A Site Plan

Flood Zone
This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for The City of Eagle Mountain, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings
Brass Cap Monuments were recovered for the Northwest Corner, Southwest Corner and East Quarter Corner of Section 17 to place the survey on the NAD83 Utah Central Zone State Plane Datum which verifies the official underlying UCS Section Control Data which was honored to locate the position of the West Quarter Corner which was not placed.

Benchmark
Brass Cap Monument for the East Quarter Corner of Section 17, T5S, R1W, SLB&M Elevation = 4950.571 Feet (NAVD 88, 1508.934 Meters) Observed 11 November, 2024

Legal Description
Beginning at a point which is South 88°53'50" East 1320.09 feet along the Mid-Section line from the West quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°53'50" East 1362.63 feet along said Mid-Section line to the center of Section; thence South 88°53'50" East 1307.01 feet along said Mid-Section line; thence South 00°33'59" West 821.88 feet to the North right of way line of Highway 73; thence South 78°12'55" West 1184.28 feet along said North line; thence with a curve turning to the right with an arc length of 1516.13 feet, with a radius of 6191.82 feet, with a chord bearing of South 83°12'22" West, with a chord length of 1512.35 feet to the East boundary line of Meadow Ranch Subdivision, Plat 1; thence North 1293.95 feet along said East line to the point of beginning.
Less and Excepting Spring Run Parkway, by that Dedication recorded July 20, 2015, as Entry No. 64938/2015, Map Filing No. 14685, Arm 159, of Official Records.
Also less and excepting from above, all land lying West of said Spring Run Parkway. Also less and excepting that property conveyed in that Special Warranty Deed to Utah Department of Transportation, recorded October 9, 2015, as Entry No. 92628/2015, of Official Records, described as follows:
A parcel of land in fee for Corridor Preservation, known as UDOT Project S-0073(29)0, being part of entire tract of property, situate in the NE1/4 SW1/4 and NW1/4 SE1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:
Beginning in the existing Northerly right of way line of SR-73 of UDOT Project S-0073(20)33 at the Southwest corner of said entire tract which point is 1320.00 feet South 88°53'50" East along the section line and 1295.08 feet South 0°36'41" West from the West quarter corner of said Section 17 (Note: said point is also the Southeast corner of Meadow Ranch Plat 1, recorded May 27, 1995, as Entry No. 52732 Map Filing No. 7551 in the office of the Utah County Recorder); and running thence North 0°36'41" East 236.76 feet (Deed-North) along the East boundary line of said Meadow Ranch Plat 1 to a point designated as Point "A" which point is 312.41 feet perpendicularly distant Northerly from the control line of State Route 73 of said Project No. S-0073(20)33 at Engineer Station 113+17.37; thence North 86°54'12" East 131.10 feet; thence Easterly 28.40 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 86°44'02" East for a distance of 28.40 feet) to a point designated as Point "B" which point is 318.83 feet radially distant Northerly from said control line of Engineer Station 114+78.95; thence continuing Easterly 66.00 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 86°10'14" East for a distance of 66.00 feet) to a point designated as Point "C" which point is 321.52 feet radially distant Northerly from the said control line of Engineer Station 115+48.54; thence continuing Easterly 608.40 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 82°08'44" East for a distance of 607.99 feet) to a point of tangency which is 353.58 feet radially distant Northerly from said control line of Engineer Station 121+91.49; thence North 78°30'52" East 216.69 feet to a point designated as Point "D" which point is 365.26 feet radially distant Northerly from said control line of Engineer Station 124+21.47; thence continuing North 78°30'52" East 160.00 feet to a point designated as Point "E" which point is 365.15 feet radially distant Northerly from said control line at Engineer Station 125+91.60; thence continuing North 78°30'52" East 628.84 feet to a point designated as Point "F" which point is 362.10 feet perpendicularly distant Northerly from said control line at Engineer Station 132+21.48; thence continuing North 78°30'52" East 66.00 feet to a point designated as Point "G" which point is 361.77 feet perpendicularly distant Northerly from said control line of Engineer Station 132+87.48; thence continuing North 78°30'52" East 781.01 feet to a point designated as Point "H" which point is 357.95 feet perpendicularly distant Northerly from said control line at Engineer Station 140+68.48; thence continuing North 78°30'52" East 33.00 feet to the Easterly boundary line of said entire tract as determined by Boundary Line Agreement recorded 30 July, 2014 as Entry No. 52400/2014 in the office of the Utah County Recorder at a point which is 357.79 feet perpendicularly distant Northerly from said control line at Engineer Station 141+01.48; thence South 0°33'59" West 287.48 feet along said Easterly boundary line to said northerly right of way line; thence along said Northerly right of way line the following three (3) courses and distances: (1) South 78°12'02" West 1476.65 feet; thence (2) Westerly 1085.62 feet along the arc of a 5654.70-foot radius tangent curve to the right (Note: Chord to said curve bears South 83°42'02" West for a distance of 1083.96 feet); thence (3) South 89°14'01" West 152.04 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.
Less and Excepting that property conveyed to Eagle Mountain City, in Quit Claim Deed recorded April 16, 2024, as Entry No. 24351/2024, described as follows:
The following property, being a part of the Southwest quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah; Beginning at a point on the Northeastly line of Spring Run Parkway as it exists at a 47.00 foot half-width; located 3035.65 feet North 88°53'50" West along the Quarter Section Line; and 306.47 feet South 1°06'10" West from a Brass Cap Monument found marking the East Quarter Corner of said Section 17; and running thence North 54°15'22" East 15.00 feet along a radial line to a point on a curve; thence Southeastly along the arc of a 612.00 foot radius curve to the right a distance of 125.10 feet (Center bears South 54°15'22" West, Central Angle equals 11°42'44" and Long Chord bears South 29°53'16" East 124.88 feet); thence South 65°58'06" West 15.00 feet along a radial line to a point on a curve on said Northeastly line of Spring Run Parkway; thence Northwestly along the arc of a 592.00 foot radius curve to the left a distance of 122.04 feet (Center bears South 65°58'06" West, Central Angle equals 11°42'44" and Long Chord bears North 29°53'16" West 121.82 feet) along said Northeastly line to the point of Beginning.

DESIGNED BY	DC
DRAWN BY	CC
CHECKED BY	ACD
DATE	
REVISION	
24-120 Cover Sheet	

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AWAEngineering.net

Cover Sheet
Spring Run Plaza
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

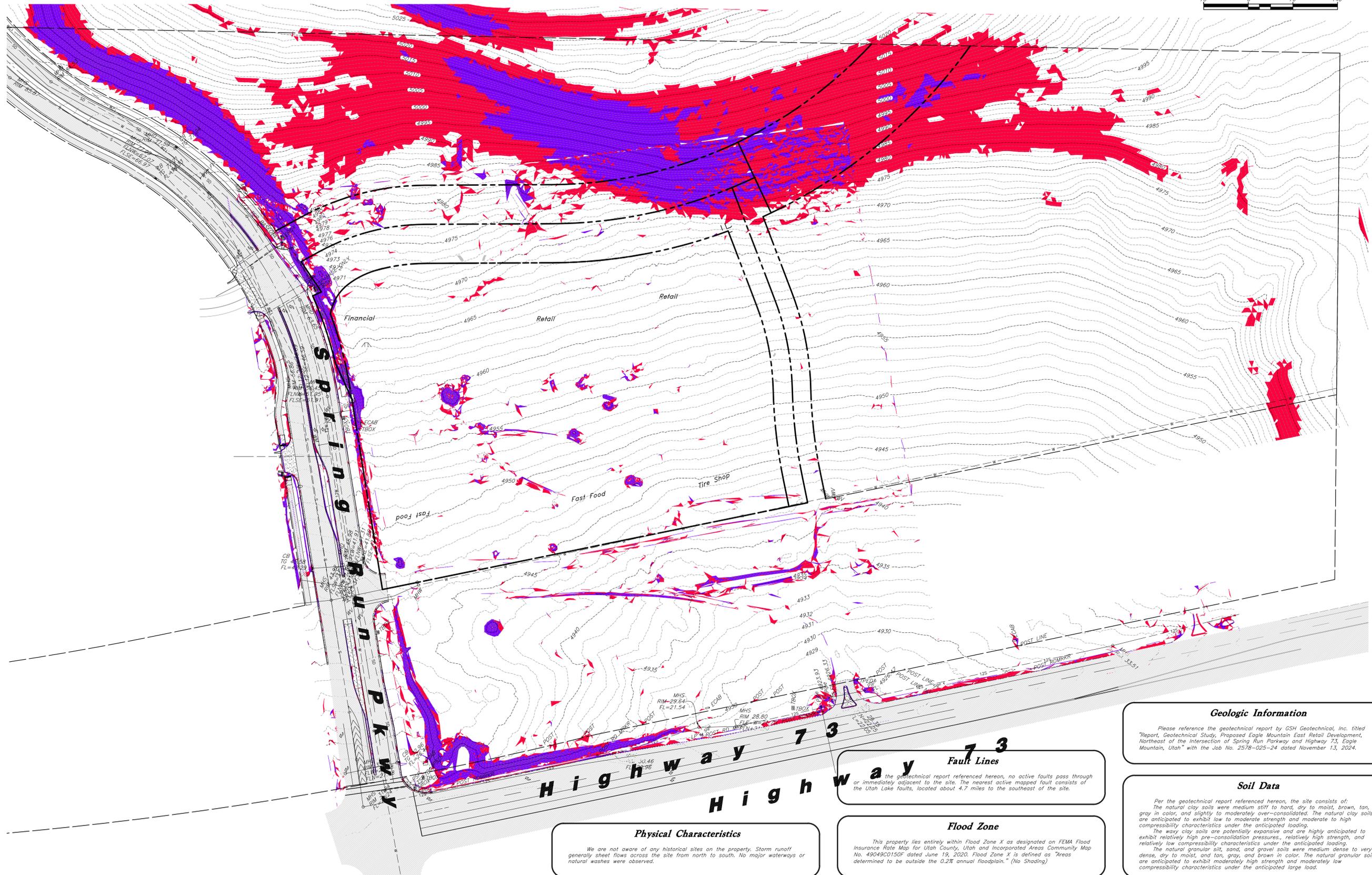
18 Nov, 2025
SHEET NO.
C0.0

Current Zoning: Commercial

Slope Analysis



Scale: 1" = 70'



Physical Characteristics

We are not aware of any historical sites on the property. Storm runoff generally sheet flows across the site from north to south. No major waterways or natural washes were observed.

Fault Lines

Per the geotechnical report referenced herein, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Utah Lake faults, located about 4.7 miles to the southeast of the site.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Geologic Information

Please reference the geotechnical report by GSH Geotechnical, Inc. titled "Report, Geotechnical Study, Proposed Eagle Mountain East Retail Development, Northeast of the Intersection of Spring Run Parkway and Highway 73, Eagle Mountain, Utah" with the Job No. 2578-025-24 dated November 13, 2024.

Soil Data

Per the geotechnical report referenced herein, the site consists of:
The natural clay soils were medium stiff to hard, dry to moist, brown, tan, and gray in color, and slightly to moderately over-consolidated. The natural clay soils are anticipated to exhibit low to moderate strength and moderate to high compressibility characteristics under the anticipated loading.
The waxy clay soils are potentially expansive and are highly anticipated to exhibit relatively high pre-consolidation pressures, relatively high strength, and relatively low compressibility characteristics under the anticipated loading.
The natural granular silt, sand, and gravel soils were medium dense to very dense, dry to moist, and tan, gray, and brown in color. The natural granular soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated large load.

Existing Conditions Plan
Spring Run Plaza
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

18 Nov, 2025

SHEET NO.

C1.0

Designed by: DC
Drafted by: CC
Client Name: ACD

ANMA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

24-120 Existing Conditions Plan

REV	DATE	DESCRIPTION



Scale: 1" = 80'
80' 0 80' 160'

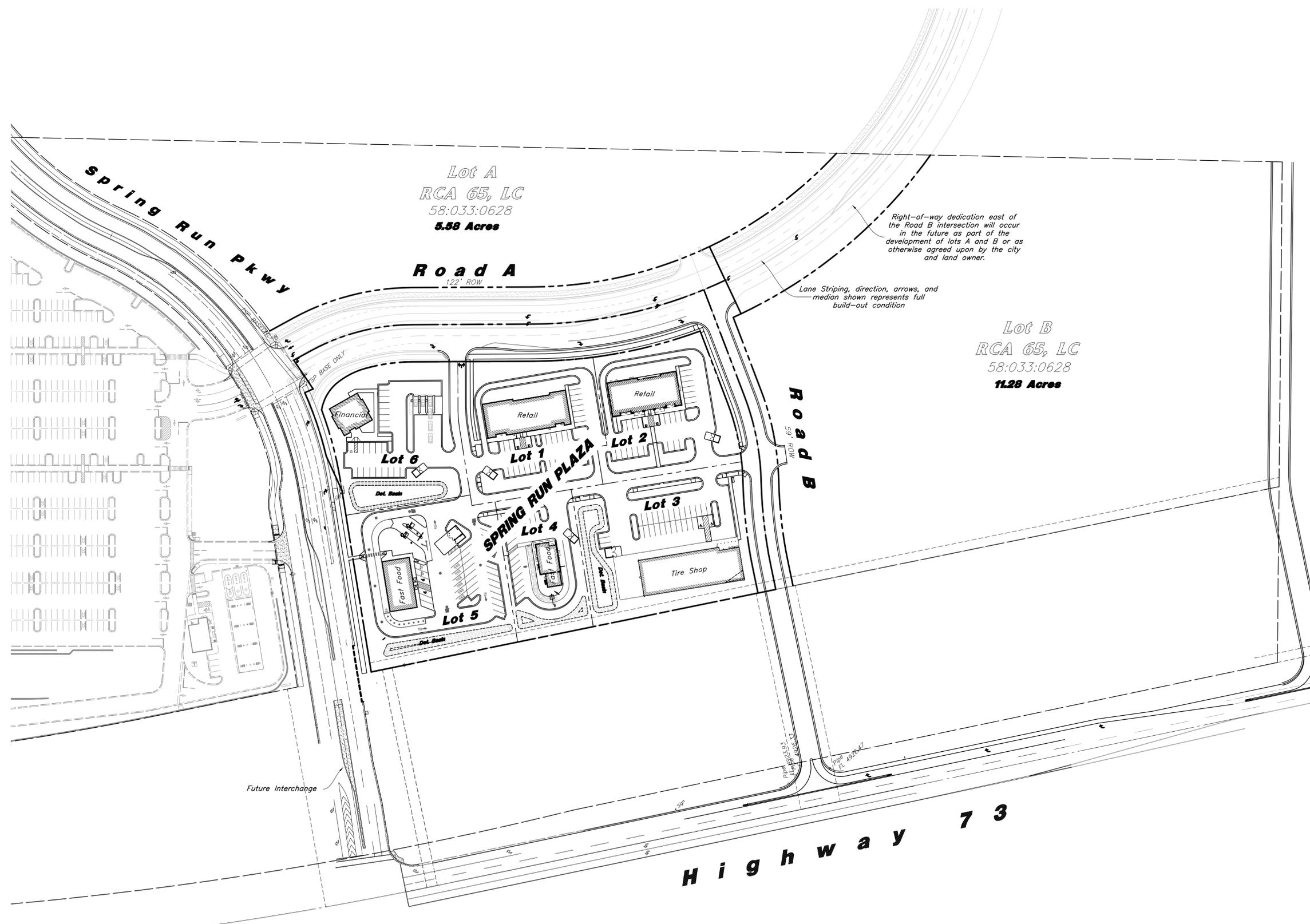
- Design Notes:**
1. It is assumed that Road A will be a 35 MPH Road.
 2. The curve immediately east of the intersection of Road A and Spring Run Parkway is currently drawn with a centerline radius of 345 feet and does not meet AASHTO Guidelines for a 35 MPH road. However, eastbound traffic will be accelerating through the curve and westbound traffic will be slowing down as they approach the intersection. Acceptable curve radius at the centerline needs to be determined based on these factors.
 3. The second curve from the intersection connecting to adjacent properties to the north has a radius of 750 lineal feet.
 4. The access to the proposed Spring Run Plaza between lots 1 and 6 is expected to be full movement during the interim condition, see layout and cross section on sheet 6.0. When Road A is fully widened, that the intersection will become a right-in / right-out only.

Designed by: DC
 Drafted by: CC
 Client Name: ACD
 24-120XR



Overall Concept Plan
Spring Run Plaza
 Highway 73 & Spring Run Parkway
 Eagle Mountain, Utah 84005

18 Nov, 2025
 SHEET NO.
C2.0

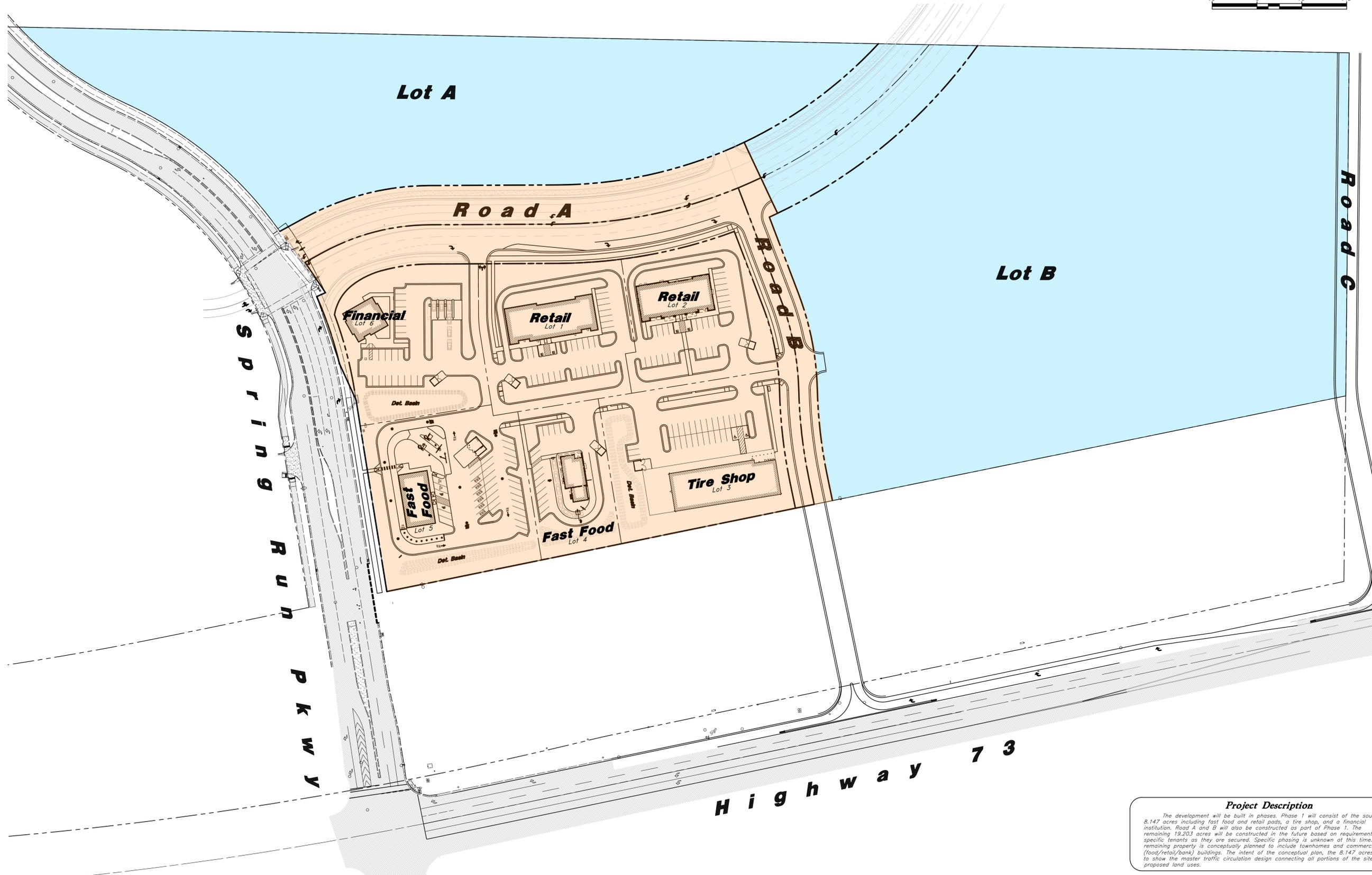
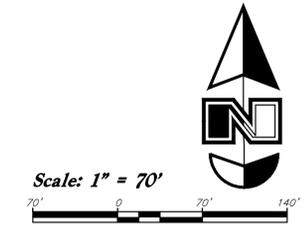


Note:
 This plan has been prepared without the benefit of a complete survey and full review of city ordinances and requirements. The plan is conceptual in nature and there is no guarantee of compliance with city codes implied.

Site Data
 Total Area = 27.350 acres

Zoning Legend

- Commercial Community Zone (CC)
- Commercial [Current Zone to Remain]



Designed by: DG
 Drafted by: CC
 Client Name: ACD
 24-120 Land Use Map



Proposed Land Use & Zoning Map
Spring Run Plaza
 Highway 73 & Spring Run Parkway
 Eagle Mountain, Utah 84005

Project Description
 The development will be built in phases. Phase 1 will consist of the southwest 8.147 acres including fast food and retail pads, a tire shop, and a financial institution. Road A and B will also be constructed as part of Phase 1. The remaining 19.203 acres will be constructed in the future based on requirements of specific tenants as they are secured. Specific phasing is unknown at this time. The remaining property is conceptually planned to include townhomes and commercial (food/retail/bank) buildings. The intent of the conceptual plan, the 8.147 acres, is to show the master traffic circulation design connecting all portions of the site, and proposed land uses.

18 Nov, 2025
 SHEET NO.
C3.0



Scale: 1" = 70'
 70' 0 70' 140'



Designed by: DG
 Drafted by: CC
 Client Name: ACD

ANMA
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8629 - AllWaysEngineering.net
 24-120 Grading & Drainage Plan

Grading & Drainage Plan
Spring Run Plaza
 Highway 73 & Spring Run Parkway
 Eagle Mountain, Utah 84005

Detention Requirements per Lot
 (based on 0.2 cfs/acre release rate)

Lot	Volume Required (c'f)
1	4,300
2	4,476
3	6,437
4	2,643
5	5,222
6	4,082
Remainder	82,823

Water Quality
 The flows within the storm drain system on the site will be treated and prior to being discharged in a controlled manner into Eagle Mountain City's public system.

Flood Zone
 This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

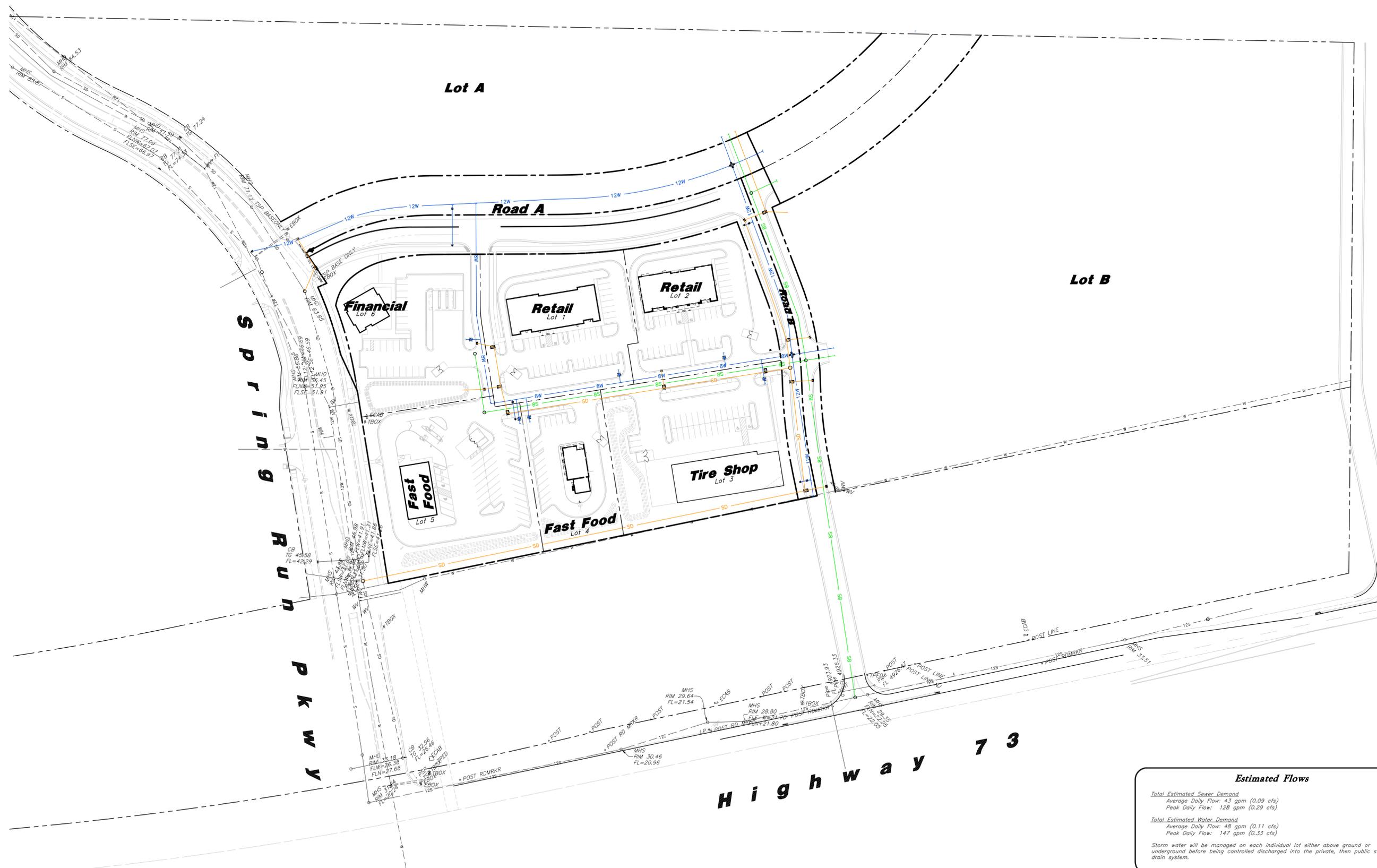
Subbasin Description
 The overall development will receive some flow from the low density housing that exists north (upstream) of the site. Any flow that will accumulate to the west and east will continue on the same historical path as they historically have, missing the site.
 The drainage basins, future and proposed, were delineated based on site topography. Ultimately, the site sheet flows from north to south towards Highway 79 consistent with historic flow patterns. Public Streets 1 and 2 are crowned to force water into catch basins along the roadways.

Pipe Legend

- BW Proposed Waterline
- SS Proposed Sewer Line
- SD Proposed Storm Drain



Scale: 1" = 70'



Designed by: DG
 Drafted by: CC
 Client Name: ACD
 24-120 Infrastructure Map



Infrastructure Map
Spring Run Plaza
 Highway 73 & Spring Run Parkway
 Eagle Mountain, Utah 84005

Estimated Flows

Total Estimated Sewer Demand
 Average Daily Flow: 4.3 gpm (0.09 cfs)
 Peak Daily Flow: 128 gpm (0.29 cfs)

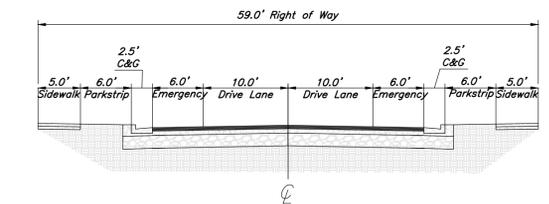
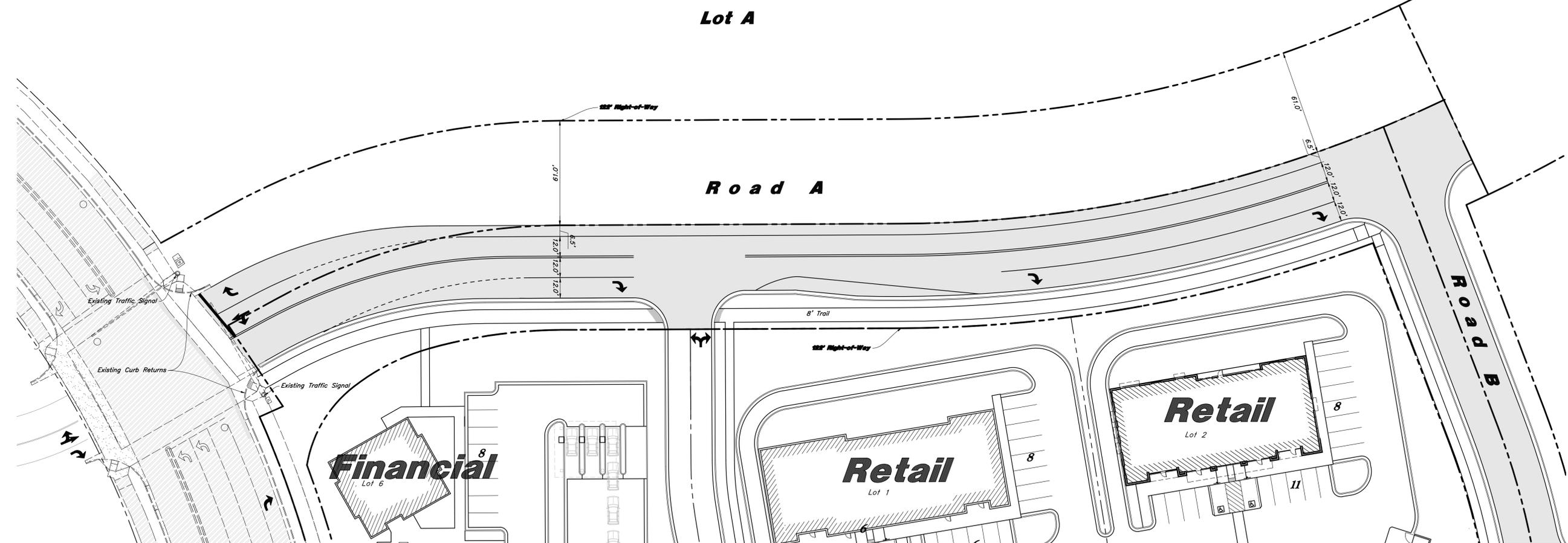
Total Estimated Water Demand
 Average Daily Flow: 48 gpm (0.11 cfs)
 Peak Daily Flow: 147 gpm (0.33 cfs)

Storm water will be managed on each individual lot either above ground or underground before being controlled discharged into the private, then public storm drain system.

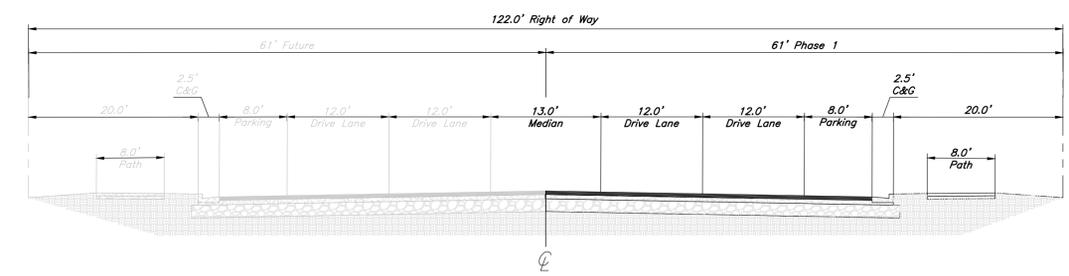
18 Nov, 2025
 SHEET NO.
C5.0



Scale: 1" = 70'



2 Local 59' ROW
1"=10"



1 Minor Arterial - 122' ROW
1"=10"

General Site Notes:

- The Local - 59' ROW is shown to use as a comparison between 1) what was originally proposed with the development and considered the developer's responsibility and 2) the proposed Phase 1 Development of the south half of the 122' ROW.
- The following are items pertaining to the 122' ROW that will be constructed with Phase 1 that is in addition to the originally proposed 59' ROW and will be the responsibility of the city:
 - Asphalt: 6.5"
 - Landscaping: 6"
 - Sidewalk/Path: 3"
 - Less curb and gutter on north side of roadway.
- Additional elements related to the wider roadway such as, but not limited to, grading, utilities retaining walls, fens, and etc. will be detailed and coordinated separately.

Designed by: DG
 Drafted by: CC
 Client Name: ACD
 24-120 SP



Road A Interim Site Plan
 Spring Run Plaza
 Highway 73 & Spring Run Parkway
 Eagle Mountain, Utah 84005

18 Nov, 2025
 SHEET NO.
C6.0

General Plan Categories/Future Land Use Map

LEGEND

Residential Categories:

-  Foothill Residential
-  Agricultural/Rural Density One
-  Agricultural/Rural Density Two
-  Neighborhood Residential One
-  Neighborhood Residential Two
-  Neighborhood Residential Three

Mixed Use/Commercial Categories:

-  Community Commercial
-  Town Center Mixed Use
-  Regional Commercial
-  Employment Center/Campus
-  Business Park/Light Industry

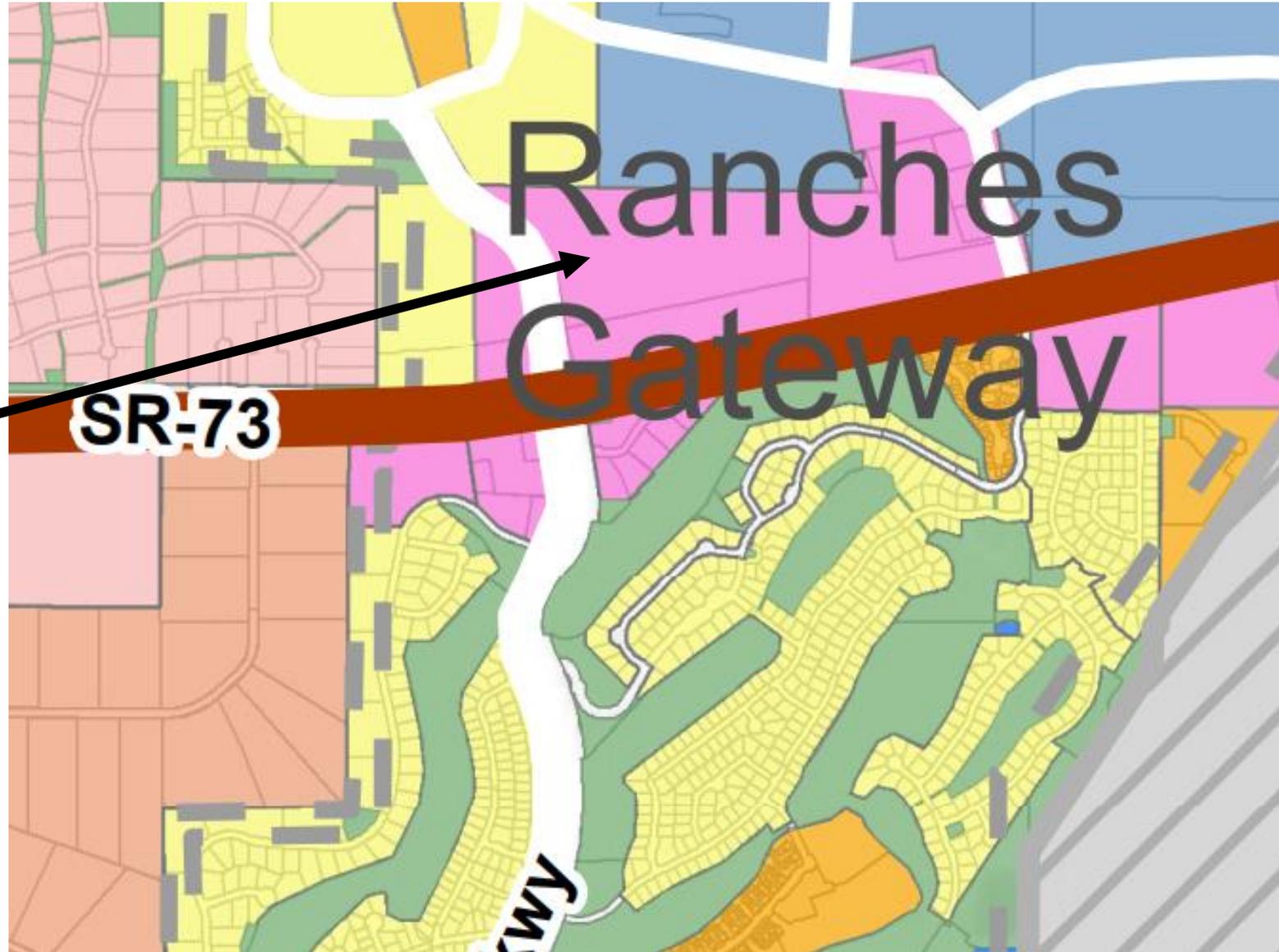
Public/Civic Categories:

-  Civic Uses/Schools
-  Parks and Open Space

 NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

-  UDOT Highway/Freeway
-  City Road Network - Collector & up





Tickville Gulch

Tickville Gulch

Tickville Gulch

Tickville Gulch

Eagle Mountain

Tickville Gulch

Tickville Gulch

Tickville Gulch

Tickville Gulch

Harvest Hills Park

Aspen Hills

Meadow Ranch Park

Sunrise Meadows Park

Pioneer Xing

Memorial Hwy

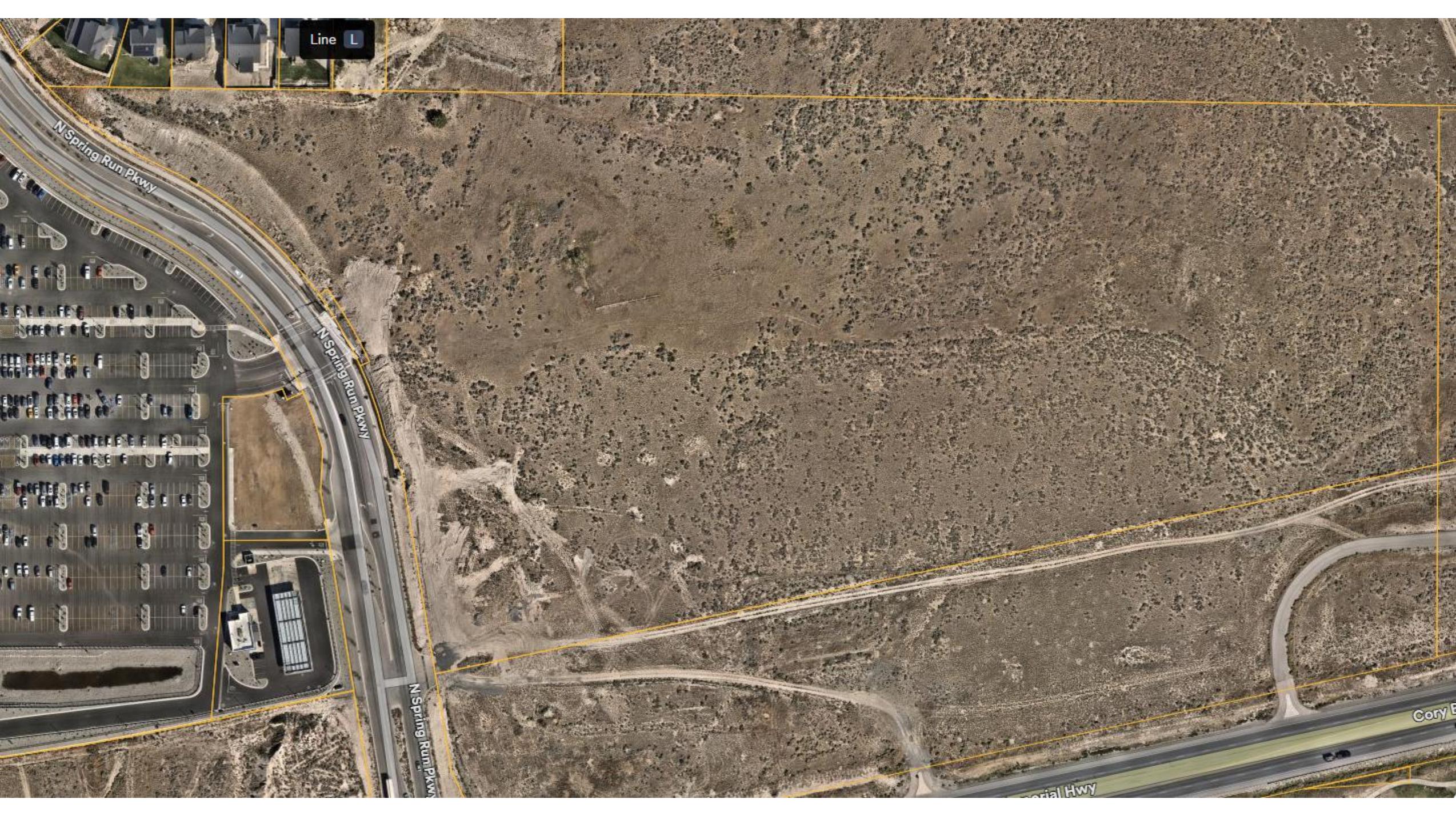
85

145

Nolan Park

Neighborhood Park





Line L

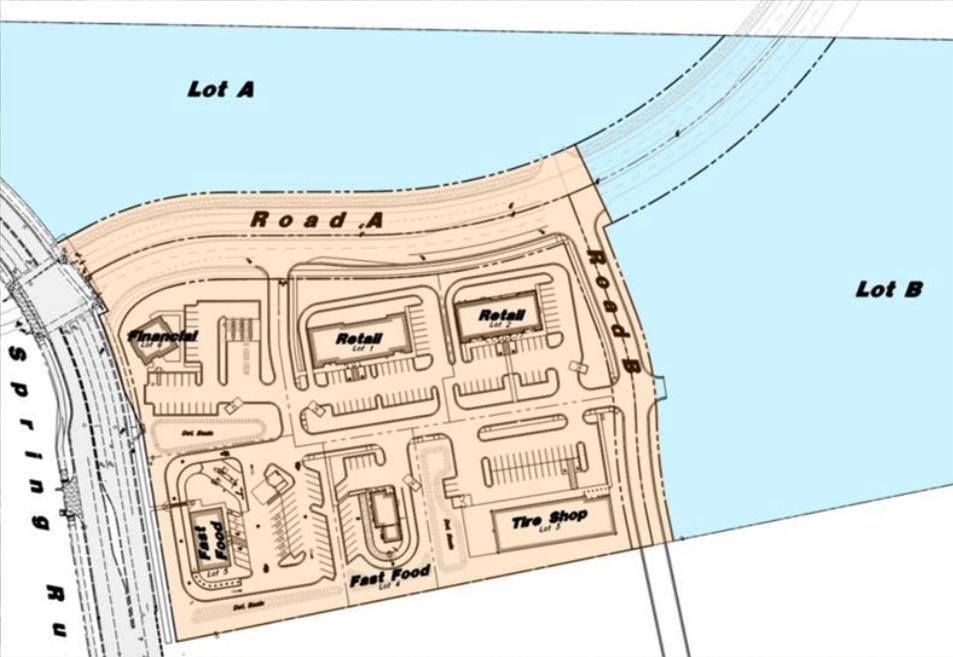
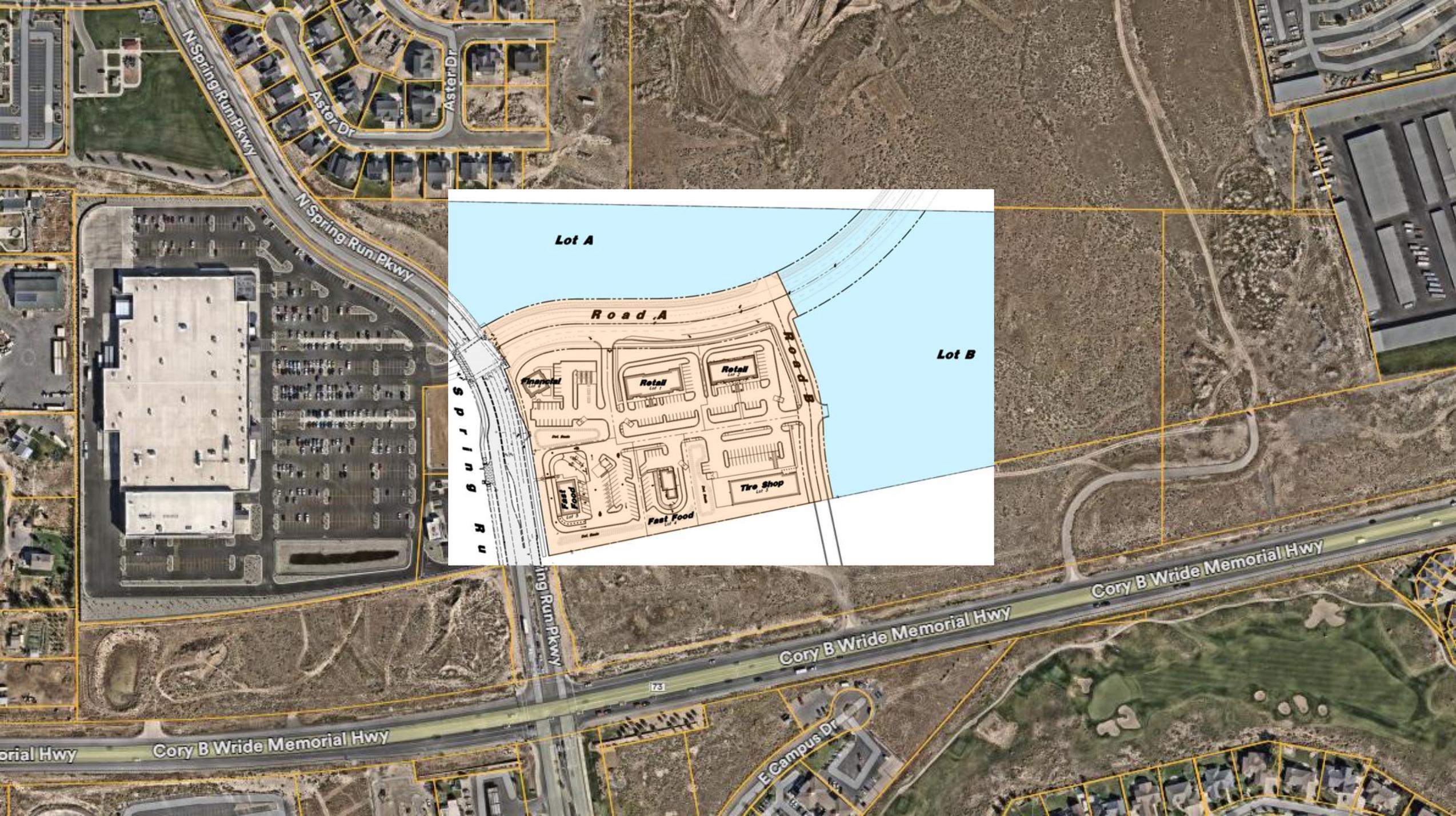
N Spring Run Pkwy

N Spring Run Pkwy

N Spring Run Pkwy

Cory E

Memorial Hwy



orial Hwy

Cory B Wride Memorial Hwy

Cory B Wride Memorial Hwy

Cory B Wride Memorial Hwy

N Spring Run Pkwy

N Spring Run Pkwy

Aster Dr

Aster Dr

ing Run Pkwy

E Campus Dr

173