



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

SEPTEMBER 8, 2026, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. TRAINING - Ethics

1.B. DISCUSSION - Agenda Review

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. August 25, 2026 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / ACTION ITEM - An ordinance of Eagle Mountain City, Utah updating the Culinary Water Impact Fee Facility Plan (IFFP).

BACKGROUND: *(Presented by City Engineer, Vince Hogge)* Consideration of an update to the Culinary Water IFFP. This update adds the Spring Run/Talons Cove area to the IFFP which adds improvements needed to the culinary water system to handle water demand from this area. The IFFP also includes updated cost estimates adding the projects for the Spring Run/Talons Cove area and updating costs for future projects based on the rising costs of current construction projects.

7.B. PUBLIC HEARING / ACTION ITEM - An ordinance of Eagle Mountain City, Utah updating the Wastewater Master Plan and the Wastewater Impact Fee Facility Plan (IFFP).

BACKGROUND: *(Presented by City Engineer, Vince Hogge)* Consideration of an update to the Wastewater Master Plan and the Wastewater IFFP. This update adds the Spring Run/Talons Cove area to the Master Plan and IFFP which adds improvements needed to the wastewater system to handle sewer flows from this area. The IFFP also includes updated cost estimates adding the projects for the Spring Run/Talons Cove area and updating costs for future projects based on the rising costs of current construction projects.

8. DISCUSSION ITEMS

8.A. "Agricultural Rural Large-Lot Zone" / Alternatively, the "Cedar Pass Ranch Historical Zone"

9. **AGENDA REVIEW**

10. **NEXT SCHEDULED MEETING**

11. **ADJOURNMENT**

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

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



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2026**

TITLE:	TRAINING - Ethics
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2026**

TITLE:	August 25, 2026, Planning and Zoning Commission meeting minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING

No

PREPARED BY

Megan Green, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. 08.25.26 PC Meeting Minutes Draft



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

August 25, 2026, 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Brent Strong, Bryan Free, and Chad DeCoursey.

ELECTED OFFICIAL PRESENT: Councilmember Melissa Clark.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Steven Lehmitz, Planner; Vince Hogge, City Engineer; and Megan Green, Planning Secretary.

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

Commissioner Hess called the meeting to order at 5:31 p.m., excusing Commissioner Jensen.

1. Discussion Items

1.A. TRAINING - Rules of Order and Procedure

- Brandon Larsen presented the training on Rules of Order and Procedure.
- Brandon Larsen provided training on parliamentary procedures, including how to make motions, seconding motions, and directing questions to the chair.
- The Commission discussed rules regarding public hearings, noting that comments must be germane to the specific agenda item being discussed.
- Marcus Draper clarified that if a Commission vote fails to reach at least three positive votes, it is treated as a recommendation for denial.

Commissioner Hess adjourned the work session at 6:14 p.m.

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

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

3. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION:

Commissioner Allen moved to approve the minutes of August 11, 2026, Planning Commission meeting with the one correction of the tally for the July 28 meeting minutes to show three abstentions instead of two. Commissioner Strong seconded the motion.

Jason Allen	Yes
Bryan Free	Yes

Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting on August 8, 2026.

7. Action and Advisory Items

7.A. Brylee Farms Second Amendment Phase B Development Agreement

Presentation summary: City Planner, Stephen Lehmitz, presented a resolution for the second amendment to the Brylee Farms Phase B Development Agreement. Staff recommended that the Planning Commission forward a positive recommendation to the City Council respecting the proposed Second Amendment to the Brylee Farms Phase B Development Agreement.

Applicant's statements summary: Greg Wall explained that they are replacing forty planned three-story units with two-story units featuring deeper garages (approximately 490 square feet) and unfinished basements. He noted these changes were made to increase sales interest while maintaining similar floor plans and complying with Council requests for larger garages.

Discussion summary points:

- The Commission voted unanimously to forward a positive recommendation to the City Council for Item 7.A.

This Item is not a Public Hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Brylee Farms Second Amendment Phase B Development Agreement. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

7.B. PRELIMINARY PLAT - Gateway Park Phase 3

Presentation summary: Stephen Lehmitz presented a three-lot preliminary plat for Gateway Park Phase 3 located near Mount Airey and Cory B. Wride Memorial Highway. Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Gateway Park Plat 3 Preliminary Plat with the following condition(s):

1. Unless the developer can find a reasonable way to construct internal streets on the proposed lots, that the lots be permitted to front onto the proposed arterial and collector streets.
2. Gateway Park Boulevard be renamed Wild Blossom Boulevard.

Applicant's statements summary: Developer Scot Hazard addressed concerns regarding internal roads, explaining that topographical constraints and existing utility/highway corridors prevent certain road layouts. Representatives from Ripple Academy—who expressed support of the proposed plat— explained their passion for establishing a charter school that focuses on life-based learning.

Discussion summary points:

- Commissioners agreed with staff to recommend approval with the conditions noted.

Commissioner Hess opened the public hearing at 7:02 p.m. As there were no comments, he closed the hearing at 7:03 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of item 7.B., Preliminary Plat – Gateway Park Phase 3, with the following conditions:*

- 1. Unless the developer can find a reasonable way to construct internal streets on the proposed lots, that the lots be permitted to front onto the proposed arterial and collector streets.*
- 2. Gateway Park Boulevard be renamed Wild Blossom Boulevard.*

Commissioner Allen seconded the motion.

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

7.C. SITE PLAN - Spring Run Plaza Lot 1

Presentation summary: Stephen Lehmitz presented the Site Plan for Spring Run Plaza Lot One, noting compliance with new architectural standards regarding material percentages on facades. Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Spring Run Plaza Lot 1 Site Plan.

Applicant's statements summary: Civil Engineer, Jason Thompson presented the elevations and materials they plan to use and addressed pedestrian access routes via ADA-compliant sidewalks—despite space constraints near retaining walls.

Discussion summary points:

- Commissioner Allen, along with other Commissioners, agreed that the Applicant has reasonable requests and forwards a positive recommendation.

Commissioner Hess opened the public hearing at 7:17 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.C., Site Plan Spring Run Plaza Lot 1. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

7.D. SITE PLAN - Spring Run Plaza Lot 2

Presentation summary: Stephen Lehmitz presented the Site Plan for Spring Run Plaza Lot Two, noting compliance with new architectural standards regarding material percentages on facades. Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Spring Run Plaza Lot 2 Site Plan.

Applicant's statements summary: Civil Engineer, Jason Thompson, explained shared parking between Lots One and Two, since Lot One is slightly overparked by two spaces while Lot Two is short by two spaces.

Discussion summary Points:

- Too much buffering area from primary streets was discussed but ultimately resolved through design changes or increasing high-quality materials on facades to 60%.
- The Commission voted positively for both site plans with specific conditions regarding shared parking maintenance agreements and increased cladding materials on certain elevations.

Commissioner Hess opened the public hearing at 7:25 p.m. As there were no comments, he closed the hearing.

MOTION:

Commissioner Strong moved to recommend approval to the City Council of Item 7.D., Site Plan Spring Run Plaza Lot 2 with the following conditions:

- 1. The East elevation shall be clad with at least 60% high-quality natural material.***
- 2. Shared parking and maintenance agreement to be filled with staff as part of the site plan application.***

Commissioner Hess seconded the motion.

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

7.E. Retaining Wall Construction Standards Changes

Presentation summary: City Engineer, Vince Hogge, presented the Retaining Wall Construction Standards Changes. Vince explained that the updated code will help with clarity, safety, and liability. He explained the proposed code changes to the Planning Commission and recommends they forward a positive recommendation to City Council.

Discussion summary points:

- Commissioner Hess thanked Vince for his presentation and proposed code amendment.
- The term "surcharge load" meaning was discussed, and what constitutes a temporary load.
- Vince clarified what the definition of temporary would be.
- Commissioner Strong is excited to see the City looking at the retaining wall issues with Engineering perspectives.

Commissioner Hess opened the public hearing at 7:47 p.m. As there were no comments, he closed the hearing.

MOTION:

Commissioner DeCoursey moved to recommend approval to the City Council of Item 7.E., Retaining Wall Construction Standards Changes. Commissioner Strong seconded the motion.

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes

Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for September 8, 2026.

6. Adjournment

MOTION: ***Commissioner Hess moved to adjourn the meeting at 7:49 p.m. Commissioner DeCoursey seconded the motion.***

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

The meeting was adjourned at 7:49 p.m.

Approved by the Planning Commission on

Brandon Larsen
Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2026**

TITLE:	Culinary Water Impact Fee Facility Plan (IFFP) Updates
ITEM TYPE:	Communication Item
FISCAL IMPACT:	The IFFP sets the amount of funding the city will need to upgrade and add to the water system in the next 5 years. This number will be used to determine what impact fees will be charged so that system improvements for growth are paid for by the new residents and new businesses rather than having existing businesses and residents pay for that growth.
APPLICANT:	N/A

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

PUBLIC HEARING

Yes

PREPARED BY

Vince Hogge, City Engineer

PRESENTED BY

Vince Hogge

RECOMMENDATION:

Staff recommends that the Planning Commission pass on a positive recommendation for approval to the City Council.

BACKGROUND:

The Culinary Water Master Plan and IFFP were completed a year ago. Since that time, there have been several changes that necessitate an update to the Master Plan and IFFP. A concept plan was created for the Spring Run/Talons Cove area where Staker Parsons currently has a mining operation north of SR73. The concept plan shows a mix of commercial, residential, and institutional development in that area. The previous Master Plan did not address this area since it was assumed the development of this area was 30 years out. Parts of this area may still be well into the future, but commercial developments are already being proposed in this area east of Walmart. We added this concept plan to our Master Plan, and then added the improvement costs from the concept plan to the IFFP.

The 30% design of the CUWCD SR73 pipeline has been completed and updated cost estimates were created. These costs were added to the IFFP. Costs estimates for several future projects were updated based on the rising costs of current construction projects.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Eagle Mountain Culinary Water IFFP
2. IFFP_Update_Presentation (1)

EAGLE MOUNTAIN CITY WATER IMPACT FEE FACILITY PLAN

August 10, 2026

Prepared for:

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT

Prepared by:

P S O M A S

11456 South Temple Drive, Suite 200
South Jordan, UT 84095

Project No. 8EMC011900

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APPENDIX A. EXHIBITS

- Exhibit 3.1 – Eagle Mountain Existing Water System
- Exhibit 3.2 – Eagle Mountain Existing System at Buildout
- Exhibit 3.3 – Eagle Mountain Current and Planning Period Improvements
- Exhibit 3.4 – Eagle Mountain Pressure Zones

APPENDIX B. BUILDOUT PROJECTS COST OPINION

1.1 Introduction

In November 2021, a Capital Facilities Plan (CFP) was completed for Eagle Mountain City titled, Eagle Mountain Impact Fee Facilities Plan, November 2021. Recently, Eagle Mountain has been experiencing enormous growth, growing from 13,118 Equivalent Residential Units (ERU) in 2021 to approximately 20,200 ERUs in 2024.

1.2 Definitions

CUWCD	Central Utah Water Conservancy District	gpm	gallons per minute
ERU	Equivalent Residential Units	PRV	Pressure Reducing Valve
DDW	Division of Drinking Water	LOS	Level of Service
IFFP	Impact Fee Facilities Plan	SID	Special Improvement District
psi	Pounds Per Square Inch	IFC	International Fire Code

1.2.1 Equivalent Residential Connection (ERU)

For ease of calculations in water master plans, land uses other than residential are converted to ERU's. For this report, these values were calculated from actual water usage data provided by Eagle Mountain City from 2023. See Table 1 for the ERU conversions used for this IFFP.

Table 1. Equivalent Residential Connections Conversions

Type	ERC
Large Lots (Zone 4)	1.14
All other Residential	1.00
Commercial	12.83
Institutional	21.13
Condos	0.87
Industrial	18.90

1.3 Level of Service

The State of Utah Division of Drinking Water (DDW) Rules and the International Fire Code (IFC) govern the minimum Level of Service (LOS) that Eagle Mountain City Water Department is required to provide. The current LOS within the water system are stated as follows:

Storage

- 577 gallons of storage per ERU for indoor and outdoor use
- 2,848 gallons per irrigated acre for outdoor use in Zone 4
- Emergency storage is based upon an assessment of risk and the desired degree of system dependability (percent after fire storage is considered).
- Fire storage for the largest building within the zone

Source

- 1,511 gallons per day of source capacity for indoor and outdoor use per ERU
- Per conversation with the DDW, safe yield of a well is assumed to be two thirds of the pump capacity

Minimum Water Pressure Requirements

- 40 psi during peak day demands
- 30 psi during peak instantaneous demands
- 20 psi during peak day demands with fire

Water Rights

- 0.53 acre-feet per ERU
- 2.5 acre-feet per irrigated acre

In addition to the State rule requirements, the City requires developments to maintain 30 psi at any moment during the modeled peak hour of the peak day scenario for new developments, assuming either Well 1 or Well 2 is out of service.

2.1 Existing System

Eagle Mountain City currently provides water to customers in Eagle Mountain and the White Hills area. For discussion purposes the City has been broken into 3 areas: the West, the North, and the South (or City Center). Projects have been constructed to connect the White Hills water system into the City's system. See Figure 1 for the location of each Service Area and Exhibit 3.1 for a map of the existing water system.

From the City's billing information, it was determined that there is currently a total of 20,200 equivalent residential connections which equates to a peak day flow of 21,190 gpm.

The City has a separate secondary system in the south part of the City that will remove some public outdoor use from the culinary system. The secondary system is currently also serving limited areas of residential irrigation however, most residential and commercial irrigation will continue to be served by the culinary system.

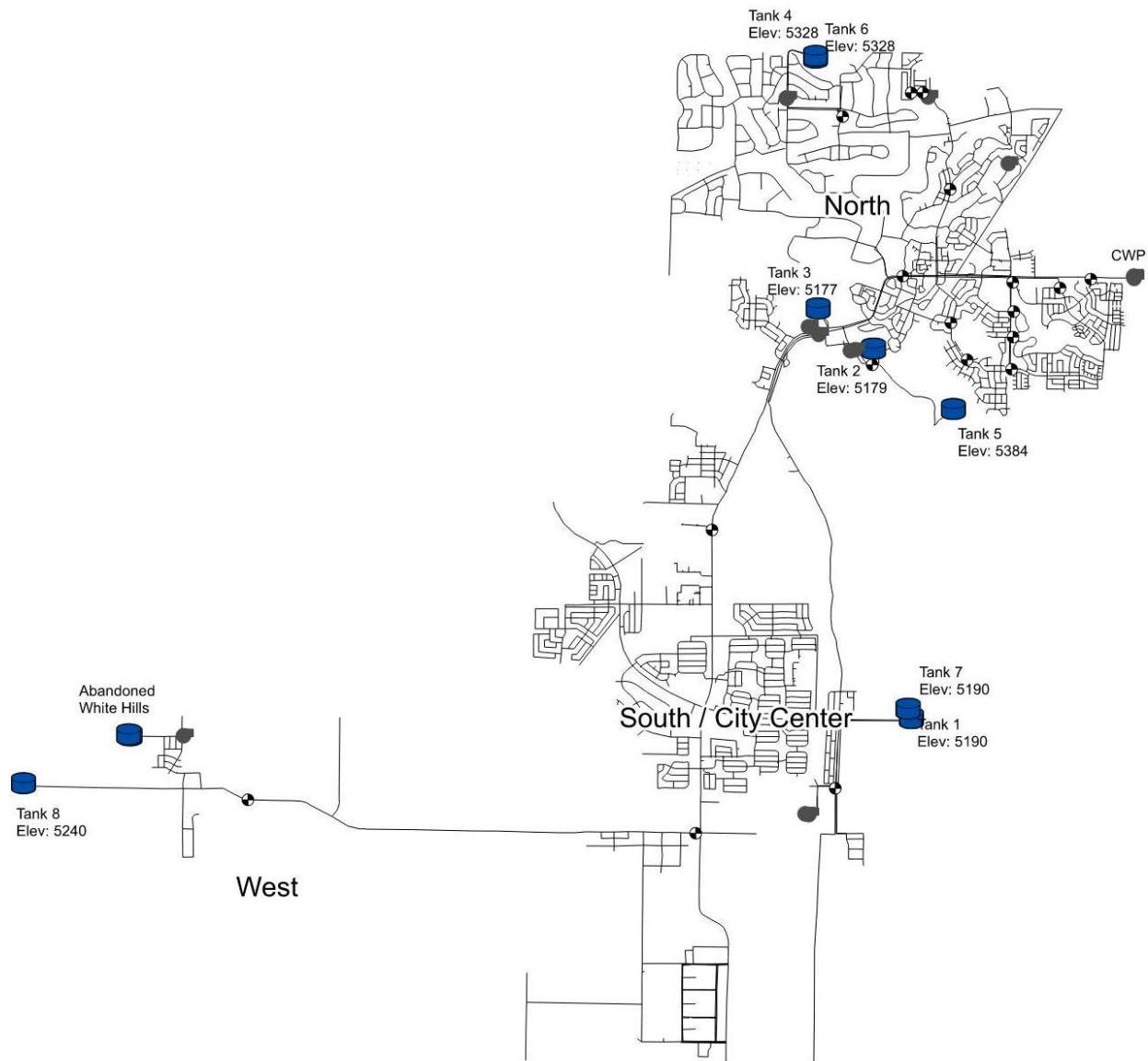


Figure 1. Eagle Mountain's Water System

The City is divided into eight pressure zones including three zones in White Hills, with most of the current development occurring in Zone 1. See Table 2 for a list of the pressure zones and pressure

elevations. The water for the pressure zones is currently supplied by nine tanks, which are normally filled by five wells and water from the CWP pump station.

2.2 Existing Project Funding

Several facilities in the existing system were funded using Special Improvement District (SID) Bonds, reimbursement agreements, and Revenue Bonds however, these have currently all been paid off.

3.1 Planning Period and Growth Projections

Planning Period

To evaluate City growth and system improvements as part of this IFFP, a ten-year planning period will be used to identify specific system needs. To assist the City in long-range planning, additional anticipated projections to build out (year 2060) will also be evaluated.

Growth Projections

Eagle Mountain is growing rapidly and is among the fastest growing cities in the State. Per the Economic Development Master plan that was completed in 2023, it is assumed that the City will grow at an estimated 5,200 additional people each year. This is equivalent to an additional 1,410 residential connections every year. The City had a population of 75,000 or the equivalent of 20,194 residential connections in 2025. See Figure 2 for the projected population growth.

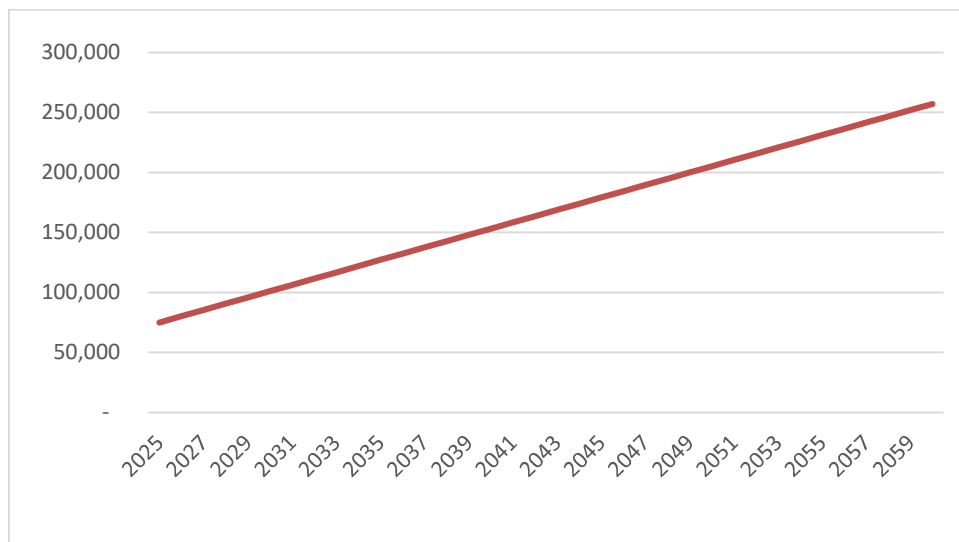


Figure 2. Population

3.2 System Improvements

3.2.1 Pressure Zones

As stated earlier, Eagle Mountain City's water system is currently divided into nine pressure zones. At the City's full build out, an additional five pressure zones will be necessary. Within the City's water model, new pressure zones were created to maintain water pressures within a desired range of 70-120 psi. In some instances, this pressure range was expanded to eliminate the need for additional smaller pressure zones, but the minimum service levels were still maintained. See Table 2 and Exhibit 3.4 for a summary of the pressure zones.

Table 2. Pressure Zones

Pressure Zone	Served from	HGL	40 psi Elevation	70 psi Elevation	120 psi elevation	140 psi elevation
Zone 1	Tank 1 and 7	5101	5008.6	4939.3	4823.8	4777.6
Ranches	PRVs	5070	4977.6	4908.3	4792.8	4746.6
Zone 3	Tank 3 and 4	5180	5087.6	5018.3	4902.8	4856.6
Zone 4	Tank 4 and 6	5320	5227.6	5158.3	5042.8	4996.6
Zone 5	PRVs	5370	5277.6	5208.3	5092.8	5046.6
Ox Bridge	PRVs	5231	5138.6	5069.3	4953.8	4907.6
Bridge	PRVs	5233.7	5141.3	5072	4956.5	4910.3
WH Mid	White Hills tanks	5300	5207.6	5138.3	5022.8	4976.6
WH Lower	PRVs	5198	5105.6	5036.3	4920.8	4874.6
Future Zone 6		4955	4862.6	4793.3	4677.8	4631.6
Future Zone 7		5540	5447.6	5378.3	5262.8	5216.6
Future Zone 8		5540	5447.6	5378.3	5262.8	5216.6
Future Zone 9		5750	5657.6	5588.3	5472.8	5426.6
Future Zone 10		5950	5857.6	5788.3	5672.8	5626.6

Most of the new pressure zones will be created in undeveloped areas on the eastern side of the City as development moves east into the Lake Mountain area. If some of these areas are determined to be unbuildable, some of the planned pressure zones may not be needed.

3.2.2 Storage Capacity Improvements

Currently, there are eight water storage tanks in Eagle Mountain City that provide the total storage capacity for the City's culinary water system, including the new White Hills Tank now completed and an additional tank under design south of Tank 1. The new White Hills Tank (Tank 8) has replaced the two smaller existing tanks in the white hills service zone.

To convert the existing storage capacity of the individual tanks to ERU's, the DDW requires volumes for both fire and emergency storage to be determined. The fire storage for the City has been calculated based on the largest building in the City, which is equivalent to 360,000 gallons. The higher zones, White

Hills, Tanks 4 and 6, and Tank 5 are at a higher pressures and so require adequate fire storage for the zones they serve.

Currently, the Upper White Hills Zone only has residential connections and therefore will only require 1,500 gpm for 2 hours of fire storage. Although the Tyson plant can be fed from either Tank 1 and 7 or the White Hills tank, it currently has the fire storage in Tanks 1 and 7. However, because of its proximity to the new tank, we recommend that the entirety of the Tyson plant's fire storage be allocated to the new White Hills Tank.

Because the higher zones can service the lower zones through PRVs, the fire storage is available for the other zones. However, due to the distance of Zone 1 from other tanks, we recommended most of Zone 1 storage be accounted for in Tanks 1 and 7 and in the White Hills Tank.

Each tank also needs additional storage set aside for emergencies. The DDW does not have a volume requirement for emergency storage. The DDW rule only states that "Emergency storage shall be considered during the design process. The amount of emergency storage shall be based upon an assessment of risk and the desired degree of system dependability." Per the Technical Memorandum on the Division of Drinking Water Sizing Requirements Study memo by Jones and DeMille, the emergency storage requirement has been set at 5% of the total tank volume.

After the fire and emergency storage, the remaining capacity in the tanks is the equalization storage. Equalization storage includes both indoor and outdoor storage needs. Per the system specific source analysis, 584 gallons of storage is required for each ERU. See Table 3 for a summary of each tank's ERU capacity.

Tank	Total Volume (gal)	Fire Storage (gal)	Emergency Storage (gal)	Equalization Storage (gal)	ERU
ST-001/Tank 1	1,000,000	120,000	50,000	830,000	1,438.47
ST-002/Tank 2	1,000,000	90,000	50,000	860,000	1,490.47
ST-003/Tank 3	2,000,000	90,000	100,000	1,810,000	3,136.92
ST-004/Tank 4	600,000	120,000	30,000	450,000	779.90
ST-005/Tank 5	2,000,000	240,000	100,000	1,660,000	2,876.95
ST-006/Tank 6	2,500,000	120,000	125,000	2,255,000	3,908.15
ST-007/Tank 7	3,500,000	120,000	175,000	3,205,000	5,554.59
White Hills Tank	ABANDONED WITH TANK 8				
Tank 8	4,000,000	360,000	200,000	3,440,000	5,961.87
Total 2025	16,600,000	1,260,000	830,000	14,510,000	25,147

Table 3. Existing Tank Storage Capacity

By the year 2040, the City will require over a total of 24.5 million gallons of storage. If the growth rate follows projections, additional storage will generally be required every three years. See Table 4 for the additional storage required and the estimated year additional storage will be needed.

Table 4. Storage Improvements Required Through 2,040

Year	Population	Required Equilization Storage (gal)	Available Equilization Storage (gal)	Excess/ Deficiency (gal)	Added Storage (gal)
2025	75,000	11,652,247	11,535,492	(116,755)	
2026	80,200	12,407,754	14,510,000	2,102,246	3,320,535
2027	85,400	13,163,262	14,510,000	1,346,738	
2028	90,600	13,918,769	18,310,000	4,391,231	4,000,000
2029	95,800	14,674,276	18,310,000	3,635,724	
2030	101,000	15,429,784	18,310,000	2,880,216	
2031	106,200	16,185,291	18,310,000	2,124,709	
2032	111,400	16,940,798	18,310,000	1,369,202	
2033	116,600	17,696,306	22,110,000	4,413,694	4,000,000
2034	121,800	18,451,813	22,110,000	3,658,187	
2035	127,000	19,207,320	22,110,000	2,902,680	
2036	132,200	19,962,827	22,110,000	2,147,173	
2037	137,400	20,718,335	25,435,000	4,716,665	3,500,000
2038	142,600	21,473,842	25,435,000	3,961,158	
2039	147,800	22,229,349	25,435,000	3,205,651	
2040	153,000	22,984,857	25,435,000	2,450,143	

3.2.2a Storage Capacity South of Unity Pass

The area south of Unity Pass is currently served by two tanks totaling 4,500,000 gallons of storage. By themselves, these tanks can provide service to approximately 6,900 ERC. The current system has approximately 5,615 connections. Although this is more than what the two tanks can serve, tanks in White Hills and north of Unity Pass can service this area as well.

In addition, a new 4MG tank, Tank 9, is currently being designed in this zone which will be able to supply an additional 5,921 ERC.

3.2.2b Storage Capacity North of SR-73

The area north of SR-73 is fed from two tanks, a 600,000 gallon tank and a 2.5 million gallon tank. It is estimated that 1,134 connections currently exist north of SR-73. The storage in this zone is enough for 4,600 ERC.

3.2.2c Storage Capacity Zone 5

Currently, has a small number of lots connected to it well below the 2,863 ERC available from this tank. Until this zone builds out this tank can feed into the main zone.

3.2.2d Storage Capacity White Hills

A new 4-million-gallon tank serves this area which replaces the two smaller tanks that previously fed this zone. Per the Firefly West system IFFP, an additional tank will be required in the next 10 years to provide additional storage for the area.

3.2.3 Source Capacity Improvements

Currently, the City's system is served by five wells, one of which is not in operation due to water quality issues (Well 4). Additionally, the City has a Purchase Agreement with Central Utah Water Conservancy District (CUWCD) to purchase 15,000 acre-feet per year of water. During Peak day the City currently utilizes 6,865 gpm. The City also has two additional wells under construction and upgrades at two of the existing wells.

Per the DDW, the safe yield of a well is two-thirds of the operating point of a pump. Table 5 summarizes the current available source and projected amount with current projects. Because all of the sources are in the same pressure zone and then pumped to the existing tanks or can flow to lower portions of the City, the City's source demands can be evaluated for the entire City together.

The ERU capacity was determined by adding the indoor and outdoor use ERU requirements and dividing it by the total source capacity.

Table 5.Existing Source Capacity

Source	Current Source (gpm)	Current Safe Yield (gpm)	Projected Source (gpm)	Projected Safe yield (gpm)
Well 1	2700	1800.00	2700	1800.00
Well 2	2200	1466.67	2200	1466.67
Well 3	1700	1133.33	1700	1133.33
Well 5	3200	2133.33	4500	3000.00
White Hills well 1	1400	933.33	1400	933.33
White hills Well 2	1400	933.33	3000	2000.00
Well 7	0		4000	2666.67
Well 8	0		3200	2133.33
CUWCD	7193	7193	7193	7193
Total	19793	15593.00	29893.00	22326.33

Because the City system is currently below the required source capacity of 21,190 gpm, several projects are in the design/construction stages to alleviate the shortages. These source improvements include improvements to Well 5 and the White Hills Wells and the construction of two new wells, Well 7 and

Well 8. In total, the current projects should add approximately 10,400 gpm of new source capacity which will be constructed over the next couple of years.

Even with these projects, as a result of the rapid growth the City will still be below its source requirement and the City will need to continue with ongoing source projects. See Table 6 for the anticipated source requirements and timing. It should be noted that when constructing a well, the ultimate capacity is uncertain until the well is built. Therefore, if a constructed well does not provide the anticipated capacity, multiple smaller wells will need to be constructed over the same time frame to achieve the necessary source requirement.

Table 6. Source Improvements Required Through 2,040

Year	Population	ERU	Required Source (gpm)	Available Source (gpm)	Excess/ Deficiency (gpm)	Additional CWP contract	Amount Added (gpm)
2025	75,000	20,194.54	21,190	15,593	(5,597)	945.96	
2026	80,200	21,503.91	22,564	20,606	(1,958)	945.96	4,067
2027	85,400	22,813.28	23,938	24,218	280	945.96	2,666
2028	90,600	24,122.65	25,312	25,164	(148)	945.96	
2029	95,800	25,432.02	26,686	29,077	2,391	913.11	3,000
2030	101,000	26,741.39	28,060	29,990	1,930	913.11	
2031	106,200	28,050.76	29,434	30,903	1,469	913.11	
2032	111,400	29,360.14	30,808	31,521	713	617.50	
2033	116,600	30,669.51	32,182	35,138	2,957	617.50	3,000
2034	121,800	31,978.88	33,556	35,756	2,200	617.50	
2035	127,000	33,288.25	34,930	36,373	1,444	617.50	
2036	132,200	34,597.62	36,303	36,991	687	617.50	
2037	137,400	35,906.99	37,677	40,608	2,931	617.50	3,000
2038	142,600	37,216.36	39,051	41,226	2,174	617.50	
2039	147,800	38,525.74	40,425	41,843	1,418	617.50	
2040	153,000	39,835.11	41,799	42,461	661	617.50	

3.2.3a Source Capacity South of Unity Pass

The current system has a bottleneck that limits the flow from north of Unity Pass into the City Center. Therefore, this area has also been evaluated separately. It is estimated that the area currently has 5,615 connections and requires 6,401 gpm of source capacity.

The area can utilize approximately 4,500 gpm from the area north of Unity Pass, which has the majority of the system's existing source capacity. The area is also fed from Well 1, which has a safe yield of 1,800 gpm and a new well is currently in the final stages of construction and is anticipated to come on line at any time. The new well 8 will provide the area with an additional 3,000 gpm of safe yield which will help provide the required source capacity for the continued growth and redundancy in the area.

The area can also be fed from the White Hills Wells, which currently have a maximum capacity of 1,400 gpm. The capacity of these wells is planned to be expanded. One of the two wells would be planned to operate as a redundant pump to the White Hills Zone

In addition, several projects have been evaluated to increase the flow from the City's main sources to the City Center. See Section 4.1 for a full list of these projects. The projects will continue to add redundancy to the area and provide additional supply to help meet the demands of the projected growth.

3.2.3b Source Capacity North of SR-73

The area north of SR-73 is fed from two pump stations that lift water from the main City source into this area's two storage tanks. It is estimated that 1,134 connections exist north of SR-73. Because these lots are typically larger, we have estimated that each lot utilizes approximately 1.23 gpm/lot for a total flow for the area of 1,395 gpm. The two pump stations can pump 1,457 gpm. Both of the pump stations include a backup pump and should be able to keep up with demand.

During July 2024, the area struggled to keep up with demand. After further evaluation, it appears that water being pumped to this zone is being discharged to other areas of the City, utilizing supply that is needed for this zone.

Because these pumps currently operate continuously during the summer, a new pump station was planned to be operational by the beginning of June 2026. Once the area is fully built out including Talons Cove and the area West of the new middle school an additional booster will be required to help boost additional water to Tank 4 and 6. It is recommended that this booster be located at the high point of the north CWP pipeline project to minimize the pumping requirements.

3.2.3c Source Capacity Zone 5

Currently, the pump station that pumps to the Zone 5 serves a small number of lots and has enough capacity to serve the Zone. Once lots are connected to the Zone or the connection from Tank 5 to Lake Mountain Road is made, a pump and PRV should be adjusted to ensure that the capacity is being utilized by the Zone. Once additional development occurs the area should be equipped with a back-up pump from Pony Express Road.

3.2.3d Source Capacity White Hills

Currently, the White Hills Well has a capacity of 1,400 gpm which is served by two wells, although only one can operate at a time. Per the Firefly IFFP, one will be expanded to 3,100 gpm. With the additional anticipated growth in the Firefly IFFP, these wells will be over capacity. Once Capacity is reached Firefly will be required to come up with a solution for the additional source.

4.0 Current Projects

Since the 2021 IFFP, several projects have been completed or are under construction. They are summarized below:

- 1) A pump station that pumps water over Unity Pass to Tanks 1 and 7 has been constructed and is in operation.
- 2) A 4 MG tank in the White Hills Area. This tank is set at a higher elevation and will be able to serve the area better. This project will replace the existing White Hills Tanks (included as part of the Firefly Master Plan). (Project 15)
- 3) Upgrades to the White Hills Wells. It is anticipated that this will increase the source capacity to 5,200 gpm (included in the Firefly Master Plan) (Project 4).
- 4) The City has two new wells, Well 7 and Well 8, under design/construction. Well 7 is located near the new pump station at Unity Pass and Well 8 is adjacent to Well 1. (Project 7a and 16)
- 5) The City is in the process of increasing the capacity of Well 5. (Project 26)
- 6) A new 4 MG tank in the South Service Area south of Tanks 1 and 7 is under construction. (Project 9)
- 7) An additional Zone 4 pump is under design. (Project 5)
- 8) A parallel Waterline from the new Unity Pass Pump station to Lake Mountain Road (Project 27)
- 9) A 16" line from Well 8 to Tank 8 (Scarlet Tank) and PRV (Project 39)

4.1 Facilities Planning

As the City continues to grow, the water system will need to expand to keep up with the additional demand. From current land use and zoning maps, a City full build-out scenario was created and used to anticipate pipelines, PRV's, storage, and source projects that will be necessary. This scenario is summarized in Exhibit 3.2

The needed improvements for the planning period have been phased into 5-year increments: 2025-2030 and 2030-2035. To assist the City with long range planning, improvements beyond 2035 have also been included. See Exhibit 3.3 for locations of these projects. The projects needed by 2030 are described in this section. Costs for projects beyond 2030 are given in Appendix B.

In addition to the timing, budgetary project costs have been developed for the necessary improvements. These budgetary costs include materials, construction, engineering, legal, and right-of-way acquisitions.

These projects have been analyzed and the timing of the projects is determined based on best available data, current growth projections, and known development plans. If new development occurs in locations that were not anticipated in the model, or if growth occurs quicker than anticipated, some projects may need to be initiated sooner than the projections.

4.1.1 Years 2025-2030

In addition to the projects that have recently been completed, and those that are under construction (listed in Section 4.0), several other projects will be needed in the next 5 years. See Appendix B for a summary of cost for these improvements.

Water Source Projects

- 1) Construct a well North of Lone Tree Development (Project 7)
- 2) Construct a new well in White Hills (Project 21)
- 3) First phase of the CUWCD Pump station North of SR73 (6000 gpm) (Project 14)
- 4) A redundant booster to Tank 5 (Project 43)

Water Line Projects

- 5) Install a parallel 16-inch waterline along Lake Mountain Road from new waterline in Project 9 to Eagle Mountain Blvd (Project 34)
- 6) Complete the water line on SR-73 (24 & 30 inch) (Project 10)
- 7) Install a waterline from Pony Express to the west connecting south to the existing waterline in Mid-Valley Road (Project 35)
- 8) Install new waterline from the airport south to proposed waterline project described in Project 7. (Project 19)
- 9) A new waterline from Tank 5 to Lake Mountain Road (Project 25)
- 10) Parallel waterlines in SR-73 (Project 17)
- 11) A new line from the CWP along the northern City Boundary (Project 40)

4.1.2 Year 2030-2035

Water Line Projects

- 12) Waterline from existing PRV in Pony Express to Eagle Mountain Blvd (Project 35)
- 13) Install a parallel waterline along Pony Express from Lake Mountain to the existing PRV (Project 37)
- 14) Water line connecting Eagle Mountain Blvd to Pole Canyon along Lehi-Fairfield Road (Project 29)
- 15) Install a 12" pipe to Upper Zone in Talons cove (Project 42)
- 16) Parallel waterlines in SR-73 (Project 13)

Water Tank Projects

- 17) 4 MG tank west of Tank 4 with 16" waterline from suction side of pump (project 28)

Water Source Projects

- 18) Additional Tank 4 Booster (Project 43)

5.0 Conclusion and Recommendations

Like many communities in the west, Eagle Mountain City is growing rapidly with limited resources to acquire and expand its water system to meet the growing needs. The improvements recommended in Section 4.1 were outlined based on projected growth rates and anticipated locations of future development. Since growth rates and location of growth may vary from projections, some of the recommended improvements may be needed sooner or later than anticipated.

The current water system is short on source supplies and storage and, even with the current projects, additional improvements will continue to be required to meet the LOS standards.

Beyond the immediate improvements, Eagle Mountain City should begin planning strategic locations for additional storage projects and development of new water sources. As the City continues to experience rapid growth, we recommend that the Master Plan and Impact Fee Facility Plan be reviewed and updated every few years and the system model be kept up to date.

APPENDIX A

Exhibits

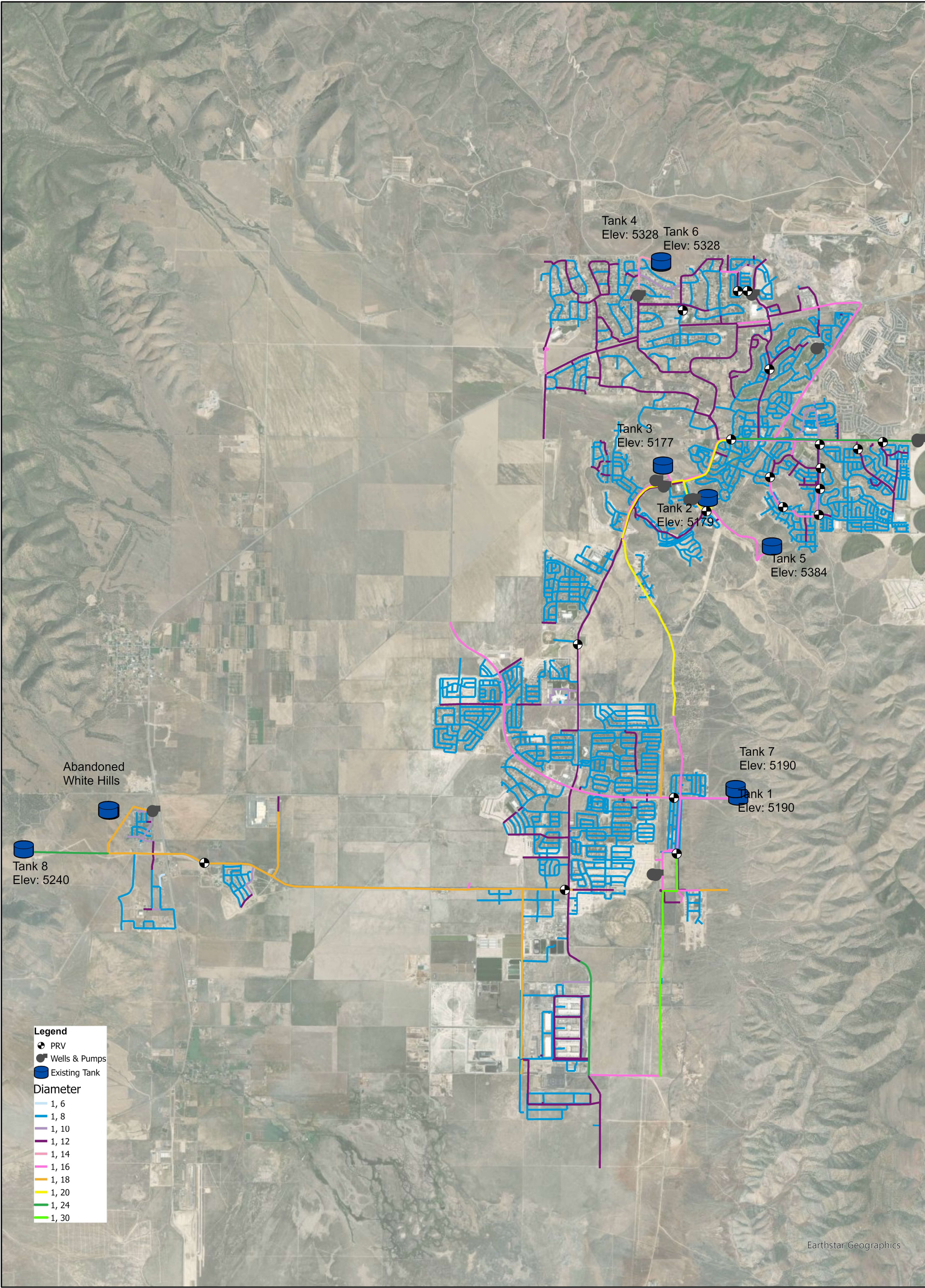
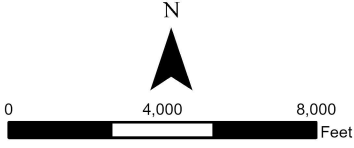
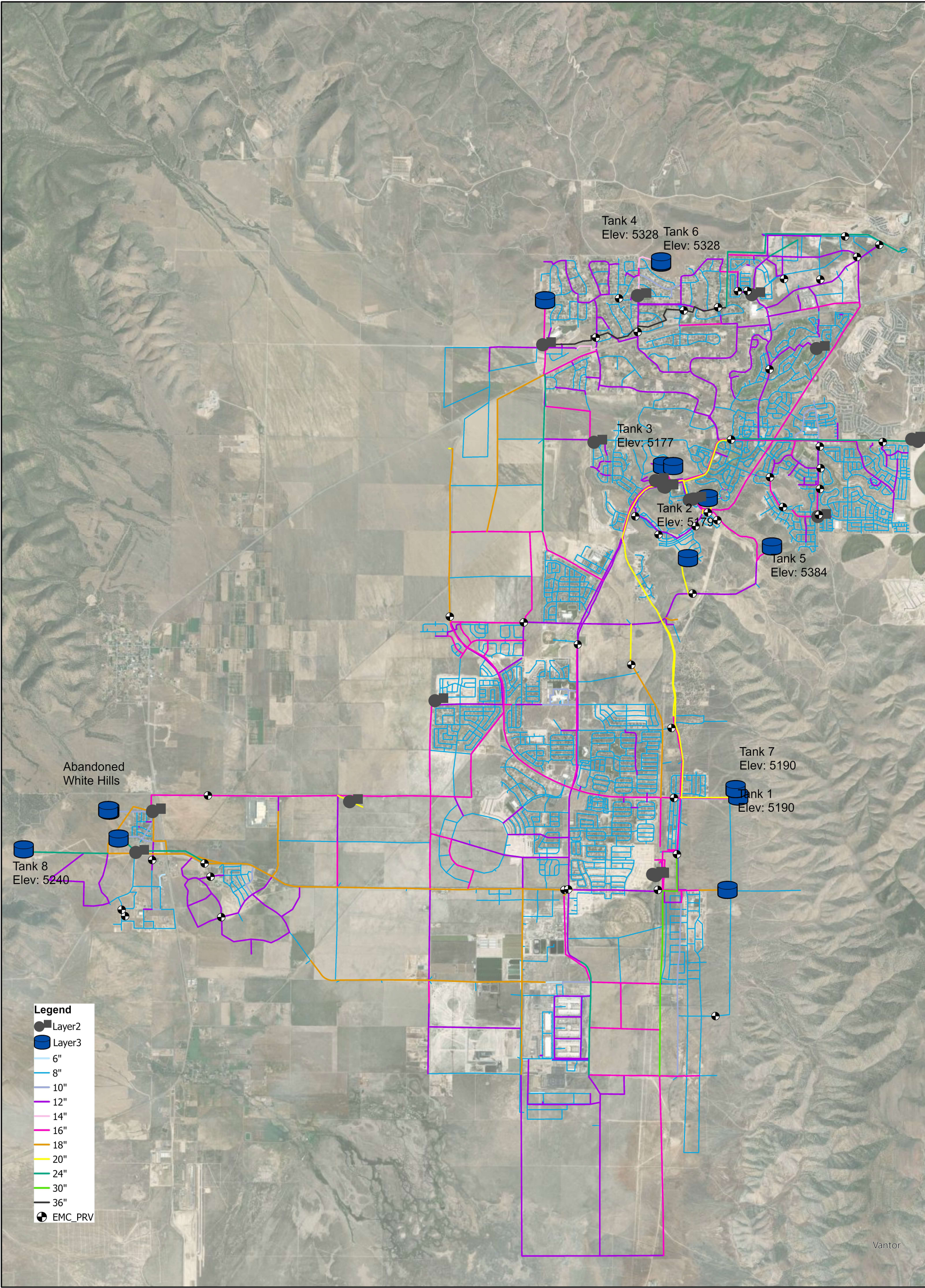
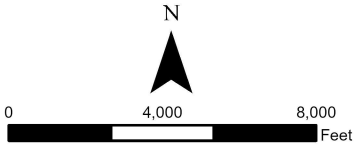


Figure 3.1 Existing Water System





3.2 Full Buildout Projects



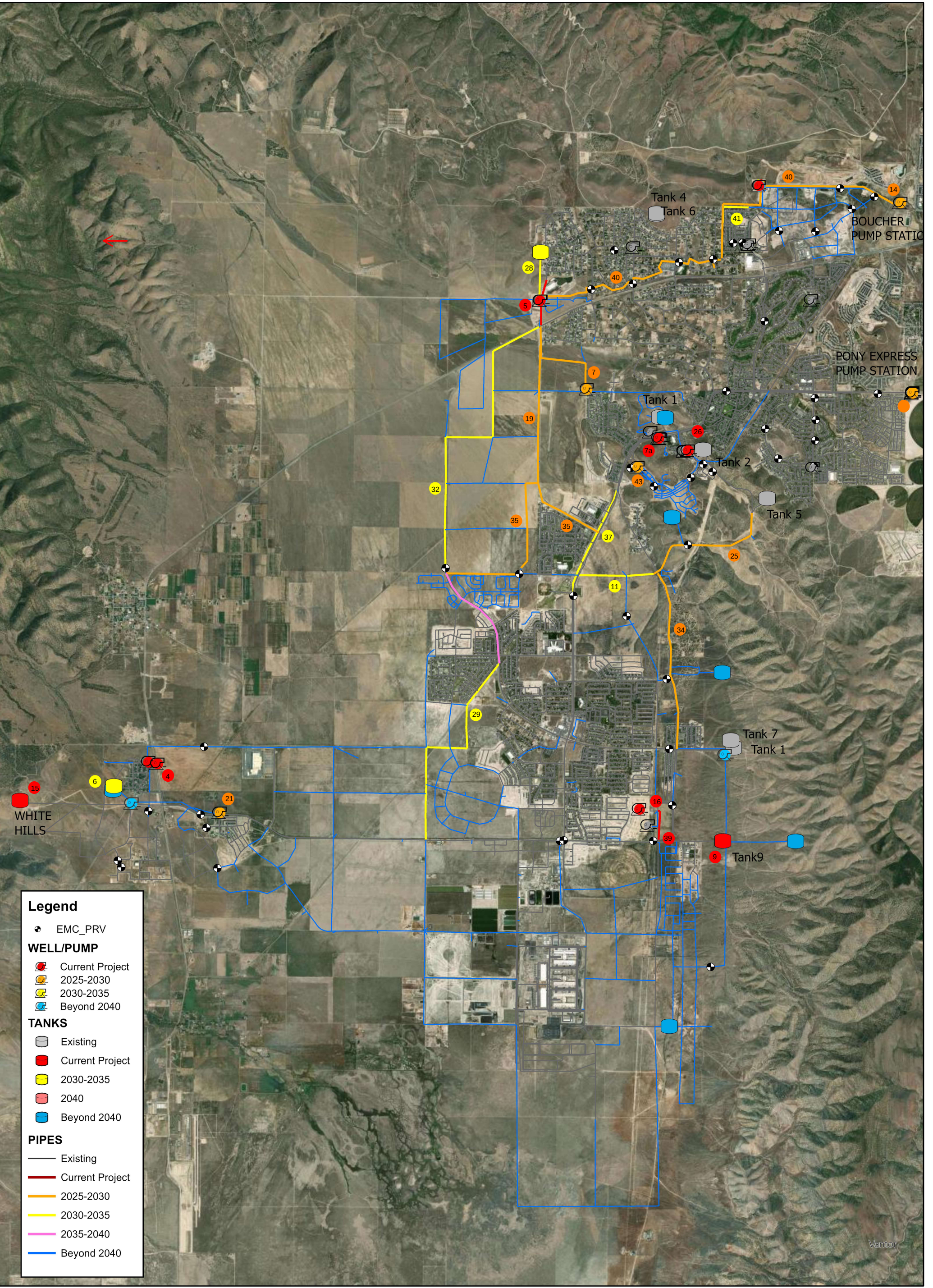


Figure 3.3 Recommended Projects

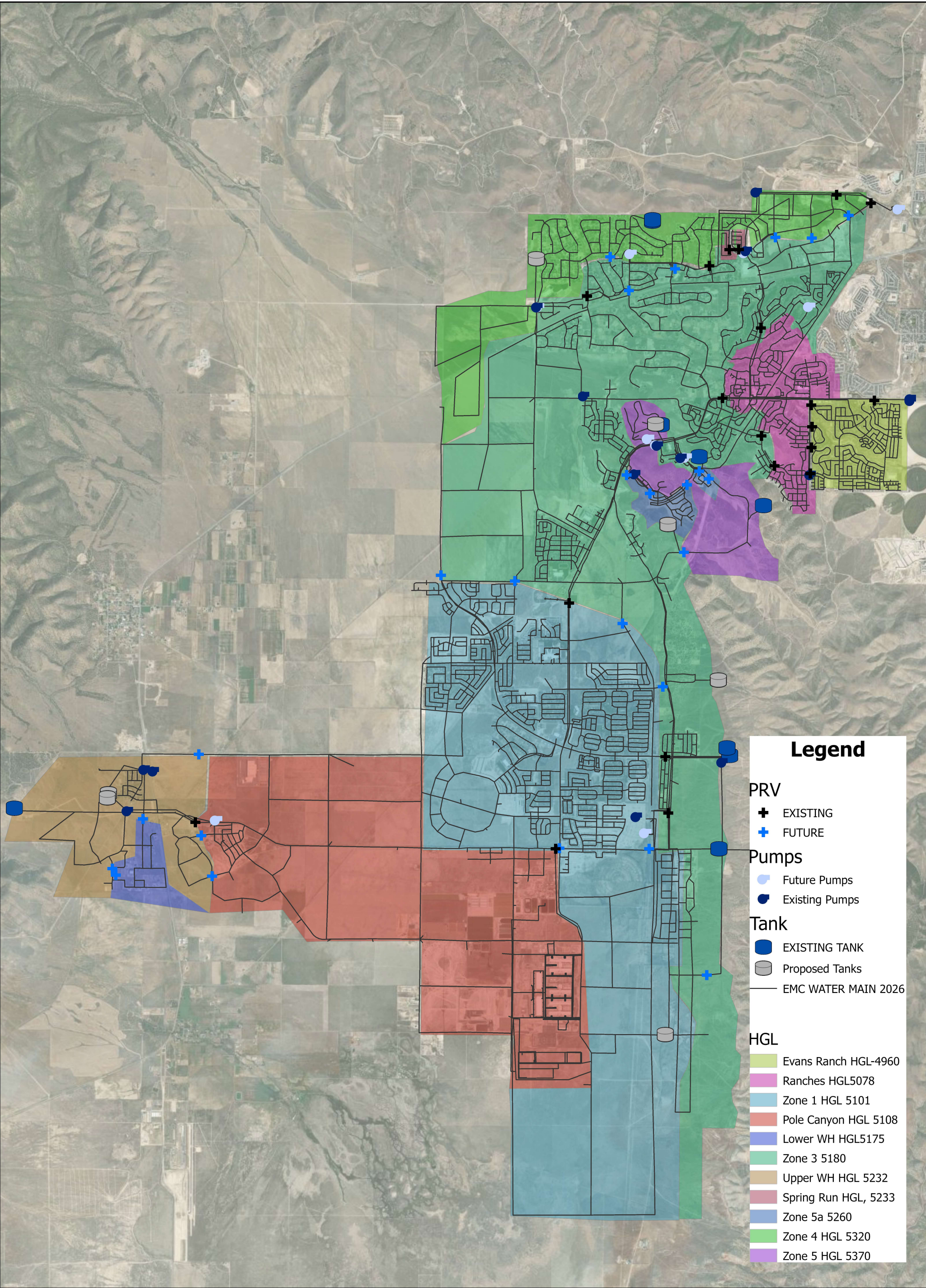
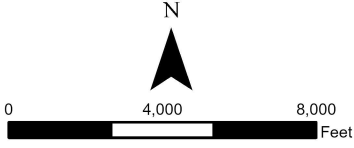


Figure 3.4 Pressure Zones



APPENDIX B

Cost Estimates

Years 2025-2030

IFFP Project Number	Description	Cost	Amount used in the next 10 years	Cost to new development
Current Projects				
7a	3,000 gpm reliable source well (Well 7)	\$ 5,500,000	100%	\$ 5,500,000
7a	.75 ac well propoerty	\$ 300,000	100%	\$ 300,000
16	3,000 gpm reliable source well (Well 8)	\$ 5,500,000	100%	\$ 5,500,000
16	.75 ac well propoerty	\$ 300,000	100%	\$ 300,000
9	4MG Tank 9 (South of tank 1)	\$ 7,700,000	100%	\$ 7,700,000
15	4 MG White Hills Tank	\$ 6,500,000	100%	\$ 6,500,000
27	Pony Express Parallel Water line	\$ 1,147,693	100%	\$ 1,147,693
5	Belle Street Booster	\$ 1,500,000	100%	\$ 1,500,000
26	Well 5 Improvements	\$ 3,600,000	100%	\$ 3,600,000
4	Cooke Well Improvements	\$ 2,000,000	100%	\$ 2,000,000
7	3,000 gpm reliable source well (Well 9)	\$ 5,500,000	100%	\$ 5,500,000
7	.75 ac well propoerty	\$ 300,000	100%	\$ 300,000
21	White hills well	\$ 5,500,000	100%	\$ 5,500,000
21	.75 ac well propoerty	\$ 300,000	100%	\$ 300,000
34	Install Line along Lake Mountain Road from project 9 to Eagle Mountain Blvd	\$ 6,766,945	90%	\$ 6,090,251
35	Install Line from Pony Express to the west connecting south to the Line in Mid-valley road.	\$ 5,035,134	70%	\$ 3,524,594
35	Easement	\$ 1,000,000	80%	\$ 800,000
19	Water line in Airport Road (Up to Belle Street)	\$ 5,355,264	70%	\$ 3,748,685
25	A new water line from Tank 5 to Lake Mountain Road	\$ 1,068,853	100%	\$ 1,068,853
25	Easement	\$ 600,000	100%	\$ 600,000
14	First Phase of CWP (Boucher Booster Pump	\$10,000,000.00	60%	\$ 6,000,000.00
14	.75 ac well propoerty	\$ 300,000.00	90%	\$ 270,000.00
12	Upgrade White Hill 6" Waterline	\$ 500,000	100%	\$ 500,000
16a	New Public Works (cost shared with Waste Water)	\$ 5,000,000	100%	\$ 5,000,000
39	New Line from Well 1 to Tank 9	\$ 1,244,156	100%	\$ 1,244,156
40	New Line From CWP North to SR-73	\$ 26,612,520	50%	\$ 13,306,260
43	Redundant Tank 5 booster pump	\$ 2,400,000	100%	\$ 2,400,000
	Total	\$ 109,130,565	80%	\$ 87,800,492

Years 2030-2035

IFFP Project Number	Description	Cost	Amount used in the next 10 years	Cost to new development
11	Install 12" line between lake mountain and pony express	\$ 471,494.00	80%	\$ 377,195.20
37	Install a Parallel line along Pony Express from Lake Mountain to the Existing PRV	\$ 959,241.00	70%	\$ 671,468.70
29	A new water line along Fairfield Lehi Road connecting Eagle Mountain Blvd to Pole Canyon	\$ 5,521,086.21	70%	\$ 3,864,760.35
28	4 MG tank west of Tank 4.	\$ 8,000,000.00	100%	\$ 8,000,000.00
28	1 acre tank property	\$ 300,000.00	100%	\$ 300,000.00
6	4MG TANK	\$ 8,000,000.00	50%	\$ 4,000,000.00
6	1 acre tank property	\$ 300,000.00	70%	\$ 210,000.00
	upgrades to Boucher Booster	\$ 785,800.00	50%	\$ 392,900.00
41	Additional line to talons cove	\$ 345,769.50	90%	\$ 311,192.55
32	Down Eagle Mountain Blvd	\$ 10,717,758.10	90%	\$ 9,645,982.29
42	booster to Tank 4	\$ 1,600,000.00	90%	\$ 1,440,000.00
		\$ 23,551,821.21	74%	\$ 17,423,424.25

Culinary Water IFFP Update



Summary of Changes: 2025 → 2026

Vince Hogge

City Engineer



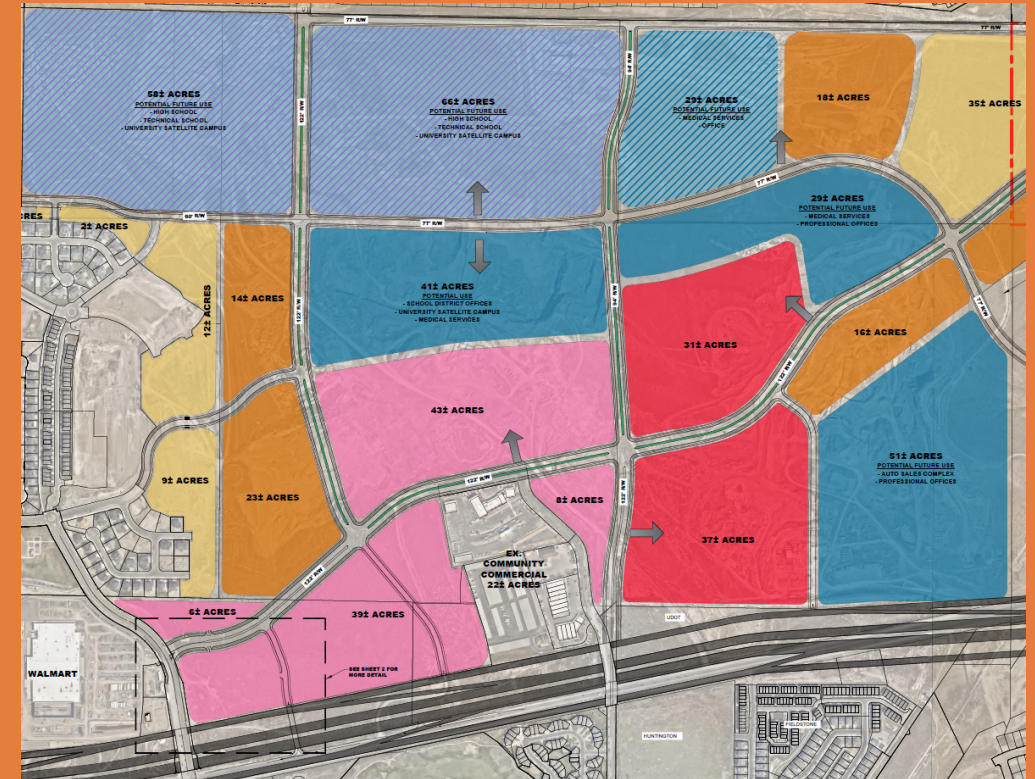
Why This Update?

- The Culinary Water IFFP was last completed in 2025
- Since then, new development plans and rising construction costs have changed the picture
- The IFFP sets how much the City must invest in system upgrades over the next 5 years
- It also determines the impact fees new growth pays, so new residents and businesses fund their own system needs — not existing ratepayers



What Changed: Spring Run / Talons Cove Added

- New concept plan for the area north of SR-73 (Staker Parsons mining site), east of Walmart
- Shows a mix of commercial, residential, and institutional development
- Previously assumed to be 30+ years out — but commercial development is already being proposed
- Water system improvement costs for this area were added to the



What Changed: SR-73 CUWCD Pipeline Design

- 30% design has been completed for the CUWCD SR-73 pipeline
- Design-level cost estimates now replace earlier planning-level estimates
- Updated project schedule and timeline



What Changed: Construction Cost Estimates Updated Citywide

- Costs for several future projects (outside Spring Run) were revised
- Updates reflect current construction pricing trends seen on active projects
- Ensures the IFFP — and resulting impact fees — reflect real-world costs



Bottom Line: 5-Year Project Costs

Total Identified System Improvement Costs (2025–2030)

- 2025 Plan \$73.2M
- 2026 Update \$87.8M

Growth pays for growth: impact fees on new residents and businesses fund these improvements — not existing ratepayers.



Questions?

Next Step

Public hearing and Planning Commission action on the ordinance updating the Culinary Water IFFP.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2026**

TITLE:	Wastewater Master Plan and the Wastewater Impact Fee Facility Plan (IFFP) Updates
ITEM TYPE:	Communication Item
FISCAL IMPACT:	The IFFP sets the amount of funding the city will need to upgrade and add to the wastewater system in the next 5 years. This number will be used to determine what impact fees will be charged so that system improvements for growth are paid for by the new residents and new businesses rather than having existing businesses and residents pay for that growth.
APPLICANT:	N/A

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

PUBLIC HEARING

Yes

PREPARED BY

Vince Hogge, City Engineer

PRESENTED BY

Vince Hogge

RECOMMENDATION:

Staff recommends that the Planning Commission pass on a positive recommendation for approval to the City Council.

BACKGROUND:

The Wastewater Master Plan and IFFP were completed a year ago. Since that time, there have been several changes that necessitate an update to the Master Plan and IFFP. A concept plan was created for the Spring Run/Talons Cove area where Staker Parsons currently has a mining operation north of SR73. The concept plan shows a mix of commercial, residential, and institutional development in that area. The previous Master Plan did not address this area since it was assumed the development of this area was 30 years out. Parts of this area may still be well into the future, but commercial developments are already being proposed in this area east of Walmart. We added this concept plan to our Master Plan, and then added the improvement costs from the concept plan to the IFFP.

In addition, the design of the expansion of the Wastewater Treatment Facility has reached 60% and updated costs for the project are now available that have been added to the IFFP. The 30% design of the East Trunkline and Effluent Pipeline have also been completed and updated costs for those projects have been added to the IFFP.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. WW Master Plan 2026 Addendum 7-21-26
2. WW IFFP_updated 8-17-26
3. Wastewater_IFFP_Update_Presentation

ADDENDUM

2025 Wastewater Master Plan

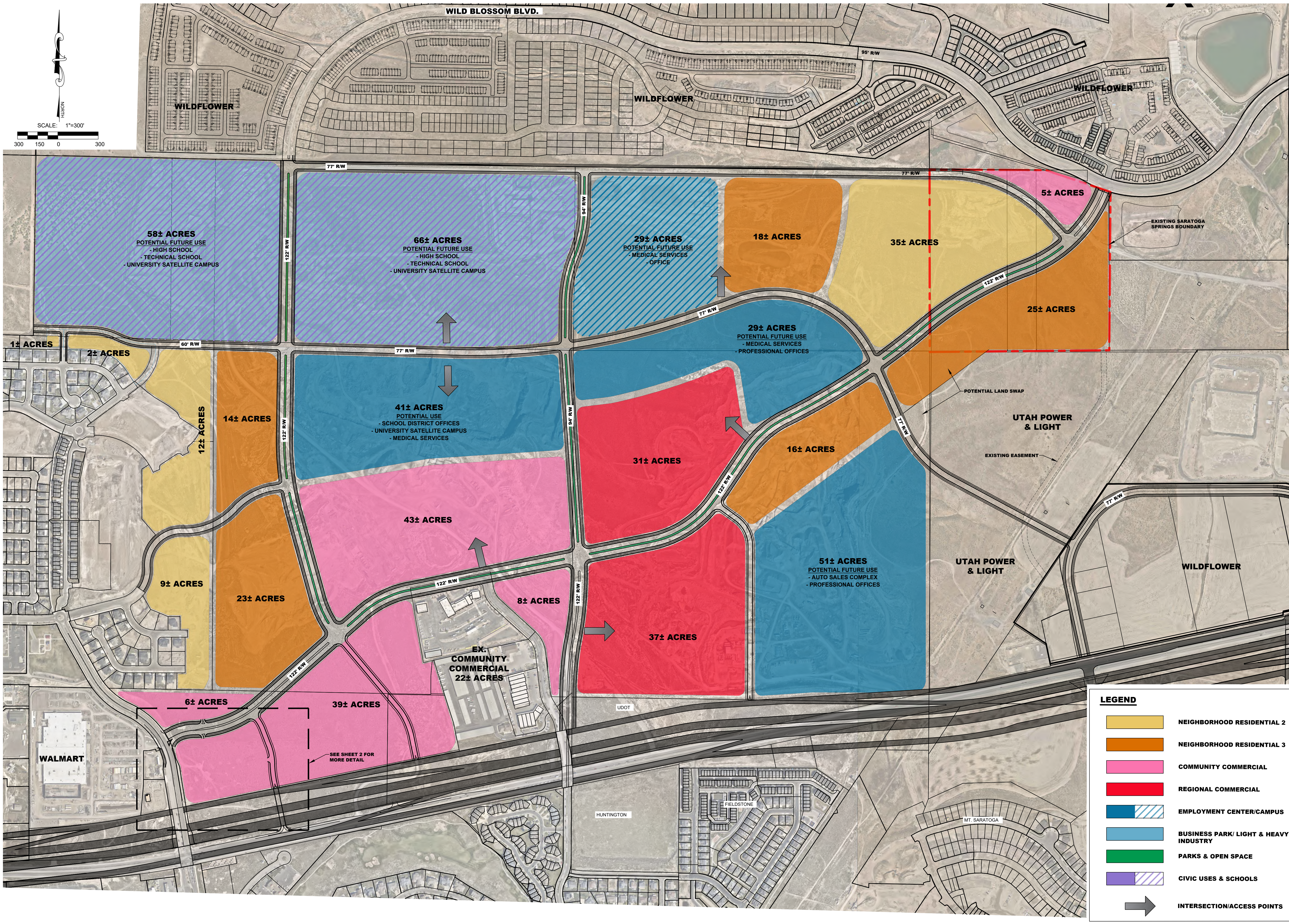
JWO Engineering, PLLC was contracted to evaluate additional development within the North Service Area (NSA) and what impact that would have on existing wastewater infrastructure. It was also requested to evaluate what impact Additional Dwelling Units (ADU's) would have on the existing wastewater infrastructure.

NORTH SERVICE AREA

The North Service Area (NSA) is nearly built out, but there are still some undeveloped areas. Recently a new development has been submitted for proposed plans in the northeast corner of Eagle Mountain City named Talon's Cove. This area is currently used as a gravel pit.

Talon's Cove

Most of the development will be within EMC, a small portion of it will be in Saratoga Springs City. See proposed map below. This area will add RII and RIII housing as well as commercial and school areas.



DRAFT

TALON'S COVE
EAGLE MOUNTAIN, UTAH
LAND USE MAP #4.2

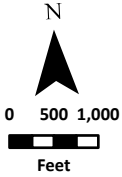
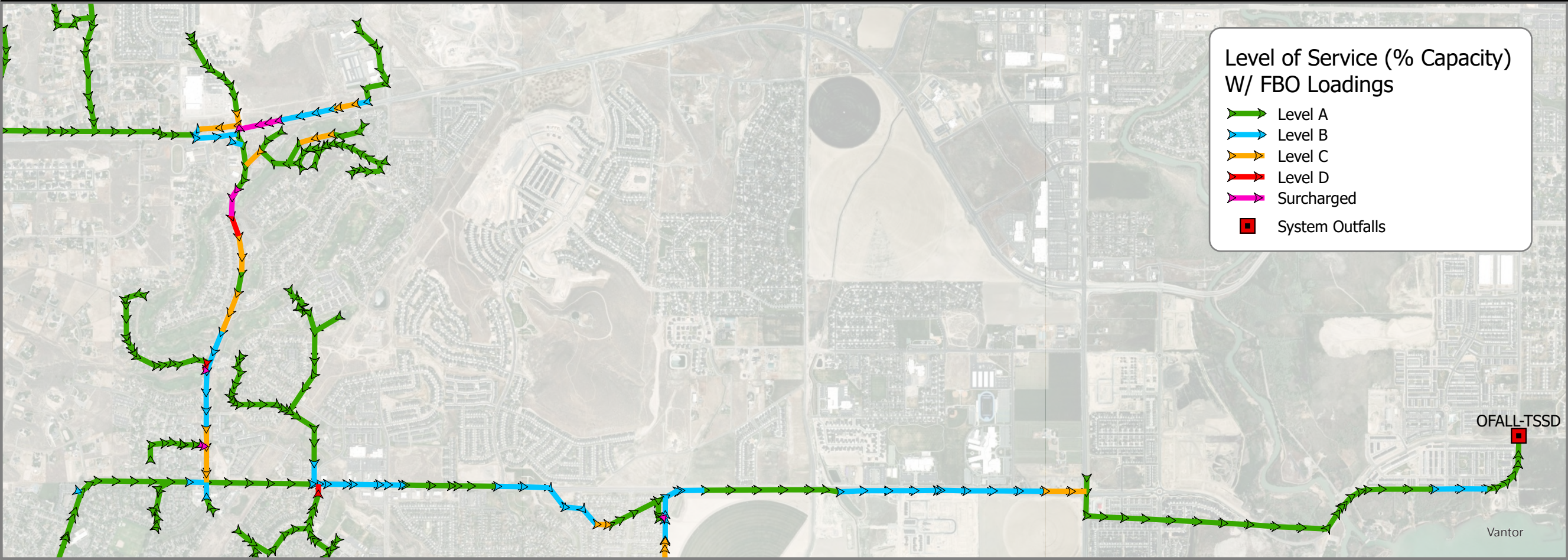
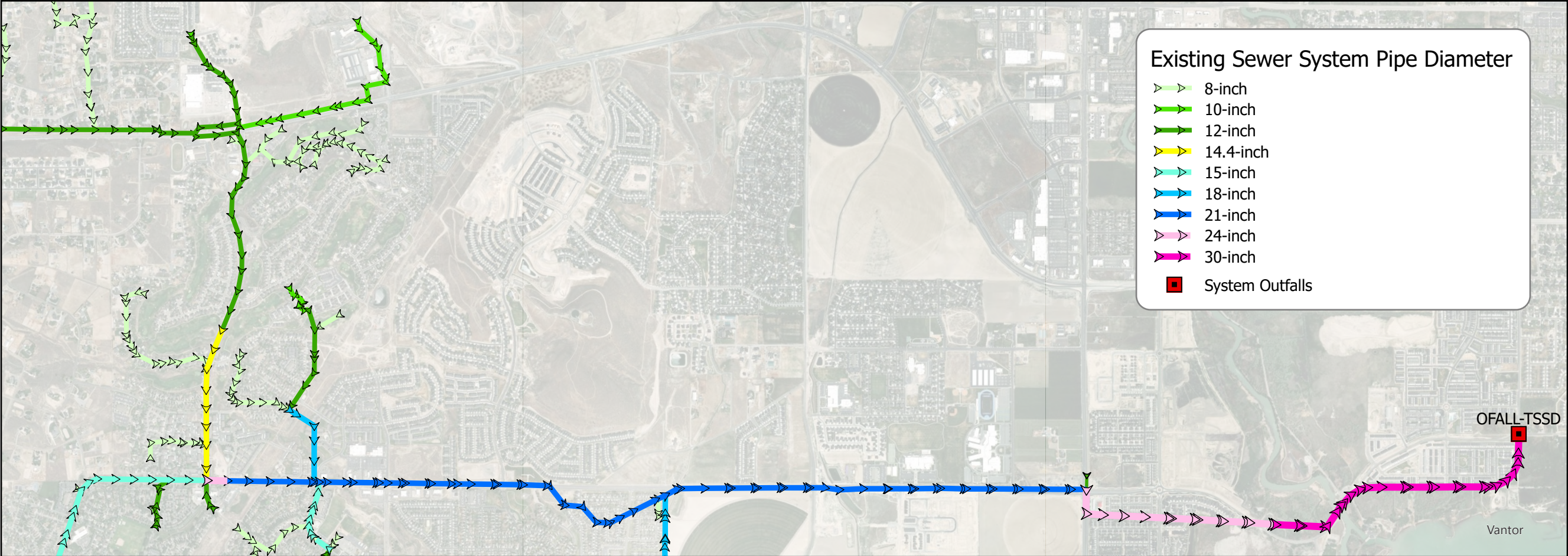
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DESIGNED BY: GDM	
SCALE: 1"=300'	
DATE: 11/11/2025	
SHEET	
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North Service Area Model

The previous wastewater model used a value of 289 ERU's which was based on the existing city master planning land use. Talon's Cove proposed development adds several housing areas which will increase the number of ERU's for this area. The maximum value of ERU's for RII and RIII were used to be conservative (10 ERU/acre and 20 ERU/acre). Based on these assumptions, the portion of Talon's Cove within city limits would be 2326 ERU's. This value was used for the existing pipe model as well as the future buildout upsized model.

Model results for the main trunkline show that several sections of pipe will be LOS C, D and even surcharged in the flatter sections along Ranches Parkway. This portion of trunkline has 14" and 12" diameter pipes that are exceeding LOS B to convey flows with the added ERU's. This trunkline gets up to 15' deep as it approaches Pony Express Parkway. Figures below depict the existing system pipe diameter and what the resulting LOS would be with adding Talon's Cove ERU's.

A second model scenario was run with increased pipe sizes along Ranches Parkway to see what improvements would be required to maintain a minimum LOS B along this section of pipe. Results are depicted on the second figure below using 18" and 14" pipes, crossing State Road 73/ Cedar Fort Road, all the way to Talon's Cove Development.



1 inch equals 2,167 feet



Locator Map Not to Scale

Eagle Mountain City
Utah, UT

**EXISTING
WASTEWATER
SYSTEM**

**NORTH SERVICE
AREA**

**FULL BUILDOUT
LOADING
LEVEL OF SERVICE
IMPAIRMENTS
W/
EXISTING PIPE
DIAMETER (IN)**

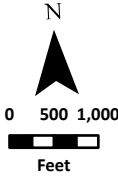
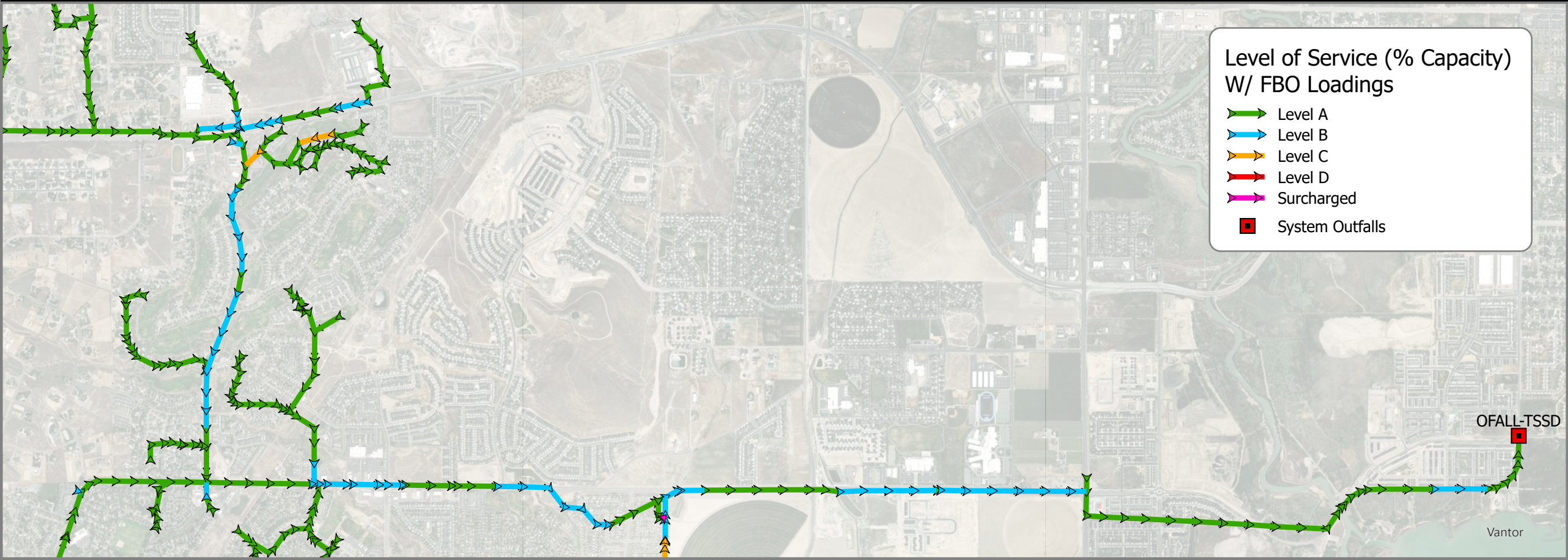
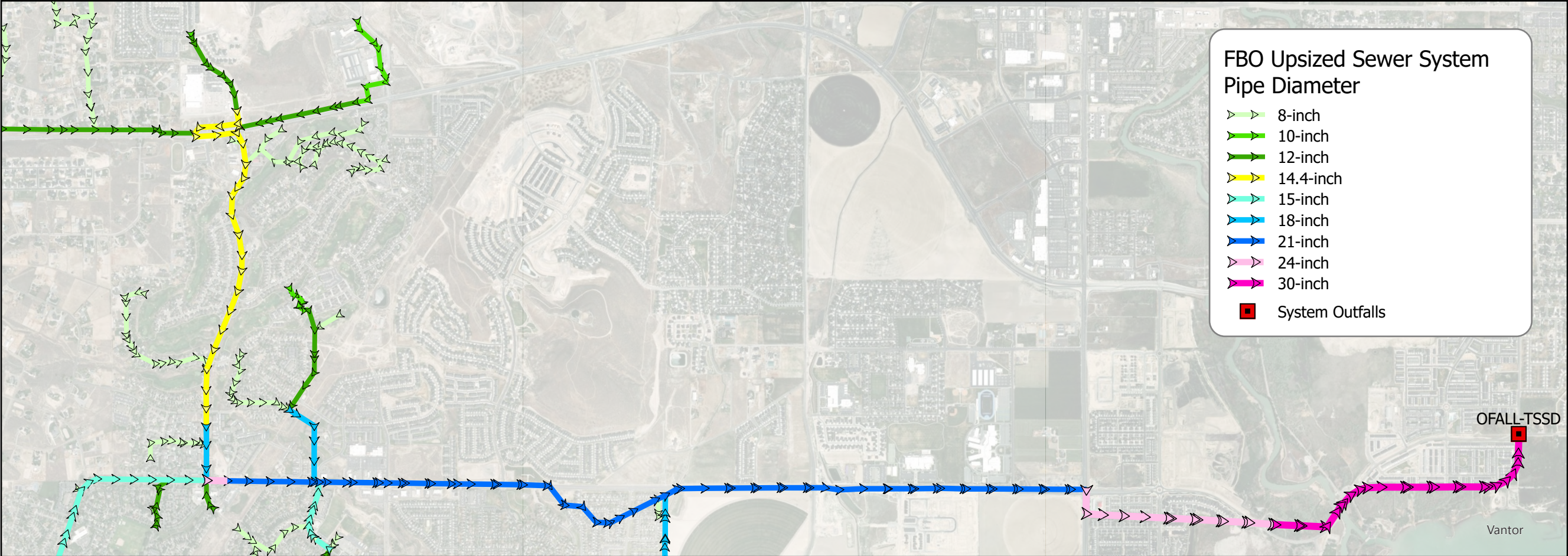
**WASTEWATER SYSTEM
MASTER PLAN**

Date: 6/22/2026



Information depicted may include data unverified by AE2S. Any reliance upon such data is at the user's own risk. AE2S does not warrant this map or its features are either spatially or temporally accurate.

Coordinate System: NAD 1983 StatePlane Utah Central FIPS 4302 Feet | Edited by: JCalhoon



1 inch equals 2,167 feet



Locator Map Not to Scale

Eagle Mountain City
Utah, UT

**FUTURE
WASTEWATER
SYSTEM**

**NORTH SERVICE
AREA**

**FULL BUILDOUT
LOADING
LEVEL OF SERVICE
IMPAIRMENTS
W/
UPSIZED PIPE
DIAMETER (IN)**

**WASTEWATER SYSTEM
MASTER PLAN**

Date: 6/22/2026



Information depicted may include data unverified by AE2S. Any reliance upon such data is at the user's own risk. AE2S does not warrant this map or its features are either spatially or temporally accurate.

Coordinate System: NAD 1983 StatePlane Utah Central FIPS 4302 Feet | Edited by: JCalhoon

ADU'S

Recent legislature has passed SB284 allowing residential lots that exceed 0.25 Acres or 11,000 square feet to have ADU's on their property. While it is allowed, not all lots meeting these criteria may desire to add an ADU. Having an additional residence to a lot would add an additional ERU to the lot and add additional loading to the wastewater system. The maps below highlight residential lots that would be eligible for adding an ADU within each service area. The table below shows how many current lots would be eligible for adding an ADU based on the recent SB284 within each service area. It also shows what overall percent increase in ERU's based on 100%, 50% and 30% of eligible lots adding an ADU. The NSA is nearly built out, however the SSA and WSA still have a lot of development that will still take place, which will potentially add even more eligible lots for ADU's.

Table 1 - ADU Eligibility

	ERU's Modeled (Buildout)	Potential ADU's*	Additional ERU %
NSA	16,472	984	100%
		492	50%
		295	30%
SSA	34,629	715	100%
		358	50%
		215	30%
WSA	14,578	417	100%
		209	50%
		125	30%

* Based on 2026 lots

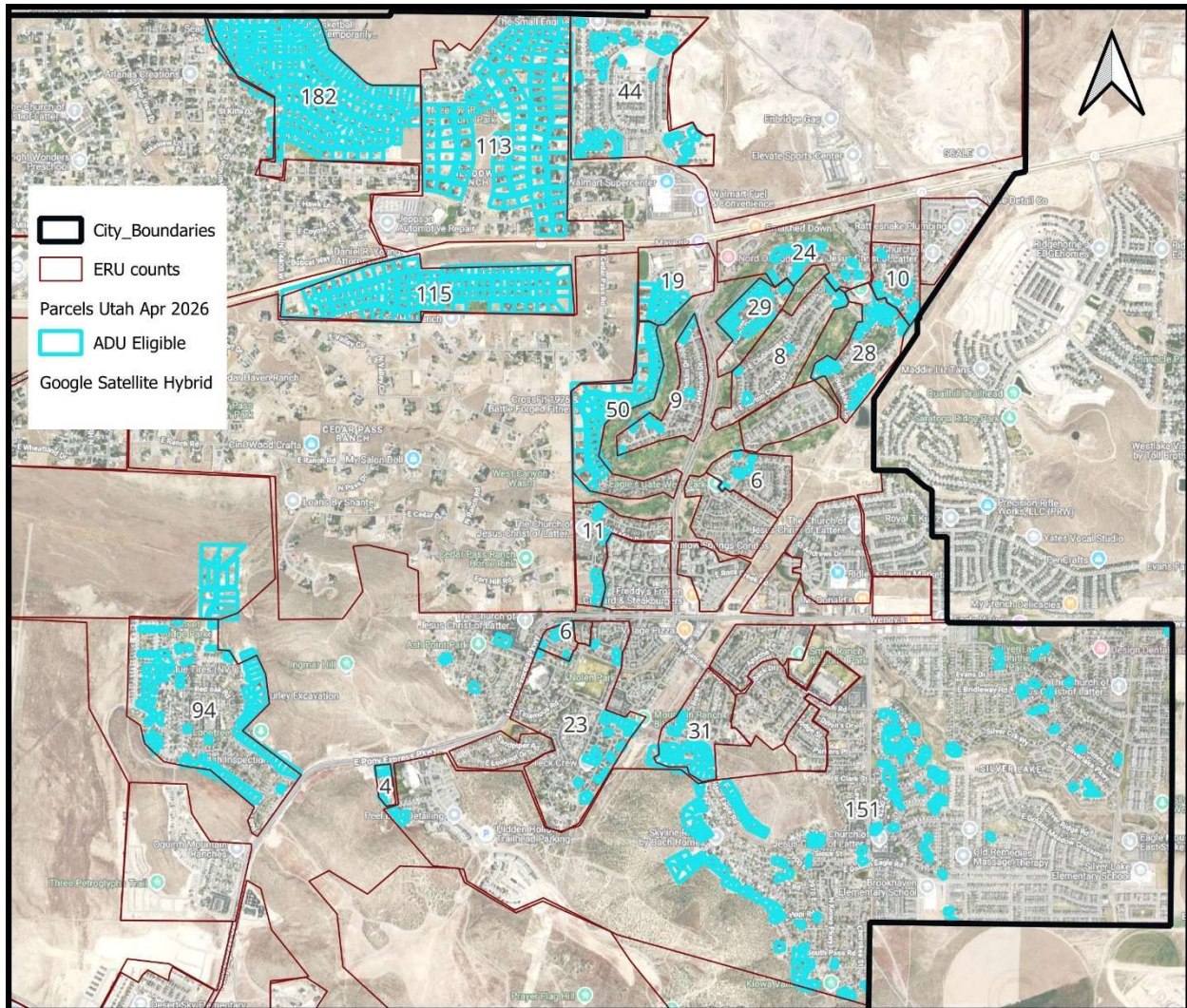


Figure 1 - NSA ADU Eligibility

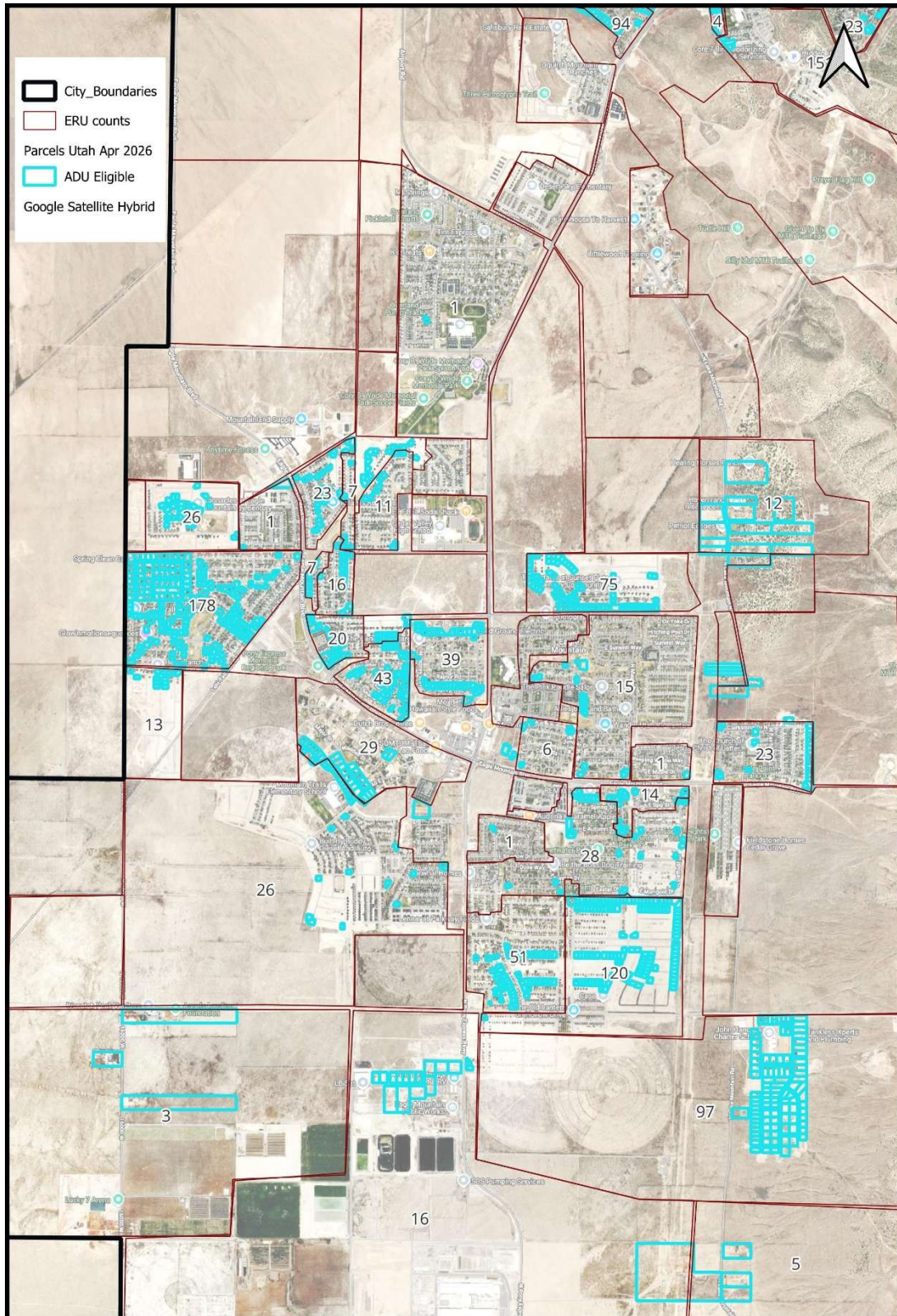


Figure 2 - SSA ADU Eligibility



RECOMMENDATIONS

JWO Engineering, PLLC recommends increasing the capacity along Ranches Parkway to accommodate future buildout flows. The model run in this report was for replacing 14" pipe with 18" pipe and replacing 12" pipe with 14" pipe to accommodate future buildout ERU's.

Alternatively, EMC could install a second sewer line that could help with having a second line crossing State Road 73 or Cedar Fort Road and not having to be as deep as it would not need to convey flows from adjacent residential developments along Ranches Parkway. This could save costs of replacing and upsizing the existing pipeline as well as maintaining service in the NSA during construction. The estimated ERU capacity for a second line with 12" or 15" piping would accommodate similar ERU's as the upsized piping in this report.

EMC should plan for this improvement now, to avoid having wastewater service issues as development continues. It should be noted that the model scenario in this report does not show that a LOS A can be provided with these diameters and ERU's. Some lower sections of pipe may need to be larger diameter to model at a LOS A.

EMC should continue to establish city standards for residents planning to add an ADU to the property. As an ADU would mean an additional ERU to the property. Things to consider would be impact fees and service laterals and sizing as well as including ADU's with future Master Plans.

Costs

Based on the diameter and LOS depicted in this report and models, it is estimated that the upsizing of the existing trunkline pipes would be \$1.8 million, based on 2026 dollars. Alternatively, installing a second pipeline would cost between \$1.2-\$1.6 million, based on 2026 dollars, offering a potential \$0.6 million in cost savings and no disruption of service.

EAGLE MOUNTAIN CITY



**2025 WASTEWATER
IFFP REPORT**

Updated 8-17-26

Prepared by:



1307 N Locust Lane

Provo, UT 84604

Contact: Jacquelyn Lewis, P.E.

309-271-9981

August 2026



A Professional Limited Liability Company

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EXECUTIVE SUMMARY

JWO Engineering, PLLC was contracted to complete a wastewater Impact Fee Facilities Plan (IFFP) Eagle Mountain City (EMC). This report uses information from the 2025 Wastewater Master Plan and will evaluate costs for necessary infrastructure for wastewater conveyance and treatment within the next five – ten years for EMC as well as a budget for these projects. As EMC is experiencing high growth rates, JWO Engineering, PLLC recommends that this IFFP focus on 5 years as the rapid growth rate in the city may bring additional needs to light in the next 5 years. This IFFP is based on projected growth as explained in the 2025 Wastewater Master Plan.

An IFFP fills the requirements established by Utah code Title 11 Chapter 36a, the “Impact Fees Act,” and will assist EMC in determining impact fees to fund necessary capital improvements for future anticipated growth.

The following table is a summary of projects, and their estimated costs that are listed in the 2025 Wastewater Master Plan to be completed within the next 5 years for EMC. Please refer to the 2025 Wastewater Master Plan for a complete list of recommended projects and their estimated costs. Estimated costs in this table are concept level estimates based on 2025 costs. In the Budgeting section of this report, the costs were adjusted using an assumed inflation rate for each year. Actual costs will be determined by the project details and economic conditions at the time of the work being carried out. Please see the Exhibits within this report depicting the proposed pipeline projects.

This IFFP has been updated with costs as requested by EMC in August, 2026

Table 1 – Recommended Collection Improvements Within Next 5 Years

Collection Improvement Project	2026 Estimate (Millions)
Ranches Upsize	\$ 1.80
East Trunkline	\$ 21.50
West Trunkline	\$ 12.14
Pole Canyon Trunkline	\$ 15.92
Steeplechase LS Upgrade	\$ 0.20
Total for next 5 years	\$ 51.56

Table 2 - Recommended Treatment Improvements Within Next 5 Years

Treatment Improvement Project	2026 Estimate (Millions)
WWTP 6 MGD Expansion	\$ 188.00
Treated Water Disposal	\$ 13.80
Total for next 5 years	\$ 201.80

Table 3 - Recommended EMC Wastewater Improvements Within Next 5 Years

EMC Wastewater Project	2025 Estimate (Millions)
Administration Building	\$ 6.00
Annual GIS updates (5yr)	\$ 0.01
Total for next 5 years	\$ 6.01

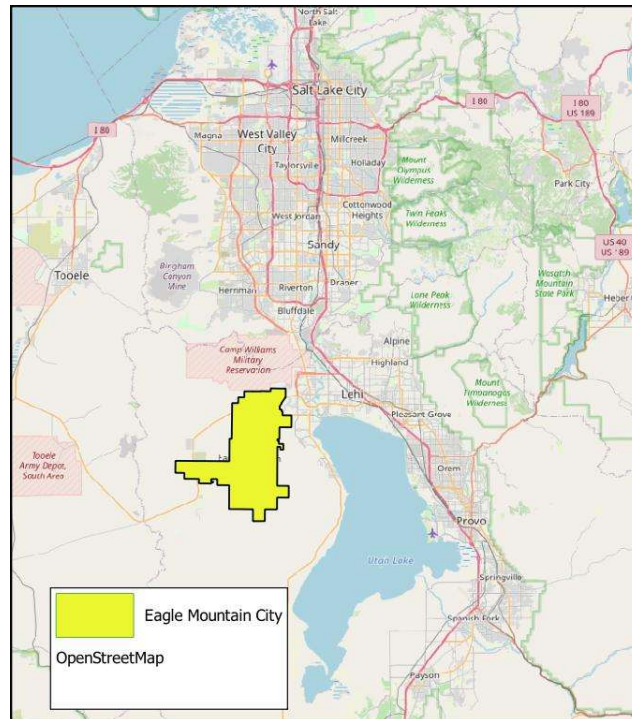


Figure 1 - Vicinity Map

BACKGROUND

Please see the 2025 Wastewater Master Plan for more detailed information. Eagle Mountain City (EMC) located in Utah County near Utah Lake as shown in the vicinity map above and is one of the

fastest growing cities in the US. The average household size in the state of Utah is 3.09. EMC has an average household size of 4.37 people, one of the highest in the nation.

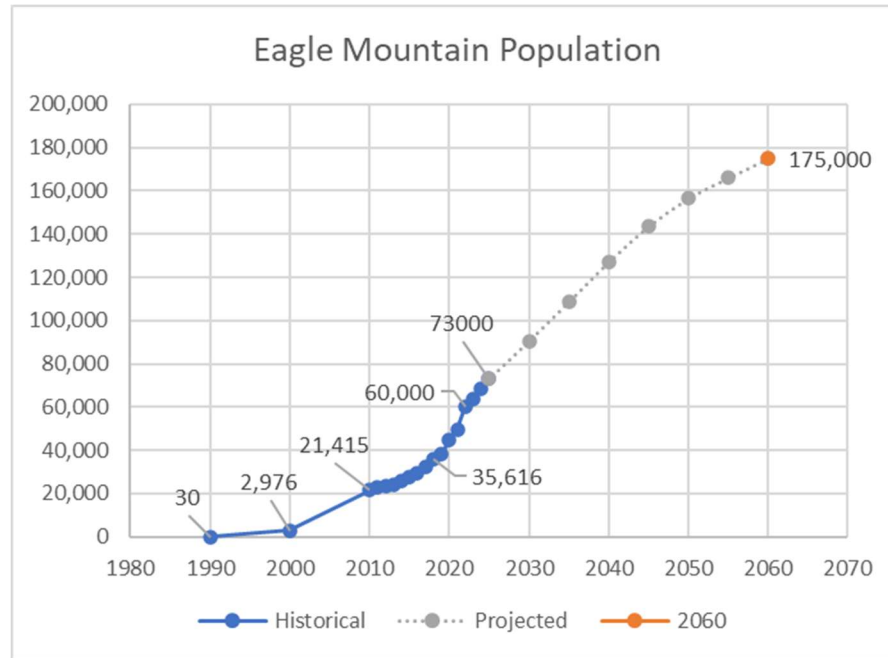


Figure 2 - Eagle Mountain City Population Chart

The figure above depicts the anticipated growth of EMC with a population of 175,000 by 2060. The buildout population is expected to be 240,000.

EMC's wastewater system contains three separate service areas designated as the North Service Area (NSA) the South Service Area (SSA) and the West Service Area (WSA). These service areas are approximate and may vary with continued development and improvements. The NSA conveys flows to the East and are treated by Timpanogos Special Services District. Flows from the SSA and WSA flow South and East respectively to the existing WWTP to be treated by EMC. The flows treated by EMC are treated and disposed of by means of Rapid Infiltration Basins (RIBs). These service areas were recently adjusted with the 2025 Wastewater Master Plan and are shown in the figure below.

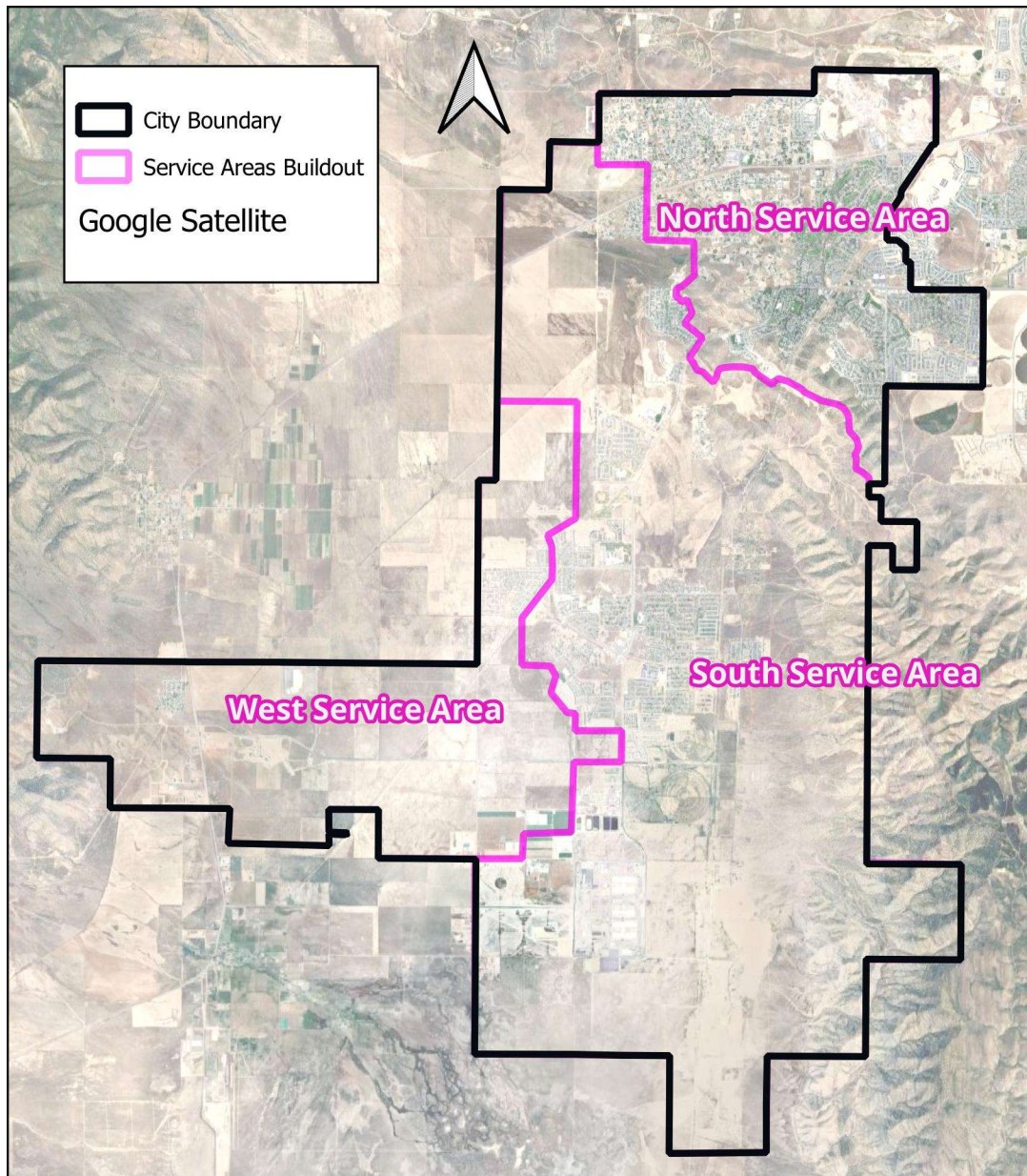


Figure 3 - Service Areas

EXISTING REPORTS

Current available reports addressing EMC's wastewater situation include the 2025 Wastewater Master Plan, EM WWTP Flows and Loads Report, 2024 EMC WSA WW IFFP, EMC Impact Fee Facilities Plan Report from 2012 (IFFP 2012), 2018 (IFFP 2018), and 2022 (IFFP 2022). Eagle Mountain General Plan (2018) was also used for future land use and density populations. Some data from these existing reports was used in our assessment of the existing and proposed EMC wastewater water facility conditions.

EQUIVALENT RESIDENT CONNECTIONS (ERC'S)

An Equivalent Residential Connection (ERC) alternatively referred to as an Equivalent Residential Unit (ERU) represents the design flowrate from one residential connection. The 2025 Wastewater Master Plan established an ERC value of 220 gallons per day.

Current ERU's were obtained from EMC and are shown in the table below.

Table 4 - Existing ERU Count

	Current # ERU's
NSA	8,027
SSA	6,744
WSA	134

Industrial and commercial users will vary significantly with the number of ERU's they would need. New Industrial and commercial users should be evaluated individually to determine the number of ERU's needed and the capacity of the system to accommodate their need.

IMPACT FEE FACILITIES PLAN

Impact fees look up to 5 years ahead for what infrastructure will be needed based on anticipated growth. With impending continual growth, all improvement projects should begin as soon as possible to alleviate capacity concerns for the existing wastewater system. Improvements were organized into potential improvements projects. Exact project items included in each project may vary as deemed appropriate or necessity warrants. The table below shows the projects needed for anticipated growth as well as the estimated needed capacity within the next 5 years. Actual needed capacities may vary and require additional projects to be completed earlier than shown. An anticipated construction year is also listed for each project. Projected costs are shown for each year assuming 4% inflation for each year after 2025. These construction costs include materials, mobilization, traffic control, engineering and contingency. These construction costs do not include right-of-way acquisition and if needed for a project would be an additional cost to the project.

Table 5 - Total Improvement Costs

Improvement Project	2025 Estimate (Millions)		Estimated Construction Year	Cost with Inflation (Millions)	Anticipated %Capacity Needed in Next 5 years
Ranches Upsize	\$ 1.80		2028	\$ 2.02	75%
East Trunkline	\$ 21.50		2025	\$ 21.50	15%
West Trunkline	\$ 12.14		2026	\$ 12.63	50%
Pole Canyon Trunkline	\$ 15.92		2026	\$ 16.55	30%
Steeplechase LS Upgrade	\$ 0.20		2026	\$ 0.21	
VWTP 6 MGD Expansion	\$ 188.00		2026	\$ 195.52	

There is not a % Capacity needed for the wastewater treatment plant. This is due to a difference of flows vs solids. Generally speaking the capacity of a WWTP is determined by the amount of flows coming in. However, there is also a capacity for loading, or solids. The existing WWTP is nearly at capacity for solids despite it being a 2.4 MGD capacity and having an average of 1.9 MGD of flows. This is discussed in greater detail in EM WWTP Flows and Loads Report. There is an immediate and urgent need to increase the capacity of the WWTP. The capacity needed can be evaluated by ERU's being served. With the increased capacity of 6 MGD serving ERU's of 220 gpd, each ERU would need 0.036% of the WWTP.

Pole Canyon Trunkline will be constructed as part of the Firefly Development. EMC will need to construct the East and West Trunklines. The Steeplechase LS upgrade cost would include transitioning to an overwatch system, interconnect existing 3" and 4" force mains with a valve vault and achieve a capacity of around 200 gpm. If additional capacity is needed, a new force main will need to be constructed. The costs included in this report do not account for a new force main. It is not yet determined what the exact needs are for this upgrade, however, it is known that the existing LS is at capacity and that any additional flows will require an upgrade. As this upgrade is specific to the industrial/commercial user, these costs would not be attributed to residential user impact fees.

The NSA is nearly built out, however with the development known as Talon's Cove there will require additional capacity in the trunkline along Ranches Parkway. In addition to this improvement there may be additional impact fees for the NSA. The NSA WW flows are conveyed to Timpanogos Special Service District (TSSD). The NSA impact fee should meet the TSSD impact fee requirement. At the time of this report, the TSSD general sewer impact fee is nearly \$6,000 and expected to increase. Actual impact fee would be determined by the type of user or connection. The existing agreement between EMC and TSSD does not allow for additional land areas to be added to the NSA and treated by TSSD.

The figure below shows the 2025 Wastewater Master Plan proposed improvements including trunklines with the recommended diameter.

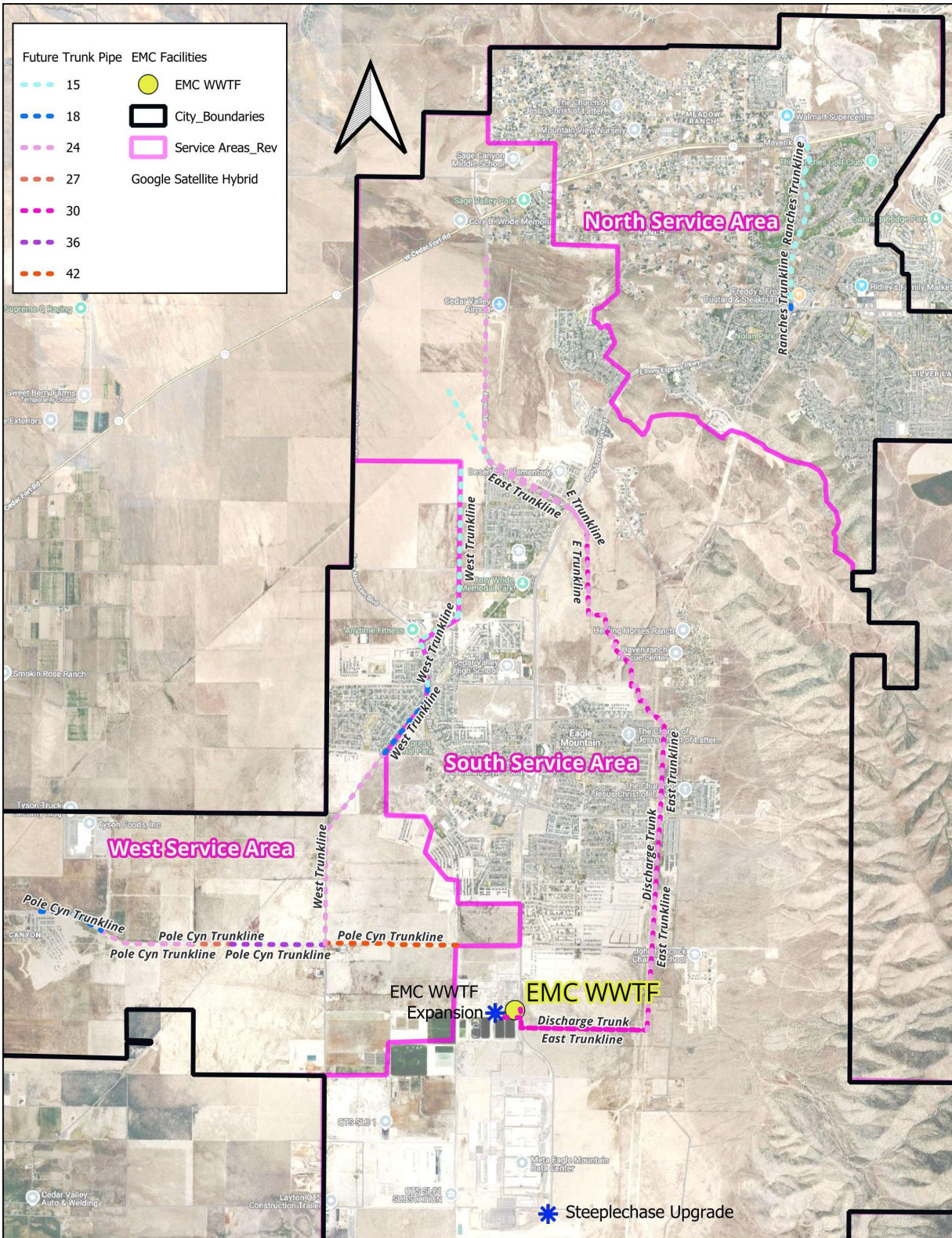


Figure 4 - Proposed Trunklines

To help understand what areas are included with each trunkline, the following exhibit shows each area as well as estimated ERU's for sub-areas for build-out conditions. Areas that have approved plans show the number of ERU's based on those plans. Areas without approved plans were estimated by the area and a value of 3.4 ERU/Acre as established in the 2025 Wastewater Master Plan. Industrial and Commercial users will be evaluated on an individual basis as those demands will vary significantly depending on the type of industry.

ADU's are not included in these numbers here as they are not anticipated to have a big impact in the next several years. With the recent legislation regarding ADU's, EMC should track the number of ADU's added and include a more detailed analysis with the next IFFP update.

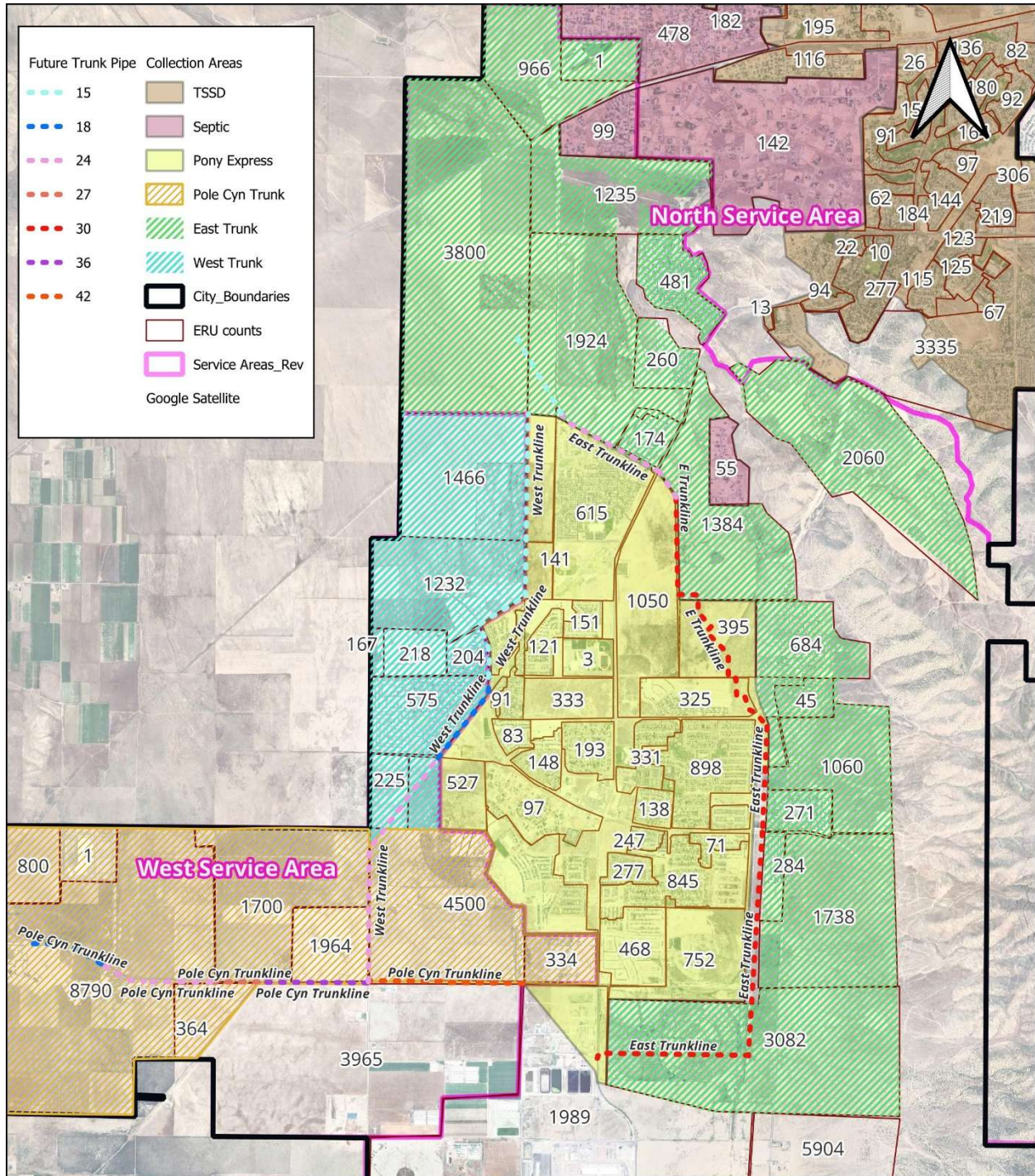


Figure 5 - Proposed Trunklines with Areas and ERU's

The table below shows the estimated ERU's at build-out for each trunkline that conveys flows to EMC WWTP. "Other" ERU's are not able to be conveyed by the existing or proposed trunklines. These areas will require their own trunkline and or lift stations to be conveyed to the existing

WWTP. It is assumed that existing septic homes will remain on septic systems. Pole Canyon Trunkline will also convey West Trunkline flows.

For additional details on projected flows to the EMC WWTP, please see the Technical Memorandum Report titled, "EM WWTP Flows and Loads" by AE2S.

Table 6 - ERU's per Trunkline for Build-out

SA	Trunkline	Total Anticipated ERU's at Build-out
SSA	Pony Exp Trunk	9,000
SSA	East Trunk	19,500
SSA	Other	7,900
SSA	Septic	55
WSA	Pole Cyn Trunk*	18,600
WSA	West Trunk	4,100
WSA	Other	4,000
WSA	Septic	48
Total		63,000

To better facilitate the needs of wastewater conveyance and treatment within EMC a new administration building is needed. The estimated cost for this new building, which would be located at the wastewater treatment plant facility, is estimated to be \$12,000,000. As this building would house water as well as wastewater personnel, only 50% of the construction costs would be attributed to wastewater costs. Construction is anticipated to begin in 2026.

BONDS AND REIMBURSEMENTS

EMC has notified JWO Engineering, PLLC with existing bond and agreement information. They are listed below and should be accounted for in impact fee analysis.

Table 7 - EMC Agreement Information

Number	Agreement Name	Description	Balance Remaining
2020-67	Monte Vista Ranch L.C.	42" sewer trunkline	\$ 1,944,791.48

Table 8 - EMC Bond Information

Bond Name and Description	Details	Outstanding principal as of 6/30/2025
Water and Sewer Revenue Bonds 2008	wastewater treatment plant	\$ 1,369,000.00
Water and Sewer Refunding Bonds 2014	57% wastewater portion	\$ 4,939,050.00
Water and Sewer Refunding Bonds 2108-A	57% wastewater portion	\$ 162,450.00

BUDGETING

In order to have funds available for the projects anticipated within the next 5 years, a budget needs to be established. The table below shows the estimated cost each year with inflated costs. While actual construction years and projects may vary, using these costs will help Eagle Mountain City plan for continued growth at an accelerated rate.

Table 9- Annual Budgets

Construction Year	Budget (Millions)
2025	\$ 21.50
2026	\$ 230.92
2027	\$ -
2028	\$ 2.02
2029	\$ -
2030	\$ -
Average Annual Budget	\$ 42.41

RECOMMENDATIONS

It is recommended that EMC update their GIS files to accurately depict the current completed infrastructure of EMC. The GIS files should be kept up to date as new wastewater infrastructure is added to EMC. Efforts should also be made to update the existing GIS files to reflect actual elevations and pipe diameters as new pipes and infrastructure are added to the system. A budget of \$2,000/year is included in the EMC Wastewater fees.

As mentioned above, it is recommended that EMC keep record of how many ADU's are added to their system so that it can be included in the next IFFP.

Improvement projects to be completed within the next 5 years are shown in the tables below.

Table 10 - Next Five Years Collection Project Estimates

Collection Improvement Project	2026 Estimate (Millions)
Ranches Upsize	\$ 1.80
East Trunkline	\$ 21.50
West Trunkline	\$ 12.14
Pole Canyon Trunkline	\$ 15.92
Steeplechase LS Upgrade	\$ 0.20
Total for next 5 years	\$ 51.56

Table 11 - Next Five Years Treatment Project Estimates

Treatment Improvement Project	2026 Estimate (Millions)
WWTP 6 MGD Expansion	\$ 188.00
Treated Water Disposal	\$ 13.80
Total for next 5 years	\$ 201.80

Table 12 - Next Five Years EMC Wastewater Project Estimates

EMC Wastewater Project	2025 Estimate (Millions)
Administration Building	\$ 6.00
Annual GIS updates (5yr)	\$ 0.01
Total for next 5 years	\$ 6.01

The estimated average annual budget is nearly \$42.5 million for the collection, treatment and EMC wastewater improvement projects. The construction and costs will be necessary in the next year so the average is not representative of how the funding will be needed. JWO Engineering, PLLC recommends that Eagle Mountain City break the treatment plant and treated water disposal costs out due to the size of those items. 6 MGD with an ERU of 220 gal/day should provide for an additional 27,000 ERU's. An impact fee cost for treatment improvement projects would be in the \$34 per gallon range or \$7400 per ERU. The treatment portion of the fee would account for the treatment costs and treated water disposal and the impact fee for the other wastewater improvements should be evaluated based on the number of units anticipated to be completed in each service area vs the costs for the infrastructure. Annual GIS updates and the administration building costs would be applied to each household connected to EMC wastewater system. The annual budget for all costs other than the treatment plant would be \$11 million.



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It is recommended that within 5 years Eagle Mountain City re-evaluate the wastewater improvement needs as well as anticipated construction years and costs.

Wastewater Master Plan & IFFP Update



Summary of Changes: 2025 → 2026

Vince Hogge

City Engineer



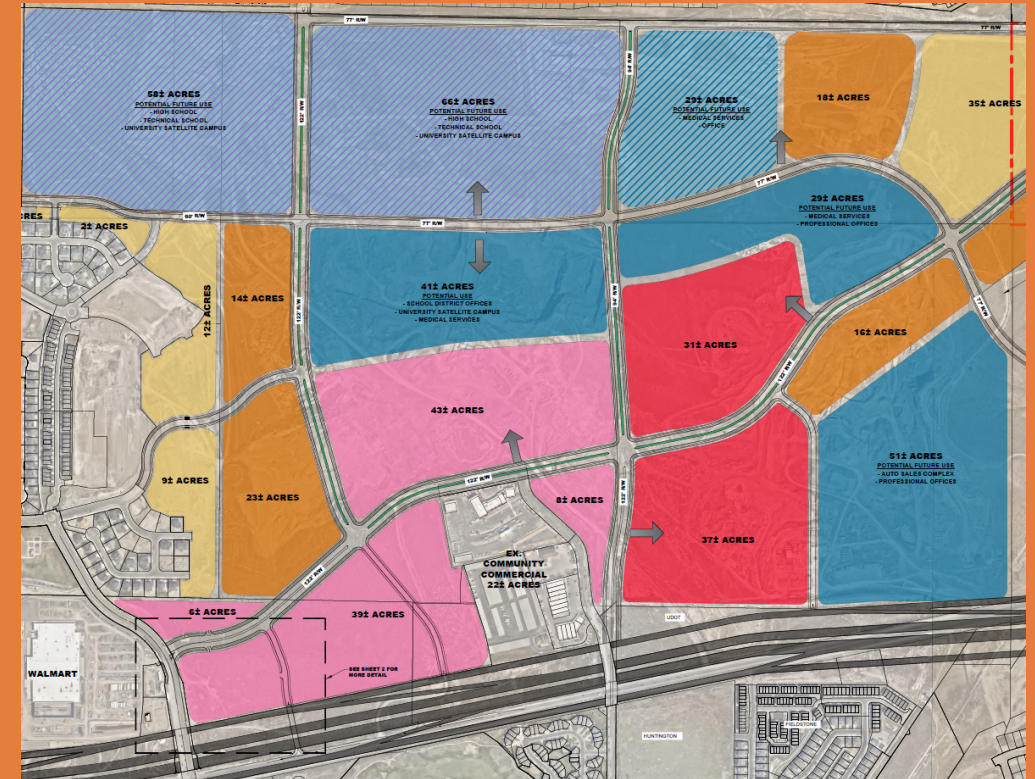
Why This Update?

- The Wastewater Master Plan and IFFP were last completed in 2025
- Since then, new development plans and more advanced project designs have changed the picture
- The IFFP sets how much the City must invest in system upgrades over the next 5 years
- It also determines the impact fees new growth pays, so new residents and businesses fund their own system needs — not existing ratepayers



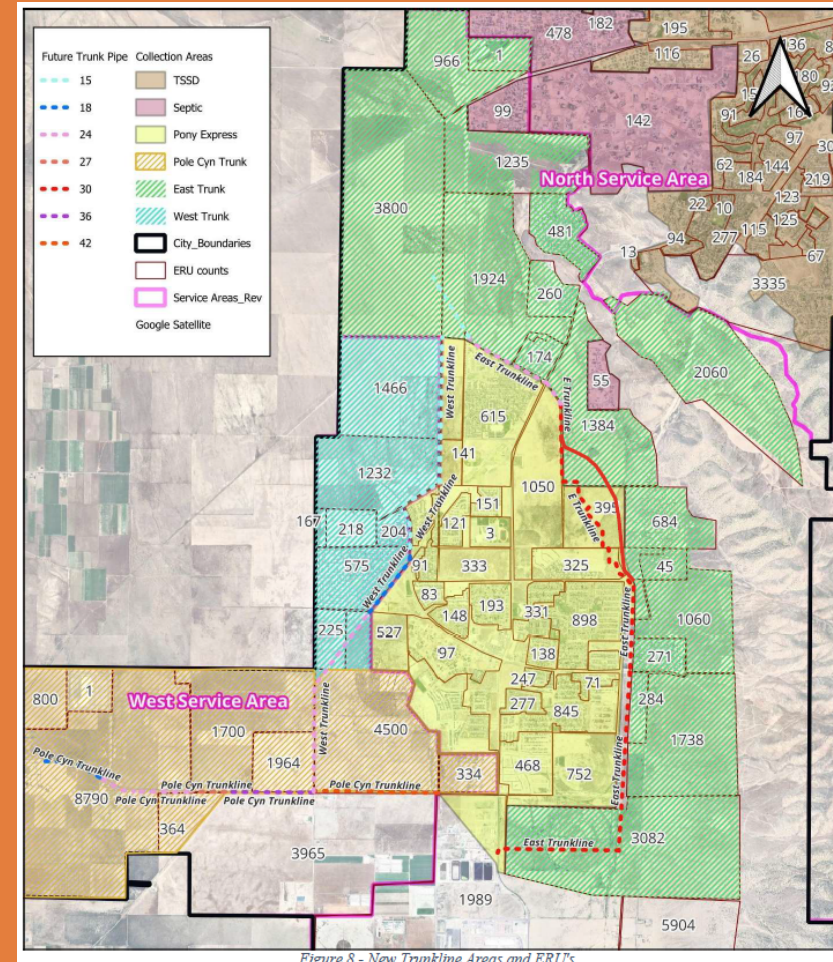
What Changed: Spring Run / Talons Cove Added

- New concept plan for the area north of SR-73 (Staker Parsons mining site), east of Walmart
- Shows a mix of commercial, residential, and institutional development
- Previously assumed to be 30+ years out — but commercial development is already being proposed
- Wastewater system improvement costs for this area were added to



What Changed: Treatment Plant & Trunkline Design

- WWTP expansion design has reached 60%; East Trunkline and effluent pipeline have reached 30%
- Design-level cost estimates now replace earlier planning-level estimates
- Updated costs have been incorporated into the IFFP



What Changed: Construction Cost Estimates Updated Citywide

- Costs for several future projects (outside Spring Run/Talons Cove) were revised
- Updates reflect current construction pricing trends seen on active projects
- Ensures the IFFP — and resulting impact fees — reflect real-world costs



Bottom Line: 5-Year Project Costs

Total Identified System Improvement Costs (2025–2030)

- 2025 Plan \$187.7M
- 2026 Update \$253.4M

Growth pays for growth: impact fees on new residents and businesses fund these improvements — not existing ratepayers.



Questions?

Next Step

Public hearing and Planning Commission action on the ordinance updating the Wastewater Master Plan and IFFP.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2026**

TITLE:	"Agricultural Rural Large-Lot Zone" / Alternatively, the "Cedar Pass Ranch Historical Zone"
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City and HOA sponsored

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Ag/Rural Density 1/Foothill Residential/Parks & Open Space	~ 1,069.6545 per recorded plats A-O / 143 lots

PUBLIC HEARING

No

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

N/A — Commission comments/suggestions welcome

BACKGROUND:

The Cedar Pass Ranch community predates the incorporation of Eagle Mountain as a city. The community was originally approved under Utah County's jurisdiction while the property was located in unincorporated Utah County. Cedar Pass Ranch Plat A was recorded on September 14, 1995, and additional Cedar Pass Ranch plats were approved and recorded through Utah County during 1995 and 1996.

The Cedar Pass Ranch area was subsequently included within the original municipal boundaries of the Town of Eagle Mountain as part of the City's incorporation in 1996, rather than being brought into the City through a later annexation. The then-Town of Eagle Mountain boundary/annexation plat was recorded with the Utah County Recorder on December 4, 1996, as Entry No. 97762-1996. Eagle Mountain's Articles of Incorporation, dated December 11, 1996, were subsequently recorded on December 16, 1996, as Entry No. 101012-1996. Review of Utah County land records for properties within multiple Cedar Pass Ranch plats, including Plats A, F, and H, shows these 1996 Eagle Mountain incorporation/boundary instruments in their respective property histories.

Although Cedar Pass Ranch was included within Eagle Mountain's original municipal boundary, subdivision platting within the development continued after the City's incorporation. For example, Cedar Pass Ranch Plat N was recorded on July 23, 1997. Consequently, portions of Cedar Pass Ranch were originally subdivided and approved under Utah County jurisdiction, while later plats and subsequent development activity occurred after the property became part of Eagle Mountain. Today, the entirety of the community is mapped within Plats A-O, with two amended plats.

It is believed that, at the time Cedar Pass Ranch became part of Eagle Mountain, the property was

zoned County RA-5, though documentation affirming that to be the case has not been located in City archives by Staff to date. The lack of a clear City zoning designation for the community has created confusion over the years for Staff and private sector parties. The timing of the current code drafting [and subsequent, associated rezone effort] is appropriate given other recent efforts to establish current City zoning for properties where zoning designations have historically been unclear or incorrect or become obsolete.

After several years of efforts to establish an agreeable zoning district for Cedar Pass Ranch, a pair of attached code amendments are now presented to the Planning Commission for preliminary consideration and comment. They are the "Agricultural Rural Large-Lot Zone" (ARLL) and the "Cedar Pass Ranch Historical (CPRH) Zone". Their advancement to forthcoming consideration by the Planning Commission and then Council represents the first comprehensive zoning proposal(s) for Cedar Pass to advance to this stage of City review.

Although initiated by the City, the proposals evolved into similar working documents developed and shaped primarily by a Cedar Pass Ranch committee and the HOA Board, with input from City Staff and City Councilors. A working draft of the CPRH amendment (created before the ARLL one) was presented to community residents at an HOA meeting in May and generally well received.

The proposed Agricultural Rural Large-Lot Zone code seeks to recognize and preserve the existing character and rural nature of Cedar Pass Ranch while establishing a zoning district that, with any needed modifications, could potentially be applied to other areas of the City. The Cedar Pass Ranch Historical Zone rendition is more targeted to just being for Cedar Pass proper.

Following Planning Commission discussion, the drafts and Commission comments will be presented to the City Council for consideration and direction. If there is support to proceed, the proposed code amendments will then be formally noticed for review and action by the Planning Commission and City Council through the required public hearing process(es). If approved (in whatever given format), the community properties will then be, expectedly, rezoned to ARLL or CPRH [Note: the roads within the community may end up with Ag zoning commensurate with City practice in rezoning other lands, and, open space parcels may end up with Open Space zoning.]

One consideration not specifically addressed in the draft zoning language is the roadway network. The streets within Cedar Pass Ranch are already established; however, it may be worthwhile to identify in the code the type(s) of street profile considered compatible with the existing rural character of the community. For example, EMMC 16.35.140 includes a pair of 50-foot rural road sections that could provide a starting point for such a standard.

Any new or extended roadway would, of course, be paved in accordance with applicable City standards. Consideration could also be given to keeping a pedestrian walkway along one side of the roadway but, where practical, create space for an equestrian trail along the opposite side. Such a profile could help preserve and reinforce the rural and equestrian character of the area while accommodating pedestrian circulation. City officials may wish to discuss whether a new, modified version of our 50-foot rural road sections, incorporating an equestrian component, should be referenced or included as part of codifying a new zone — or handled separately.

Finally, the yellow highlight line in the text is a Staff contemplated control.

ITEMS FOR CONSIDERATION:

Ordinances pertaining to Development Code Amendments, and processing of the same, may be

found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Agricultural Rural Large-Lot Draft Amendment
2. CPR-Historical Zone Draft Amendment
3. Powerpoint

Chapter 17.35

Agricultural Rural Large-Lot Zone

Sections:

- 17.35.010 Purpose and intent.**
- 17.35.020 Applicability and administration.**
- 17.35.030 Land use table.**
- 17.35.040 Development standards.**
- 17.35.050 Home based businesses and commercial activity constraints.**
- 17.35.060 Animal regulations.**
- 17.35.070 Fencing.**
- 17.35.080 Environmental and trail regulations.**
- 17.35.090 Outdoor lighting**

17.35.010 Purpose and intent

The Agricultural Rural Large-Lot (ARLL) Zone establishes and maintains rural, equestrian, and agricultural characteristics of low-density, large-lot subdivisions. This chapter codifies the large-lot development pattern and prioritizes agricultural and equestrian activities as primary land uses. Where conflicts exist between this chapter and general provisions of the Eagle Mountain Municipal Code (EMMC) designed for rural residential densities, the stricter provisions of the ARLL Zone shall govern.

17.35.020 Applicability and administration

A. Applicability: The ARLL Zone applies exclusively to property designated as ARLL on the official Eagle Mountain City Zoning Map, encompassing the recorded plats of the applicable subdivision(s) and any future lawful additions or annexations explicitly zoned as ARLL by the City Council.

1. Regulatory Priority: Pursuant to EMMC 17.05.090, these regulations are intended to supplement, not abrogate, existing private agreements, easements, or covenants.

B. Nonconforming Uses: Lawfully established existing structures or lots of record containing less than three (3) acres are considered legal nonconforming. Expansion of nonconforming structures shall comply with EMMC 17.100.

17.35.030 Land use table

The land use table below identifies various land uses that are permitted or special uses in the residential zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

<u>Land Use</u>	<u>ARLL</u>
<u>Single-family dwelling ¹</u>	<u>P</u>
<u>On-site agricultural uses ²</u>	<u>P</u>
<u>Agricultural/Equestrian Structures ³</u>	<u>P</u>
<u>Internal Accessory Dwelling Unit (IADU)</u>	<u>P</u>
<u>Detached Accessory Dwelling Unit (DADU)</u>	<u>S</u>
<u>Home-based business</u>	<u>P</u>
<u>Farm stands/farm-to-table</u>	<u>P</u>
<u>Limited Equestrian Recreational Use</u>	<u>P</u>
<u>Telecommunications & Utility</u>	<u>S</u>
<u>Parks, trails, HOA common areas ⁴</u>	<u>P</u>

. One (1) per legal lot. Minimum 3 acres. Further subdivision beyond originally platted lot is prohibited

2. Includes gardens, orchards, pastures, and pre-existing lawful agricultural activities

3. Barns, loafing sheds, tack rooms, hay/equipment storage, greenhouses

4. Private common areas and trails established and maintained exclusively by HOA. Public facilities are/shall be maintained by the City.

17.35.040 Development standards

A. Lot Requirements:

1. Minimum lot size: 2.5 (108,900 sq. ft.). Further subdivision beyond the originally platted lot is prohibited.
2. Maximum gross density: 1 primary dwelling unit per lot.
3. Minimum lot frontage: 150 feet (100 feet when abutting/fronting cul-de-sac radii).

B. Setbacks:

1. Primary Dwelling: 50 feet (Front, Side, Rear).
2. Accessory Structures: 50 feet (Front/Street Side), 35 feet (Side/Rear).
3. Animal Structures: Minimum 50 feet from neighboring primary residences.
4. In the event of conflict between these standards and platted setbacks for the ARLL Zone platted notes, these standards shall prevail.

C. Minimum Primary Dwelling Size:

1. 1-story / bi-level / tri-level: 1,500 sq. ft. minimum.
2. 2-story: 2,200 sq. ft. minimum (≥ 1,200 sq. ft. on first floor).

D. Height:

1. Primary dwelling: 35 feet maximum.
2. Accessory structure: 35 feet maximum

E. Accessory Structure Scale

1. On ARLL platted lots, the combined floor area of detached accessory buildings shall not exceed 6,000 square feet.
2. Equestrian or agricultural structures may exceed this limit provided no single building exceeds 10,000 square feet.
3. The total combined footprint of all detached structures shall not exceed 15,000 square feet

17.35.050 Home-based businesses and commercial activity constraints

A. ARLL Specific Prohibitions: Contractor yards, equipment fleets, commercial vehicle parking (over 26,000 lbs. GVWR), and large-scale outdoor commercial storage are prohibited, regardless of fencing or parcel size unless garaged. A maximum of two garaged vehicles is allowed.

B. Limited Equestrian Recreational Use: Permitted uses include boarding livestock not owned by a resident; small-scale, low-intensity youth/community programs (e.g., 4-H, Pony Club) for educational or recreational purposes.. Retail sales must be incidental to the permitted on-site agricultural or equestrian activities, or otherwise comply with EMMC 17.65. Large-scale horse shows, public competitions, and commercial event venues are strictly prohibited. Customary

residential, recreational, or community activities (e.g., homeschool meetups, neighborhood sports, youth groups) do not constitute commercial event venues.

17.35.060 Animal regulations

A. General Compliance: The ARLL Zone is classified strictly as an Agricultural zone for animal keeping and must comply exclusively with EMMC Title 6. Any animal restrictions, limitations, or prohibitions regarding the type, weight, or quantity of animals established for residential, commercial, or any other non-agricultural zones within the EMMC shall not apply to the ARLL Zone.

B. Prohibited Uses: Commercial animal breeding facilities, and commercial feedlots are strictly prohibited.

17.35.070 Fencing

A. Materials: Fencing materials shall comply with the standards set forth in EMMC 17.72.120, with the following additions and exceptions:

1. Permitted Materials: Pipe fencing is explicitly permitted in addition to those materials listed in EMMC 17.62.120.
2. Prohibited Materials: Notwithstanding the provisions of EMMC 17.62.120, chain-link fencing is permitted for small-animal and domestic fowl enclosures only.

B. Livestock Fencing: Smooth wire and electric fencing are permitted for containment. Electric fencing, used to contain livestock (i.e., not that contemplated by 17.60.120.H), placed along public rights-of-way or trails shall utilize visibility markers on the top strand and operate via UL-listed chargers. Electrified strands shall not cross public paths or encroach into easements.

17.35.080 Natural Habitat standards

A. Natural Habitat: Outside of defensible space, structures, driveways, landscaped areas, and animal containment areas, property owners should reasonably preserve native sagebrush and natural topography. Alteration of ephemeral streams or natural washes requires strict compliance with City and State codes.

17.35.090 Outdoor lighting

A. General Standard: The IDA/IES Model Lighting Ordinance (LZ1) guides ARLL Zone design; compliance is strictly established by meeting subsections B through D.

B. Fixture Requirements:

1. All exterior lighting fixtures must be aimed or hooded to minimize light trespass and prevent direct glare onto surrounding properties.
2. Total light trespass shall not exceed 0.1 initial footcandles measured at any property line.

C. Prohibited Lighting:

1. Dusk-to-dawn sensors on unshielded fixtures or fixtures exceeding 1,000 lumens.
2. Searchlights, lasers, or any flashing, rotating, or blinking lights (excluding temporary seasonal decorations).

D. Arena and Recreational Lighting:

1. Must utilize full-cutoff fixtures aimed directly at the riding or recreational surface area.
2. Pole mounting height shall not exceed 25 feet.
3. Curfew: A temporary exception to the lighting curfew is permitted strictly for active, short-term emergencies, including urgent veterinary care, distressed livestock handling, and first responder operations.

Chapter 17.30

Cedar Pass Ranch Historical Zone

Sections:

- 17.30.010 Purpose and intent.**
- 17.30.020 Applicability and administration.**
- 17.30.030 Land use table.**
- 17.30.040 Development standards.**
- 17.30.050 Home based businesses and commercial activity constraints.**
- 17.30.060 Animal regulations.**
- 17.30.070 Fencing.**
- 17.30.080 Environmental and trail regulations.**
- 17.30.090 Outdoor lighting**

17.30.010 Purpose and intent

The Cedar Pass Ranch Historical (CPR-H) Zone establishes a **Preservation District**, based on the **Vested Rights Doctrine (Utah Code § 10-9a-509)**, to codify the specific development patterns, original design, historical character and vested land-use established at the subdivision's founding in 1993. The CPRH Zone preserves the established low-density, single-family rural living, 5-acre rural, equestrian, and agricultural character of the Cedar Pass Ranch subdivision while restricting incompatible commercial use and development. This chapter codifies the large-lot development pattern and prioritizes agricultural and equestrian activities as primary land uses. Where conflicts exist between this chapter and general provisions of the Eagle Mountain Municipal Code (EMMC) designed for suburban residential densities, the stricter provisions of the CPR-H Zone shall govern.

17.30.020 Applicability and administration

A. Applicability: The CPR-H Zone applies exclusively to property designated as CPR-H on the official Eagle Mountain City Zoning Map, encompassing the recorded plats of the Cedar Pass Ranch subdivision and any future lawful additions or annexations explicitly zoned as CPR-H by the City Council.

1. Regulatory Priority: Pursuant to EMMC 17.05.090, these regulations are intended to supplement, not abrogate, existing private agreements, easements, or covenants.

B. Nonconforming Uses: Lawfully established existing structures or lots of record containing less than five (5) acres are considered legal nonconforming. Expansion of nonconforming structures shall comply with EMMC 17.100.

17.30.030 Land use table

The land use table below identifies various land uses that are permitted or special uses in this zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Land Use	CPR-H
Single-family dwelling ¹	P
On-site agricultural uses ²	P
Agricultural/Equestrian Structures ³	P
Internal Accessory Dwelling Unit (IADU)	P
Detached Accessory Dwelling Unit (DADU)	S
Home-based business/farm-to-table	P
Limited Equestrian Recreational Use	P
Commercial Equestrian Operations	S
Telecommunications & Utility	S
Parks, trails, HOA common areas ⁴	P

1. One (1) per legal lot. Minimum 5 acres. Further subdivision beyond originally platted lot is prohibited.

2. Includes gardens, orchards, pastures, and pre-existing lawful agricultural activities.

3. Barns, loafing sheds, tack rooms, hay/equipment storage, greenhouses, [indoor riding arenas](#).

4. Private common areas and trails established and maintained exclusively by HOA. Public facilities are/shall be maintained by City.

17.30.040 Development standards

A. Lot Requirements:

1. Minimum lot size: 5 acres (217,800 sq. ft.). Further subdivision beyond the originally

platted lot is prohibited.

2. Maximum gross density: 1 primary dwelling unit per lot.
3. Minimum lot frontage: 150 feet (100 feet when abutting/fronting cul-de-sac radii).

B. Setbacks:

1. Primary Dwelling: 50 feet (Front, Side, Rear).
2. Accessory Structures: 50 feet (Front/Street Side), 35 feet (Side/Rear).
3. Animal Structures: Minimum 50 feet from neighboring primary residences.
4. In the event of conflict between these standards and platted setbacks for the CPR-H Zone platted notes, these standards shall prevail.

C. Minimum Primary Dwelling Size:

1. 1-story / bi-level / tri-level: 1,500 sq. ft. minimum.
2. 2-story: 2,200 sq. ft. minimum ($\geq$ 1,200 sq. ft. on first floor).

D. Height:

1. Primary and accessory buildings: 35 feet maximum.

E. Accessory Structure Scale

1. On CPR-H platted lots, the combined floor area of detached accessory buildings shall not exceed 6,000 square feet.
2. Equestrian or agricultural structures may exceed this limit provided no single building exceeds 10,000 square feet.
3. The total combined footprint of all detached structures shall not exceed 15,000 square feet.

17.30.050 Home-based businesses and commercial activity constraints

A. CPR-H Specific Prohibitions: Contractor yards, equipment fleets, commercial vehicle parking (over 26,000 lbs. GVWR), and large-scale outdoor commercial storage are prohibited, regardless of fencing or parcel size unless garaged. A maximum of two (2) such garaged vehicles are allowed.

B. Storage: Semi-trailers, box trucks, and similar enclosed units shall not be used as permanent structures. One (1) intermodal shipping container is permitted per lot if placed behind the dwelling, painted to match the primary dwelling or surrounding landscape, made architecturally compatible with the property (e.g., clad, roofed, and finished to resemble a traditional agricultural or accessory outbuilding), and used strictly for storage, and may not be connected to utilities.

C. Limited Equestrian Recreational Use: Permitted uses include boarding livestock not owned by a resident; small-scale, low-intensity (fewer than 12 non-resident, round trip vehicle trips per day) youth/community programs (e.g., 4-H, Pony Club) for educational or recreational purposes. Retail sales must be incidental to the permitted on-site agricultural or equestrian activities, or otherwise comply with EMMC 17.65. Large-scale horse shows, public competitions, and commercial event venues are strictly prohibited. Customary residential, recreational, or community activities (e.g., homeschool meetups, neighborhood sports, youth groups) do not constitute commercial event venues.

17.30.060 Animal regulations

A. General Compliance: The CPR-H Zone is classified strictly as an Agricultural zone for animal keeping and must comply exclusively with EMMC Title 6. Any animal restrictions, limitations, or prohibitions regarding the type, weight, or quantity of animals established for residential, commercial, or any other non-agricultural zones within the EMMC shall not apply to the CPR-H Zone.

B. Prohibited Uses: Commercial animal breeding facilities, and commercial feedlots are strictly prohibited.

17.30.070 Fencing

A. Materials: Fencing materials shall comply with the standards set forth in EMMC 17.72.120, with the following additions and exceptions:

1. Permitted Materials: Pipe fencing is explicitly permitted in addition to those materials listed in EMMC 17.62.120.
2. Prohibited Materials: Notwithstanding the provisions of EMMC 17.62.120, chain-link fencing is permitted for small-animal enclosures only.

B. Livestock Fencing: Smooth wire and electric fencing are permitted for containment. Electric fencing, used to contain livestock (i.e., not that contemplated by 17.60.120.H), placed along public rights-of-way or trails shall utilize visibility markers on the top strand and operate via UL-listed chargers. Electrified strands shall not cross public paths or encroach into easements.

17.30.080 Natural Habitat standards

A. Natural Habitat: Outside of defensible space, structures, driveways, landscaped areas, and animal containment areas, property owners should reasonably preserve native sagebrush and natural topography. Alteration of ephemeral streams or natural washes requires strict compliance with City and State codes.

17.30.090 Outdoor lighting

A. General Standard: The IDA/IES Model Lighting Ordinance (LZ1) guides [CPR-H](#) Zone design; compliance is strictly established by meeting subsections B through D.

B. Fixture Requirements:

1. All exterior lighting fixtures must be aimed or hooded to minimize light trespass and prevent direct glare onto surrounding properties.
2. Total light trespass shall not exceed 0.1 initial footcandles measured at any property line.

C. Prohibited Lighting:

1. Dusk-to-dawn sensors on unshielded fixtures or fixtures exceeding 1,000 lumens.
2. Searchlights, lasers, or any flashing, rotating, or blinking lights (excluding temporary seasonal decorations).

D. Arena and Recreational Lighting:

1. Must utilize full-cutoff fixtures aimed directly at the riding or recreational surface area.
2. Pole mounting height shall not exceed 25 feet.
3. Curfew: A temporary exception to the lighting curfew are permitted strictly for active, short-term emergencies, including urgent veterinary care, distressed livestock handling, and first responder operations.

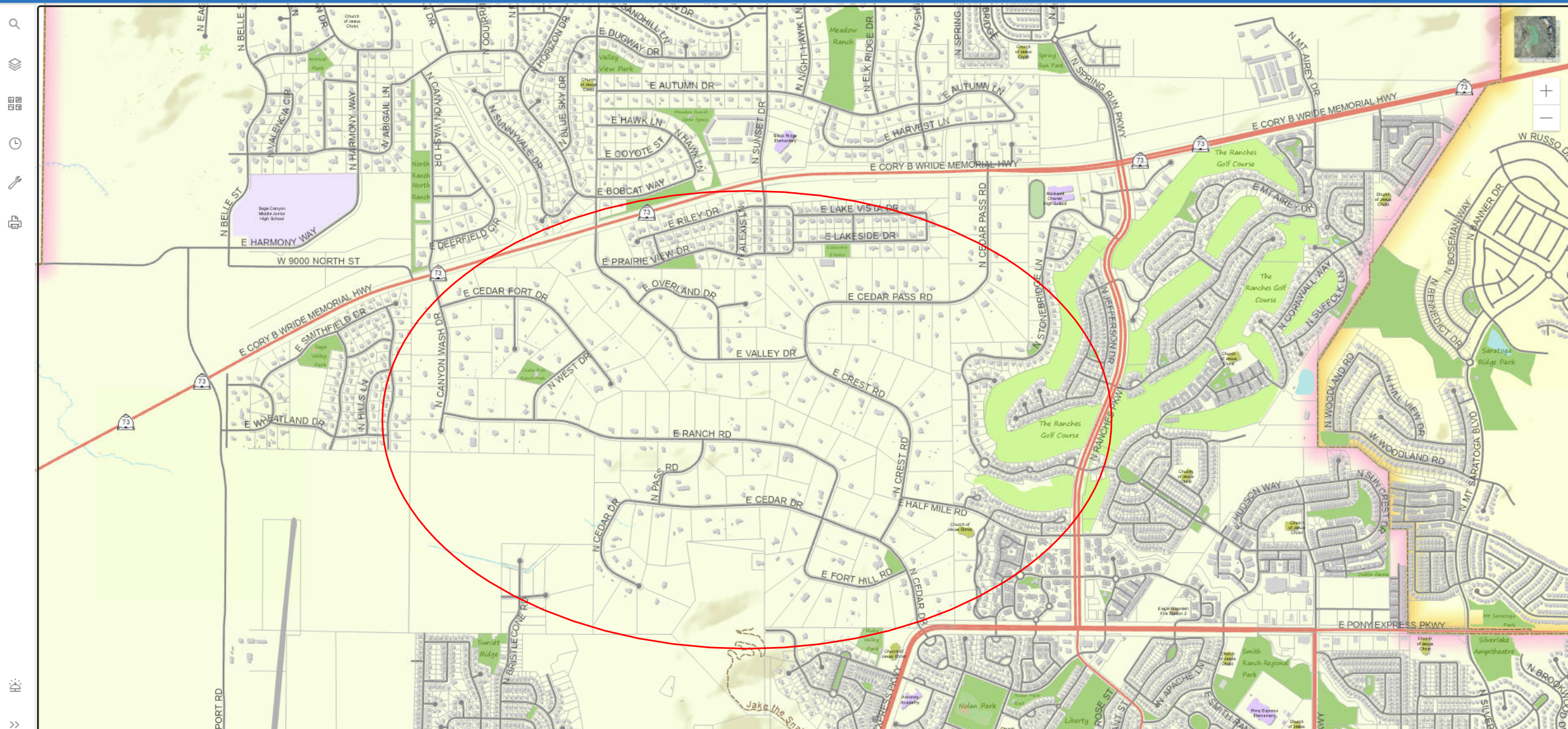
Agricultural Rural Large-Lot Zone

(Formerly the "Cedar Pass Ranch Zone")

Discussion



Vicinity Map



Chapter 17.35

Agricultural Rural Large-Lot Zone

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17.35.080 Environmental and trail regulations.

17.35.090 Outdoor lighting

17.35.010 Purpose and intent

The Agricultural Rural Large-Lot (ARLL) Zone establishes and maintains rural, equestrian, and agricultural characteristics of low-density, large-lot subdivisions. This chapter codifies the large-lot development pattern and prioritizes agricultural and equestrian activities as primary land uses. Where conflicts exist between this chapter and general provisions of the Eagle Mountain Municipal Code (EMMC) designed for rural residential densities, the stricter provisions of the ARLL Zone shall govern.

17.35.020 Applicability and administration

A. Applicability: The ARLL Zone applies exclusively to property designated as ARLL on the official Eagle Mountain City Zoning Map, encompassing the recorded plats of the applicable subdivision(s) and any future lawful additions or annexations explicitly zoned as ARLL by the City Council.

1. Regulatory Priority: Pursuant to EMMC 17.05.090, these regulations are intended to supplement, not abrogate, existing private agreements, easements, or covenants.

B. Nonconforming Uses: Lawfully established existing structures or lots of record containing less than three (3) acres are considered legal nonconforming. Expansion of nonconforming structures shall comply with EMMC 17.100.



17.35.030 Land use table

The land use table below identifies various land uses that are permitted or special uses in the residential zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)
S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Land Use	ARLL
Single-family dwelling ¹	P
On-site agricultural uses ²	P
Agricultural/Equestrian Structures ³	P
Internal Accessory Dwelling Unit (IADU)	P
Detached Accessory Dwelling Unit (DADU)	S
Home-based business	P
Farm stands/farm-to-table	P
Limited Equestrian Recreational Use	P
Telecommunications & Utility	S
Parks, trails, HOA common areas ⁴	P

1. One (1) per legal lot. Minimum 3 acres. Further subdivision beyond originally platted lot is prohibited
2. Includes gardens, orchards, pastures, and pre-existing lawful agricultural activities
3. Barns, loafing sheds, tack rooms, hay/equipment storage, greenhouses
4. Private common areas and trails established and maintained exclusively by HOA. Public facilities are/shall be maintained by the City.



17.35.040 Development standards

A. Lot Requirements:

Minimum lot size: 2.5 (108,900 sq. ft.). Further subdivision beyond the originally platted lot is prohibited.

Maximum gross density: 1 primary dwelling unit per lot.

Minimum lot frontage: 150 feet (100 feet when abutting/fronting cul-de-sac radii).

B. Setbacks:

Primary Dwelling: 50 feet (Front, Side, Rear).

Accessory Structures: 50 feet (Front/Street Side), 35 feet (Side/Rear).

Animal Structures: Minimum 50 feet from neighboring primary residences.

In the event of conflict between these standards and platted setbacks for the ARLL Zone platted notes, these standards shall prevail.

C. Minimum Primary Dwelling Size:

1-story / bi-level / tri-level: 1,500 sq. ft. minimum.

2-story: 2,200 sq. ft. minimum ($\geq$ 1,200 sq. ft. on first floor).

D. Height:

Primary dwelling: 35 feet maximum.

Accessory structure: 35 feet maximum

E. Accessory Structure Scale

On ARLL platted lots, the combined floor area of detached accessory buildings shall not exceed 6,000 square feet.

Equestrian or agricultural structures may exceed this limit provided no single building exceeds 10,000 square feet.

The total combined footprint of all detached structures shall not exceed 15,000 square feet



17.35.050 Home-based businesses and commercial activity constraints

A. ARLL Specific Prohibitions: Contractor yards, equipment fleets, commercial vehicle parking (over 26,000 lbs. GVWR), and large-scale outdoor commercial storage are prohibited, regardless of fencing or parcel size unless garaged. A maximum of two garaged vehicles is allowed.

B. Limited Equestrian Recreational Use: Permitted uses include boarding livestock not owned by a resident; small-scale, low-intensity youth/community programs (e.g., 4-H, Pony Club) for educational or recreational purposes.. Retail sales must be incidental to the permitted on-site agricultural or equestrian activities, or otherwise comply with EMMC 17.65. Large-scale horse shows, public competitions, and commercial event venues are strictly prohibited. Customary residential, recreational, or community activities (e.g., homeschool meetups, neighborhood sports, youth groups) do not constitute commercial event venues.

17.35.060 Animal regulations

A. General Compliance: The ARLL Zone is classified strictly as an Agricultural zone for animal keeping and must comply exclusively with EMMC Title 6. Any animal restrictions, limitations, or prohibitions regarding the type, weight, or quantity of animals established for residential, commercial, or any other non-agricultural zones within the EMMC shall not apply to the ARLL Zone.

B. Prohibited Uses: Commercial animal breeding facilities, and commercial feedlots are strictly prohibited.

17.35.070 Fencing

A. Materials: Fencing materials shall comply with the standards set forth in EMMC 17.72.120, with the following additions and exceptions:

Permitted Materials: Pipe fencing is explicitly permitted in addition to those materials listed in EMMC 17.62.120.

Prohibited Materials: Notwithstanding the provisions of EMMC 17.62.120, chain-link fencing is permitted for small-animal and domestic fowl enclosures only.

B. Livestock Fencing: Smooth wire and electric fencing are permitted for containment. Electric fencing, used to contain livestock (i.e., not that contemplated by 17.60.120.H), placed along public rights-of-way or trails shall utilize visibility markers on the top strand and operate via UL-listed chargers. Electrified strands shall not cross public paths or encroach into easements.



17.35.080 Natural Habitat standards

A. Natural Habitat: Outside of defensible space, structures, driveways, landscaped areas, and animal containment areas, property owners should reasonably preserve native sagebrush and natural topography. Alteration of ephemeral streams or natural washes requires strict compliance with City and State codes.

17.35.090 Outdoor lighting

A. General Standard: The IDA/IES Model Lighting Ordinance (LZ1) guides ARLL Zone design; compliance is strictly established by meeting subsections B through D.

B. Fixture Requirements:

1. All exterior lighting fixtures must be aimed or hooded to minimize light trespass and prevent direct glare onto surrounding properties.
2. Total light trespass shall not exceed 0.1 initial footcandles measured at any property line.

C. Prohibited Lighting:

1. Dusk-to-dawn sensors on unshielded fixtures or fixtures exceeding 1,000 lumens.
2. Searchlights, lasers, or any flashing, rotating, or blinking lights (excluding temporary seasonal decorations).

D. Arena and Recreational Lighting:

1. Must utilize full-cutoff fixtures aimed directly at the riding or recreational surface area.
2. Pole mounting height shall not exceed 25 feet.
3. Curfew: A temporary exception to the lighting curfew is permitted strictly for active, short-term emergencies, including urgent veterinary care, distressed livestock handling, and first responder operations.

