



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 10, 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Rich Wood, DeLin Anderson, Brett Wright, Jared Gray, and Matthew Everett.

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; Steve Mumford; Community Development Director, Ifo Pili, City Administrator, and Johna Rose, Deputy Recorder.

Commissioner Everett opened the meeting at 6:04 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

Commissioner Gray felt he could have a conflict of interest with the golf course. He stated that he was a corporate pass holder of the golf course and that he has had contracts with Vanguard to work on the Thanksgiving Point Golf Course. Steve Mumford explained that it would only be a conflict of interest if he was benefiting from the proposal. Commissioner Gray stated that he is not benefiting from the proposal and does not currently have any contracts with the applicant.

3. Approval of Meeting Minutes

A. March 27, 2018

MOTION: *Brett Wright moved to approve the March 27, 2018 meeting minutes. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Eagle Mountain Benches – Rezone, Public Hearing; Action Item:

Mike Hadley explained that the applicant was proposing a rezone of approximately 101 acres of property (59:006:0042, 0046, 0054, 0055) from Agriculture to Residential. The applicant is proposing minimum lot sizes of 1 acre.

Items to Consider:

1. Regional Trail. A regional trail is planned within the power line corridor, which crosses portions of this property. Discussion of construction of the trail and dedication of the property would take place during the future platting process.
2. Power Line and Gas Line Corridor. This property is considered unbuildable, and will restrict the uses and layout of lots in this project. Certain restrictions are also placed on the property by PacifiCorp, Kern River Gas, and the City. There is concern that some of the lots will not have large enough buildable area. The draft Future Land Use Plan designates the utility corridor as open space.
3. Lake Mountain Road. The City Council previously designated Lake Mountain Road as a rural residential road. As development along Lake Mountain Road occurs, each development will be required to pave its portion of the road.

Commissioner Anderson asked about the regional trail through the corridor. Mr. Hadley explained that the regional trail is a concept plan that would tie into the General Plan.

Jeff Scott, applicant, stated that the City's future plan for this property is rural residential, which is half acre plus lots. He said that some of the benefits of this development would be repairs to Lake Mountain Road, fire hydrants, sage brush removal, deeding Lake Mountain Road to the City, an easement to Airport Road, and a trail running alongside the project. Mr. Scott said that the regional trail could go along Lake Mountain Road and then around the property instead of through the corridor. He felt that residents could take care of the property under the corridor if they owned the property. They couldn't build under the corridor but they could graze cattle there.

Commissioner Gray was concerned about the lot buffering on the outer edges of the project. He felt that the road should meet the 53 foot standard. He was also concerned about residents building outbuildings in the utility corridor. Mr. Scott said that residents could build a barn or stable 25 feet away from the gas lines. They could also build a barn or stable under the power line corridor as long as it is not taller than 12 feet. Commissioner Gray requested bigger building lot envelopes in the corridor.

Commissioner Everett opened the public hearing at 6:37 p.m.

Commissioner Everett requested that a letter by Debbie Souza-Pappas from Second Chance Wildlife Rehabilitation be attached to the minutes (Exhibit A).

Mike Kieffer, resident, said that the road the applicant is requesting to pave is on BLM land. He requested that the applicant put two acre lots around the edge of the project as a buffer. He also requested that the utility corridor be left as open space. He felt that if the utility corridor was left

as open space it would encourage wildlife to stay in the area. He said that there is a red tail hawk nest in the utility corridor; the hawk keeps coming back each year to nest.

Jeff Ruth, resident, requested the City leave this property zoned agriculture which would allow for 5 acre lots. He also requested leaving the utility corridor as open space. He explained that BLM land is not safe. He stated that SITLA is in negotiations to swap the land around this property.

Kim O'Donnell, resident, said that he was concerned about the domino effect of residential housing. He said that the residential home developers and the City are taking over the mountain.

Greg Jeppson, resident, showed pictures of the property to the Planning Commissioners. He felt that if the property gets rezoned, then the property around would also get cut down to smaller lots. He wanted the City to know how special the property was. He requested that the property stay agricultural. He stated that this development would change the feel of existing properties.

Tom Checketts, applicant's attorney, stated that his client just wants to make use of his property. He stated that the steep slopes are Federal property and will remain open. He stated that the rezone is compatible with the General Plan. The uses are also compatible with the General Plan.

Melinda Martin, resident, stated the more housing that goes into the City the more crimes that will occur. She said that there are 42 sex offenders registered in City Center alone. She felt that 5 acre lots would work best for the area.

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

Commissioner Anderson felt that the utility corridor should be protected and left as open space.

Commissioner Gray asked if it is common to leave the utility corridor as open space. Steve Mumford stated that this is the only utility corridor area he knows that has not been kept open. There is other land in the utility corridor in the mountain area that is also privately owned.

Mr. Scotts stated that the utility corridor is on his property and that he has the right to develop the property.

Commissioners did not feel that the project was compatible with the future General Plan.

Commissioner Everett said that most of the power line corridor in the City stays open for public and utility access.

MOTION: *Rich Wood moved to recommend denial of the Eagle Mountain Benches rezone to the City Council for the following reasons:*

1. Compatibility determination of the surrounding property to the south (Incompatibly with the properties to the south).

Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

B. The Ranches Golf Course – Rezone, Public Hearing; Action Item:

Tayler Jensen explained that the applicant is proposing a rezone of approximately 4.3 acres in various areas of the golf course from Open Space to Residential (for 27 single family residential lots) and approximately 0.68 acres from Open Space to Commercial. The proposed change will allow for the construction of an “Events Barn” which will allow the golf course to hold more tournaments and host events (e.g., wedding receptions). In addition to providing a venue for events and golf tournaments, the proposed events barn will make the golf course more profitable.

Ifo Pili shared the background of the golf course. Ten years ago Ames Construction requested that the City buy the golf course. The City declined the offer and stated that it is not in business of running a golf course. Ames Construction then offered the golf course for free to the City. The City still declined the offer. Ames Construction then explained that the golf course was \$400,000 in the hole annually and that they could not afford to keep it. A study by a professor at BYU found that there were too many golf courses in Utah County for the number of golfers. The professor concluded that with the amount of rounds the Eagle Mountain golf course had, that it would be the first to close. The City realized that the golf course would be gone if they did not take action. The City went back to Ames Construction and asked if they could at least give the City money to subsidize the golf course until a company could be found to manage the course. The City was able to secure a little over \$700,000 and a cell tower lease.

The City then approached Vanguard Management to take over the course. Vanguard has met every benchmark in the agreement for the past 10 years. The agreement does allow them to come forward and request a rezone on portions of the property. It does not state that the City has to approve the rezone. This rezone could take the golf course to a new level and hopefully make it profitable. The event barn would help them compete with other golf courses in the County. Mr. Pili explained that if the City had not made the agreement with Vanguard the course would have been gone ten years ago. The majority of the property has to remain a golf course and the City has first right of refusal if the property is sold. The City wants Vanguard to be profitable so that the course could succeed. He stated that this is the only golf course owned by a city that was not subsidized by tax dollars.

Tele Wightman, a resident and representative to Vanguard, explained that Vanguard is trying to get 27 lots approved so they can build an event barn for the golf course. The event barn is going to cost around two million dollars. He stated that Vanguard brought this to the Planning Commission in November 2017. The Planning Commission requested that Vanguard bring back details and financial statements that showed how the rezone would make the course profitable. The integrity of the golf course will not change. No greens will be relocated, some tee boxes will be moved, and only green six will be changed. The proposal does widen the roads to meet the City Code. He also explained that they will add to the agreement with the City that every dollar made on the sales of those 27 lot properties will go towards the event barn. He said that golf courses do not make a lot of money and the maintenance of a golf course is very costly.

The event barn is to help keep then golf course sustainable for the future. The event barn would also keep the golf course sustainable during years of bad weather. The golf course benefits the City and residents. This change would not decrease the value of the homes in the area.

Commissioner Anderson asked how much money would have to be invested back into the golf course for the changes it will require once the properties are sold. Mark Whetzel, Vanguards Golf Director, stated that it's about \$400,000 that would be invested back into the golf course and the rest would go towards building the event barn.

Commissioner Everett opened the public hearing at 8:07 p.m.

Craig Trujillo, resident, supported the golf course rezone.

Alex Malone, resident, felt that if it was so urgent to get this event barn built that Vanguard should borrow money from one of their other courses to build this event barn. He was concerned about child safety in the area. The rezone would negatively impact the community.

Ashley Pitcher, resident, stated that her neighborhood (Eagle's Gate) would be directly impacted by the commercial property. She was concerned about child safety in the area. There is a bus stop adjacent to the commercial location. Cars park along that road due to the condos that are adjacent to the property. The intersection adjacent to the commercial property is very busy.

Randy Luck, resident, questioned how the developer would be able to put in single level homes that are the same value as the surrounding homes. He also felt that they would not be able to fit 27 homes on those small lots. He stated that he wants the golf course to succeed and feels the event barn is necessary. He also felt that there were too many questions that needed to be answered before they could move forward with this proposal. He asked if the event barn needed to cost two million dollars. Could they get away with a less expensive event barn.

Stephanie Garner, resident, stated that she is against the rezoning of the commercial property. The commercial property would decrease property value. She did not feel that property owners should have to suffer for Vanguard's choices. She felt that Vanguard has other options that should be exhausted first.

Brent Harper, resident, stated that he lives adjacent to the tenth green. He supports the golf course and the proposal. He felt that the golf course benefits the residents (youth golf camp, open space, etc.).

Duff Astin, resident, stated that the City is different than it was 10 years ago. He said the agreement with the City and Vanguard had different numbers than what he was told. He read through the agreement. He felt that there were other options for the golf course than removing open space. He stated the main reason he moved to Eagle Mountain was because of the golf course. He requested that the Planning Commission deny the proposal, because once open space is lot it never comes back.

Craig Boyens, resident, was in support on the application. He stated that he has lived by a golf course in Nevada that failed. In Nevada without the golf course the value of those homes declined drastically. He wants to see our golf course succeed and be here for many years.

Jenny Watson, resident, stated that her biggest worry is the kind of atmosphere that is being created with this proposal. She was concerned with the amount of traffic and the safety of the children in the area. She presented the Planning Commissioners with an essay by Cali Watson (Mrs. Watson's 12 year old daughter). Cali Watson also collected signatures of residents opposing the rezone (Exhibit B).

Rich Steinkopf, resident, was concerned about the intersection into Eagle's Gates subdivision. He provided the Planning Commissioners with pictures (Exhibit C). He was also concerned with children's safety in the area.

Thomas Fox, resident, was against the proposal. His concerns were provided to the Planning Commissioners in written correspondence.

Al Rafiti, developer adjacent to the golf course, explained that the golf course wraps around his developments. He is in support of the golf course being a viable piece of the community.

Greg Riley, resident, was concerned about the increase of traffic in the Mt. Airey subdivision. He was also concerned about the event barn plans that were proposed. He felt that what the golf course was asking for in the event barn was different then the plans that were submitted.

Mindee West, resident and CFO of Vanguard, stated that Vanguard does not have a lot of money. They are not a publicly traded company. She invited the City to come in and audit Vanguard's accounting. She explained how hard it was to make money in the golf industry. The Ranches Golf Course is already being supplemented by other Vanguard golf courses. The other Vanguard golf courses are also owned by other business. The other business owners do not want their money going towards supplementing another golf course that they do not own. The event barn plans are from another event barn. Vanguard has not drawn up plans for the event barn being proposed in Eagle Mountain. They need to get the rezone and approval of the development before they could put money into its architecture and design. They are hoping the event barn and the restaurants will help generate revenue and service to the community.

Christa Kelley, resident, was opposed to the commercial proposal of the project and anything being built on that portion of the property. Her concerns were provided to the Planning Commissioners in written correspondence.

Alicia Hermosillo, resident, had an issue with traffic and parking along the street in the Eagle's Gate subdivision. She is concerned about traffic speeding through her neighborhood and the safety of her children. She was opposed to building anything on the commercial property being proposed.

Stephan Delledunne, resident, was in support of the golf course rezone. He explained that his company contracts with Talon's Cove Golf Course every year for a golf tournament. His company spends around 10,000 a year for the golf tournament. He would like to see a facility in

Eagle Mountain that could accommodate their company. He felt that it would be a great revenue source for the community. He felt that the public safety department should be addressing the issues with traffic and children safety. He did not feel that 27 lots would impact the traffic in the area.

Planning Commissioners received a number of written correspondences against and for the proposal.

Lisa Maxwell, resident, felt that residential homes were already encroaching on the golf course. She stated that Heatherwood on the Green has over 72 planned houses. She was concerned with the amount of traffic in the area that these two developments would create.

James Anderson, resident, was in support of the proposal. He stated that the community needs this type of event barn.

Commissioner Everett closed the public hearing at 9:28 p.m.

Mr. Whetzel explained that the commercial proposal plan is to attract business that would benefit the surrounding neighborhoods. Vanguard is open to suggestions for the commercial lots. Commissioner Wright asked if Vanguard plans on keeping the commercial property. Mr. Whetzel stated that they would love to keep the commercial property and use it for a revenue source. If that is not feasible then they will sell the commercial property. Commissioner Wood suggested that all revenue generated by the commercial property go back into maintaining the golf course.

Commissioner Gray suggested putting a 12-plex in place of the commercial property and getting rid of some of the residential lots. He felt that eliminating some of the proposed improvements would help the applicant reduce the cost of the project. He asked Vanguard to give residents discounts to use the event barn and golf course, so residents feel they are getting something back.

Commissioner Anderson questioned the size of the residential lots. Mr. Whetzel stated that the lots are comparable to the existing lots around the golf course. Commissioner Gray felt that the homes being proposed should be comparable in value to the current homes.

MOTION:

Jared Gray moved to recommend approval to the City Council to rezone the Ranches Golf Course commercial piece to residential tier III or IV and give the applicant the possibility of acquiring the City land adjacent to the property for additional parking with the following conditions:

- 1. Events barn shall be added to existing agreement between Eagle Mountain City and Vanguard or a new development agreement shall be created***
- 2. Privacy fencing is required between side and rear property lines and Ranches Parkway***
- 3. Applicant shall provide safety netting where it is deemed necessary***
- 4. The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA***

Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

MOTION:

Jared Gray moved to recommend approval to the City Council of the Ranches Golf Course rezone of lots 1 and 2 with the following conditions:

- 1. A possibility that a third lot be added to that area.*
- 2. The properties be similar to the adjacent properties.*
- 3. Residential is limited to Single Family Residential.*
- 4. Minimum lot size is 6,000 square feet.*
- 5. Privacy fencing is required between side and rear property lines and Ranches Parkway.*
- 6. The applicant shall provide safety netting where it is deemed necessary*
- 7. The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA.*

Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

MOTION:

Jared Gray moved to recommend approval to the City Council of the Ranches Golf Course rezone of lots 3 through 9 with the following conditions:

- 1. Lots be on existing roads with no new roads.*
- 2. Residential is limited to Single Family Residential*
- 3. Minimum lot size is 6,000 square feet*
- 4. Privacy Fencing is required between side and rear property lines and Ranches Parkway*
- 5. The applicant shall provide safety netting where it is deemed necessary*
- 6. The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*
- 7. The homes will front the road.*

Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

MOTION:

Jared Gray moved to recommend denial to the City Council of the Ranches Golf Course rezone of lots 10 through 22. Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

MOTION:

Rich Wood moved to recommend approval to the City Council of the Ranches Golf Course rezone of lots 23 and 24 with the following conditions:

- 1. The possibility of three to four lots within that area.*
- 2. The houses be similar to the houses fronting Barton Drive.*
- 3. Residential is limited to Single Family Residential*
- 4. Minimum lot size is 6,000 square feet*

5. *Privacy fencing is required between side and rear property lines and Ranches Parkway*
6. *The applicant shall provide safety netting where it is deemed necessary*
7. *The Applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*
8. *The homes will front the road.*

Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

MOTION:

Rich Wood moved to recommend approval to the City Council of the Ranches Golf Course rezone that lots 25 and 26 be rezoned to residential tier III or IV with the following conditions:

1. *Events barn shall be added to existing agreement between Eagle Mountain City and Vanguard or a new development agreement shall be created*
2. *Privacy fencing is required between side and rear property lines and Ranches Parkway*
3. *The applicant shall provide safety netting where it is deemed necessary*
4. *The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*

DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

MOTION:

Jared Gray moved to recommend approval to the City Council of the Ranches Golf Course rezone of lot 27 with the following conditions:

1. *Residential is limited to Single Family Residential*
2. *Minimum lot size is 6,000 square feet*
3. *Events Barn shall be added to existing agreement between Eagle Mountain City and Vanguard or a new development agreement shall be created*
4. *Privacy fencing is required between side and rear property lines and Ranches Parkway*
5. *The applicant shall provide safety netting where it is deemed necessary*
6. *The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*

Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

- C. Eagle Mountain City General Plan Update/Amendment, Public Hearing; Action Item: A major update/rewrite to the City's guiding document for growth and development of the City.

Mr. Mumford explained that the General Plan is a comprehensive policy document used to guide the City in decisions related to its future growth and change. In broad terms, the General Plan aims to map out and communicate Eagle Mountain's future based on a shared vision of the

community that is also grounded in reality. The plan guides future growth and establishes the framework for physical and social development of the City.

Commissioner Wood suggested preserving land for an airport.

Kelly Gillman and Mellissa Fryer, CSRA consultants, presented the updated proposed Eagle Mountain City General Plan.

Commissioner Gray was concerned that some of the zones were too vague. Commissioner Wood asked that the zones be more specific in the General Plan. Commissioner Wright suggested a percentage by lot sizes within each zone. The concern was that otherwise developers would develop to the smallest lot size. Commissioner Gray suggested only putting in the intent of the zone and removing minimum lot sizes.

Commissioner Wood suggested adding wording into the General Plan that would keep utility corridors open.

Commissioner Wright was concerned about building a collector road into an equestrian neighborhood.

Commissioner Everett opened the public hearing at 11:06 p.m.

Ron Besson, property owner representative of the property west of Sage Park and north of Brandon Park, he asked how the General Plan would impact his client's property. Mr. Mumford stated that it could impact the development of the property. The General Plan would zone the property Employment Center.

Elise Erler's, SITLA, concerns and suggestions were as follows:

1. Questioned the location of a central park shown on the maps.
2. An annexation boundary map should be added to the General Plan.
3. Questioned the Hidden Valley Road.
4. She felt that the framework map was out of scale in the plan.
5. The map on page 37 has a category call future transit that needs to be renamed. That category is referencing a trail system.
6. The General Plan needs to preserve the Pony Express Trail.

Commissioner Everett closed the public hearing at 11:18 p.m.

MOTION: *Rich Wood moved to table the Eagle Mountain City General Plan for two weeks so City staff and the consultants could review the following:*

1. *The land uses descriptions are more defined.*
2. *The possibility of an alternate corridor running east and west that would not impact Cedar Pass Ranch.*

Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

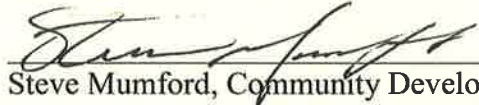
Commissioner Wood suggested that the Planning Department and the Planning Commissioner address the tier system.

5. Next scheduled meeting: April 24, 2018

6. Adjournment

MOTION: *DeLin Anderson moved to adjourn the meeting at 11:31 p.m. Matthew Everett seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON APRIL 24, 2018

A handwritten signature in black ink, appearing to read "Steve Mumford", is written over a horizontal line.

Steve Mumford, Community Development Director

Exhibit A



April 8, 2018

Re: Eagle Mountain Rezoning Proposal

To whom it may concern,

It appears that an area in the Eagle Mountain area that is currently open space, has once again come before the City Council with regards of rezoning so that homes can be built in that area. A few years ago when this was first considered, the open space was critical for the wildlife that inhabit the area, some of which are species of concern in our state. This is unique habitat and even Eagles appreciate and live in this area and have historically.

Now, a few years later, nothing has changed for the wildlife in that area, which is GREAT! But developers still wish to turn this land into profits for them, with no concern for the wildlife that depend on its very existence. Where are they suppose to go? With land being viewed as a resource to be developed, wildlife clings to the few remaining open spaces available.

These open spaces are critical to many animals, animals that are enjoyed by the taxpayers/public in your area and outside of your area, adding tax dollars when they come to this unique area for wildlife viewing. Eagle Mountain should be proud to have held off development of this area before. To 'cave' now would be a betrayal to those who stood with the residence of that area and fought with them to keep this area wild.

Species like the American Kestrel, that is in trouble throughout Utah and the entire United States are being helped in the Eagle Mountain area through a project dedicated to help the species. This unique citizen alliance proves that the public in your area appreciate and WANT wildlife where they live.

To wipe out a huge swath of precious open space would be detrimental to many species and the environment as a whole.

Be courageous, stand up for this open space and say NO to development.

Thank you,

Debbie Souza-Pappas

Founder and Director of Second Chance Wildlife Rehabilitation

Price, Utah

Exhibit B

Cali Watson

Prompt: should we, or should we not build the houses around the golf course.

Ideas for claims:

- How many people we have in this city already.
- Greed.
- People like to walk and ride their bikes on a path with a good view and landscape.
- people feel a lot less safe.
- traffic.
- a lot better atmosphere.

Some warrants:

- traffic in the city,(very hard to turn left out of highlands on the green.

Essay:

Imagine yourself on a stroll through the neighborhood, try to picture those beautiful fields and trees next to the golf course, and see the grass, bushes, and flowers, and then picture that all gone, destroyed, in its place, are houses, houses filled with people, and those people, have their vehicles and their jobs and places to go, and that makes the traffic and community of Eagle Mountain even more crowded, than it already is. Ever since 1996, Eagle Mountain has had a rapidly growing community, and the community is becoming large with townhomes and businesses and streets and regular houses. Say there are approximately 150 houses, 130 townhomes, and about 95 business buildings, then take that, and multiply it, by 50. Now I am not asking you to do the math, because that would be tedious, but I am asking you to just think about what we are doing, to the beautiful nature, landscape, and community of Eagle Mountain. In 2010, the population of Eagle Mountain was 21,415 and there were 5,111 households. Think about that, and then think about all of the work and construction we have been doing since then.

According to an article titled, '*Eagle Mountain Growth-2017*' it says, "In 2017 Eagle Mountain surpassed the number of building permits in every category besides commercial over the last 12 years. The growth of Eagle Mountain is getting bigger and bigger with houses and businesses, especially in this area, when we could just build it out in the city center where we have lots of room. We should try and preserve the little nature that we still have. Thankyou.

Maryn Guly
Shokun

Joseph Brown
R. J. W.

Jan M.
[Signature]

Sheleen Weston
[Signature]

Mike Ford

Amanda K Ford

Jimmy Watson
[Signature]

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Exhibit C

