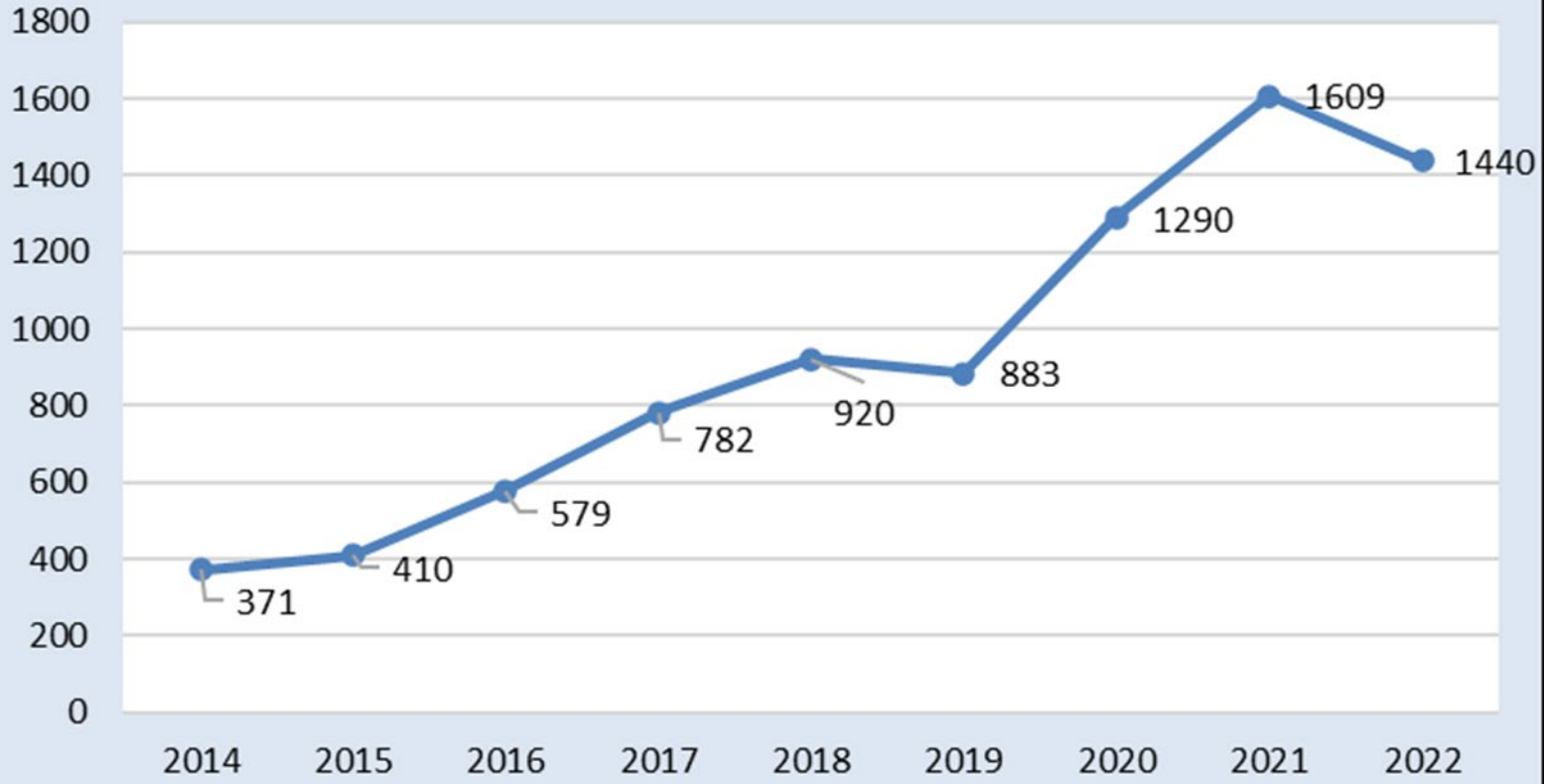


# City Growth

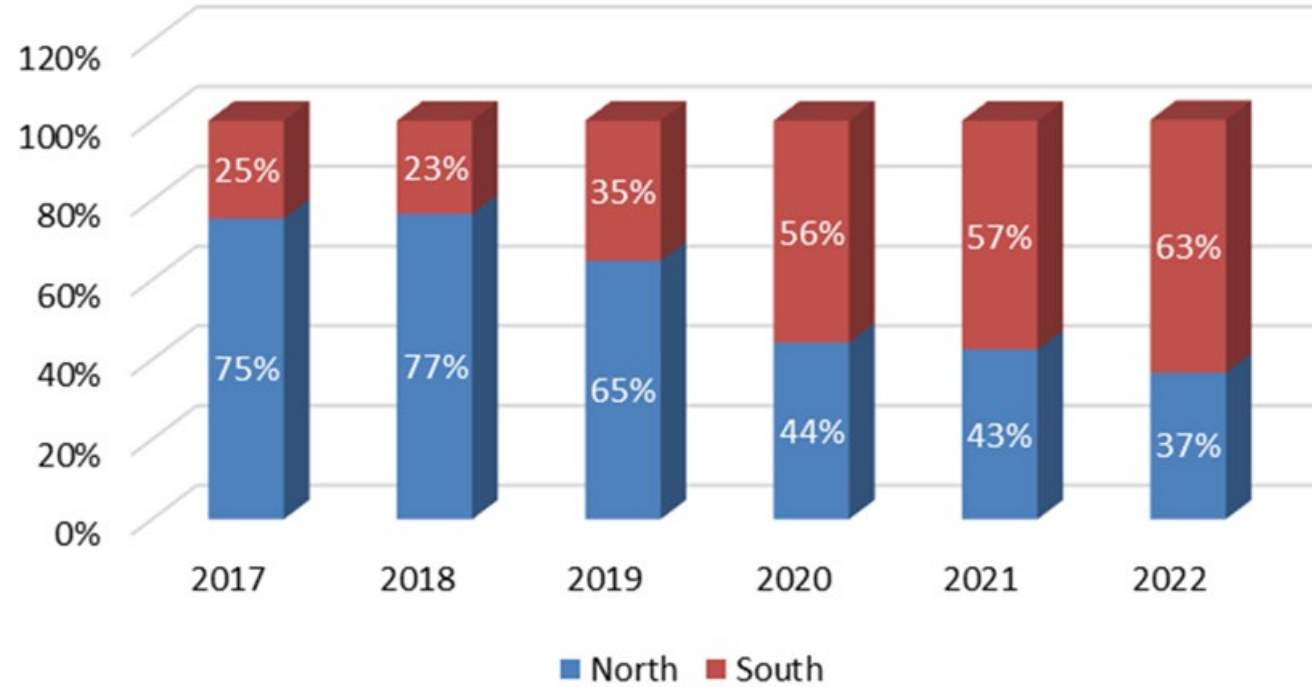
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AN UPDATE OF CITYWIDE DEVELOPMENT, GROWTH, & VESTED  
UNITS

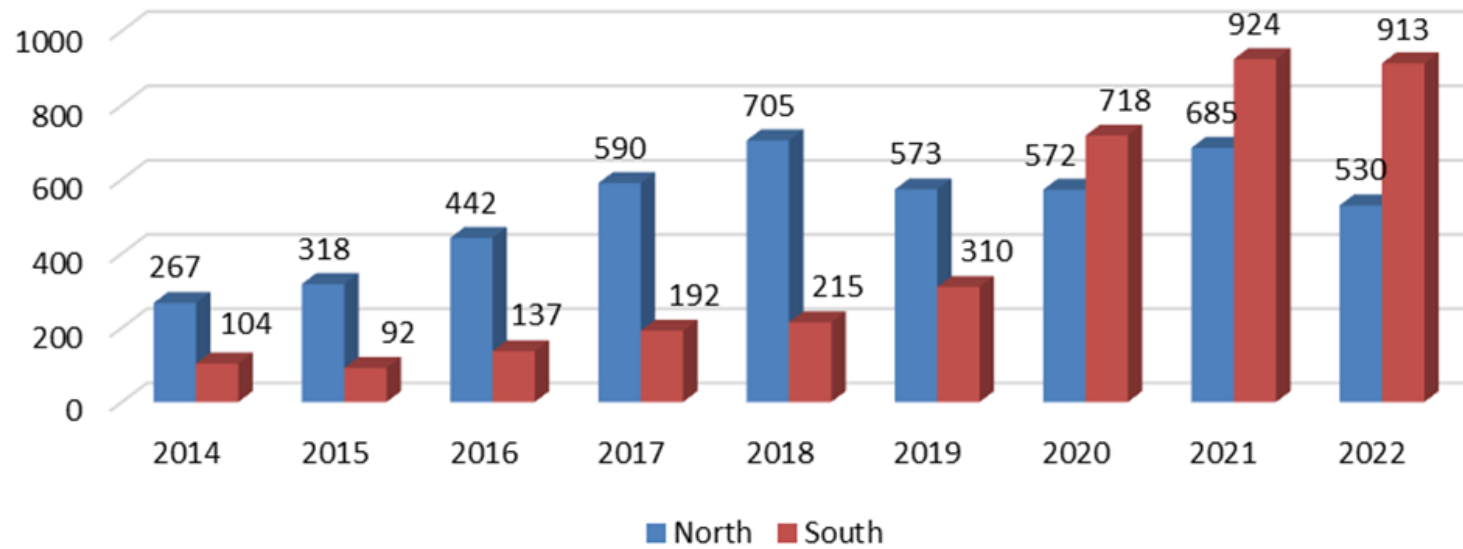
## New Residential Permits - Fiscal Years



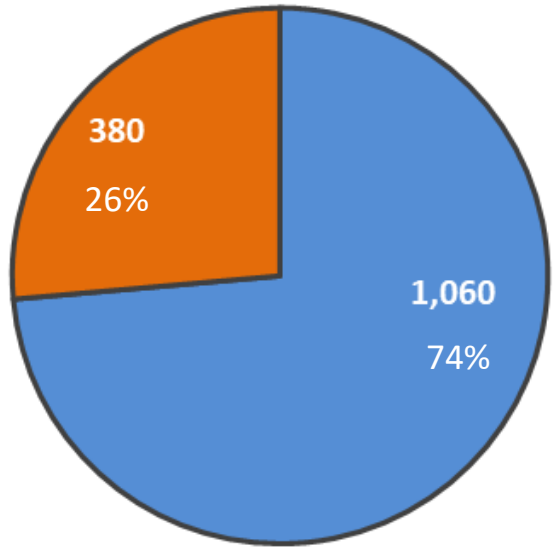
## New Residential Permits - % North vs South



### New Residential Permits - North vs South (Fiscal Year)

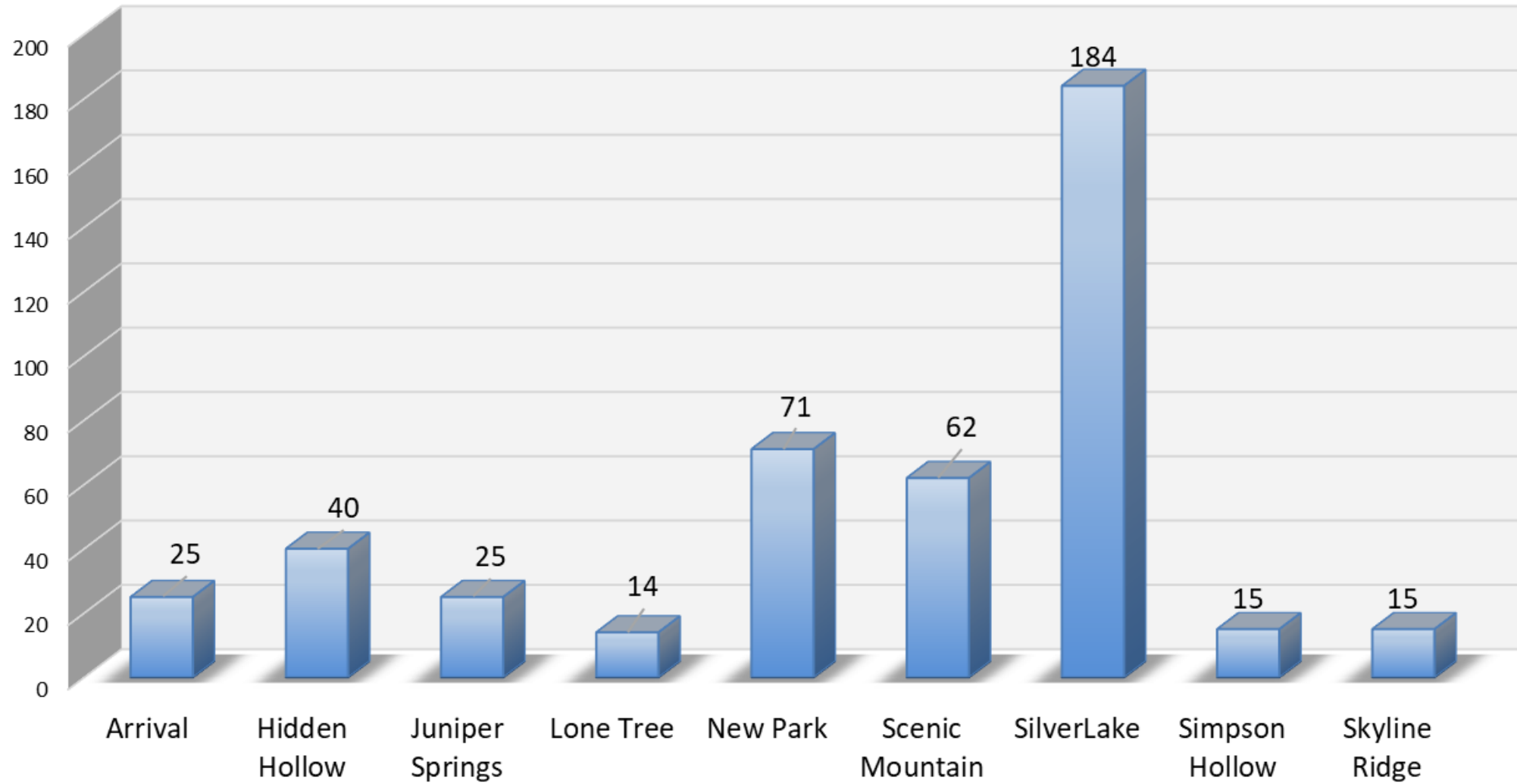


Residential Growth FY 2022  
Single-Family & Multi-Family

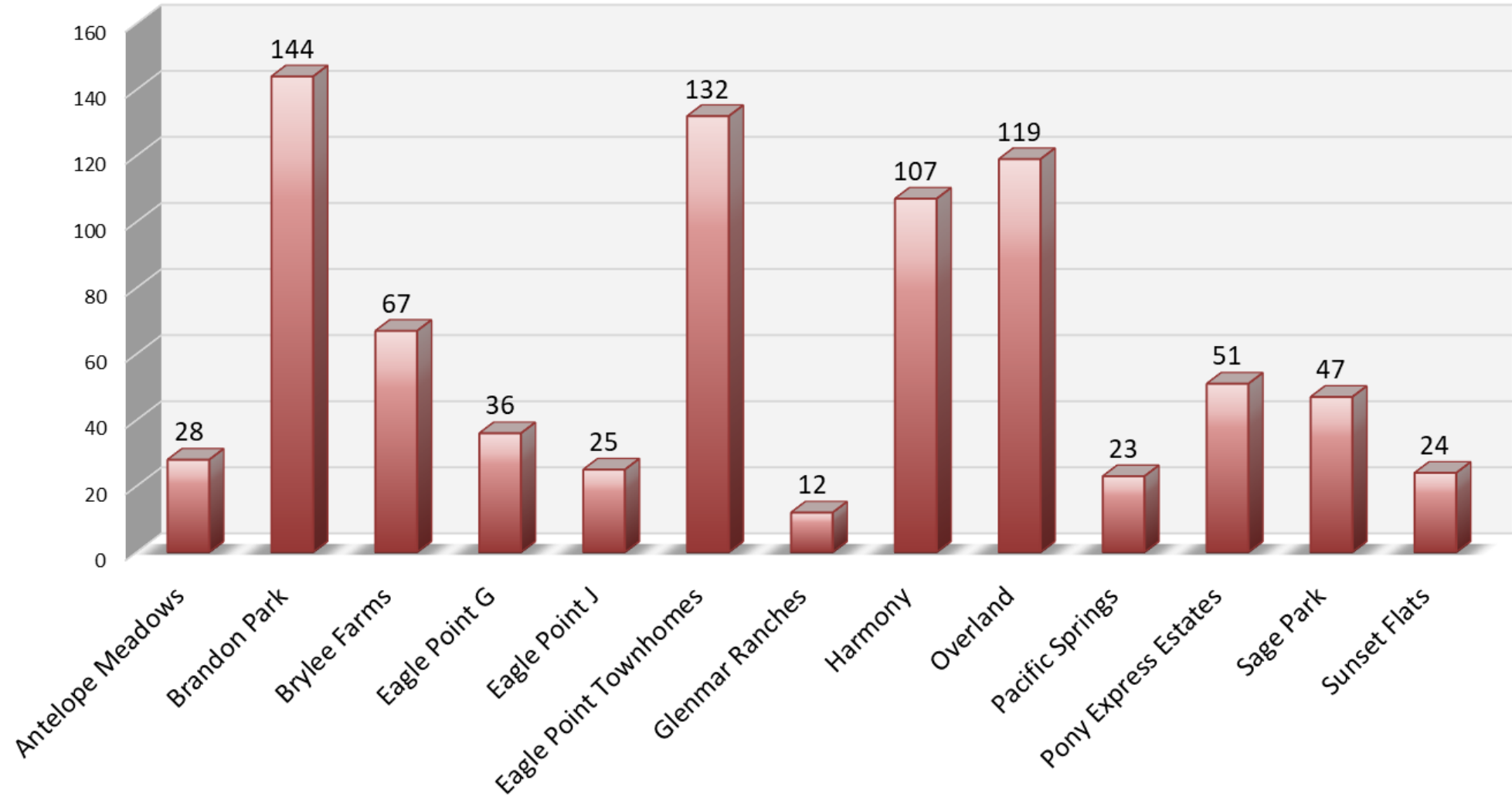


■ Single-Family Detached ■ Multi-Family (Duplexes, Townhomes, etc.)

## North Residential Permits (Highest Growth Projects) Fiscal Year 2022



## South Residential Permits (Highest Growth Projects) Fiscal Year 2022



### Total Permits Issued - Fiscal Year 2022

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
94	92	73	93	116	204	142	156	149	130	91	100
<b>FY 2022 Total Permits to date:</b>							<b>1440</b>				
<b>FY 2022 Growth Rate:</b>							<b>11.0%</b>				
<b>North Area:</b>				<b>6.2%</b>		<b>South Area:</b>				<b>20.3%</b>	
<b>Pop Distribution:</b>						<b>North:</b>		<b>63%</b>		<b>South: 37%</b>	



# COMMERCIAL PROJECTS

## Permit Issued in FY 2022

- Antelope Meadows Clubhouse
- Available Storage Addition F & G
- Cell Tower Upgrades
- O'Reillys Auto Parts
- Eagle Mountain Town Center Pad E
- Eagle Mountain Town Center Pad G
- Little Caesars
- Wendy's
- Jeppson Auto
- Maverik
- Summit Spa
- The Place @ Parkway
- UFA Station 2 Seismic Retro
- UFA Station 251
- Facebook Temporary Carport
- Elevate Gymnastics Addition
- Redemption Hill Church
- Lakeside Gymnastics
- Serenity Studios
- Strides Addition
- Tagg N Go Carwash
- Stonebridge Montessori Preschool
- Staker Parson Plant Enclosure
- Atlas Cell Tower
- JHS Biotech Labs Remodel
- Big-O Tires
- The Place at Parkway (Inspire Sports)
- Eagle Mountain Medical Office Building
- Ranches Golf Course Event Center
- Pony Express Dental Revisions
- Great Clips
- First Digital Telecom
- Coin and Currency

# COMMERCIAL PROJECTS

## Opened for Business in FY 2022

- Autozone
- Elevate Gymnastics Addition
- Redemption Hill Church
- Dollar Tree
- Duke CPA
- 7-Eleven
- Available Storage
- Cascade Collision
- Maceys & Ace Hardware
- Dominos
- Summit Spa & tenants
- Various Facebook (Meta) projects, including Buildings 1 & 2
- Dominos
- Lbi Sat
- Eagle Mountain Counseling & tenants
- Cell Tower Antennas
- Juniper Springs Clubhouse
- Scenic Mountain Clubhouse & Pool
- Brylee Farms Clubhouse & Pool
- Tyson Foods Projects

# Vested Units

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UNITS PLATTED, VESTED REMAINING, & UNPLANNED

# Assumptions & Notes

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## Anticipated Units

- Some MDPs contain general densities & less specificity (Overland, Pole Canyon, etc.)
- Used our best guess/judgment to determine anticipated units

## Not Included

- Harmony MF Units not included (not vested in the same way as the SF)
- Circle 5 Ranch MF Units not included

## Eagle Quest East

- MDP approved, but the MDA not yet approved. Units from the MDP were included

## Amendments / Changes

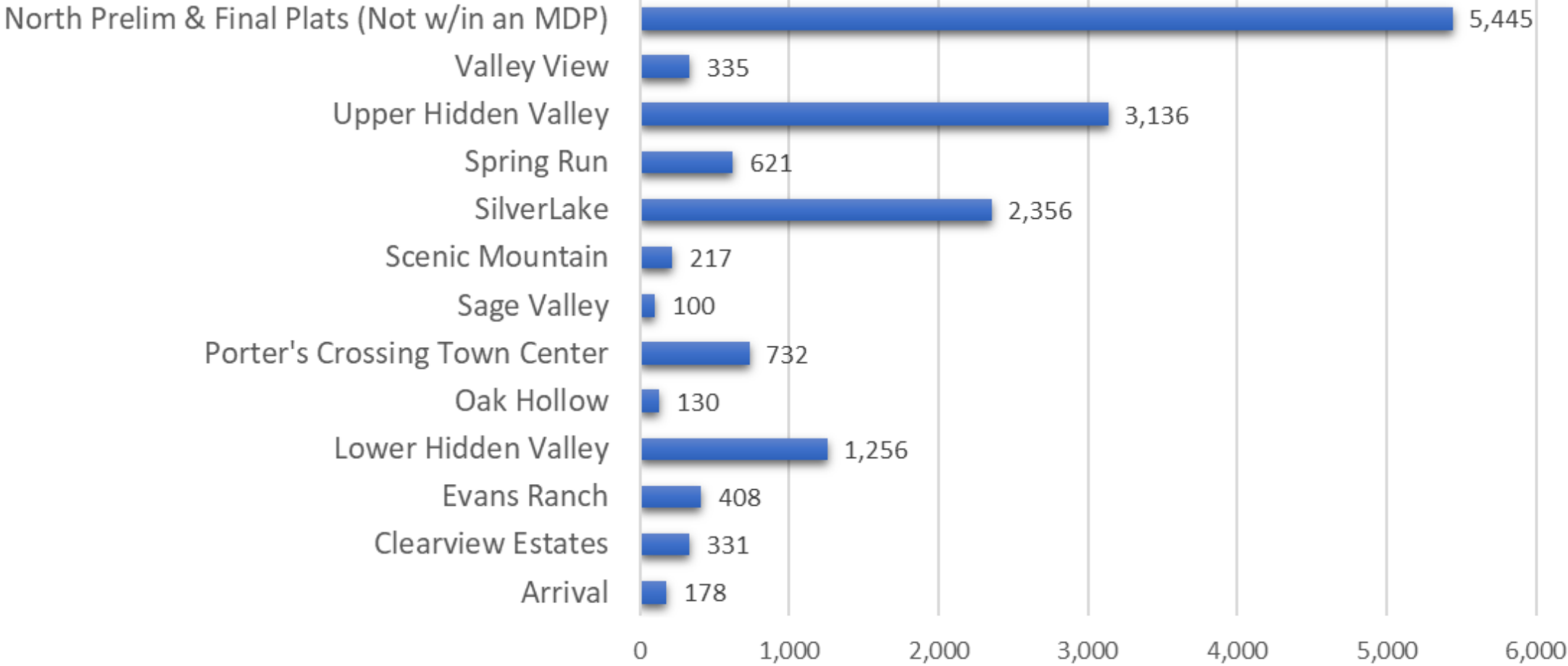
- Some MDPs will be amended/modified (Pole Canyon, Upper Hidden Valley, Clearview Estates, Porter's Crossing Town Center, etc.)

Household Size of 4.43 is used to calculate population estimates (understanding that realistically it will likely reduce in the future)

## Vested Units in Eagle Mountain

Neighborhood/Project	Vesting Expiration	Preliminary Platted	Built Out / Fully Final Platted	Total Units Vested	Single Family Units Vested	Single Family Units Platted	Single Family Units Remaining	Multifamily Units Vested	Multifamily Units Platted	Multifamily Units Remaining
<b>NORTH AREA</b>										
Arrival	2/5/2029	Yes	Yes	178	178	178	0	0	0	0
Clearview Estates	n/a	No	No	331	331	0	331	0	0	0
Evans Ranch	10/16/2028	Yes	Yes	408	297	408	0	111	111	0
Lower Hidden Valley	n/a	No	No	1,256	413	0	413	843	0	843
Oak Hollow	n/a	Yes	Yes	130	130	130	0	0	0	0
Porter's Crossing Town Center	n/a	Partially	Partially	732	240	240	0	502	222	280
The Ranches	Expired									
Sage Valley	3/15/2025	Yes	Yes	100	100	98	2	0	0	0
Scenic Mountain	03/28/2032	Yes	Partially	217	86	80	6	131	124	7
SilverLake	n/a	Yes	Partially	2,356	1,704	1,689	15	353	353	0
Spring Run	12/31/2030	Partially	Partially	621	465	326	139	156	106	50
Upper Hidden Valley	12/1/2030 (If the developer has not started Backbone improvements)	No	No	3,136	1,958	0	1,958	1,178	0	1,178
Valley View	n/a	Yes	Yes	335	335	341	0	0	0	0
North Prelim & Final Plats (Not w/in an MDP)	Varies	Yes	Partially	5,445	4,196	4,038	158	1,277	1,191	86

# North Area - Total Units Vested



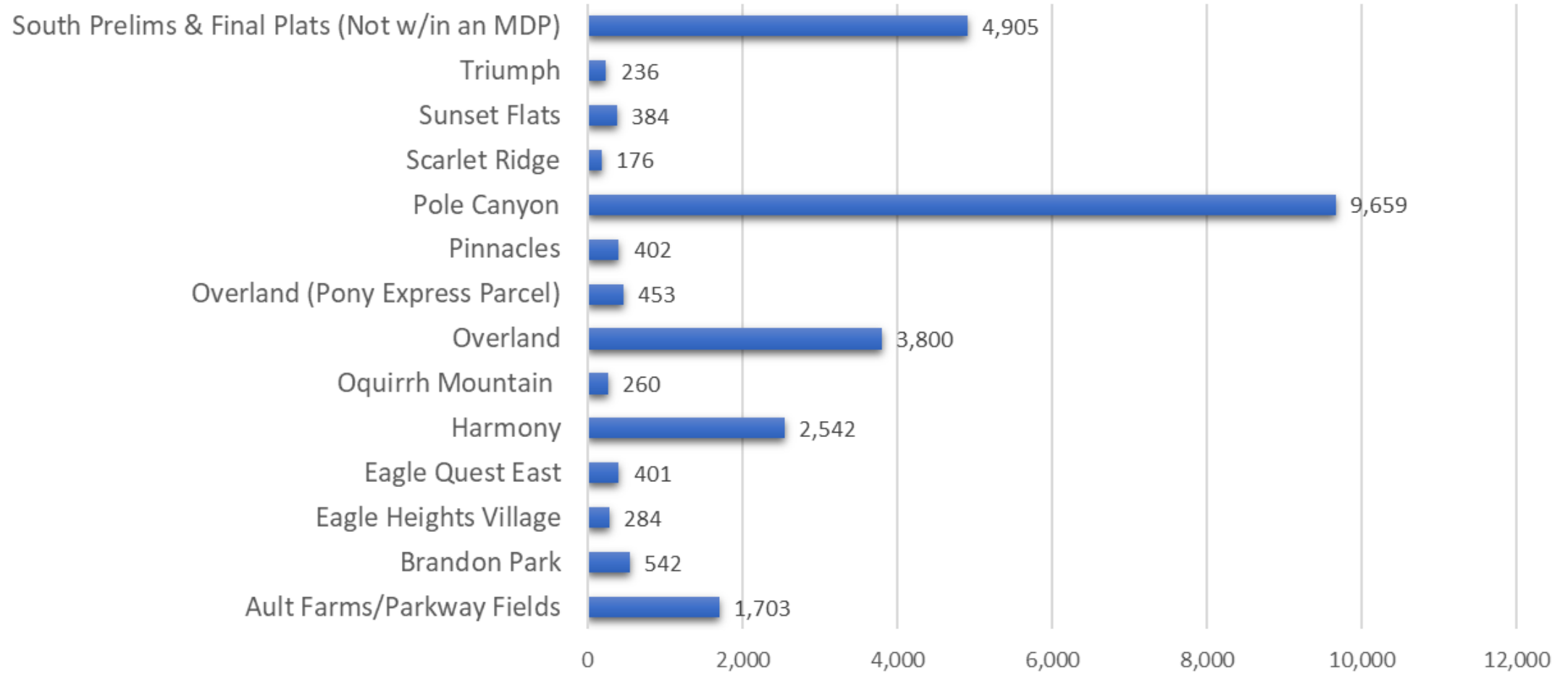
	Unit Mix											
Neighborhood/Project	Condos / Apts Platted	Condos / Apts Remaining	Townhomes Platted	Townhomes Remaining	Duplex/Twin Platted	Duplex/Twin Remaining	Under 1/4 Acre Platted	Under 1/4 Acre Remaining	1/4 - 1 Acre Platted	1/4 - 1 Acre Remaining	1+ Acre Platted	1+ Acre Remaining
Arrival	-	-	-	-	-	-	-	-	48	0	129	0
Clearview Estates	-	-	-	-	-	-	-	-	0	236	0	95
Evans Ranch	-	-	111	0	-	-	258	0	39	0	-	-
Lower Hidden Valley	0	130	0	471	0	242	0	413	-	-	-	-
Oak Hollow	-	-	-	-	-	-	129	0	1	0	-	-
Porter's Crossing Town Center	0	180	222	90	-	-	234	0	6	0	-	-
The Ranches												
Sage Valley	-	-	-	-	-	-	-	-	65	-	33	-
Scenic Mountain	-	-	124	7	-	-	80	6	-	-	-	-
SilverLake	-	-	353	0	-	-	1666	318	23	-4	-	-
Spring Run	0	0	106	50	0	0	279	40	47	99	0	0
Upper Hidden Valley	0	268	0	668	0	242	0	1143	0	815	0	0
Valley View	0	0	0	0	0	0	0	0	302	0	39	0
North Prelim & Final Plats (Not w/in an MDP)	503	0	676	86	12	0	2862	41	696	99	480	18
<b>North Area Total</b>	<b>503</b>	<b>578</b>	<b>1,592</b>	<b>1,372</b>	<b>12</b>	<b>484</b>	<b>5,508</b>	<b>1,961</b>	<b>1,227</b>	<b>1,245</b>	<b>681</b>	<b>113</b>

## Vested Units in Eagle Mountain

Neighborhood/Project	Vesting Expiration	Preliminary Platted	Built Out / Fully Final Platted	Total Units Vested	Single Family Units Vested	Single Family Units Platted	Single Family Units Remaining	Multifamily Units Vested	Multifamily Units Platted	Multifamily Units Remaining
<b>SOUTH AREA</b>										
<b>Ault Farms/Parkway Fields</b>	12/7/2027	Partially	Partially	1,703	1,473	445	1,028	234	0	234
<b>Brandon Park</b>	4/24/2027	Yes	Partially	542	542	542	0	0	0	0
<b>Eagle Heights Village</b>	06/18/2034	Yes	Partially	284	0	0	0	284	136	148
<b>Eagle Quest East</b>	MDA Anticipated (not yet approved)	Yes	No	401	401	0	401	0	0	0
<b>Eagle Mountain Properties / Monte Vista Ranch</b>	Expired									
<b>Harmony</b>	1/6/2025 Automatic renewal every 5 years	Yes	Partially	2,542	2,360	534	1,826	0	0	0
<b>Oquirrh Mountain</b>	n/a	Yes	Partially	260	260	260	0	0	0	0
<b>Overland</b>	12/31/2067	Partially	Partially	3,800	2,833	597	2,236	967	0	967
<b>Overland (Pony Express Parcel)</b>	12/31/2067	No	No	453	453	0	453	0	0	0
<b>Pinnacles</b>	4/12/2027	Partially	No	402	222	104	118	180	0	180
<b>Pole Canyon</b>	12/31/2039	Partially	Partially	9,659	8,858	20	8,858	781	0	781
<b>Scarlet Ridge</b>	4/12/2027	Yes	Partially	176	176			0	0	0
<b>Sunset Flats</b>	2/21/2033	Yes	Partially	384	384	280	104	0	0	0
<b>Triumph</b>	6/21/2028	Yes	No	236	236	0	236	0	0	0
<b>South Prelims &amp; Final Plats (Not w/in an MDP)</b>	Varies	Yes	Partially	4,905	4,310	4,061	249	683	454	229



## South Area - Total Units Vested



	Unit Mix											
Neighborhood/Project	Condos / Apts Platted	Condos / Apts Remaining	Townhomes Platted	Townhomes Remaining	Duplex/Twin Platted	Duplex/Twin Remaining	Under 1/4 Acre Platted	Under 1/4 Acre Remaining	1/4 - 1 Acre Platted	1/4 - 1 Acre Remaining	1+ Acre Platted	1+ Acre Remaining
<b>SOUTH AREA</b>												
Ault Farms/Parkway Fields	-	-	0	234	-	-	352	848	93	180	-	-
Brandon Park	-	-	-	-	-	-	368	17	174	-17	-	-
Eagle Heights Village	-	-	-	-	136	148	-	-	-	-	-	-
Eagle Quest East												
Eagle Mountain Properties / Monte Vista Ranch												
Harmony	0	0	0	0	-	-	512	1760	22	66	-	-
Oquirrh Mountain	0	0	0	0	0	0	253	0	7	0	-	-
Overland	-	-	0	702	-	-	452	1100	145	1048	0	88
Overland (Pony Express Parcel)												
Pinnacles	0	96	0	84	-	-	87	109	17	9	-	-
Pole Canyon	0	300	0	481	0	0	4	7994	16	864	-	-
Scarlet Ridge	-	-	-	-	-	-	0	0	88	30	24	34
Sunset Flats	0	0	0	0	0	0	0	0	280	74	0	30
Triumph	-	-	-	-	-	-	-	-	0	236	0	0
South Prelims & Final Plats (Not w/in an MDP)	0	0	454	229	0	0	3551	216	383	33	127	0
<b>South Area Total</b>	<b>0</b>	<b>396</b>	<b>454</b>	<b>1,730</b>	<b>136</b>	<b>148</b>	<b>5,579</b>	<b>12,044</b>	<b>1,225</b>	<b>2,523</b>	<b>151</b>	<b>152</b>

# Platted Units

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84%



16%



# Housing Types - Utah Cities



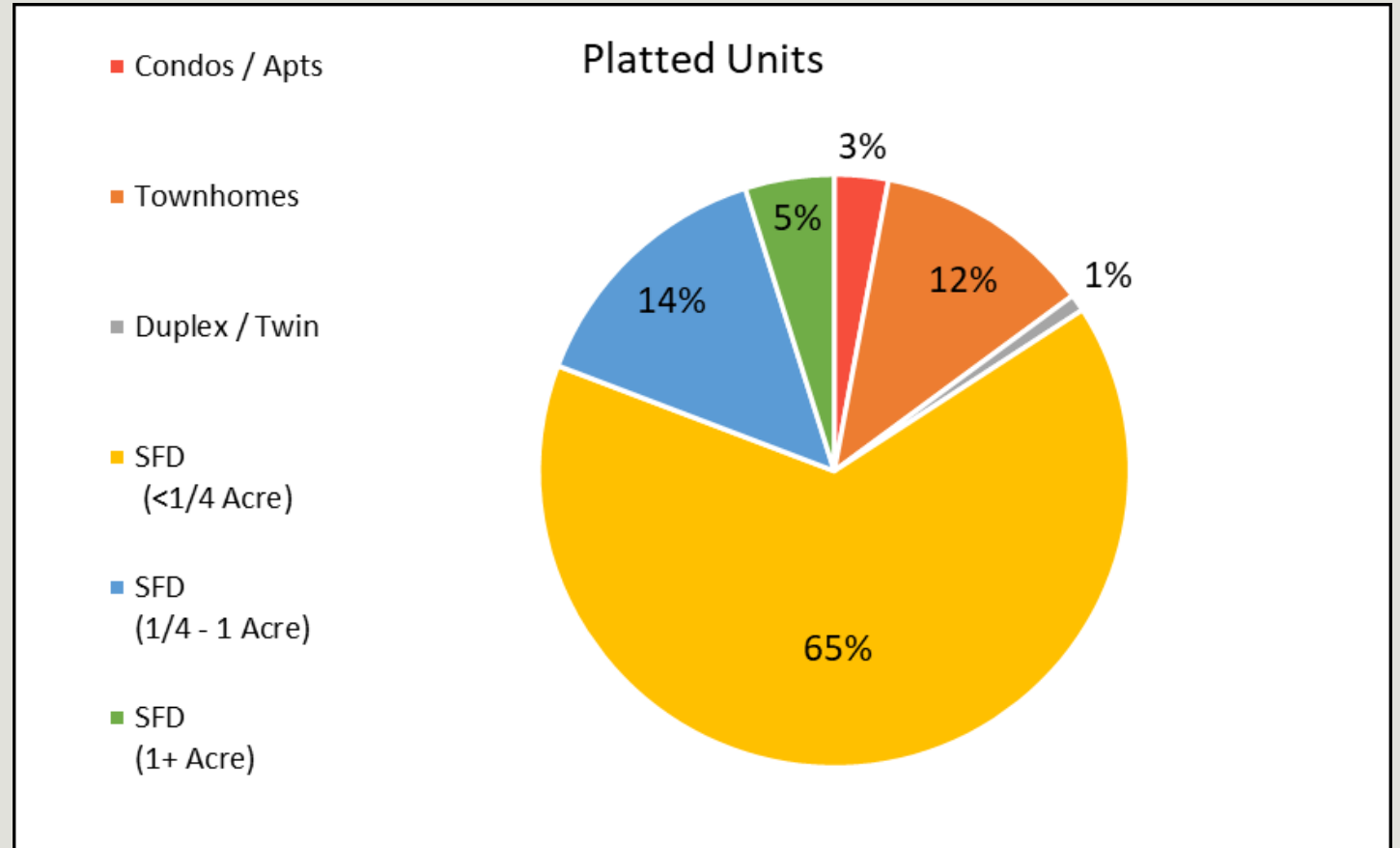
■ Single-Family Detached    ■ MF Townhomes / Condos / Apartments

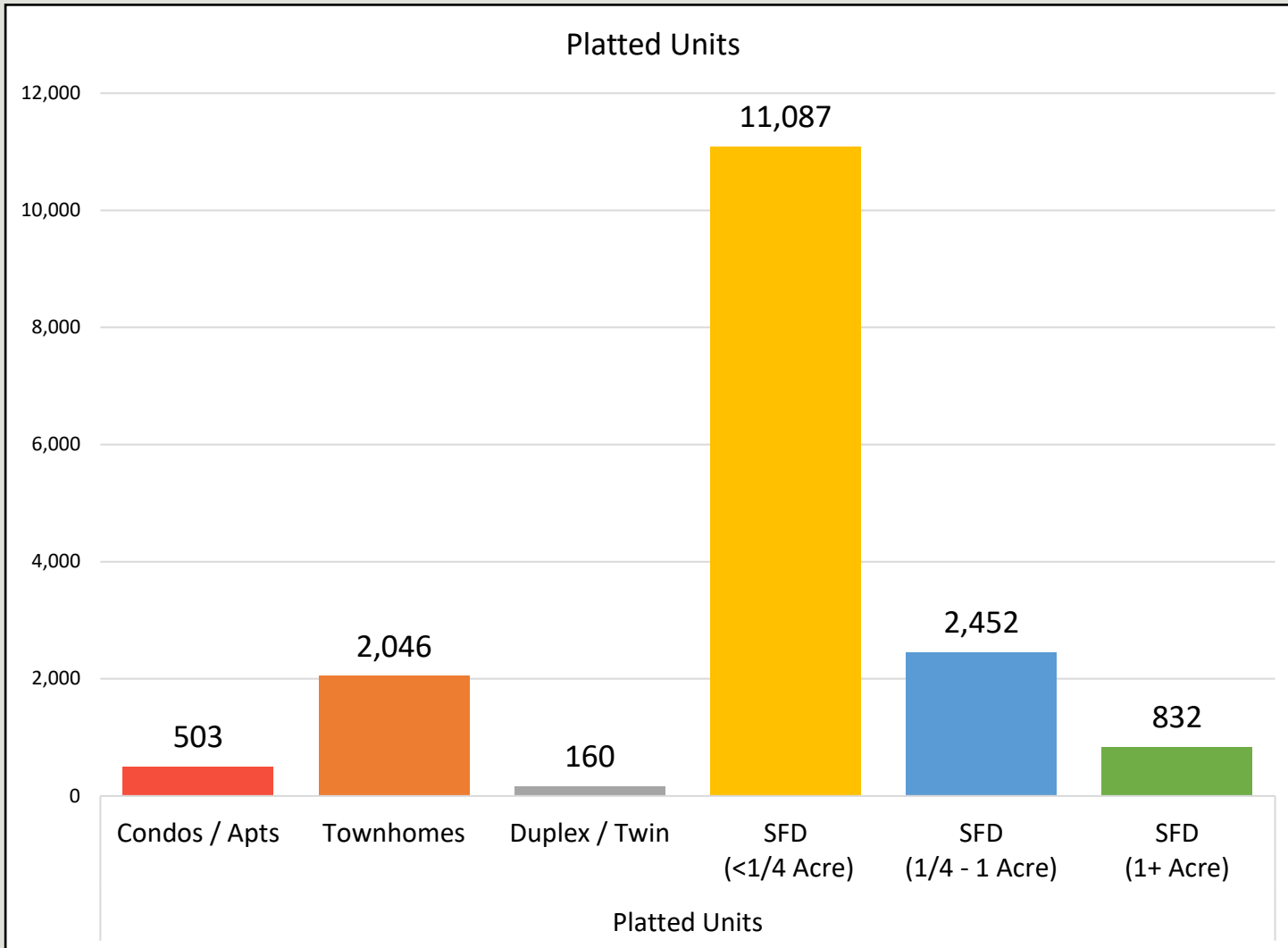
2020



# Platted Units

(Including Existing Homes)





# Platted Units

(Including Existing Homes)

Total: 17,080 Units

@ 4.43 Household Size

**75,664 People (includes existing population)**

# Vested & Unplatted Units

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79%

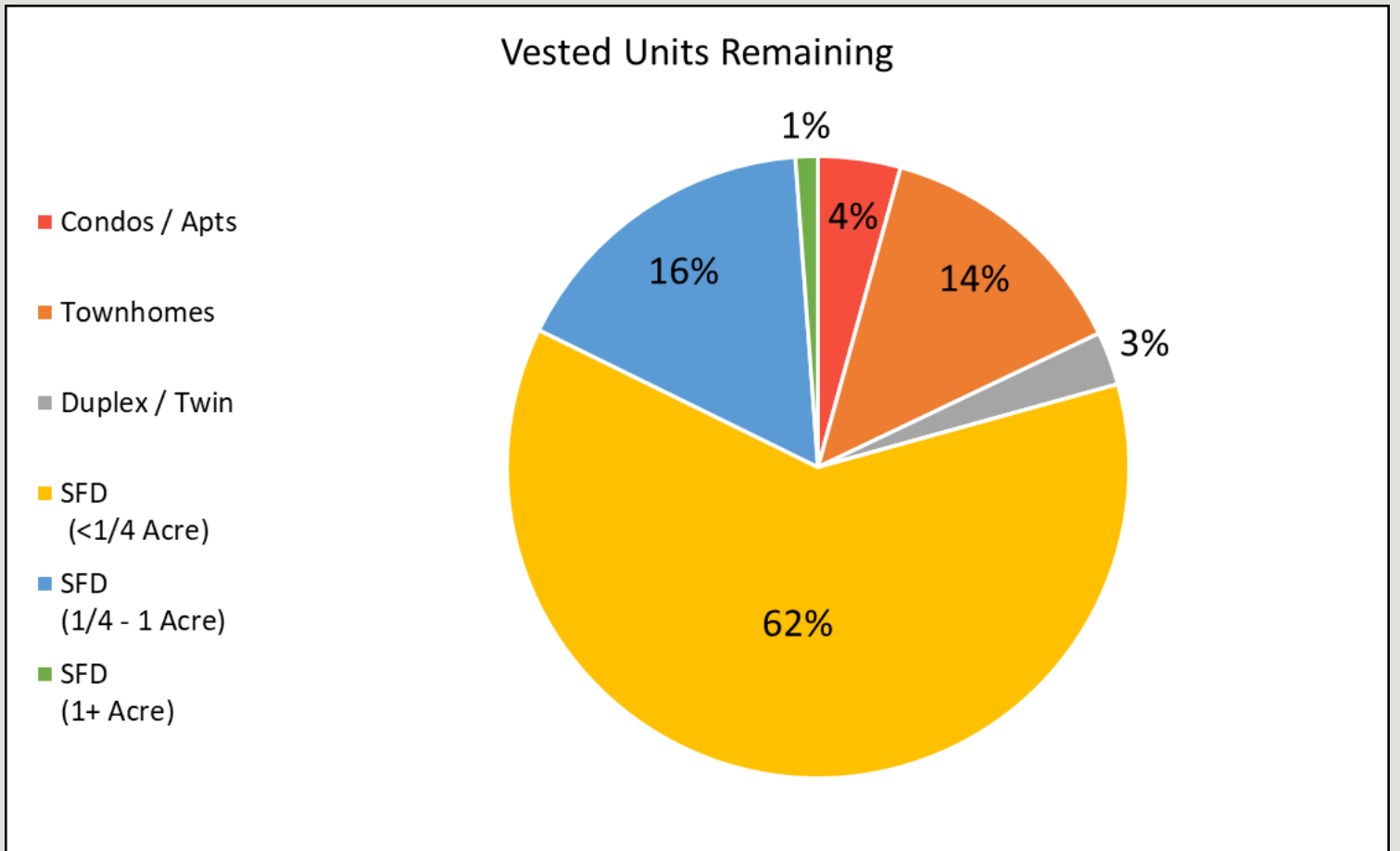


21%

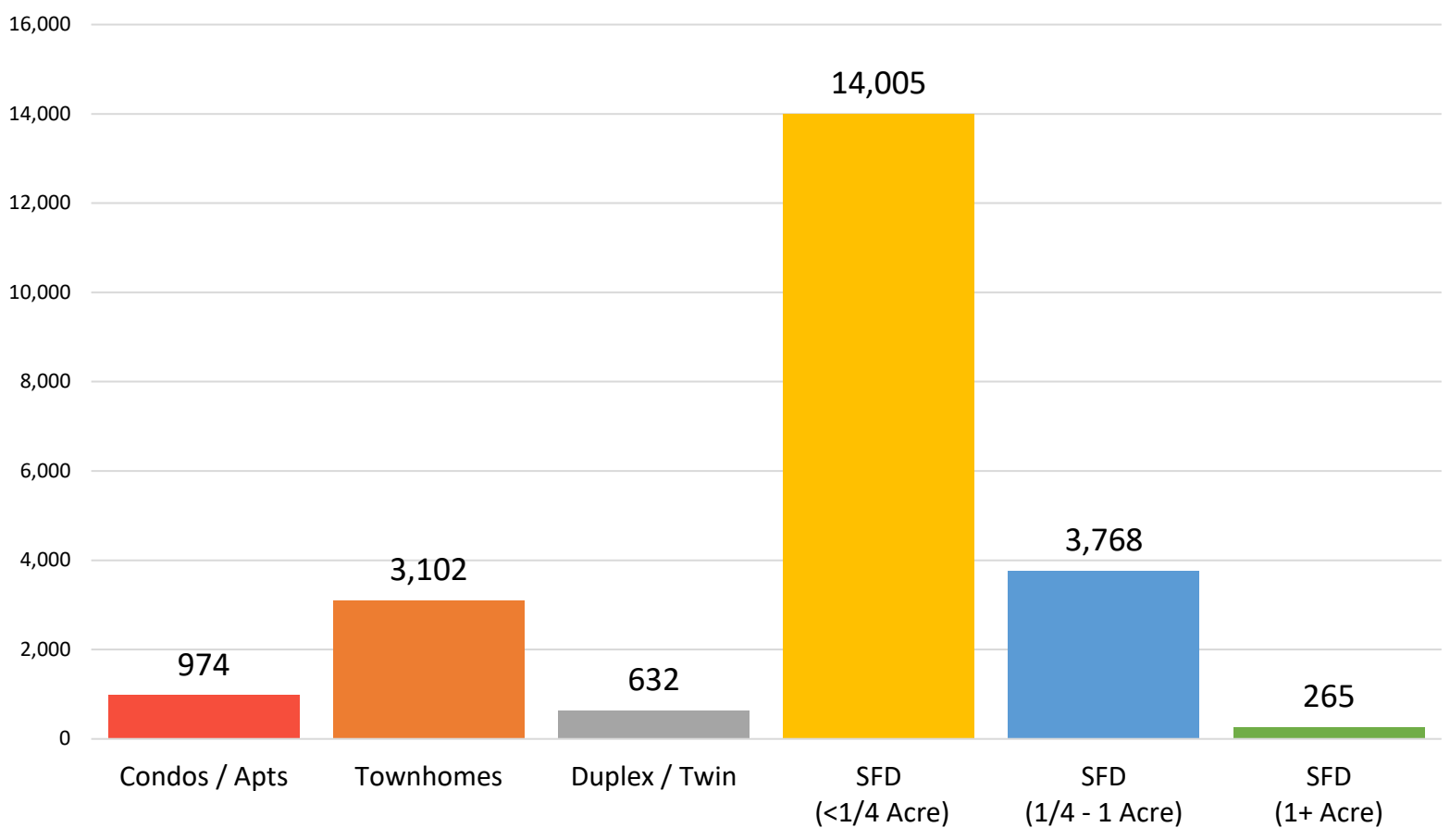




# Vested Units Remaining



Vested Units Remaining



# Vested Units Remaining

Total Vested Remaining:  
22,746 Units

@ 4.43 Household Size

**100,764 Additional People (in addition to the "platted unit" population)**

# Total Combined – Platted & Vested Remaining

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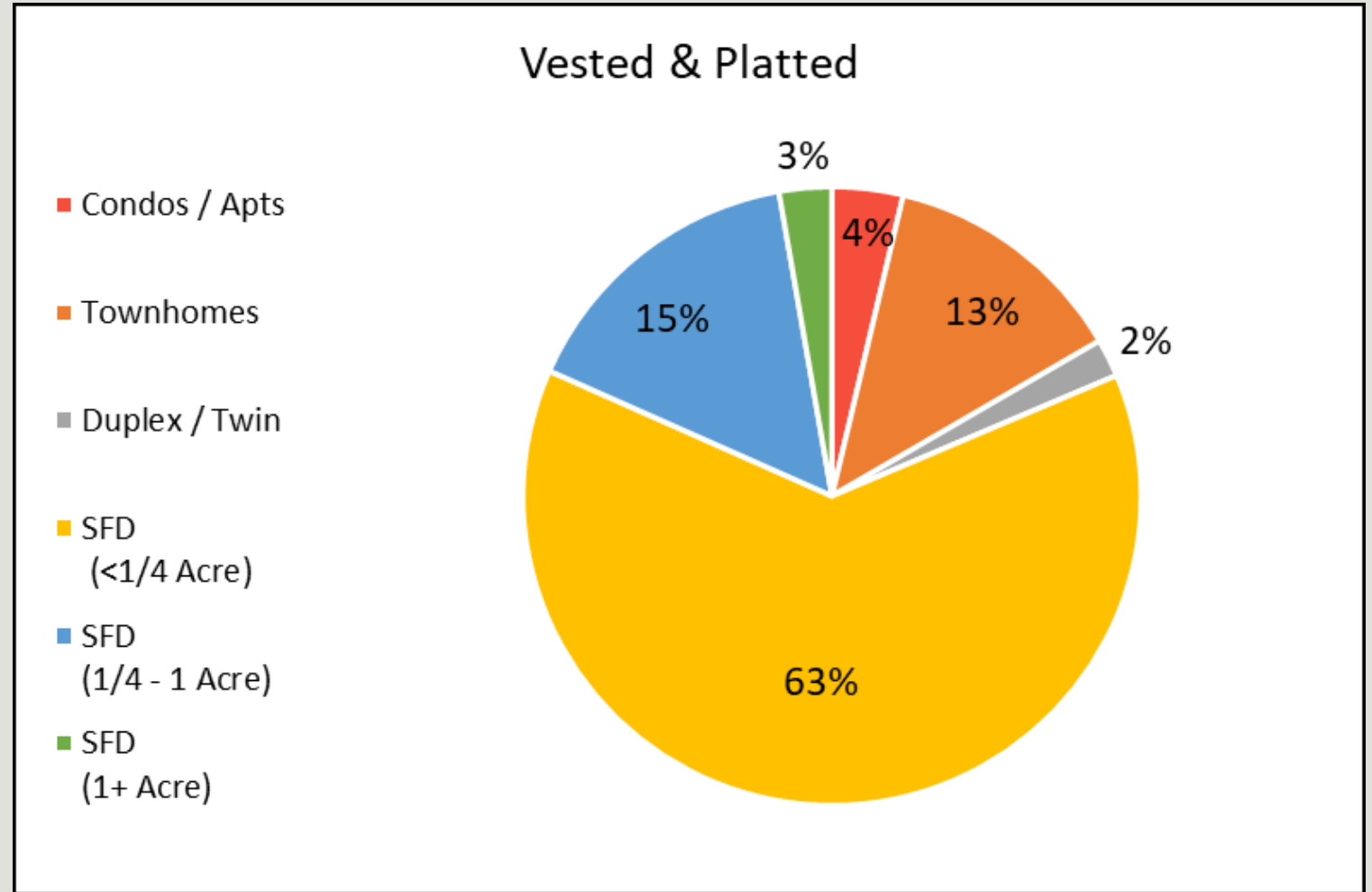
81%

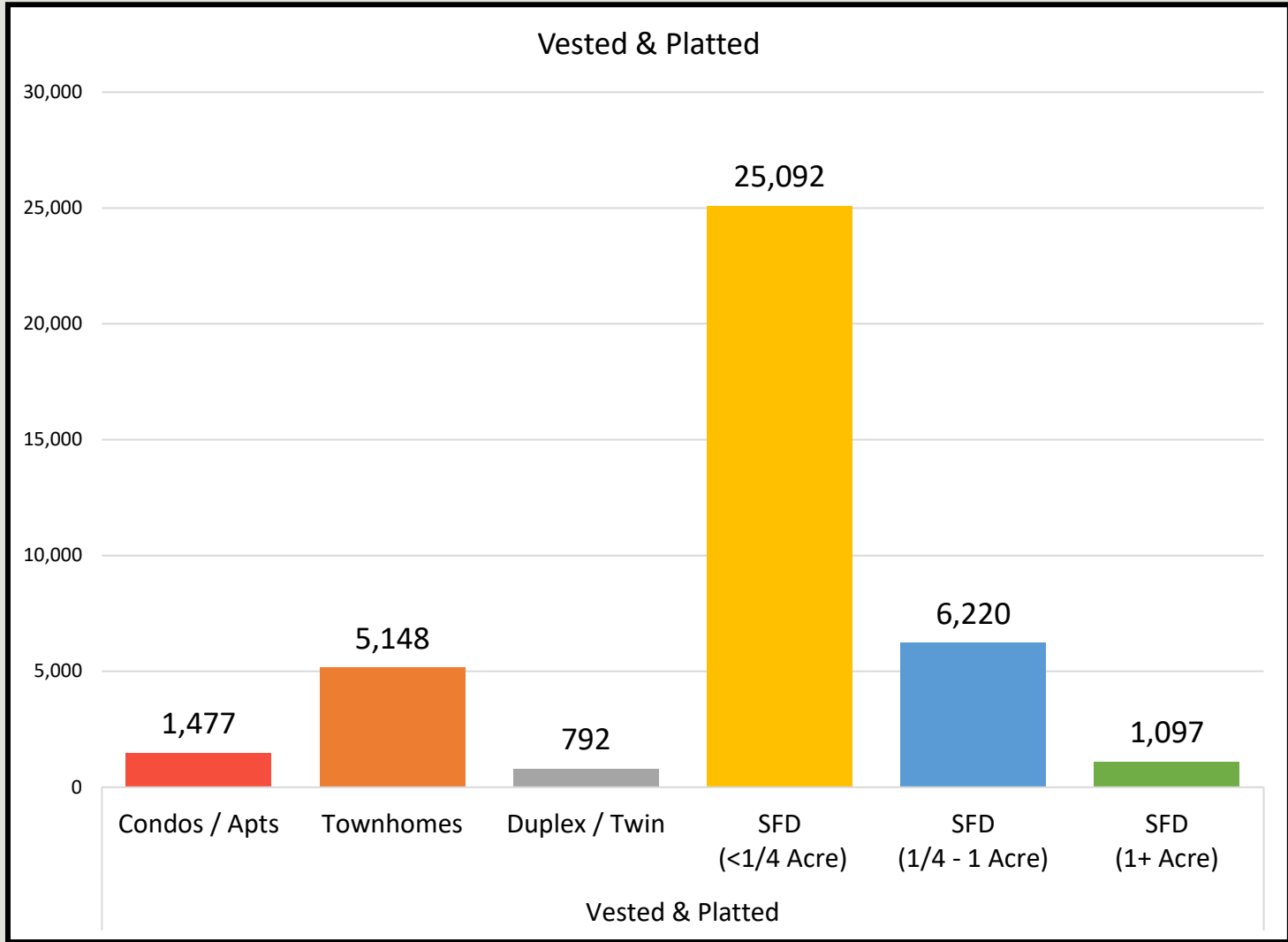


19%



# Total – Platted & Vested Remaining



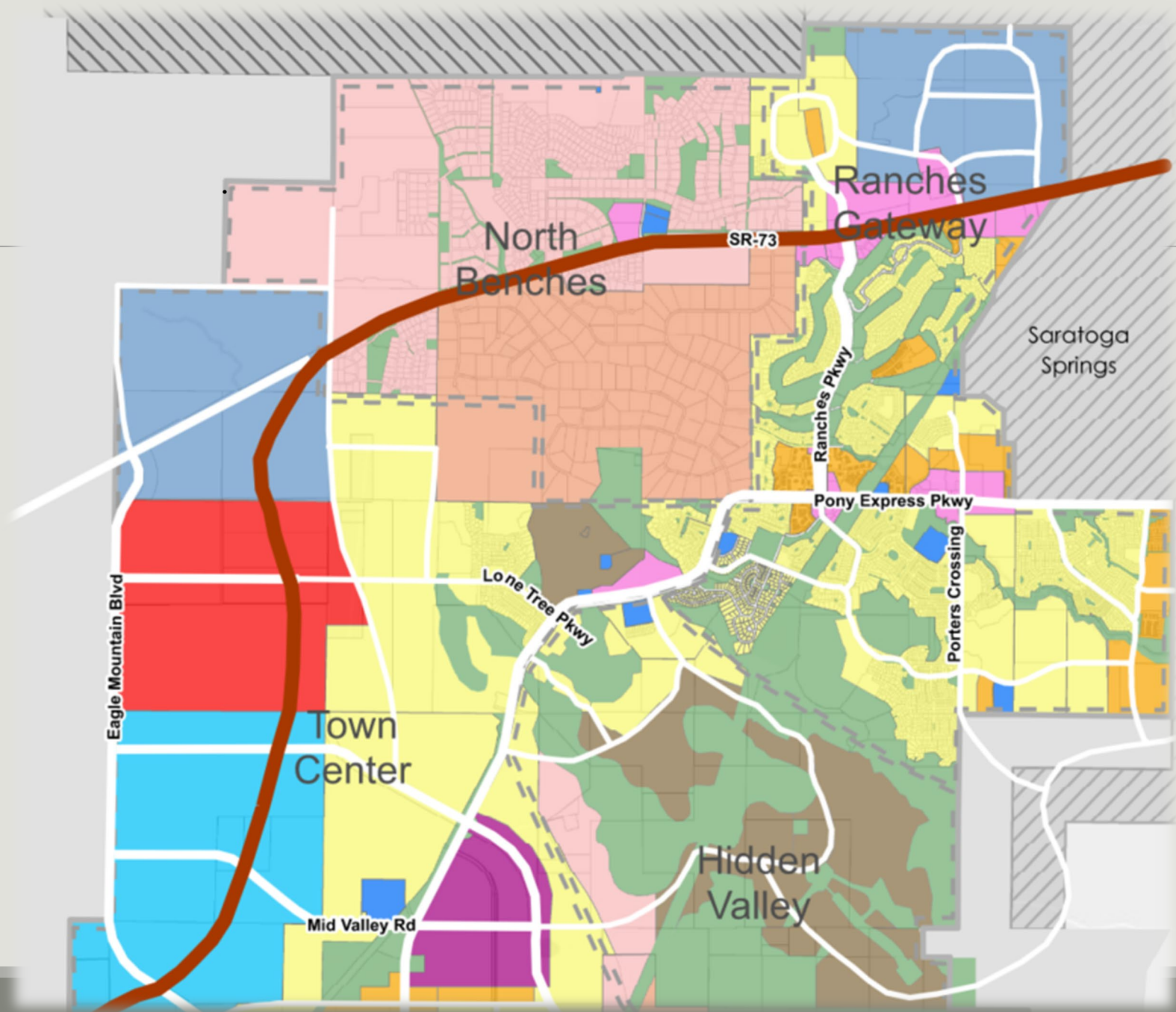


# Total Combined – Platted & Vested Remaining

Total: 39,826 Total Units

@ 4.43 Household Size

**176,429 People**



North  
Benches

Ranches  
Gateway

Saratoga  
Springs

Town  
Center

Hidden  
Valley

SR-73

Lone Tree Pkwy

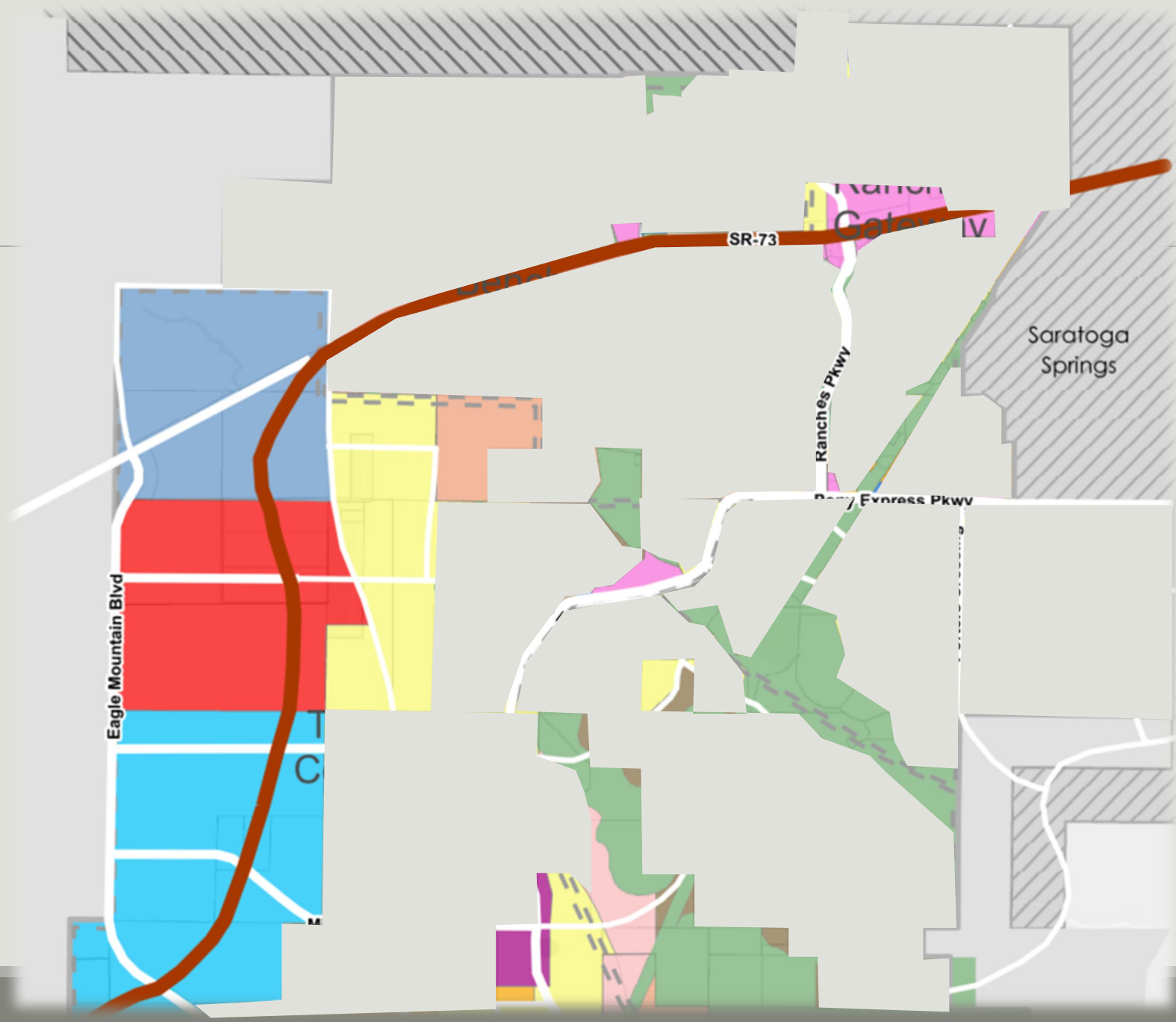
Pony Express Pkwy

Porters Crossing

Eagle Mountain Blvd

Mid Valley Rd

Ranches Pkwy



Eagle Mountain Blvd

SR-73

Ranches Pkwy

Express Pkwy

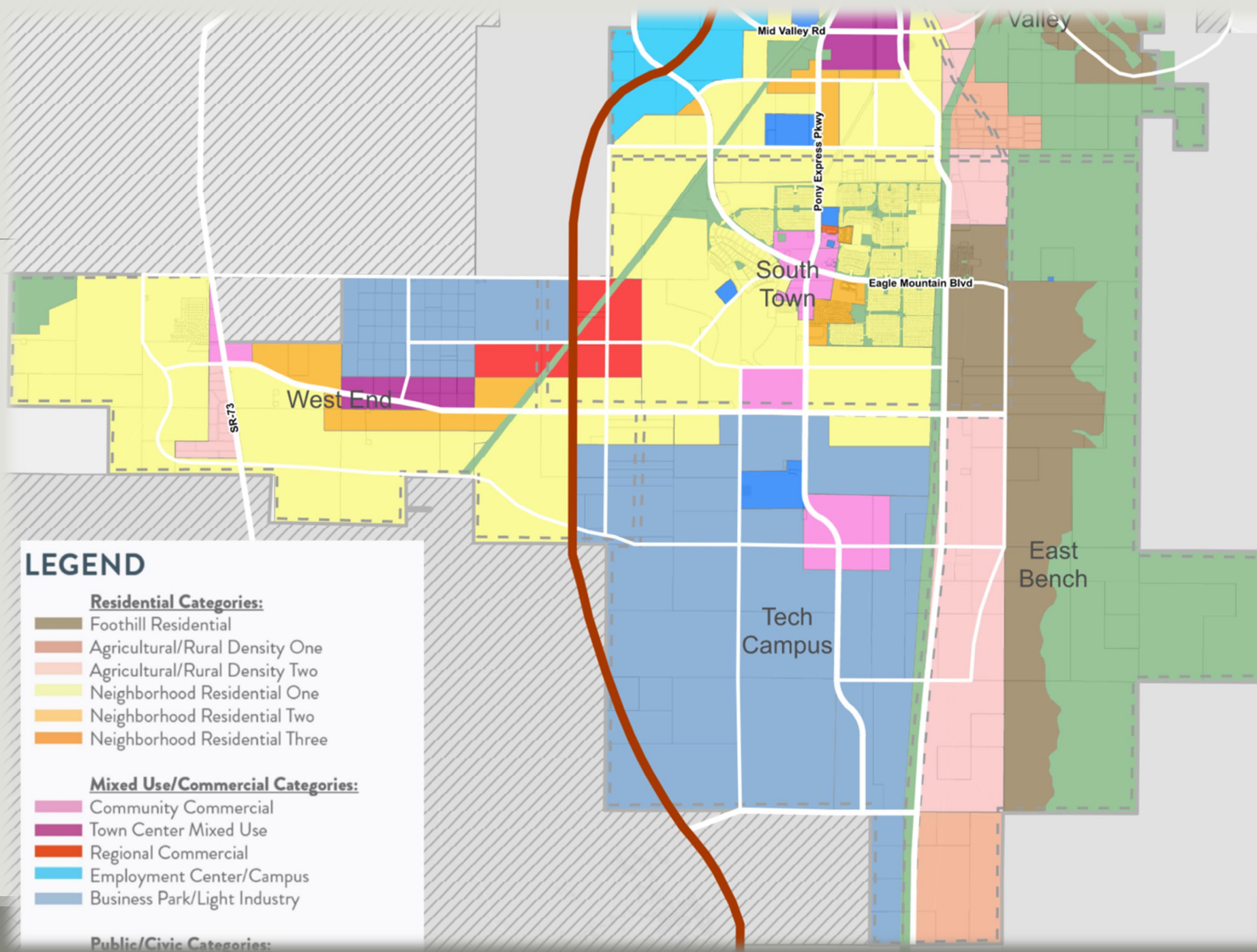
Saratoga Springs

Gateway IV

C

M





## LEGEND

### Residential Categories:

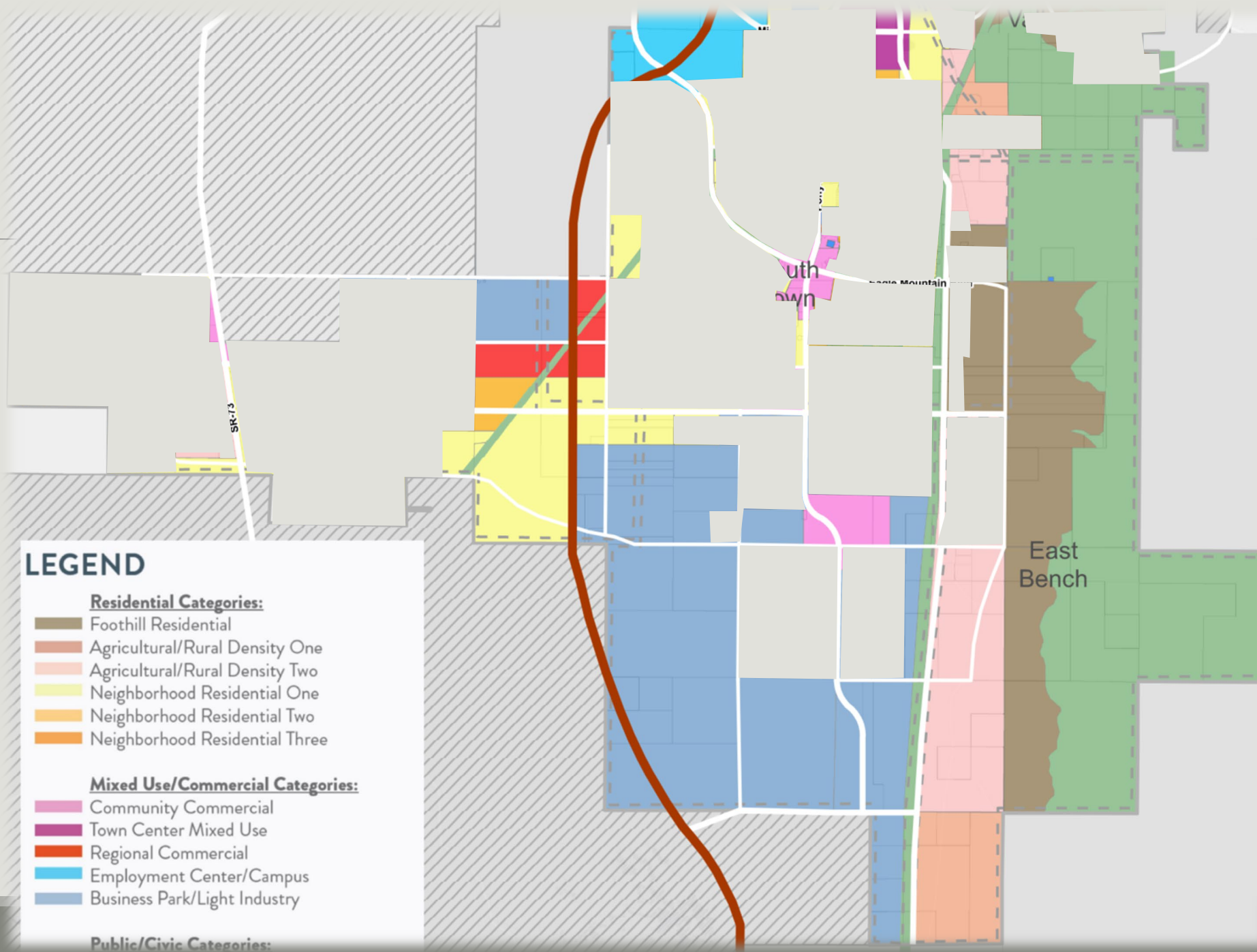
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

### Mixed Use/Commercial Categories:

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

### Public/Civic Categories:





**LEGEND**

**Residential Categories:**

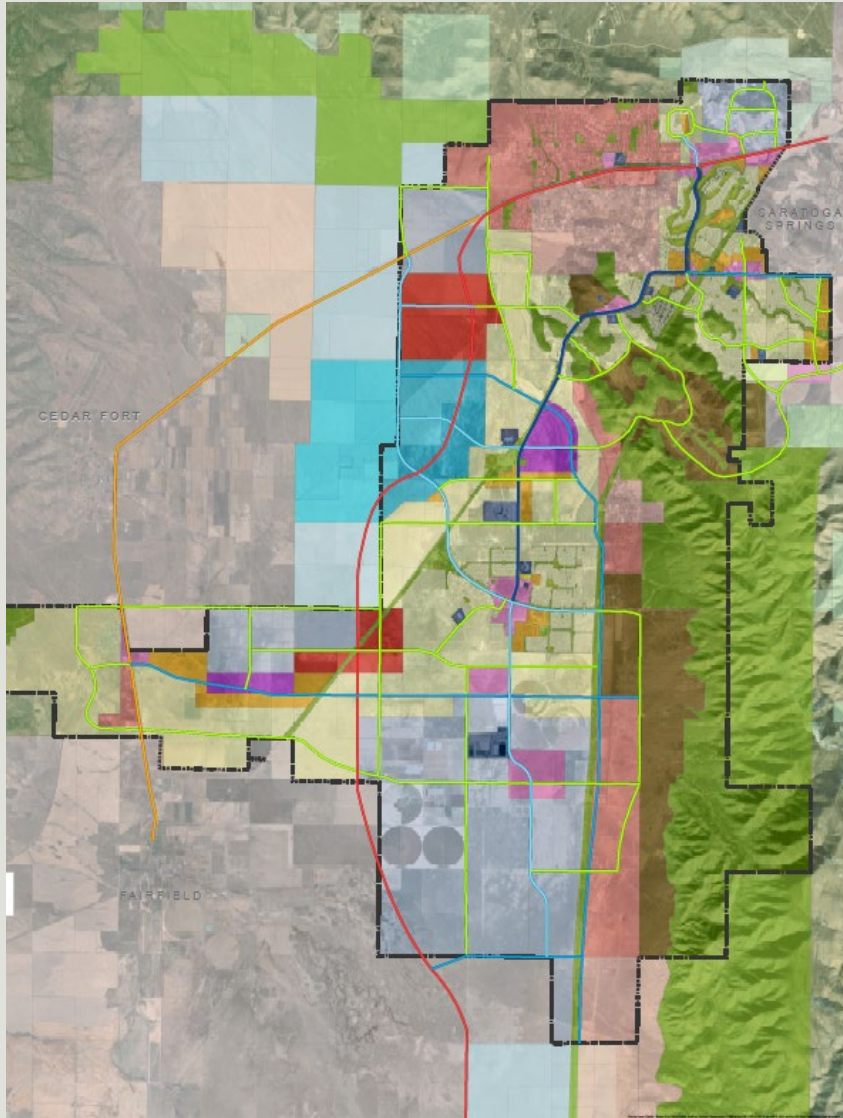
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

**Mixed Use/Commercial Categories:**

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

**Public/Civic Categories:**

- Public/Civic



# Estimates

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Total Area: Approx. 52 sq miles

Vested: Approx. 30 sq miles

Remaining: Approx. 22 sq miles

- Most of which is planned for business park, employment center, commercial, open space, foothill residential, and rural density

Potential Future Annexations?

# Some Observations

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Single-family detached homes are still the most desirable type of housing unit

Affordability / Attainability is key – high demand for homes on small/standard lots

Continue to focus on economic development (commercial and industrial growth) to subsidize the ongoing cost of providing services to single-family homes

The “19%” multi-family units should be located in areas to maximize their benefits & reduce their impacts (walkable, near commercial, near major roads and intersections, near future bus/transit)

The growth will continue. We should focus on livability of neighborhoods (access to trails, parks, services; traffic calming & pedestrian safety in neighborhoods; convenient and safe roads/routes to business centers and destinations; transportation options).

Preserve usable open space for recreation, wildlife, etc. while we can

Plan now for necessities of higher population – water & utility needs, major roads & connectivity, busing & future transit options, public safety needs, future regional parks, etc.

# Questions / Discussion

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