



**CITY OF NORTH SALT LAKE
EAGLEWOOD GOLF COURSE OVERSIGHT COMMITTEE
MEETING NOTICE & AGENDA
OCTOBER 8, 2025
5:00 P.M.**

Notice is given that the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake will hold a meeting on the above noted date and time in the Conference Room on the 2nd Floor of City Hall, 10 East Center Street, North Salt Lake, Utah. Some members may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits.

AGENDA ITEMS

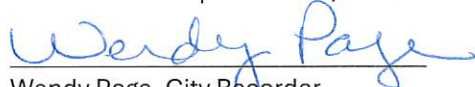
1. Welcome
2. Approval of Minutes from July 9, 2025
3. Calendar Year Update on Revenue
4. Update on Driving Range Usage
5. Discussion On Course Bathroom Remodel (Interior)
6. Discussion on Golf Cart Use (New Golf Cart Request 2027)
7. Discussion on Cart Path Adjustment Project
8. Discussion on Tee Box Remodel Project
9. Adjourn

Golf Committee meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: September 30, 2025



Wendy Page, City Recorder



CITY OF NORTH SALT LAKE
EAGLEWOOD GOLF COURSE
OVERSIGHT COMMITTEE MEETING
CITY HALL 10 EAST CENTER STREET, NORTH SALT LAKE
JULY 9, 2024

DRAFT

John Logan, Chair, called the meeting to order at 5:00 p.m.

COMMITTEE PRESENT: John Logan, Chair
Lisa Watts Baskin, City Council
Roger Graves
Court Huish
Corey Markisich
Karen Mills

STAFF PRESENT: Ken Leetham, City Manager; Tyler Abegglen, Golf Course General Manager; Allen Cox, Assistant Golf Pro; Wendy Page, City Recorder.

OTHERS PRESENT: Lynn Larsen, resident.

1. APPROVAL OF MINUTES

The Golf Committee minutes of January 8, 2025 and April 9, 2025 were reviewed and approved.

Committee Member Graves moved to approve the minutes as written for January 8, 2025. Committee Member Logan seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, Logan, Markisich, and Mills.

Committee Member Mills moved to approve the minutes as written for April 9, 2025. Committee Member Logan seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, Logan, Markisich, and Mills.

2. NATIVE GRASS DISCUSSION-HOLE #17 AND OTHERS

Chair Logan introduced Lynn Larsen who lived adjacent to Hole #17 of the Golf Course. He shared photographs provided by Mr. Larsen.

40 Lynn Larsen requested lawn cutting on Hole #17 to lessen the chance of his home being hit by
41 errant golf balls. He spoke on previous damage to his home including broken windows and
42 siding. He also shared images along Eaglewood Drive and areas there to be mowed.

44 Roger Graves questioned how mowing would contribute to the health and safety of individuals
45 not residing in the Larsen home. He also did not feel that this would contribute to the safety of
46 the home. Lynn Larsen replied that the fairway was very narrow and mowing would open the
47 fairway to the east.

49 Chair Logan mentioned there were two requests by the resident and whether moving the fairway
50 would make a difference. Tyler Abegglen commented that increased balls were related to
51 increased play and did not have to do with mowing. He said that area had potentially moved due
52 to water use and drought.

54 Tyler Abegglen explained that every owner along the golf course had native grass abutting their
55 property line. He explained that there were different seed mixes at the course designed to be like
56 native grass.

58 Roger Graves questioned the cost of mowing the grass on the fairway area and widening it. He
59 mentioned it may not impact safety but would affect the appearance.

61 Tyler Abegglen showed images of the golf course including 1993, 1997 and then 2005 when the
62 entire golf course was watered compared to 2021 when sprinkler heads were switched to half
63 heads and watered smaller areas.

65 Ken Leetham commented that staff had agreed to mow the area near Mr. Larsen's home twice
66 per year. Tyler Abegglen replied affirmatively and said it had not yet been mowed due to issues
67 with the native grass mower.

69 Roger Graves questioned if Mr. Larsen had seen more voles in his yard due to the native grass.
70 Lynn Larsen replied that he did not attribute an increase in voles to the grass.

72 Tyler Abegglen suggested that mowing the native grass may not help but recommended that trees
73 would help, maintaining the native grass on the crest of the hill, and mowing up to where the cart
74 path ended.

76 Mr. Abegglen shared his concerns stating that the surrounding homes were abutting native grass
77 and did not want to set the precedent for all of the homeowners along the golf course.

79 Corey Markisich mentioned that the native grass provided a natural barrier for the golf course.

80
81 Roger Graves suggested as a compromise that the areas which were already green could be
82 mowed. Tyler Abegglen showed previous images from the golf course and said the current view
83 from the tee box had not changed significantly.

84
85 Ken Leetham commented that generally on most golf courses the fairway was cut a certain way
86 until an elevation change caused the grass to be cut a different way. He shared that in the two
87 years he had been communicating with Mr. Larsen that this was the first time he had heard the
88 concern about the fairway.

89
90 The Committee discussed the increase in play, how the grass was being cut, and providing a
91 compromise.

92
93 Tyler Abegglen spoke on water use and a full irrigation replacement in ten years. He said at that
94 time there would be a need to redesign native lines, sprinkler locations, secondary cut, tee boxes,
95 and green surrounds.

96
97 Ken Leetham said the area between the cart path and Eaglewood Drive could eventually be
98 converted from native grass to rocks and shrubs similar to a St. George golf course. He noted that
99 water usage had been cut in half since 2020 and would need to be further reduced in the future.

100
101 Karen Mills commented on individuals purchasing homes on the golf course and being aware of
102 the risks. She said if a resident bought a home on the golf course that there would be a priority to
103 protect the course.

104
105 Lisa Baskin mentioned the ongoing issue with Mr. Larsen and his opinion that the area was not
106 being maintained. She said that Mr. Larsen requested the Golf Committee make a decision which
107 he would then abide by. She suggested that the Committee vote and create a precedent. She
108 spoke on how the natural grass created a barrier/division and was not in favor of cutting the
109 grass.

110
111 Karen Mills said the longer grass was better for catching and retaining golf balls. Court Huish
112 commented that previously his neighbors had requested trees be trimmed and the precedent for
113 this as well.

114
115 **Committee Member Markisich moved to maintain the area as is. Committee Member Mills**
116 **seconded the motion.**

117

Roger Graves suggested compromising and mowing a little more on each side of the fairway in that area. The Committee had a brief discussion about whether adjusting the fairway would reduce user error and golf balls going into Mr. Larsen's yard. Corey Markisich spoke on his reasoning for maintaining the area as is and said Mr. Larsen would request more and more if a compromise was given. Court Huish expressed pride in the golf course and mentioned that each improvement made the golf course better.

The motion was approved by Committee Members Baskin, Huish, Logan, Markisich, and Mills. Committee Member Graves voted in opposition to the motion.

Chair Logan suggested that Ken Leetham could let Mr. Larsen know that the Committee made the determination not to trim the native grasses per his request based on water restrictions and to maintain the current aesthetics at the Golf Course.

Tyler Abegglen mentioned that the Golf Course was not beholden to residential yard restrictions. He said in 2021 there was a native grass restriction and mentioned working with staff on code amendments for the Course to address any future issues.

Roger Graves questioned the effect of circulation on the retention pond near Hole #8 for water use. Tyler Abegglen clarified that the pond collected storm drain water but said the golf course still paid for the water pumped out of the pond.

Ken Leetham clarified that the pond was mainly fed by the City's secondary water system.

3. OPEN AND PUBLIC MEETINGS ACT TRAINING

Wendy Page provided the annual Open and Public Meetings Act training for those present which was required training per State Code for all councils, boards and commissions that were subject to the Open and Public Meetings Act. She reviewed several topics including transparency in public meetings, the public bodies in the City, minutes and recordings of meetings, definition and purpose of public meetings, types of meetings and what could be discussed, and meeting noticing.

4. DRIVING RANGE UPDATE

Tyler Abegglen provided an update on the driving range and presented a fiscal year comparison from 2018 to 2025. He shared the total for fiscal year 2025 was \$255,803 compared to \$153,863 for fiscal year 2024. He noted that there was a large increase due to the Trackman system install. He presented the following statistics for the driving range:

- May 2025 revenues-\$56,533
- June 2025 revenues-\$67,677
- Revenues increased 154% from May 2024 to May 2025
- Revenues increased 159% from June 2024 to June 2025
- A 67% increase from fiscal year 2024 to fiscal year 2025

Mr. Abegglen focused on the adjustments to pricing:

- Small (35 balls)-\$7
- Medium (70 balls)-\$13
- Large (105 balls)-\$17

Tyler Abegglen reviewed mats and said the average on grass was 8,208 while the average on mats was 13,233. He suggested mats to be available seven days per week. He shared statistics tracked by the Trackman system including strokes by date and bay occupancy. He noted that he purchased 18 new mats at the cost of \$7,000 as the current mats were four years old.

Roger Graves asked about range balls. Allen Cox replied that they tried to cycle the balls to ensure they lasted longer.

Tyler Abegglen mentioned that occupancy at the driving range from 9 p.m. to 10 p.m. was around 60%. He said that the lights turned off at 10 p.m. and that they had not receive very many neighbor complaints during the summer months. He spoke on the monthly contests and increased participation.

5. PRE-AUDIT FY 2025 NUMBERS

Tyler Abegglen reviewed the four main revenue goals compared to actual numbers for fiscal year 2025:

- 1) 80,000 rounds (goal) versus 89,013 rounds (actual)
- 2) \$3.5 million in total revenue (goal) versus \$4,068,630 (actual)
- 3) \$400,000 in merchandise sales (goal) versus \$454,517 merchandise (actual)
- 4) \$200,000 in driving range sales (goal) versus \$255,803 driving range (actual)

Mr. Abegglen shared fiscal year 2025 revenue totals with \$3,122,237 for the golf course, \$178,969 for the event center, \$767,427 for The Grill for total revenues of \$4,068,630.

Roger Graves questioned The Grill revenue prior to the renovation. Tyler Abegglen replied that The Grill revenues under the previous contractor was \$220,000. He mentioned that The Grill was only open nine months of the year with underperforming winter projections related to the sledding operations.

Tyler Abegglen said the majority of the golf tournaments also included catering services provided by The Grill.

Roger Graves asked how many tournaments had been scheduled. Tyler Abegglen replied 68 tournaments were scheduled for fiscal year 2025 which was similar to 2024. He estimated the average spend per outing was \$58 per person.

Tyler Abegglen presented a graph comparing merchandise sales from fiscal year 2008 through fiscal year 2025. He shared revenues for 2025 at \$454,517 compared to \$388,272 for 2024. He then reviewed fiscal year revenues for 2000 through 2025 with revenues of \$4,068,630 for 2025 compared to \$3,488,098 in 2024. He included a comparison of rounds per fiscal year for 2000 through 2025 with 89,013 for 2025 compared to 80,260 in 2024.

The Committee discussed the Pro Shop including the variety of merchandise and sale items.

Roger Graves questioned the percentage of merchandise sales tied to gift certificates from corporate tournaments. Tyler Abegglen replied that it was approximately 15%. He said there had been growth in every category (hats, clubs) sold at the Pro Shop.

Tyler Abegglen commented that expenses had grown annually but that the average growth had been 33% each year. He suggested a 10% increase for next year as many golf courses had increased fees around 20%. He said 75,000 to 80,000 rounds would be ideal.

The Committee discussed private recreation, less spending of discretionary income, raising prices, and public play.

Tyler Abegglen mentioned that he felt the driving range would help sustain the Golf Course during slower years of golf as it was a lower cost and time commitment.

Court Huish expressed gratitude that the City had not sold the Golf Course and praised staff and for their foresight as it had really become an asset.

Lisa Baskin mentioned an incident of harassment at a community course and a resulting lawsuit. She commended staff for their leadership in the response to ensure that staff would prevent this type of problem.

Roger Graves said this was the reason the golf course had been so successful because they provided a quality product with a professional staff. Karen Mills echoed these sentiments.

Ken Leetham commented that the experience in the Clubhouse was greatly improved and the friendly atmosphere this season.

Court Huish questioned if the dog walker problem had been resolved. Tyler Abegglen replied that he had heard less complaints this year.

6. ADJOURN

The meeting was adjourned at 6:31 p.m.

The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake on Wednesday October 8, 2025 by unanimous vote of all members present.

John Logan, Chair

Wendy Page, City Recorder



EAGLEWOOD.

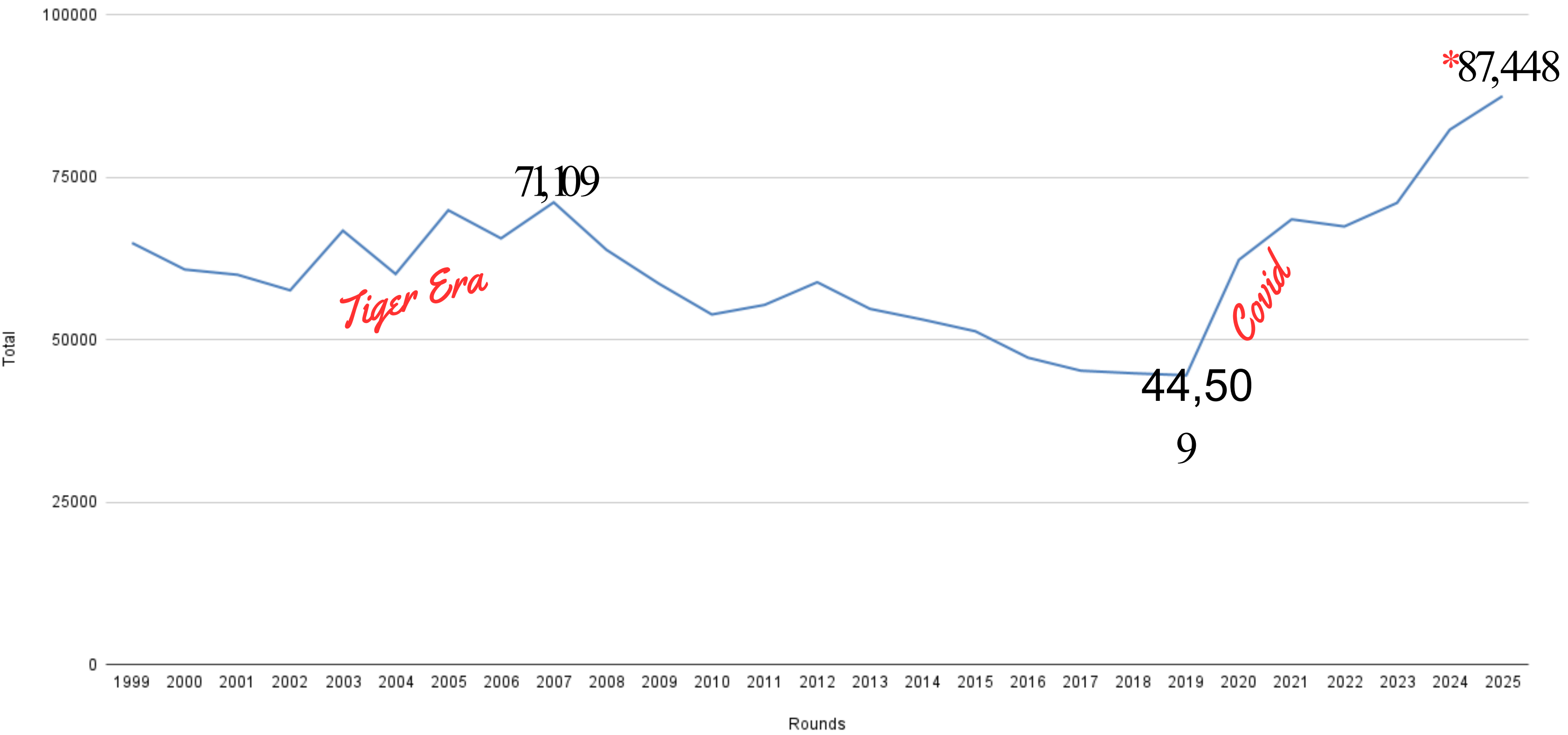
BE THE BEST PUBLIC GOLF COURSE IN UTAH.

► October 2025





ROUNDS BY YEAR

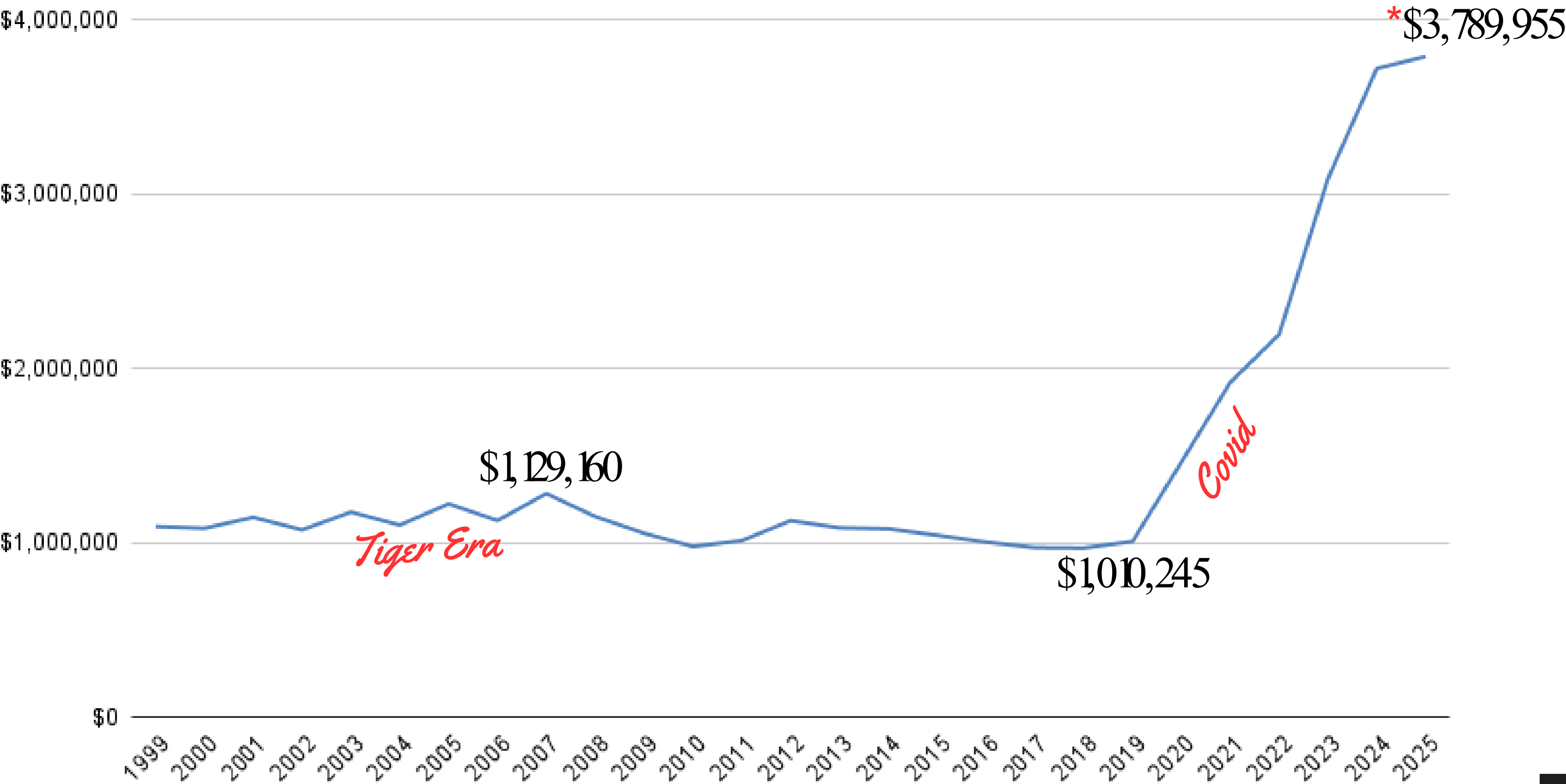


*Through September





REVENUE BY YEAR

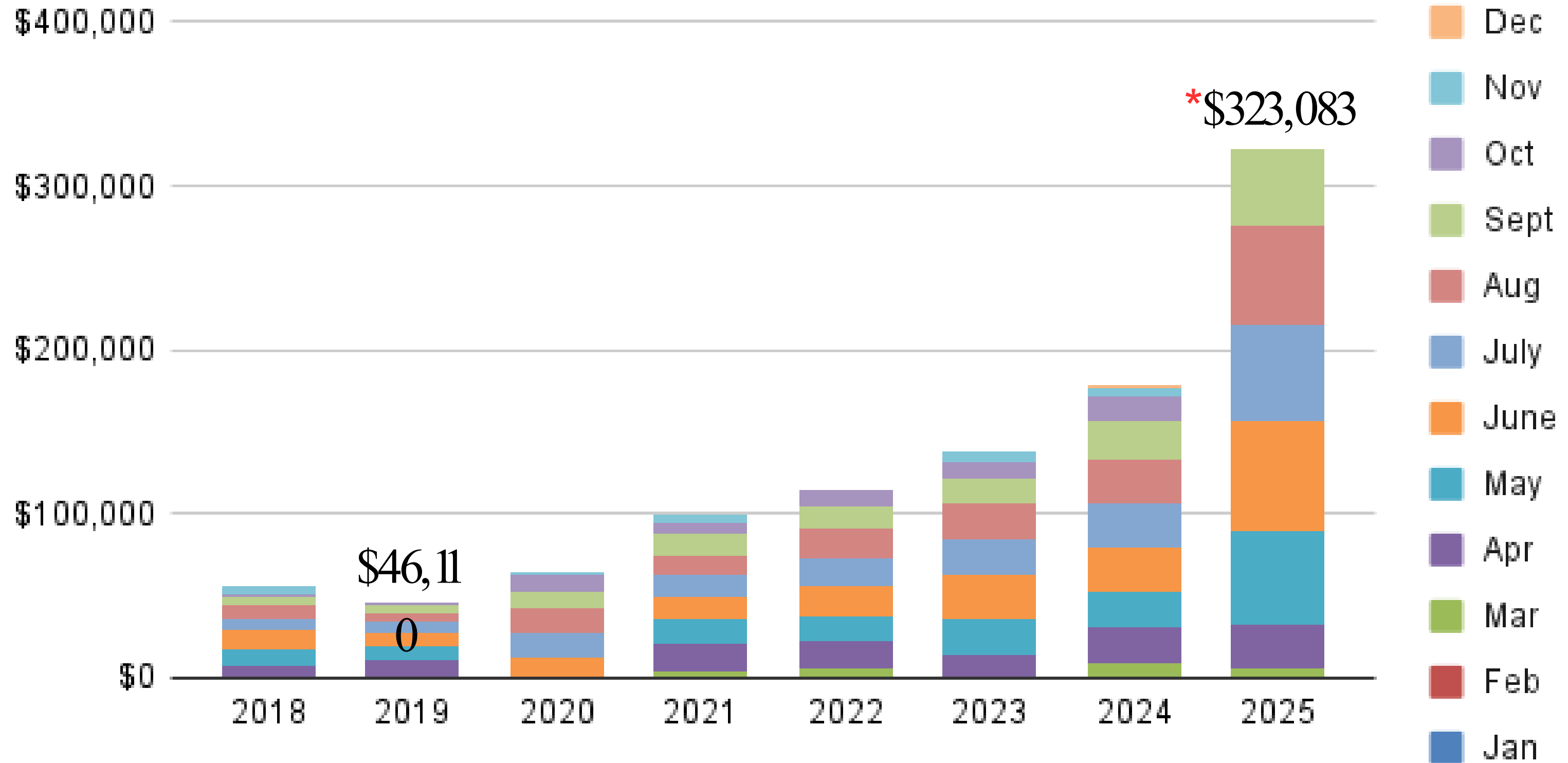


*Through September





DRIVING RANGE REVENUE



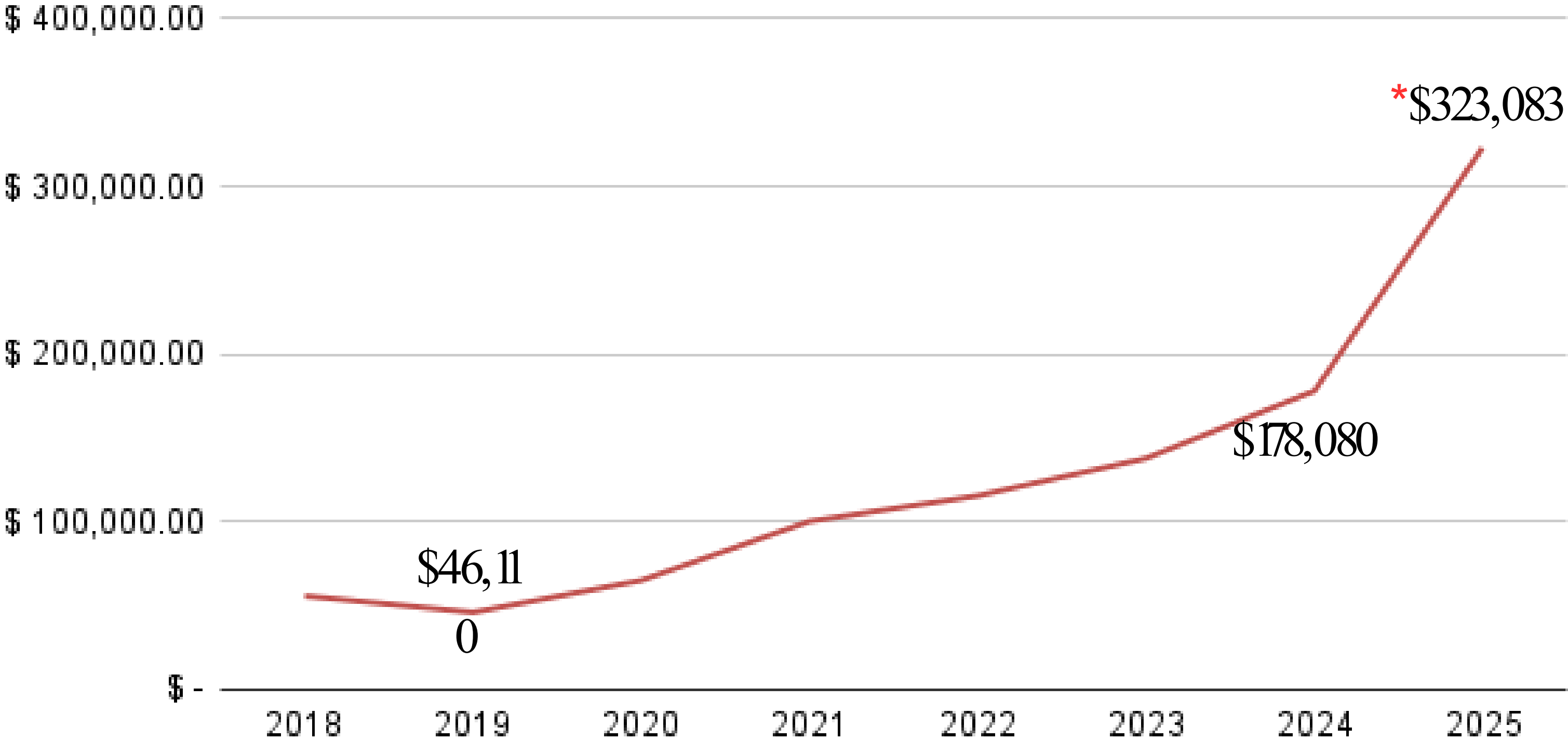
Month

*Through September





DRIVING RANGE REVENUE



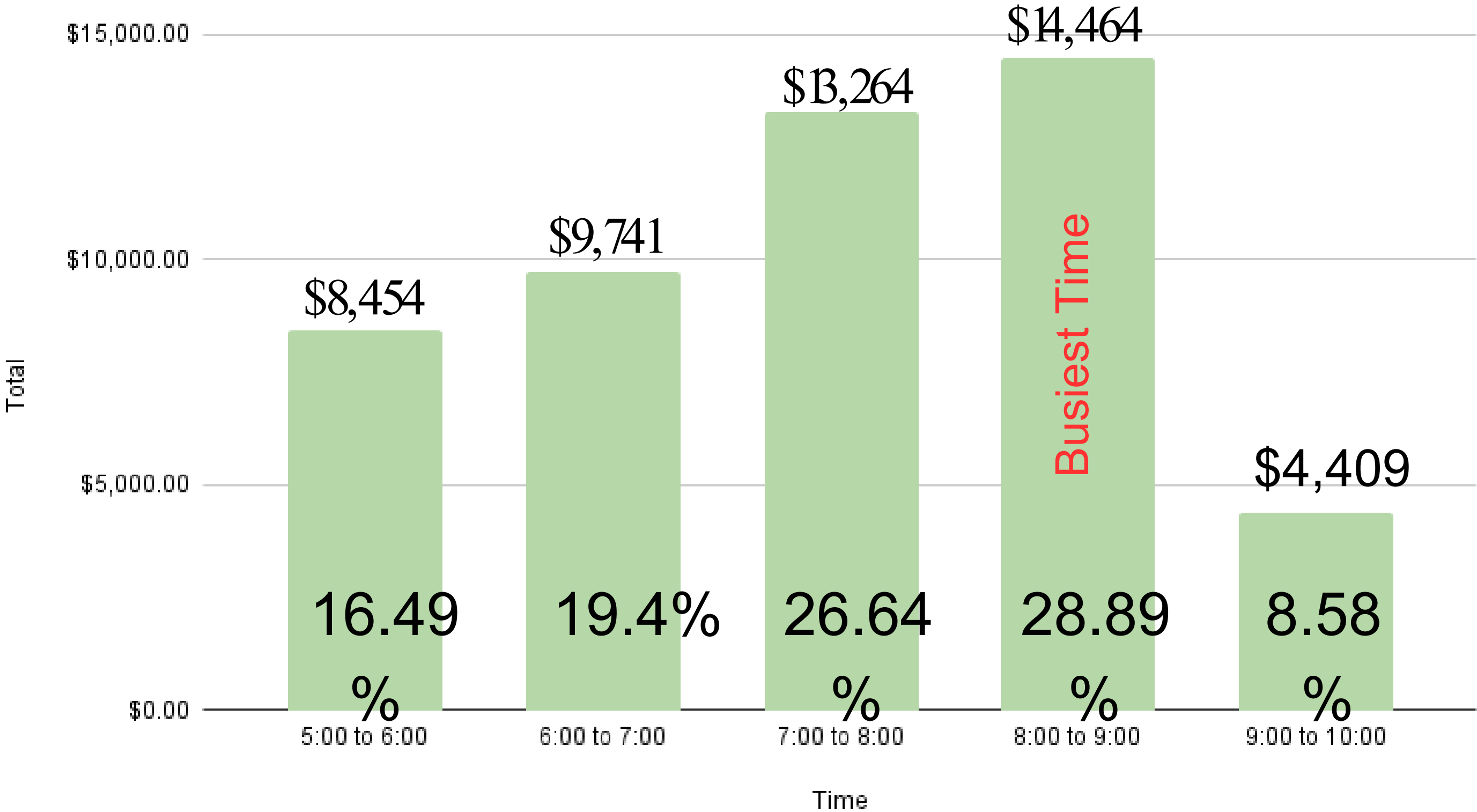
Month

*Through September





July, August, September Late Night Range



60% of the Sales - On Range Machine

37% of Night Sales after 8:00 pm

49% of Daily Sales after 5:00 pm



Recommended Rate Changes for 2026



Golf 18 Hble Rates (Current)

- \$40-46 Regular Green Fee
- \$24 Junior Rate
- \$10 Youth on Course
- \$30 Afternoon Special
- \$20 Cart Fee
- \$175 - 10 Hble Punch Card

Golf 18 Hble Rates (Suggested)

- *\$42-50 Regular Green Fee
- \$30 Junior Rate
- \$10 Youth on Course (Same)
- \$40 Afternoon Special
- \$20 Cart Fee (Same)
- \$200 - 10 Hble Punch Card

*Dynamic Pricing
Adjustments





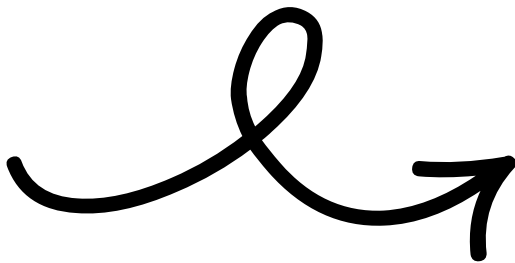
TOURNAMENT PRICING

FLAT RATES ARE CALCULATED BASED ON GOLF COURSE USAGE

FULL SHOTGUN
MINIMUM OF 80 PLAYERS

TUESDAY & WEDNESDAY
INCLUDES \$500 IN CREDIT

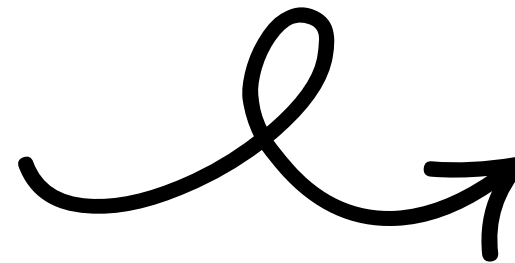
\$8,500
*\$7,500



100 Player Shotgun \$80 Per Player + Tax
144 Player Shotgun \$55 Per Player + Tax

THURSDAY & FRIDAY
INCLUDES \$1,000 IN CREDIT

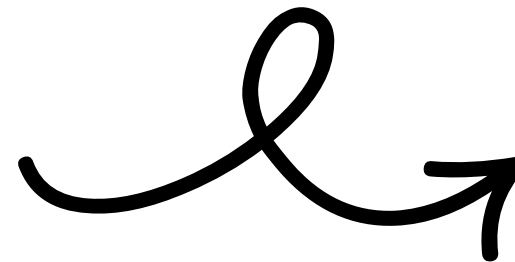
\$10,000
*\$9,000



100 Player Shotgun \$90 Per Player + Tax
144 Player Shotgun \$62 Per Player + Tax

SATURDAY
INCLUDES \$1,000 IN CREDIT

\$12,000
\$12,000



100 Player Shotgun \$110 Per Player + Tax
144 Player Shotgun \$76 Per Player + Tax

TEE TIME GROUPS
MINIMUM OF 24 PLAYERS
DOES NOT INCLUDE EVENT CENTER USE

\$75 PER PERSON





EAGLEWOOD

EVENT CENTER PRICING

MONDAY- THURSDAY

FRIDAY- SUNDAY

6 Hbur Rental - \$1,600

12 Hbur Rental - \$2,400

6 Hbur Rental - \$2,800

12 Hbur Rental - \$3,600

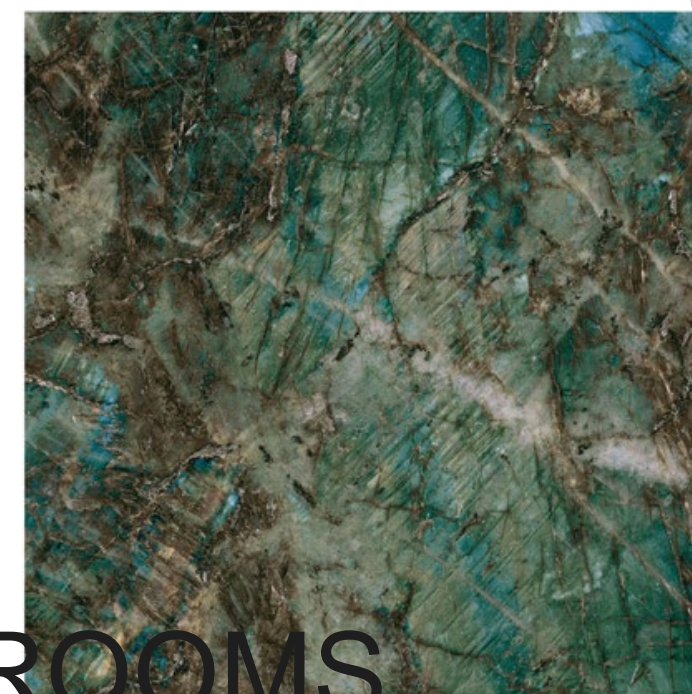
12 Hbur Rental

10am to 10pm

Deposit 25% of Rental



Eaglewood



- Tile
- Lighting
- Fixtures

ESTIMATED \$35,000 FOR ALL \$ RESTROOMS

On Course Bathrooms



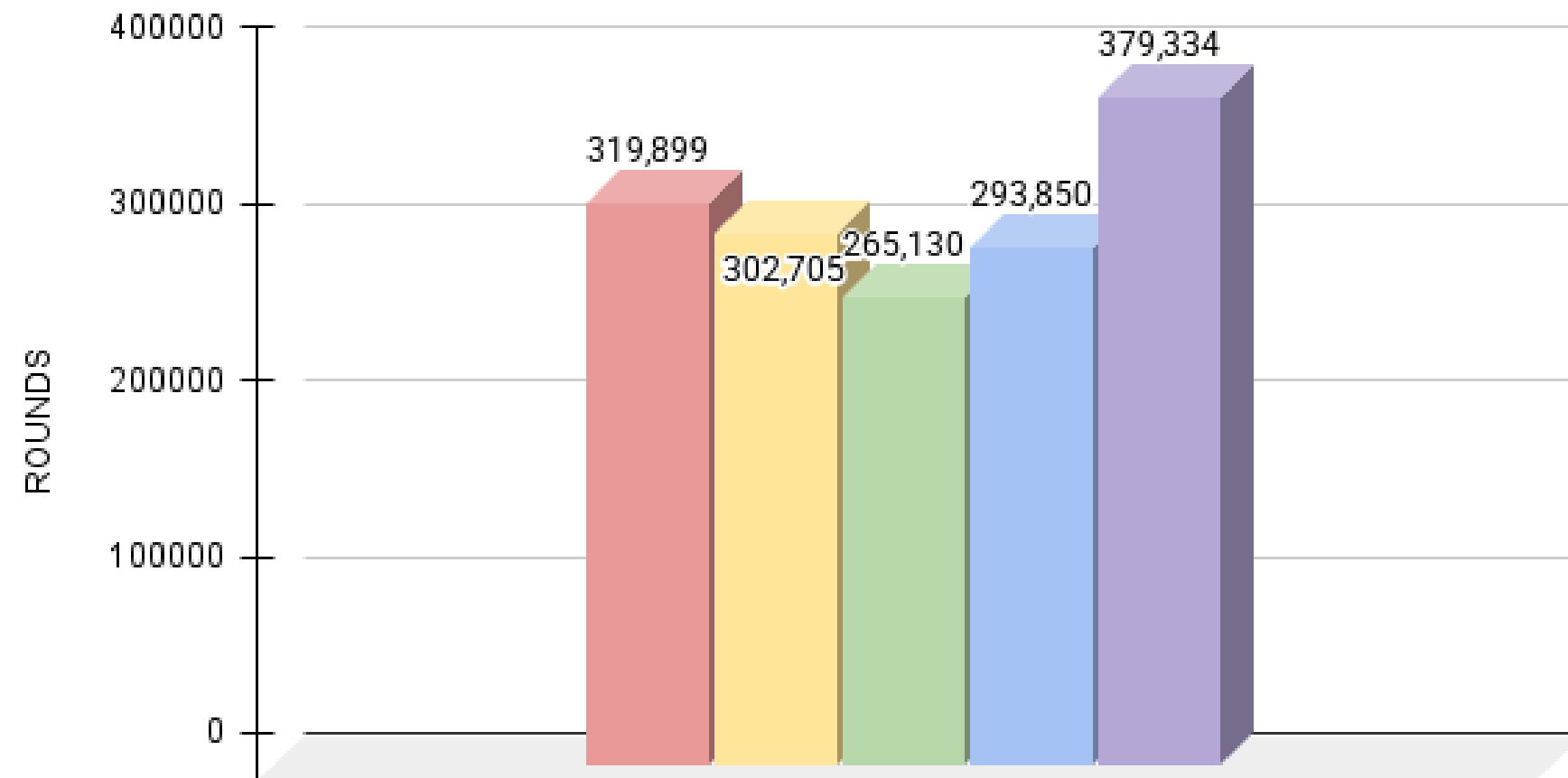
Golf Cart Fleets



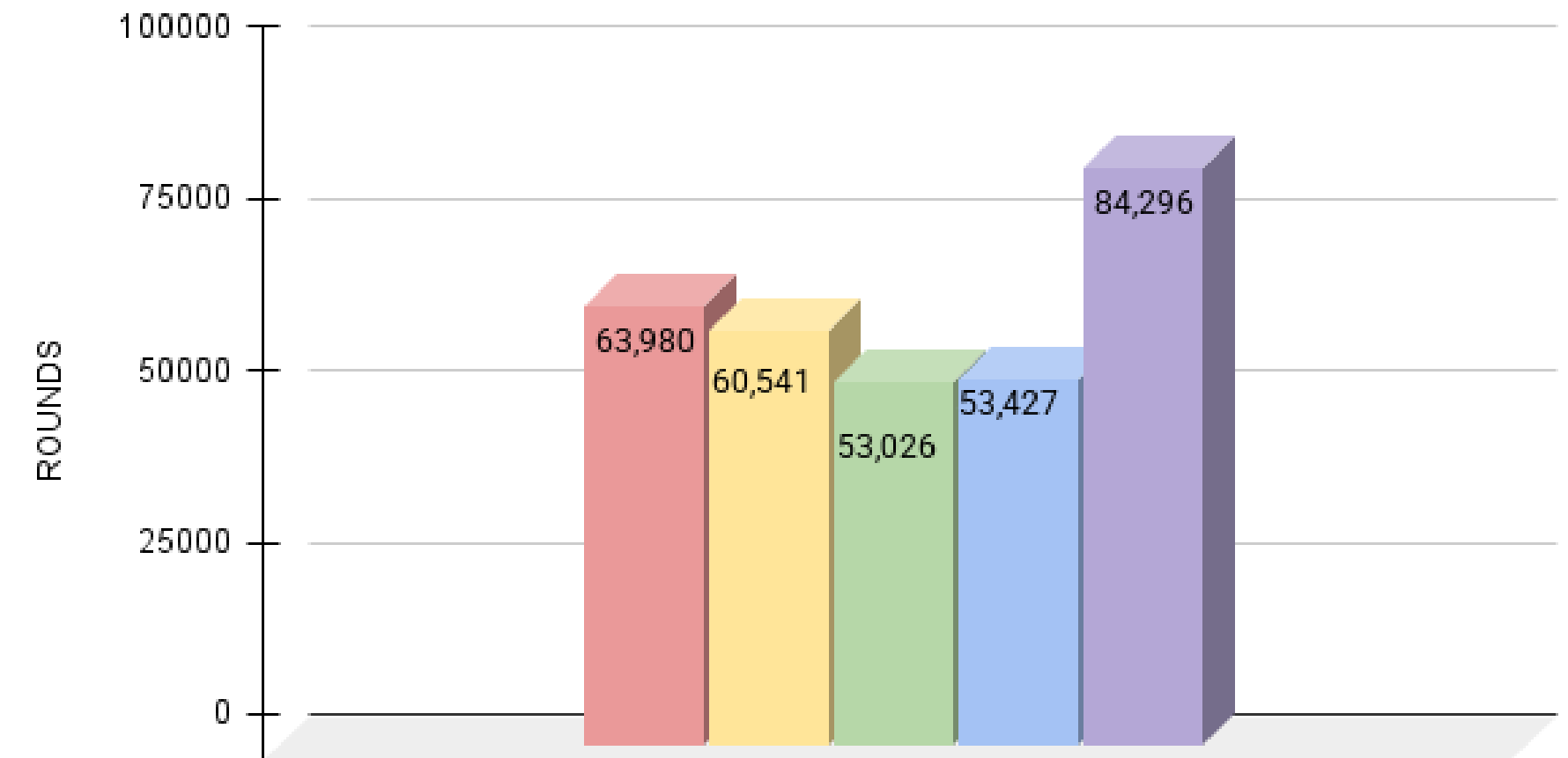
- 2002 - 2007 Yamaha 5 Years
- 2007 - 2012 Yamaha 5 Years
- 2012 - 2017 Yamaha 5 Years
- 2017- 2022 Yamaha *5.5 Years
 - *Delayed By Covid
- 2022 - 2026 **4.5 Years
 - **Purchased and planned on 5.5 Years of Use.



Fleet Usage by Rounds



Average Fleet Usage by Year



What does this show?

Our fleet has as much use in 3.5 years as our old fleet had in 5.5 years.

These numbers show estimated use at 4.5 Years





Estimated Depreciation on trade in.
per year = \$600-\$1,000 per cart.

Estimated Trade in Value on Current
Fleet

New Purchase - \$6,700

After 3 Years - \$3,700

After 4 Years - \$3,000

After 5 Years - \$2,400

4.5 Years - \$252,000

5.5 Years - \$201,600

Difference - \$50,400



Request for New Cart Fleet

Budgeted Spring 2026 for Fy 26-27

Delivery - Spring 2027

Estimated Purchase

90 Carts @\$7,000

\$585,000

Estimated Trade In

84 Carts @\$3,000

\$252,000

Estimated Purchase Price

\$333,000

4 Year Lease Per Year

\$83,250

5 Year Lease Per Year

\$66,600



2026 SUMMER REQUEST FOR P

EZGO

CLUB CAR

YAMAHA

Amenities:

Premium Seats and Steering Wheel

Club Cleaner

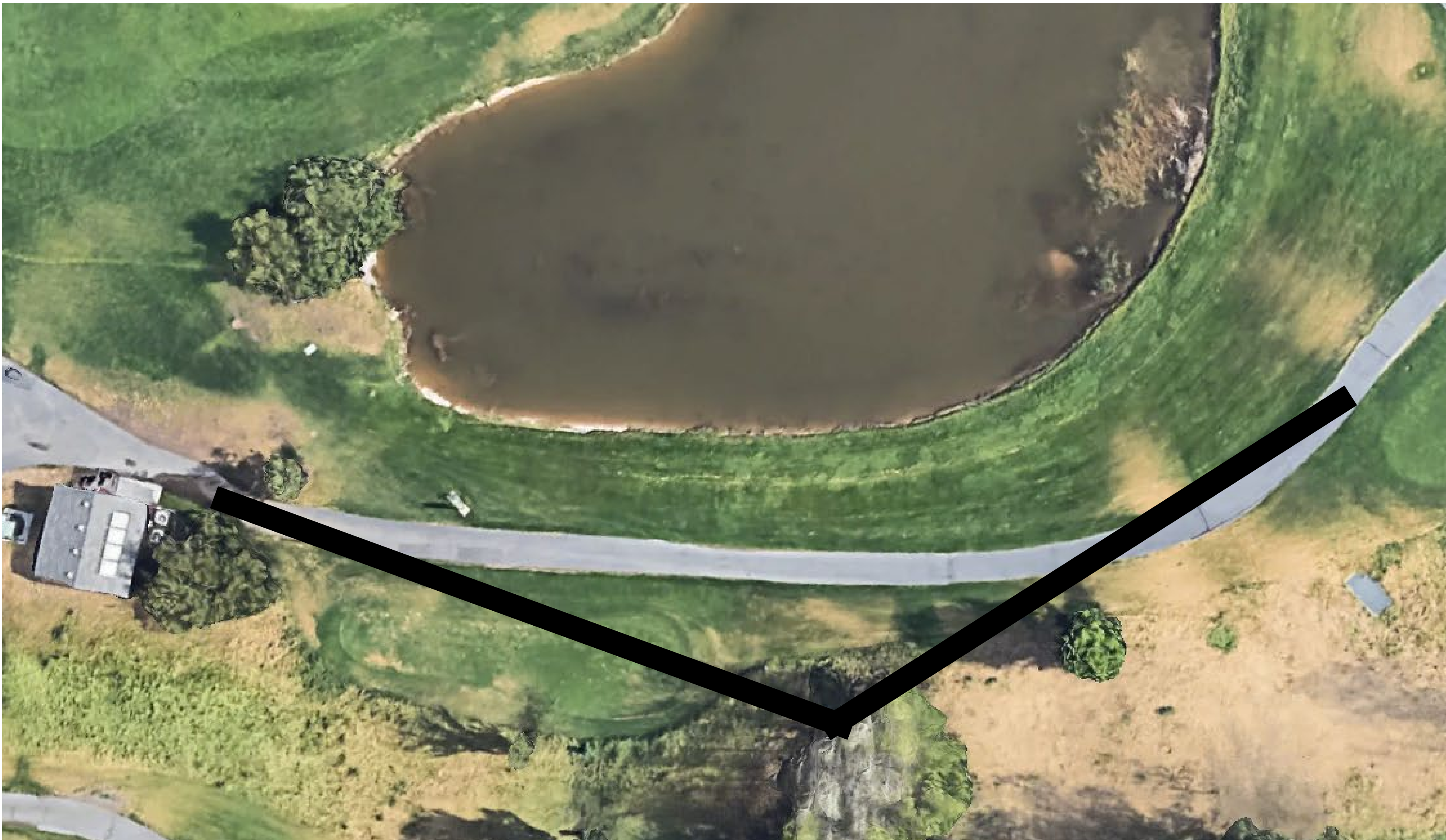
Cooler

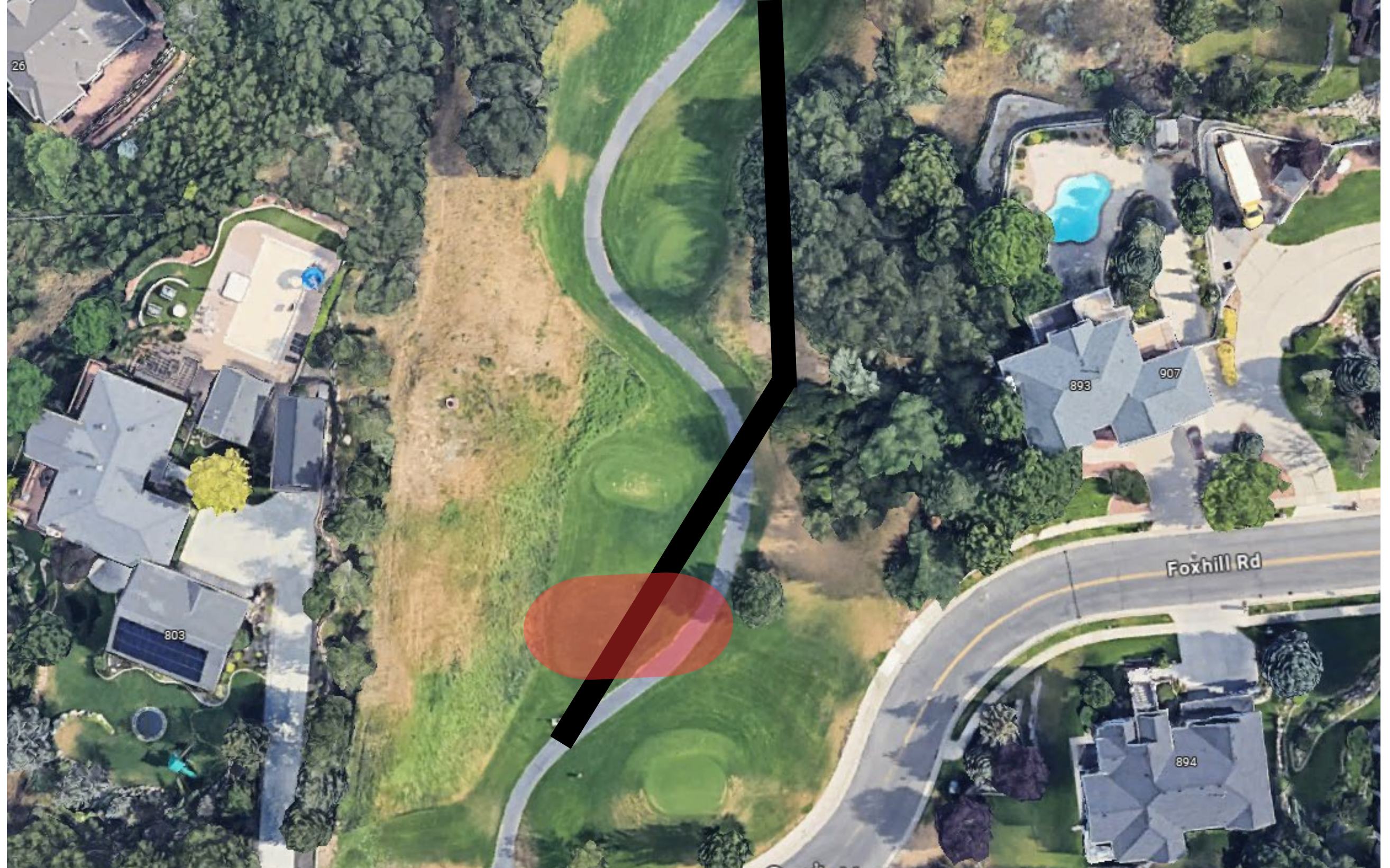
Sand and Seed Bottles



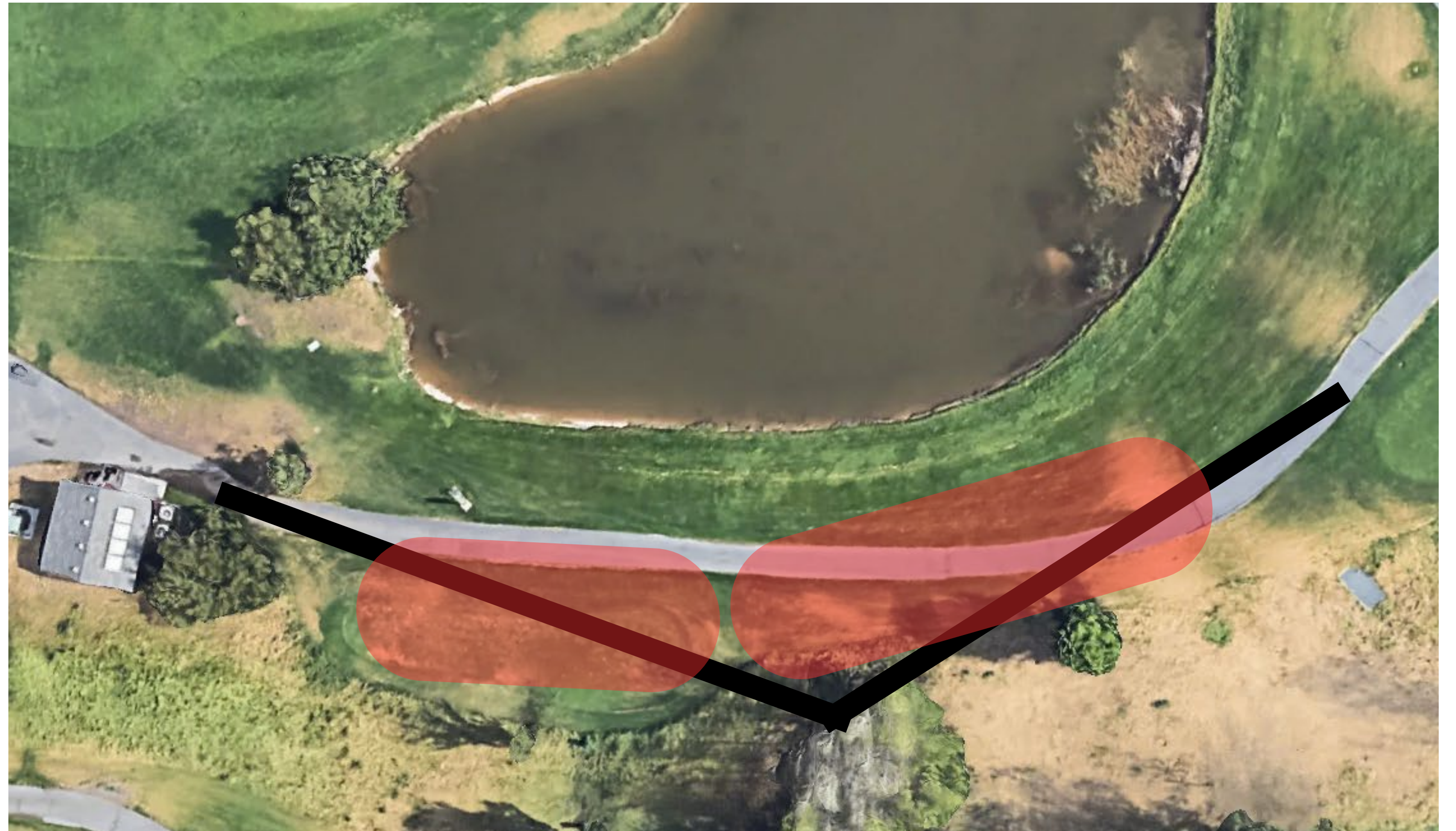








→ Tee Box Renovations



→ Tee Box Renovations



→ Tee Box Renovations

QUESTIONS?

