



EAGLE MOUNTAIN CITY COUNCIL MEETING

June 4, 2024, 4:00 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. INFORMATION ITEMS

This is an opportunity for Staff to provide information to the City Council. These items are for information only and do not require action by the City Council.

- 1.A [CONCEPT PLAN - Rose Ranch \(Discussion Item Only\)](#)
[Rose Ranch Concept](#)
[CC Minutes 12.5.23](#)
- 1.B Modular Home Presentation by Ivory Innovations
- 1.C Hotel Market Feasibility Study Results
- 1.D DISCUSSION - Firefly PID Proposed Amendment to Governing Documents
- 1.E DISCUSSION - Downtown Master Plan RFP

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussion reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. RECOGNITION

- 6.A Cedar Valley High School - Teen CERT Interns
 - Echo Burbano
 - Clara Cook
 - Tama Jones
 - Ami Moran
 - Cooper Ulibarri

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit your comments to three minutes each.)

9. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

10. BOND RELEASES

10.A Antelope Meadows Phase B, Plat 3 - Into Warranty

[Bond Release Letter](#)

[Recorded Plat](#)

10.B Lone Tree at Circle Five Ranch - Phase F, Plat 2 - Out of Warranty

[Bond Release Letter](#)

[Recorded Plat](#)

10.C Scenic Mountain Phase C, Plat 1 - Out of Warranty

[Bond Release Letter](#)

[Recorded Plat](#)

10.D Scenic Mountain Phase C, Plat 2 - Out of Warranty

[Bond Release Letter](#)

[Recorded Plat](#)

11. MINUTES

11.A May 14, 2024 Minutes - Special Budget Session City Council Meeting

[CC 05.14.2024 DRAFT Minutes Special Session](#)

11.B May 21, 2024 Minutes - Special Joint Meeting with the City of Saratoga Springs and Town of Fairfield

[CC 05.21.2024 DRAFT Minutes Special Session](#)

11.C May 21, 2024 Minutes - Regular City Council Meeting

[CC 05.21.2024 DRAFT Minutes](#)

12. MOTION

12.A [MOTION - Consideration and Approval of Extended Construction Hours as per EMMC 8.15.080\(G\) for the Construction of Firefly 4 MG Tank](#)

13. RESOLUTIONS

13.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Service Agreement with OnPointe Insights, Inc., for Public Engagement Surveys for the General Plan Update and Other Long-Range Planning Activities.](#)

[RES--Onpointe Insights, Inc](#)

- 13.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the Creation of the Local Building Authority of Eagle Mountain City, Utah, and Designating the City Council to be the Board of Trustees of the Local Building Authority for the Purpose of Incorporating as a Nonprofit Corporation, and Approving Articles of Incorporation and Bylaws, Consistent with the Constitution and Laws of the State of Utah.
RES--Local Building Authority
EXHIBIT A - Articles of Incorporation
EXHIBIT B - LBA Bylaws

SCHEDULED ITEMS

14. PUBLIC HEARINGS

- 14.A PUBLIC HEARING - Fiscal Year 2025 Tentative Budget. ****DISCUSSION ITEM ONLY****

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)* The tentative budget was accepted by the City Council on May 7, 2024, and the public hearing on the tentatively adopted budget was set for June 4, 2024. In accordance with State statute, the City Council may amend or revise the tentative budget during any regular public hearing or special public hearing, prior to the scheduled public hearing date set for June 4, 2024. The budget is scheduled for adoption at the June 18, 2024 City Council meeting.

[Excerpt from FY 2025 Digital Budget Book](#)
[Changes to Tentative FY 2025 Budget](#)

- 14.B RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water and Sewer Rates.

BACKGROUND: *(Presented by Finance/Management Analyst Terrence Dela Pena)* The proposed resolution amends the Eagle Mountain Consolidated Fee Schedule for Water and Sewer Rates. The water and sewer funds are designed to be self-sufficient, with rate structures to cover service costs. Recent assessments have identified a need to adjust the sewer rates due to increased costs from Timpanogos Special Service District and a required expansion of treatment facilities. The rate adjustment for water is intended to address the anticipated increase in operational costs. The Water Rate Study was presented as a discussion item at the May 7, 2024 City Council meeting. The Sewer Rate Study was presented as a discussion item at the May 21, 2024 City Council meeting.

[RES--Consolidated Fee Schedule - Water and Sewer Rates](#)
[Staff Report - Sewer Rate Study 2024](#)
[Sewer Rates - Option 1 - Redlines](#)
[Sewer Rates - Option 2 - Redlines](#)
[Sewer Rates - Option 3 - Redlines](#)
[Staff Report - Water Rate Study 2024](#)
[Water Rates - Redlines](#)

15. ORDINANCES

- 15.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapters 5.10 Beer Sales, 5.20 Sexually Orientated Businesses and 5.25 Residential Solicitation.](#)

BACKGROUND: *(Presented by Marcus Draper, City Attorney)* The proposed ordinance amends Eagle Mountain Municipal Code Chapters 5.10 Beer Sales, 5.20 Sexually Orientated Businesses and 5.25 Solicitation to update portions of the Code that are legally unenforceable, largely for 1st amendment reasons.

[ORD--EMMC 5.10 Beer Sales, 5.20 Sexually Oriented Businesses, 5.25 Residential Solicitation](#)

[EMMC 5.10 Beer Sales](#)

[EMMC 5.20 Sexually Oriented Businesses](#)

[EMMC 5.25 Residential Solicitation](#)

16. RESOLUTION

- 16.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Rodeo Grounds Operation, Management and Lease Agreement with Pony Express Events](#)

BACKGROUND: *(Presented by Staff)* The City Council originally approved the Rodeo Grounds Lease Agreement with Pony Express Events in May 2014. Three addendums followed in 2014, 2015, and 2019. The third addendum established a 25-year term beginning May 1, 2019, with a 3-year written cancellation notice. The lease agreement is being brought before the Council for renegotiation to the terms and conditions of the agreement.

[RES--Pony Express Events Rodeo Lease](#)

17. LEGISLATIVE ITEMS

- 17.A UPDATE - Legislative Priorities List
[Legislative Priorities List](#)
[Legislative Priorities List Updates](#)
[Moderate Income Housing Plan Strategies Update.pdf](#)

18. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

19. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

20. COMMUNICATION ITEMS

- 20.A UPDATE - Upcoming Agenda Items
[Upcoming Agenda Items](#)
- 20.B UPDATE - Department Reports

21. 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 accommodation 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 801-789-6610. 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this this 30th day of May, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 4, 2024

TITLE:	CONCEPT PLAN - Rose Ranch (Discussion Item Only)		
ITEM TYPE:	Discussion		
FISCAL IMPACT:	N/A		
APPLICANT:	Brandon Parr, Edge Homes		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Agriculture	ACREAGE 79.85	COMMUNITY South Town

PUBLIC HEARING:

No

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud, Senior Planner

RECOMMENDATION:

BACKGROUND:

Rose Ranch is presented to the City Council as a discussion item. A previous Rose Ranch concept was reviewed by the Planning Commission and City Council and the minutes of the previous meeting are attached. The current concept is similar but has been revised primarily regarding zones. Specifics as to lot size, which the applicant knows is to be modified (too many lots of the same size adjacent to each other), will be addressed with the plat. The purpose of this agenda item is to receive feedback on the layout of the zones and open space. If the concept is favorably received, the applicant can then work on the master development agreement.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

Reviewed by the Planning Commission on May 14, 2024, with a positive response.

ATTACHMENTS:

[Rose Ranch Concept](#)

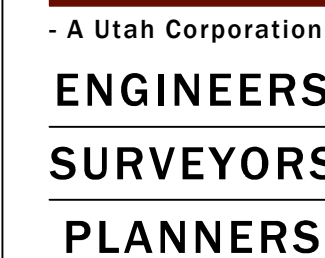
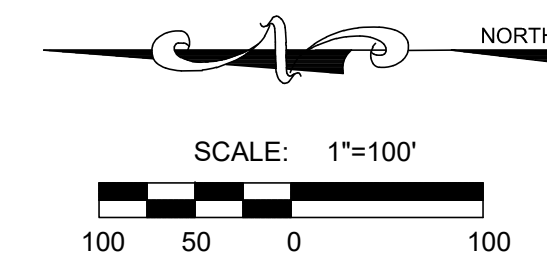
[CC Minutes 12.5.23](#)



TOTAL PROJECT AREA: 79.84 ACRES
OPEN SPACE REQUIRED: 4.98 ACRES
OPEN SPACE PROVIDED: 7.17 ACRES
IMPROVED PARK PROVIDED: 3.77 ACRES
UNIMPROVED PARK PROVIDED: 3.40 ACRES

ZONE	LOT COUNT	MIN. AREA	AVG REQ'D	AVG. PROVIDED
R3	147	6500	8500 SF	9,227 SF
R2	78	8000	10890 SF	11,938 SF
TOTAL	225			

ZONE	LOT COUNT	REQ'D SF /LOT	REQ'D SF	REQ'D ACRES	ACRES
R3	147	1000	147,000 SF	3.37	
R2	78	900	70,200 SF	1.61	
TOTAL	225		217,200	4.98	7.17 AC



3302 N. Main Street
Spanish Fork, UT 84668
Phone: 801.798.0555
Fax: 801.798.9399
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

ROSE RANCH
EAGLE MOUNTAIN, UTAH

CONCEPT

REVISIONS

LEI PROJECT #
2024-0012

DRAWN BY:
BJP

DESIGNED BY:
NKW

SCALE:
1"=100'

DATE:
04/30/2024

SHEE

1

City Council Meeting Minutes December 5, 2023

4.B. DISCUSSION – Rose Ranch (Formerly Mae Land)

Senior Planner David Stroud presented the item. The applicant contemplates a development containing a variety of single-family lots on Parcel 59:043:0016 consisting of 79.9 acres. The applicant proposes a total of 225 lots – 22 R1 lots, 29 R2 lots, 112 R3 lots, and 62 RC lots with a density of 3.39 units per acre. The major issue impacting the project is the current Fairfield Road bisecting the southeast portion of the property and the City's plan to convert the road into a trail. Initial plans have Fairfield Road converted to open space. However, the plan for the foreseeable future is to retain the road, which prevents the area from being used as open space. The project is required to provide 4.97 acres of improved open space. The applicant is proposing to donate 12.56 acres of unimproved land to the City in exchange for their proposal.

Councilmember Wright stated that although he feels that single-family homes are appropriate for this area, RC is not a zone included in the Neighborhood Residential One future land use designation which only allows R1, R2, and R3. He inquired about transitioning to the units to the north and the property to the west outside the City boundary and requested that future applications, including concept plans, include the lot sizes and uses for surrounding developments to assist the Council in evaluating applications in context and how the proposal relates to other developments.

Applicant representative Austin Smith said that they had been asked to add RC units to provide buffering along major roadways.

Councilmember Love noted that the City has been working for a more even distribution of lots. The proposal of 112 R3 compared to 29 R2 and 22 R1 is unbalanced. She feels that open space in the southeast section of the development would be unusable for the residents.

Councilmember Burnham recognized that several of the lots are larger than required and could be adjusted to meet other zoning designations. Should the land to the west be incorporated as industrial, RC units would be an appropriate buffer. She concurred with the desire to increase the R1 and R2 units and decrease the number of R3 units.

Discussion considered plans and transitioning requirements between the unincorporated land to the west and the other lot sizes and uses adjacent to the development, buffering, and the entitlements on the School and Institutional Trust Lands Administration (SITLA) property, and the proximity of parks to the development.



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, May 28, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Antelope Meadows phase 'B' plat 3 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Antelope Meadows ph "B" plat 3 Bond

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8671

Bond Release	
Original Bond Amount:	\$ 121,373.61
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 67,593.00
Amount Remaining in Bond:	\$ 53,780.61

Bond Releases Summary	
#1	\$ 67,593.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 67,593.00

5/29/2024

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	SWPPP	1	0.01	LS	\$5,000.00	\$50.00	0	1	100%	\$50.00	\$50.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	41873	0	SF	\$1.75	\$0.00	0	41873	100%	\$0.00	\$0.00
b	6 inch Road base (also behind curb)	41873	0	SF	\$0.55	\$0.00	0	41873	100%	\$0.00	\$0.00
c	9 inch sub-base(e-fill)behind curb)	41873	0	SF	\$0.90	\$0.00	0	41873	100%	\$0.00	\$0.00
d	30" curb & gutter	2736	0	LF	\$17.50	\$0.00	0	2736	100%	\$0.00	\$0.00
e	Sidewalk	2712	2712	SF	\$22.50	\$61,020.00	0	2712	100%	\$61,020.00	\$61,020.00
f	Street signs	1	1	SF	\$500.00	\$500.00	0	1	100%	\$500.00	\$500.00
g	Stop signs	1	1	EA	\$500.00	\$500.00	0	1	100%	\$500.00	\$500.00
h	ADA access ramps for trail	2	2	EA	\$800.00	\$1,600.00	0	2	100%	\$1,600.00	\$1,600.00
3	CULINARY WATER										
a	8" culinary water c-900	1402	70.1	LF	\$30.00	\$2,103.00	0	1402	100%	\$2,103.00	\$2,103.00
b	8" gate valve	3	0	EA	\$1,500.00	\$0.00	0	3	100%	\$0.00	\$0.00
c	8" tee	1	0	EA	\$800.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	8" 11.25 deg bend	1	0	EA	\$600.00	\$0.00	0	1	100%	\$0.00	\$0.00
e	8" 45 deg bend	2	0	EA	\$600.00	\$0.00	0	2	100%	\$0.00	\$0.00
f	Fire Hydrant	3	0	EA	\$3,800.00	\$0.00	0	3	100%	\$0.00	\$0.00
g	3/4" water service	33	0	EA	\$1,200.00	\$0.00	0	33	100%	\$0.00	\$0.00
h	Connect to existing	2	0	EA	\$2,500.00	\$0.00	0	2	100%	\$0.00	\$0.00
i	Air vac	1	0	EA	\$1,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
j	Cap & plug	1	0	EA	\$500.00	\$0.00	0	1	100%	\$0.00	\$0.00
4	STORM DRAIN										
a	15" storm drainpipe	859	0	LF	\$36.00	\$0.00	0	859	100%	\$0.00	\$0.00
b	18" storm drainpipe	352	0	LF	\$40.00	\$0.00	0	352	100%	\$0.00	\$0.00
c	SD catch basin	3	0	EA	\$2,400.00	\$0.00	0	3	100%	\$0.00	\$0.00
d	3x6 combo box	3	0	EA	\$3,000.00	\$0.00	0	3	100%	\$0.00	\$0.00
e	Connect to existing	1	0	EA	\$2,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
f	Cap & plug	1	0	EA	\$2,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
g	60" manhole	2	0.1	EA	\$4,200.00	\$420.00	0	2	100%	\$420.00	\$420.00
5	SEWER										
a	8" Sewer pipe	1283	0	LF	\$29.50	\$0.00	0	1283	100%	\$0.00	\$0.00
b	4" sewer laterals	31	0	EA	\$1,200.00	\$0.00	0	31	100%	\$0.00	\$0.00
c	48" sewer manholes	7	0.35	EA	\$4,000.00	\$1,400.00	0	7	100%	\$1,400.00	\$1,400.00
d	Connect to existing	1	0	EA	\$2,500.00	\$0.00	0	1	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$67,593.00					
Original 10% Bond Coverage						\$53,780.61					
TOTAL BOND AMOUNT:						\$121,373.61					
							Released this Period			\$67,593.00	

Bryce McRae
Engineering E.I.T.

5/29/24
Date

Robert Ballif
Engineering Tech. II

5/29/24
Date



DATE: Tuesday, May 28, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Antelope Meadows phase "B" plat 3 walk through-updated**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech.

After performing a walk-through, we have the following comments:

General Notes:

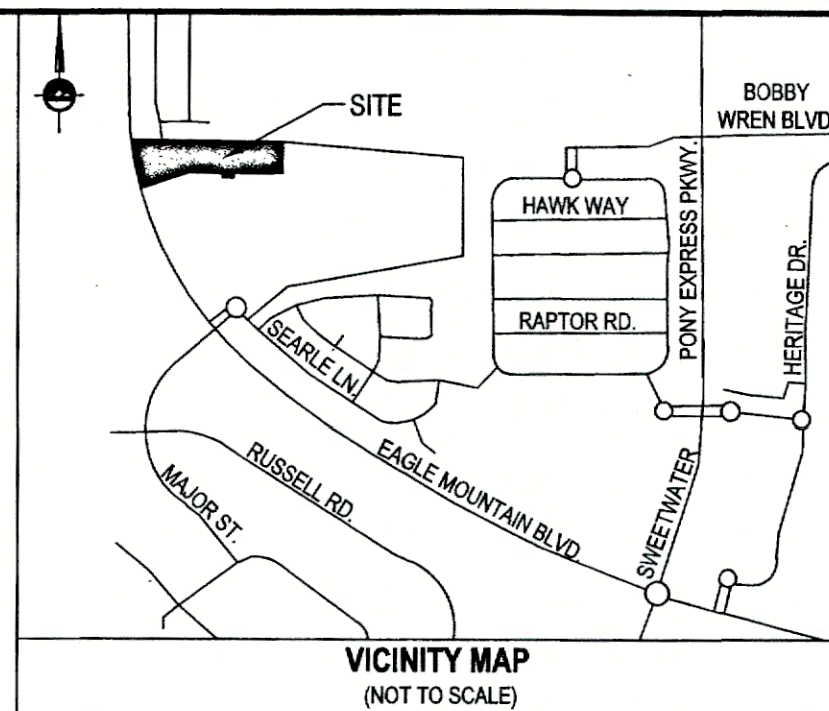
1. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2 inch hole.
2. AutoCAD as build drawings.
3. Place the street and stop signs.
4. Inlet protection correction, ASTM D-8057 insert for inlet protection placed in all inlets.

Antelope Dr.:

1. Lot #304 sewer manhole add step to bottom for steps.
2. Lot #329 & 330 fire hydrant hard to turn, grease the hydrant. FM grease.
3. Lot #333 the blow off place a PVC cap on the pipe hand tight.
4. Lot #'s 324 & 325 fire hydrant missing locate wire. Detail will be attached. Hydrant hard to turn, grease the hydrant. FM grease.
5. Lot #325 section of curb to be replaced by inlet.

Please provide us with your schedule to correct the above listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
AND THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 268682 in accordance with Title 58, Chapter 22, of the Utah State Code. I further certify that by authority of the Owner(s), that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, or said code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be, correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat is true and correct.

BOUNDARY DESCRIPTION

Beginning at a point on the Northerly line of Antelope Meadows Phase B Plat 2, said point being North 02°17'03" East 1,255.08 feet from the West Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running

- thence along said Northley line and the Northley line of Antelope Meadows Phase B Plat 2 the following seven (7) courses:
- (1) South 88°46'11" West 153.63 feet;
 - (2) South 01°54'45" West 5.78 feet;
 - (3) Southerly 29.93 feet along the arc of a 1,526.50 foot radius line to the left (center bears South 88°05'15" East and the chord bears South 01°11'33" West 29.93 feet with a central angle of 01°07'24");
 - (4) North 89°34'33" West 56.48 feet;
 - (5) North 00°25'29" East 35.17 feet;
 - (6) North 08°05'15" West 253.71 feet;
 - (7) South 72°15'09" West 447.50 feet to the Easterly Right Way Line of Eagle Mountain Boulevard;
- thence Northwesterly 425.83 feet along the arc of a 2,631.50 foot radius line to the right (center bears North 73°54'45" East and the chord bears North 01°37'36" West 425.83 feet with a central angle of 09°16'18") along said Easterly Right Way Line to the Southwest corner of Sage Park Phase A Plat 1;
- thence South 88°05'15" West 1,059.74 feet along the Southerly line of said Sage Park Phase A Plat 1;
- thence North 88°46'08" East 271.52 feet;
- thence South 01°13'49" East 90.00 feet;
- thence South 08°16'21" West 53.74 feet;
- thence South 01°13'49" East 90.00 feet to the Northley line of Antelope Meadows Phase B Plat 2;
- thence South 88°46'11" West 100.76 feet along said Northley line to a point of beginning.

Contains 377,977 Square Feet or 8.677 Acres and 33 Lots and 1 Parcel

ENT 68083:2023 MAP# 18953
ANDREA ALLEN
UTAH COUNTY RECORDS
2023 Oct 16 02:26 PM FEE 118.00 BY MG
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. *

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30 DAY OF August, A.D. 2023
 * Pursuant to Utah Code 10-9a-604 (1)(b) the owner conveys parcel A to the Antelope Meadows HOA, 12096 S. Pony Express Road #4100, Draper UT, 84030.

Fieldstone Antelope Meadows, LLC
NAME
COMPANY

Brett Woodland
NAME Brett Woodland
Assistant Secretary

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE) S.S.
ON THE 30 DAY OF August A.D. 2023, Brett Woodland PERSONALLY APPEARED BEFORE ME
THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN
ACKNOWLEDGED TO ME THAT HE/SHE IS THE Asst. Secretary of Fieldstone Antelope Meadows
A LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID
LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY

EXPIRATION DATE: _____
 MINDY DANSIE
 NOTARY PUBLIC
 RESIDING IN Salt Lake COUNTY
 MY COMMISSION EXPIRES: 5-19-2025
 NAME: Mindy Dansie
 NO: 716224
 A NOTARY PUBLIC COMMISSION IN UTAH



MINDY DANSIE
 Notary Public, State of Utah
 My Commission Expires on:
 January 19, 2025
 Comm. Number: 716224

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF October, A.D. 20 23



 APPROVED BY MAYOR



 APPROVED BY CITY ATTORNEY

APPROVED 

 CITY ENGINEER
 (SEE SEAL BELOW)

ATTEST: 

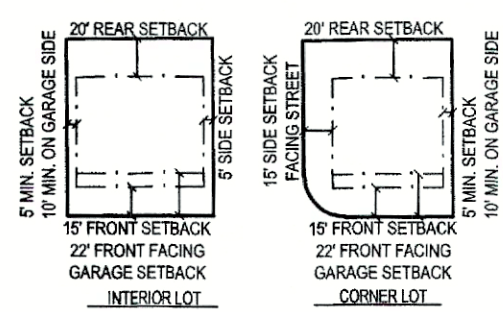
 CLERK - RECORDER
 (SEE SEAL BELOW)

ANTELOPE MEADOWS PHASE B PLAT 3

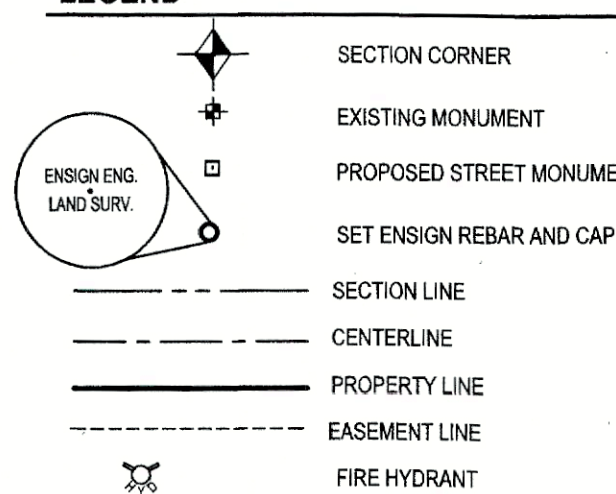
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	COUNTY-RECORDER SEAL
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CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00	104.52	12°01'23"	S85°54'04"W	104.73	C15	473.50	55.63	6°43'54"	S88°32'48"W	55.80
C2	1506.50	82.30	3°08'34"	S89°39'32"E	82.29	C16	473.50	43.73	5°17'29"	S82°32'07"W	43.71
C3	1500.00	89.52	3°25'09"	S0°28'46"W	89.50	C17	25.00	12.66	29°00'48"	S66°22'59"W	12.52
C4	25.00	39.27	90°00'00"	S55°03'54"E	35.36	C18	85.50	47.84	32°03'43"	N86°54'26"E	47.22
C5	526.50	56.18	4°02'44"	S87°58'46"E	57.18	C19	85.50	26.19	13°31'40"	N89°42'04"E	20.14
C6	526.50	66.44	7°13'49"	S87°33'04"W	66.40	C20	85.50	53.45	42°31'00"	S62°16'33"E	62.00
C7	526.50	6.86	0°44'47"	N88°27'38"E	6.86	C21	85.50	63.45	42°31'00"	S14°53'43"E	62.00
C8	1474.00	68.66	2°40'07"	S89°25'19"E	68.65	C22	85.50	25.97	17°24'13"	S10°12'04"W	25.87
C9	1474.00	12.07	0°28'27"	N88°00'25"E	12.20	C23	25.00	12.66	29°00'48"	N4°23'46"E	12.52
C10	1527.00	3.07	0°06'54"	N88°49'38"E	3.07	C24	2631.50	112.39	2°26'49"	S15°02'20"E	112.38
C11	1527.00	76.04	2°51'11"	S89°41'19"E	76.03	C25	2631.50	134.09	2°55'11"	S12°12'02"E	134.08
C12	1527.00	4.66	0°10'29"	S88°10'29"E	4.66	C26	2631.50	83.00	1°48'26"	S9°59'32"E	83.00
C13	25.00	39.27	90°00'00"	S64°54'45"W	35.36	C27	2631.50	96.35	2°06'52"	S8°02'23"E	96.34
C14	25.00	39.27	90°00'00"	N43°05'15"W	35.36						



LEGEND



BACKS
15'
22'
20'
15' TOTAL (5' MIN. 10' MIN ON GARAGE SIDE)
15'

PLACING GARAGES MUST BE 22' FROM PROPERTY

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.

2. NAIL OR LEAD PLUG TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINE.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

3. PARCEL A - COMMON AREA HEREBY DESIGNATED TO AND MAINTAINED BY ANTELOPE MEADOWS HCCA

12966 SPRING EXPRESS RD, #400

DRAPEY, UT 84020

TABULATIONS	
TOTAL ACREAGE:	6.877 ACRES
TOTAL ACREAGE IN LOTS:	6.865 ACRES
AVERAGE LOT SIZE:	0.165 ACRES
LARGEST LOT SIZE:	0.634 ACRES
SMALLEST LOT SIZE:	0.156 ACRES
OVERALL DENSITY:	3.803 LOTS/ACRE
TOTAL NUMBER OF LOTS:	33 LOTS
TOTAL ACREAGE IN ROW:	0.765 ACRES
PAVED AREA:	41,875 SF
TOTAL IN OPEN SPACE:	0.069 ACRES

Domination Energy Utah
Qwestar Gas Company dba Domination Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items.

The Right-of-Way and easements are subject to numerous restrictions appearing on the plat and easement grant(s). Domination Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domination Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity.

This approval does not constitute acceptance, approval or acknowledgment of any other plat, map, survey or instrument, and this approval is not intended to be a part of the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domination Energy Utah's Right of Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 19-69a-803 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS CONVEYED UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY

ANTELOPE MEADOWS PHASE B PLAT 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER
OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYORS SEAL 	CITY ENGINEER SEAL 	COUNTY-RECORDER SEAL 
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	SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM	LAYTON Phone: 801.547.1100 TOOELE Phone: 435.862.3300 CEGAR CITY Phone: 435.865.1653 RICHFIELD Phone: 435.896.2983	PROJECT NUMBER : 10776A MANAGER : QEE DRAWN BY : KFW CHECKED BY : PMH DATE : 8/17/23
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DEVELOPER
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
PHONE: 801.884.3597

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunication services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

[Signature] 8/23/12

APPROVED THIS 29 DAY OF August, A.D. 2023.
DOMINION ENERGY, INC.

POWER HAS UNDER:

- 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
- 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- 2.4. ANY OTHER PROVISION OF LAW.

Wynne R. Gordon 8-28-202



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, June 15, 2020

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Lone Tree at Circle Five Ranch phase 'F' plat 2 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Bryce McRae
Engineering E.I.T.
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Tuesday, May 21, 2024

TO: Chris Trusty

FROM: Robert Ballif-Engineering Assistant

SUBJECT: Lone Tree phase "F" plat 2 walk through-Updated

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech.

After performing a walk-through, we have the following comments:

General Notes:

- ~~1. Exit sewer video.~~
- ~~2. Clean up the SWPPP at the inlets, covered in debris.~~

Bristlecone Rd.:

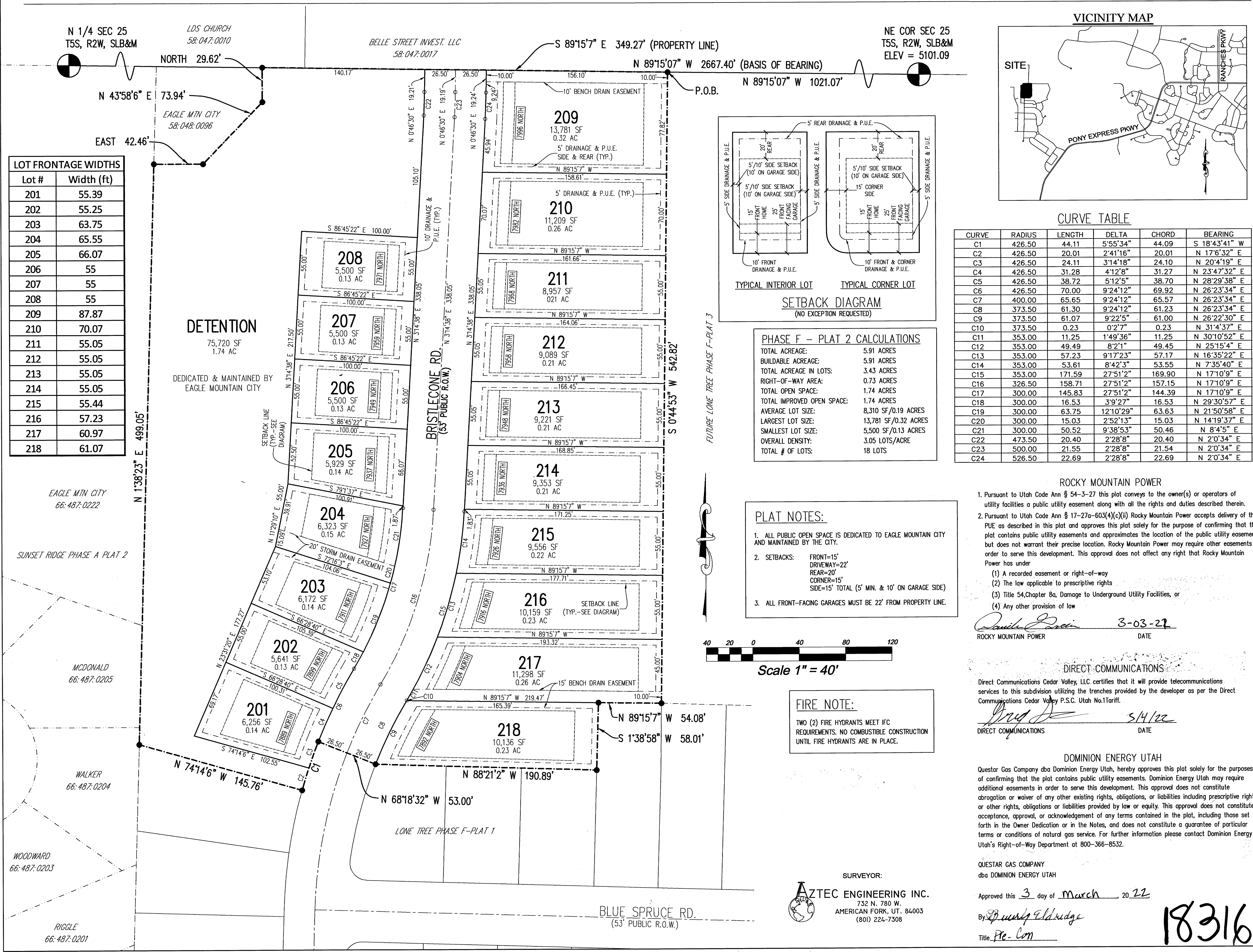
- ~~1. The back of property storm drain box at lot #209 build back up so that the swell reaches into the box and not goes around it.~~
- ~~2. Lot #208 irrigation service manhole lid to have hole for the ERT.~~
- ~~3. All marked sidewalks are to be replaced.~~
- ~~4. The asphalt trail corner by the northwest corner of lot #208 settling of trail.~~
- ~~5. Lot #202 clean storm drain manhole. Covered with dirt pile cannot see.~~

Off Site Sewer:

- ~~1. The asphalt trail to the lift station settling around the storm drain manhole to be fixed. Clean the manhole.~~
- ~~2. Sewer manhole tie in grind down the edge that is holding up flow (painted) and clean out debris.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

LONE TREE AT CIRCLE FIVE RANCH PHASE F - PLAT 2



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: FEB. 18, 2022
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 89°15'07" West along section line 1021.07 feet from the Northeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian;

thence South 0°44'53" West, a distance of 542.82 feet; thence along the northerly boundary of Lone Tree at Circle Five Ranch Phase F Plat "1" the following six courses and distances:

- North 89°15'07" West, a distance of 54.08 feet;
- South 01°38'58" West, a distance of 58.01 feet;
- North 88°21'02" West, a distance of 190.89 feet;
- North 68°18'32" West, a distance of 53.00 feet;
- along the arc of a 426.50 foot curve to the left through a central angle of 0°55'34" for 44.11 feet (chord bears South 18°43'41" West 44.09 feet);
- North 74°14'06" West, a distance of 145.76 feet;

thence North 01°38'23" East along the easterly boundary of Sunset Ridge Phase A Plats 1 and 2 a distance of 490.05 feet; thence East, a distance of 42.46 feet; thence North 43°58'06" East, a distance of 73.94 feet; thence North, a distance of 29.62 feet; thence South 89°15'07" East along section line, a distance of 349.27 feet to the point of beginning.

Containing 257,269 square feet or 5.906 acres, more or less.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 30 day of March, 2022, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the Owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 12-15-23

709307
COMMISSION NUMBER

Brian Rammell
NOTARY PUBLIC SIGNATURE
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 23 DAY OF March, 2022.

APPROVED BY MAYOR: [Signature]
APPROVED BY ENGINEER (SEE SEAL BELOW): [Signature]

ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]

FINAL PLAT 2

LONE TREE AT CIRCLE FIVE RANCH PHASE F

SUBDIVISION

LOCATED IN THE NE QUARTER OF SEC 25, TOWNSHIP 5S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

Approved this 3 day of March, 2022
By [Signature]
Title Pre-Com

QUESTAR GAS COMPANY
d/b/a DOMINION ENERGY UTAH

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY
d/b/a DOMINION ENERGY UTAH

18316



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, May 28, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Scenic MTN phase 'C' plat 1 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Tuesday, May 28, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Scenic MTN phase "C" plat's 1 & 2 walk through-Updated**

A walk-thru was performed on the above Subdivisions. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

- ~~1. Exit sewer video. C1 from MH 94 33.5' gasket issue.~~

Vernham Ln.:

- ~~1. House #9347 sewer manhole add step.~~
- ~~2. House #9347 section sidewalk to be replaced.~~
- ~~3. House #9362 crack seal patch.~~
- ~~4. Crack seal phase line.~~
- ~~5. House #9363 9371 sections of curb to be replaced and sag in the curb will not drain to inlet.~~
- ~~6. House #9379 section of sidewalk~~

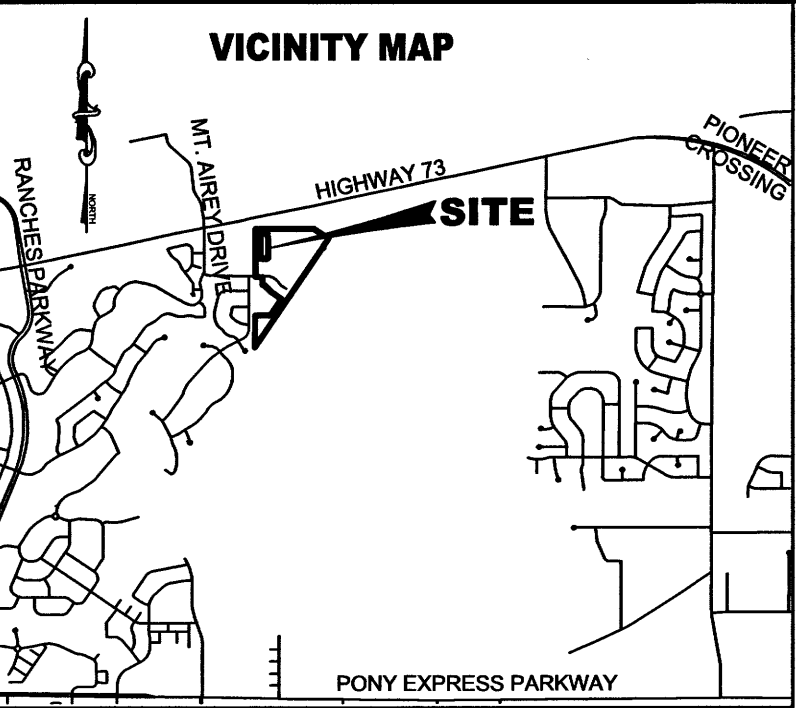
Bugle Dr. (plat 2):

- ~~1. House #4386 alley way sewer manhole add step.~~

Hurstbourne Dr. (plat 2):

- ~~1. Intersection of Crowley Way sewer and storm drain manholes add steps.~~
- ~~2. House #9366 irrigation service manhole needs meter set and lid to have hole for ERT.~~
- ~~3. House #4423 clean valve.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.



SCENIC MOUNTAIN

PHASE C, PLAT 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH

NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET, #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
- SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
- PARCEL A & PRIVATE ROADWAYS ARE CONVEYED TO & MAINTAINED BY SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION & TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
- SEWER LIFT STATION TO BE OWNED AND MAINTAINED BY THE HOA.
- ALL COMMON AREA AND LIMITED COMMON AREA TO BE PUBLIC UTILITY AND DRAINAGE EASEMENT.

SOUTHEAST CORNER
SECTION 16, T5S, R1W, SLB&M
(FOUND 1959 UTAH COUNTY MONUMENT)

TABULATIONS PHASE C PLAT 1

TOTAL ACREAGE:	0.72 ACRES
TOTAL COMMON/LIMITED COMMON:	.25 ACRES
TOTAL # OF UNITS:	13 UNITS
OVERALL DENSITY:	18.06 UNITS/ACRE
ROAD ROW (PRIVATE):	0.19 ACRES
ROAD ROW (PUBLIC):	0.00 ACRES

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S9°38'25"E	11.62
L2	S4°53'05"W	24.34
L3	S8°01'16"W	15.16
L4	N89°43'28"W	3.00
L5	N90°00'00"W	2.00
L6	N89°43'34"W	4.00
L7	N89°43'34"W	2.04
L8	N89°43'34"W	2.04

LEGEND

—	BOUNDARY LINE
---	CENTERLINE
- - - -	EASEMENT LINE
---	EXISTING LOT LINES
---	PROPOSED LOT LINE
⊙	PROPOSED STREET MONUMENT
▨	LIMITED COMMON AREA / P.U.E.
▩	PRIVATE AREA
□	COMMON AREA / P.U.E.

DOMINION ENERGY UTAH NOTE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATIONS OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT PLATS. DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESPECTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY OF UTAH

APPROVED THIS 17 DAY OF June 20 21

BY: Quincy Eldridge

TITLE: Vic-Gen

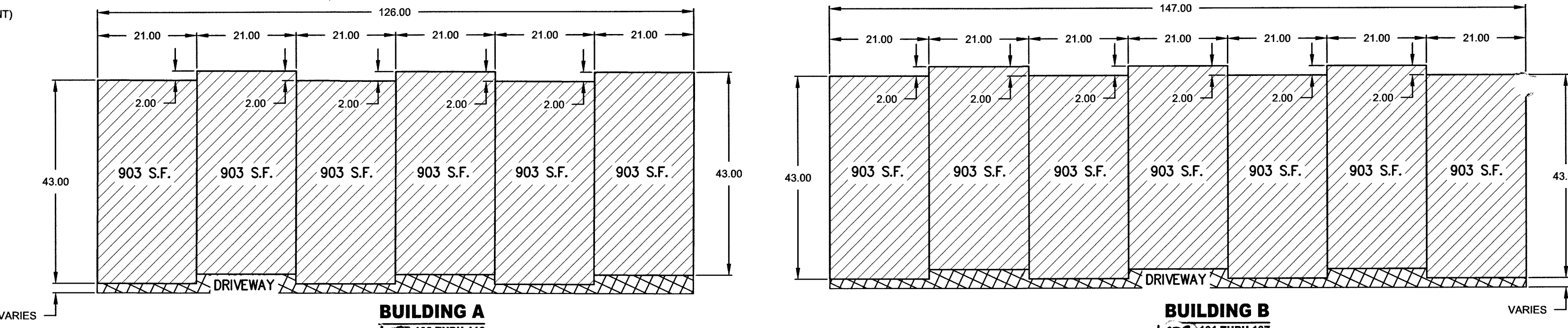
ROCKY MOUNTAIN POWER APPROVAL

- PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. §17-27a-803(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY.
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
 - ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER

DATE

6/17/21



SOUTHWEST CORNER
SECTION 16, T5S, R1W, SLB&M
(MONUMENT NOT FOUND, CALCULATED)

SECTION LINE - BASIS OF BEARING
S0°16'24"W 2641.17 (MEASURED)

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THAT REAL PROPERTY FOUND AT ENTRY NO. 681862018 IN THE OFFICIAL RECORDS OF UTAH COUNTY, SAID POINT BEING LOCATED S0°16'24"W ALONG THE SECTION LINE 527.89 FEET AND EAST 798.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, T5S, R1W, S.L.B. & M.; THENCE N89°59'55"E ALONG SAID LINE 87.90 FEET TO THE WEST LINE OF VERNHAM LANE; THENCE ALONG SAID LINE THE FOLLOWING FIVE (5) COURSES: S5°25'52"E 85.78 FEET; THENCE ALONG THE ARC OF A 47.00 FOOT RADIUS CURVE TO THE RIGHT 4.68 FEET THROUGH A CENTRAL ANGLE OF 5°42'18" (CHORD: S2°34'44"E 4.68 FEET); THENCE S0°16'25"W 190.36 FEET; THENCE ALONG THE ARC OF A 208.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S89°53'41"W) 19.38 FEET THROUGH A CENTRAL ANGLE OF 5°20'20" (CHORD: S2°33'51"W 19.37 FEET); THENCE S4°48'44"W 14.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.37 FEET THROUGH A CENTRAL ANGLE OF 85°27'48" (CHORD: S47°32'38"W 20.36 FEET) TO THE NORTH LINE OF VERNHAM COURT; THENCE N89°43'28"W ALONG SAID LINE 79.81 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 374412009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N0°16'26"E ALONG SAID LINE 327.27 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.72 ACRES

6-10-2021

DATE

SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA & LIMITED COMMON AREA AS INDICATED HEREON, TO THE SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS ROAD, SUITE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS July

DAY OF July, A.D. 2021

Brett Woodland Assistant Secretary, Fieldstone Scenic Mountain West, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THIS 2nd DAY OF July, A.D. 2021, PERSONALLY APPEARED BEFORE ME, Brett Woodland, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Assistant Secretary OF Fieldstone Scenic Mountain West, LLC, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

Mindy Danse
NOTARY PUBLIC, FULL NAME: Mindy Danse
COMMISSION NUMBER: 711221
MY COMMISSION EXPIRES: 1-19-2025
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE Mayor of Eagle Mountain City, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS 19 DAY OF July, A.D. 2021.

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED: [Signature] ENGINEER (See Seal Below)
ATTEST: [Signature] CLERK-RECORDER (See Seal Below)

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S. & UTAH NO. 1 T&E. DATE: 6/17/21

PHASE C, PLAT 1

SCENIC MOUNTAIN

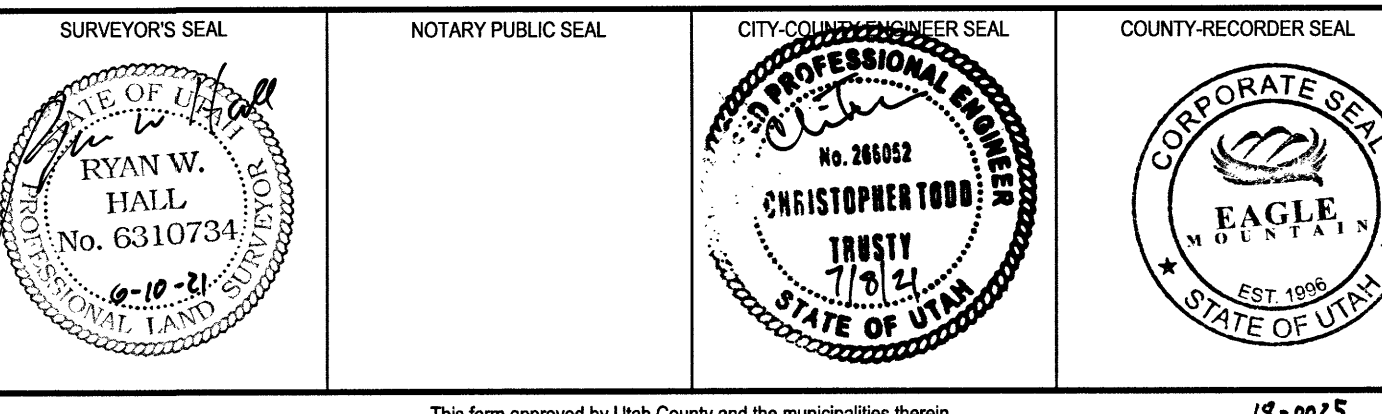
SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

ENT 134347-2021 Map # 17835
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 02 11:28 am FEE 78.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 20'



This form approved by Utah County and the municipalities therein.

18-2025



2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Tuesday, May 28, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Scenic MTN phase 'C' plat 2 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



DATE: Tuesday, May 28, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Scenic MTN phase "C" plat's 1 & 2 walk through-Updated**

A walk-thru was performed on the above Subdivisions. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

- ~~1. Exit sewer video. C1 from MH 94 33.5' gasket issue.~~

Vernham Ln.:

- ~~1. House #9347 sewer manhole add step.~~
- ~~2. House #9347 section sidewalk to be replaced.~~
- ~~3. House #9362 crack seal patch.~~
- ~~4. Crack seal phase line.~~
- ~~5. House #9363 9371 sections of curb to be replaced and sag in the curb will not drain to inlet.~~
- ~~6. House #9379 section of sidewalk~~

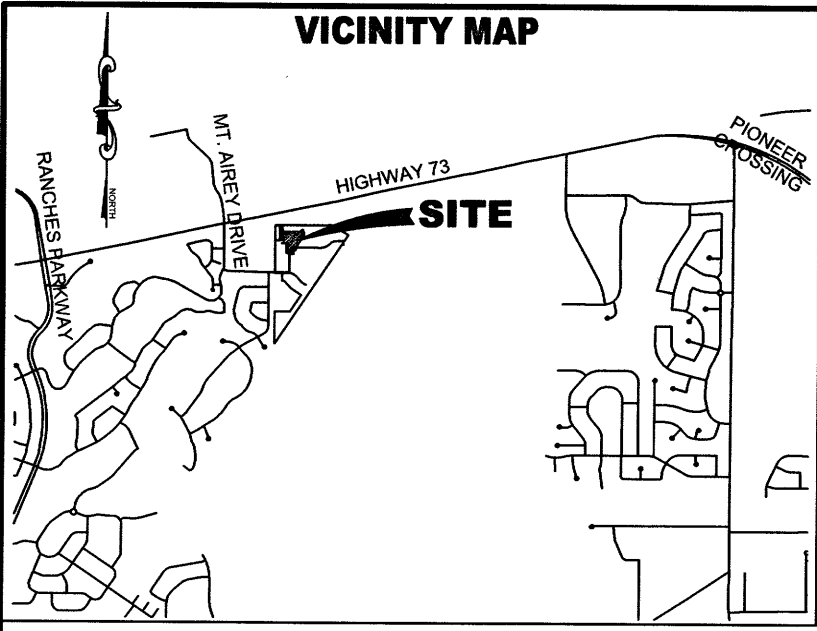
Bugle Dr. (plat 2):

- ~~1. House #4386 alley way sewer manhole add step.~~

Hurstbourne Dr. (plat 2):

- ~~1. Intersection of Crowley Way sewer and storm drain manholes add steps.~~
- ~~2. House #9366 irrigation service manhole needs meter set and lid to have hole for ERT.~~
- ~~3. House #4423 clean valve.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.



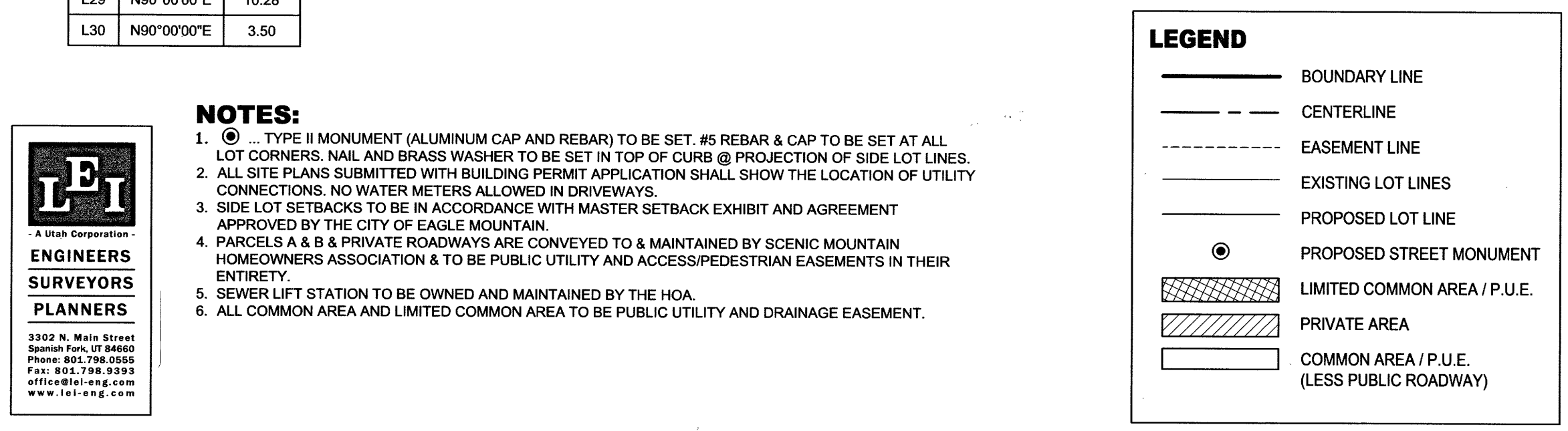
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°43'43"	23.49	N45°08'11"E 21.16
C2	5.00	90°00'00"	7.85	N45°00'00"W 7.07
C3	5.00	90°00'00"	7.85	S44°59'58"W 7.07
C4	46.00	58°41'58"	47.13	S29°20'55"E 45.09
C5	33.00	58°41'51"	33.81	S24°20'55"E 32.35
C6	20.00	58°41'51"	20.49	S29°20'55"E 19.60
C7	20.00	37°14'24"	13.00	S40°04'39"E 12.77
C8	33.00	37°14'24"	21.45	S40°04'39"E 21.07
C9	46.00	37°14'24"	29.90	S40°04'39"E 29.37
C10	31.00	68°32'34"	37.09	S65°43'43"E 34.91
C11	18.00	68°32'34"	21.53	S55°43'43"E 20.27
C12	5.00	68°32'34"	5.98	S55°43'43"E 5.63
C13	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C14	28.00	90°00'00"	43.98	N45°00'00"E 39.60
C15	41.00	90°00'00"	64.40	N45°00'00"E 57.98
C16	5.00	89°59'44"	7.85	N45°00'13"W 7.07
C17	5.00	90°00'00"	7.85	S45°00'00"W 7.07
C18	5.00	90°00'00"	7.85	N45°00'00"W 7.07
C19	5.00	67°47'31"	5.92	S33°53'46"W 5.58
C20	40.00	7°48'24"	5.45	N86°05'43"E 5.45
C21	40.00	71°36'51"	50.00	S54°11'30"W 46.80
C22	57.00	49°24'28"	49.15	S43°05'17"W 47.64
C23	40.00	63°48'27"	44.55	N50°17'18"E 42.28
C24	44.50	66°09'10"	51.38	S51°27'39"W 48.57
C25	27.50	65°25'37"	31.40	S51°05'53"W 29.72

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N12°07'25"E	16.87
L2	S62°32'04"E	26.60
L3	N35°00'25"W	10.65
L4	S13°14'12"E	34.32
L5	N48°02'48"E	20.80
L6	S14°32'04"E	13.95
L7	N5°42'38"E	20.10
L8	N16°41'56"W	5.22
L9	N16°41'59"E	5.22
L10	S28°33'50"E	7.83
L11	N18°47'38"W	9.79
L12	N84°32'13"E	1.20
L13	S0°15'52"E	1.31
L14	S55°00'29"W	13.42
L15	N90°00'00"W	14.61
L16	S69°50'41"W	3.36
L17	N90°00'00"E	1.50
L18	N90°00'00"E	3.50
L19	N90°00'00"W	1.50
L20	N90°00'00"W	3.50
L21	N90°00'00"W	1.50
L22	N89°57'11"W	13.51
L23	N0°00'00"E	12.08
L24	N0°00'00"W	24.50
L25	N90°00'00"E	3.50
L26	N90°00'00"E	3.50
L27	N90°00'00"W	3.50
L28	N90°00'00"W	1.67
L29	N90°00'00"E	10.28
L30	N90°00'00"E	3.50

NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
3. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
4. PARCELS A & B & PRIVATE ROADWAYS ARE CONVEYED TO & MAINTAINED BY SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION & TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
5. SEWER LIFT STATION TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREA AND LIMITED COMMON AREA TO BE PUBLIC UTILITY AND DRAINAGE EASEMENT.

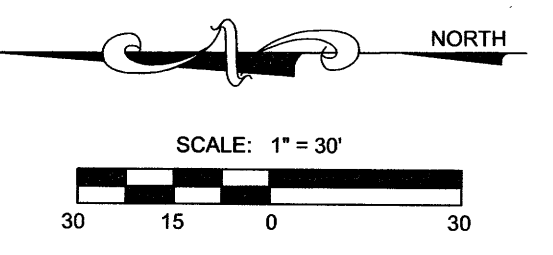
LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3202 N. Main Street
Scorpion Park, UT 84060
Phone: 801.788.0555
Fax: 801.788.9393
office@lei-eng.com
www.lei-eng.com



SCENIC MOUNTAIN

PHASE C, PLAT 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH



TABULATIONS PHASE C, PLAT 2	
TOTAL ACREAGE:	3.21 ACRES
TOTAL COMMON/LIMITED COMMON:	1.63 ACRES
TOTAL # OF LOTS:	39 LOTS
OVERALL DENSITY:	12.15 LOTS/ACRE
ROAD ROW (PRIVATE):	0.77 ACRES
ROAD ROW (PUBLIC):	0.00 ACRES

PARCEL A
1.30 ACRES
(INCLUDES COMMON & LIMITED COMMON AREA)

SOUTHWEST CORNER
SECTION 16, T5S, R1W, SLB&M
(MONUMENT NOT FOUND, CALCULATED)

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. §17-27a-803(4)(v)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
- (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- (4) ANY OTHER PROVISION OF LAW.

1 Oct 2020 *10/25/21*
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 117-RIF.

10/25/21
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-368-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS *25* DAY OF *October*, 20 *21*

BY *Bruce Eldridge* TITLE: *Rec-Com*

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S0°16'24"W ALONG THE SECTION LINE 668.82 FEET AND EAST 948.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 16.20 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 37°08'15", CHORD: S71°25'57"E 15.92 FEET; THENCE N89°59'55"E 360.87 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.41 FEET WITH A RADIUS OF 27.00 FEET THROUGH A CENTRAL ANGLE OF 26°20'16", CHORD: N31°33'11"E 12.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 66.39 FEET WITH A RADIUS OF 57.50 FEET THROUGH A CENTRAL ANGLE OF 66°09'11", CHORD: N51°27'38"E 62.76 FEET; THENCE N64°32'13"E 2.38 FEET TO THE WEST LINE OF PHASE B, PLAT 1, SCENIC MOUNTAIN SUBDIVISION; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: S0°15'52"E 31.43 FEET; THENCE S29°41'30"E 47.23 FEET; THENCE S1°50'59"W 43.98 FEET; THENCE ALONG THE WEST LINE OF PHASE A, PLAT 4, SCENIC MOUNTAIN SUBDIVISION THE FOLLOWING THREE (3) COURSES: S33°46'46"W 291.25 FEET; THENCE S43°19'39"W 131.86 FEET; THENCE S37°14'01"W 85.28 FEET; THENCE ALONG THE EAST LINE OF PHASE A, PLAT 2, SCENIC MOUNTAIN SUBDIVISION THE FOLLOWING TEN (10) COURSES: N66°15'57"W 78.22 FEET; THENCE N0°16'26"E 198.40 FEET; THENCE N89°43'34"W 88.50 FEET; THENCE N0°16'26"E 9.37 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.76 FEET WITH A RADIUS OF 298.50 FEET THROUGH A CENTRAL ANGLE OF 4°33'40", CHORD: N2°32'35"E 23.76 FEET; THENCE N44°44'44"E 51.88 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 24.02 FEET WITH A RADIUS OF 261.00 FEET THROUGH A CENTRAL ANGLE OF 5°16'26", CHORD: N2°33'05"E 24.02 FEET; THENCE N0°16'26"E 138.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.21 ACRES

10-20-2021
DATE

Ryan W. Hall
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNER(S) HEREBY CONVEYS THE PRIVATE ROADS, COMMON AREA & LIMITED COMMON AREA AS INDICATED HEREON, TO THE SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS ROAD, SUITE 400, DRAPER, UTAH 84020.

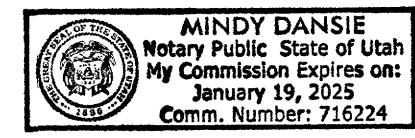
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS *28th* DAY OF *October*, A.D. 20 *21*

Brett Woodland
Assistant Secretary, Fieldstone Scenic Mountain West, LLC

Brett Woodland
Brett Woodland

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THIS *28th* DAY OF *October*, A.D. 20 *21*, PERSONALLY APPEARED BEFORE ME *Brett Woodland* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE *Assistant Secretary* OF *Fieldstone Scenic Mountain West, LLC* LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.



NOTARY PUBLIC FULL NAME: *Mindy Dansie*
COMMISSION NUMBER: *716224*
MY COMMISSION EXPIRES: *1/19/2025*
A NOTARY PUBLIC COMMISSIONED IN UTAH

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THIS ____ DAY OF ____, A.D. 20 ____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *City Council* OF *Scenic Mountain, UT* COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS *15* DAY OF *November*, A.D. 20 *21*

APPROVED BY MAYOR *Tom Hensley* APPROVED BY CITY ATTORNEY _____
APPROVED *Richard Hensley* ENGINEER (See Seal Below) ATTEST *Richard Hensley* CLERK-RECORDER (See Seal Below)

PHASE C, PLAT 2

SCENIC MOUNTAIN

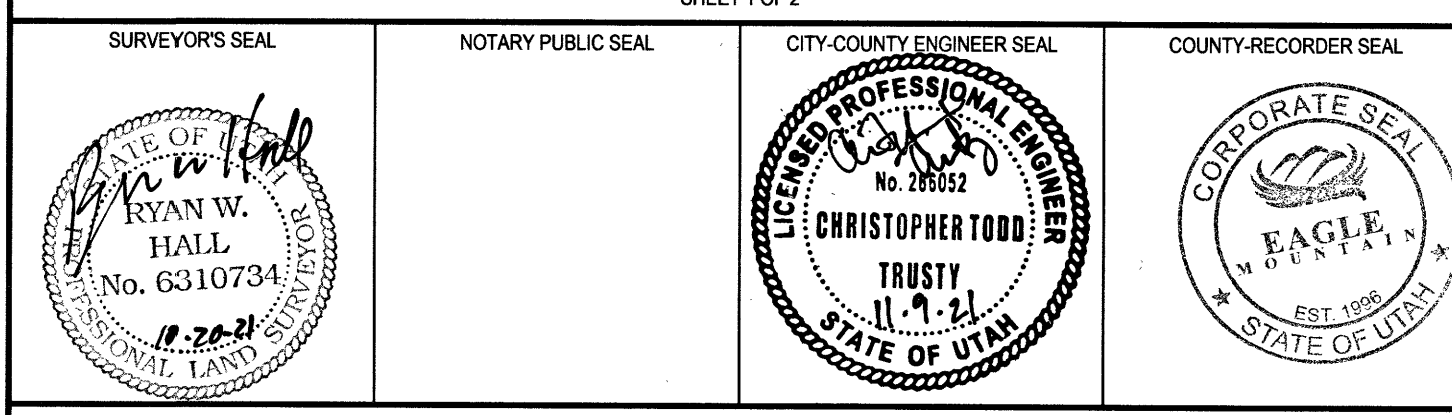
SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

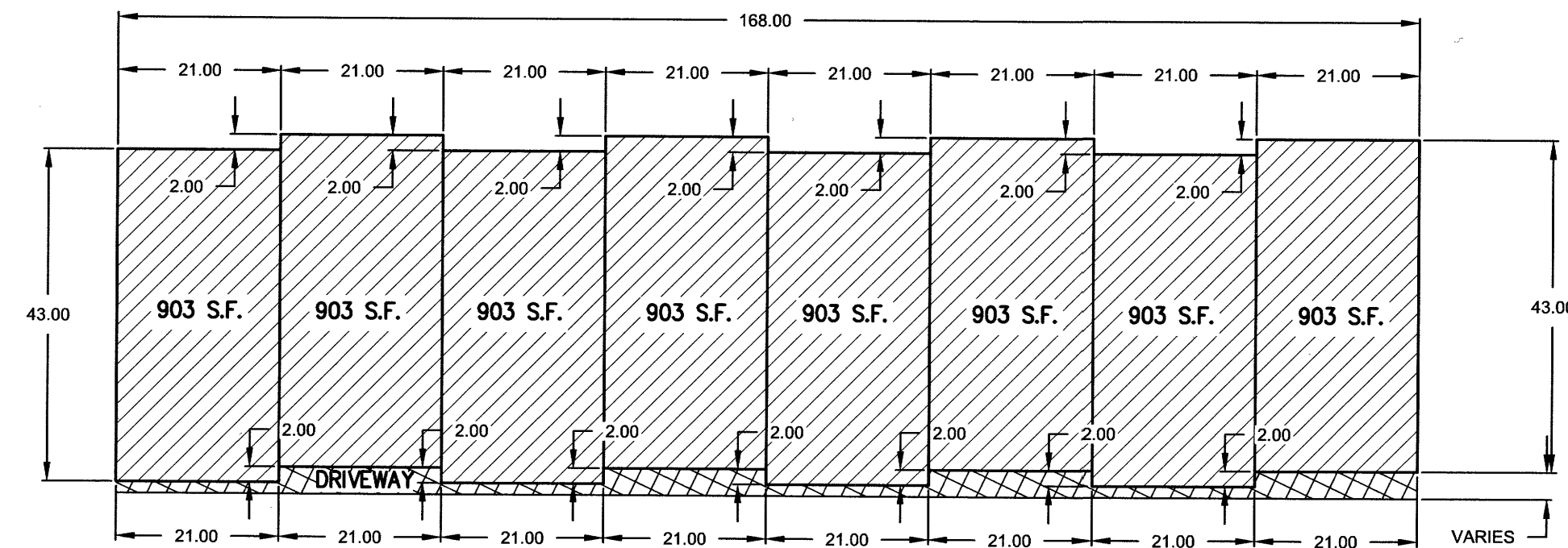
ENT 196048:2021 Map # 18023
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 22 2:56 pm FEE 180.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

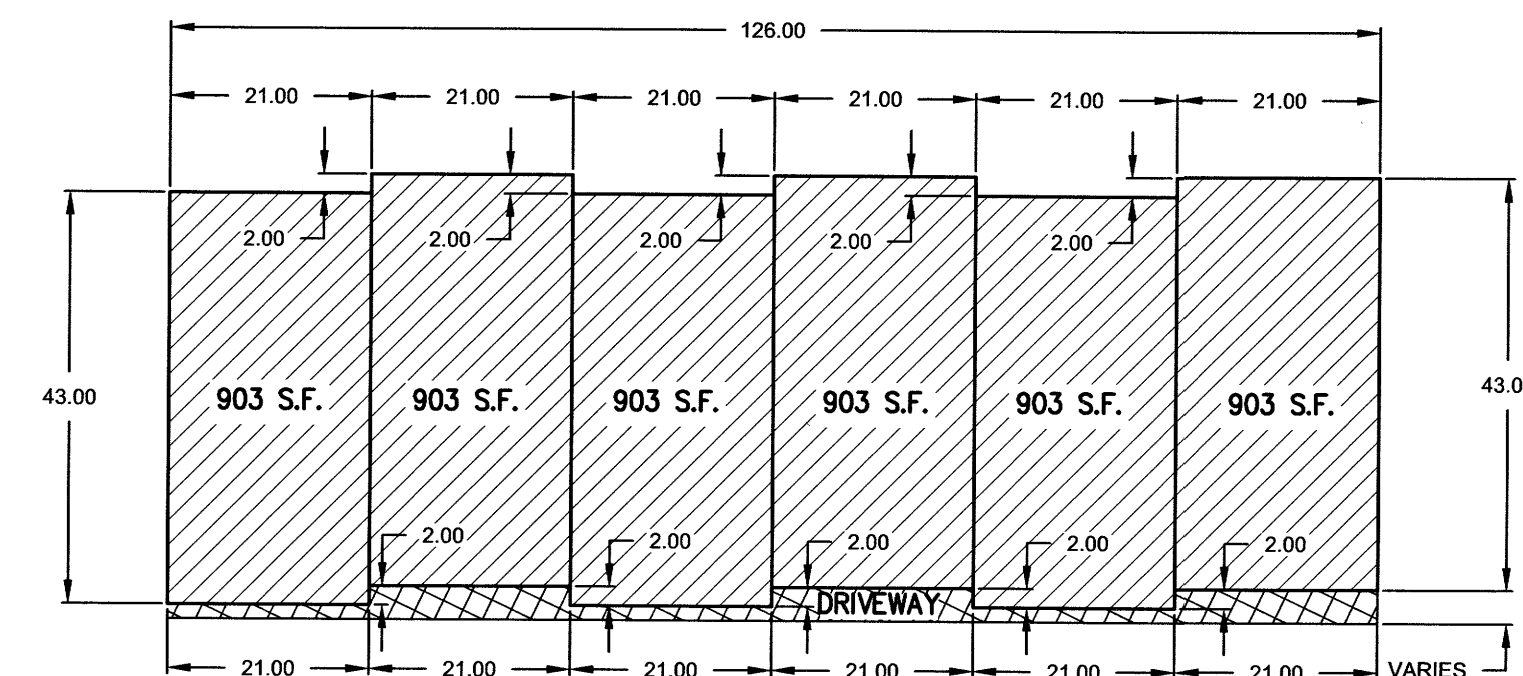
UTAH COUNTY, UTAH

SHEET 1 OF 2

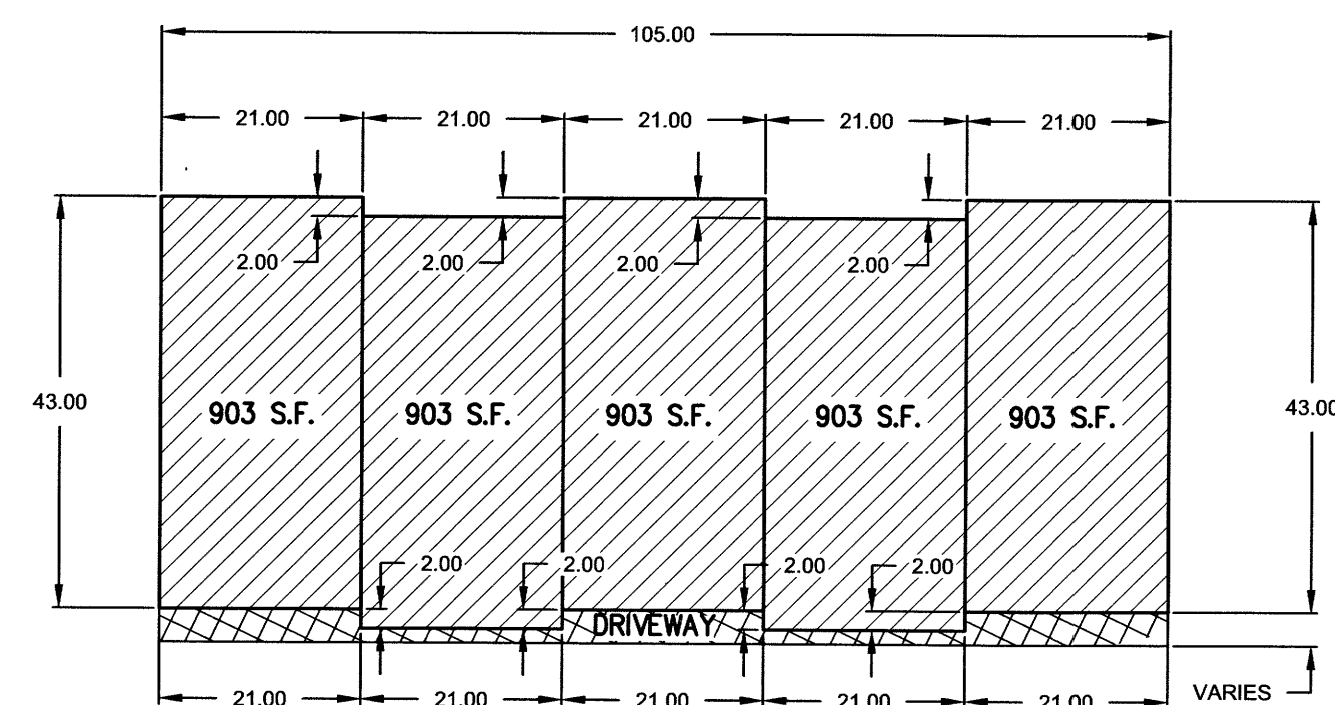




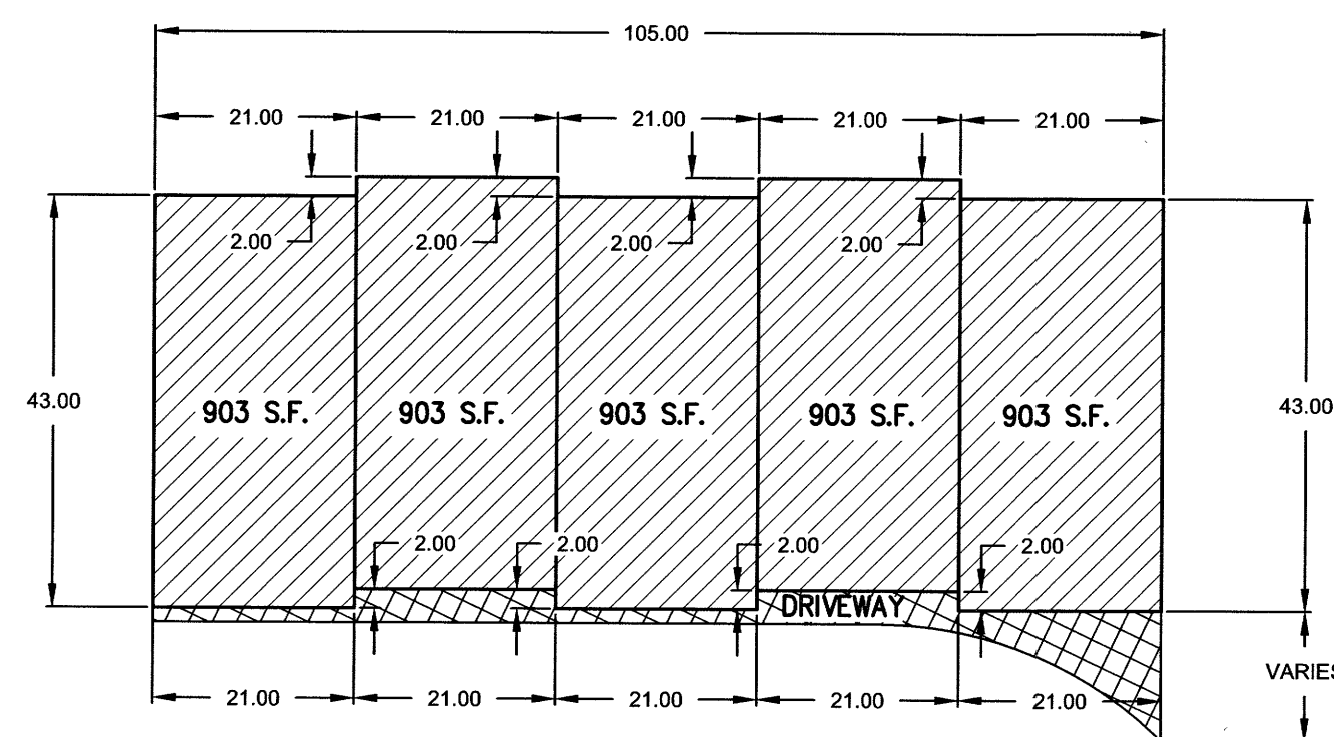
LOTS 201 THRU 208



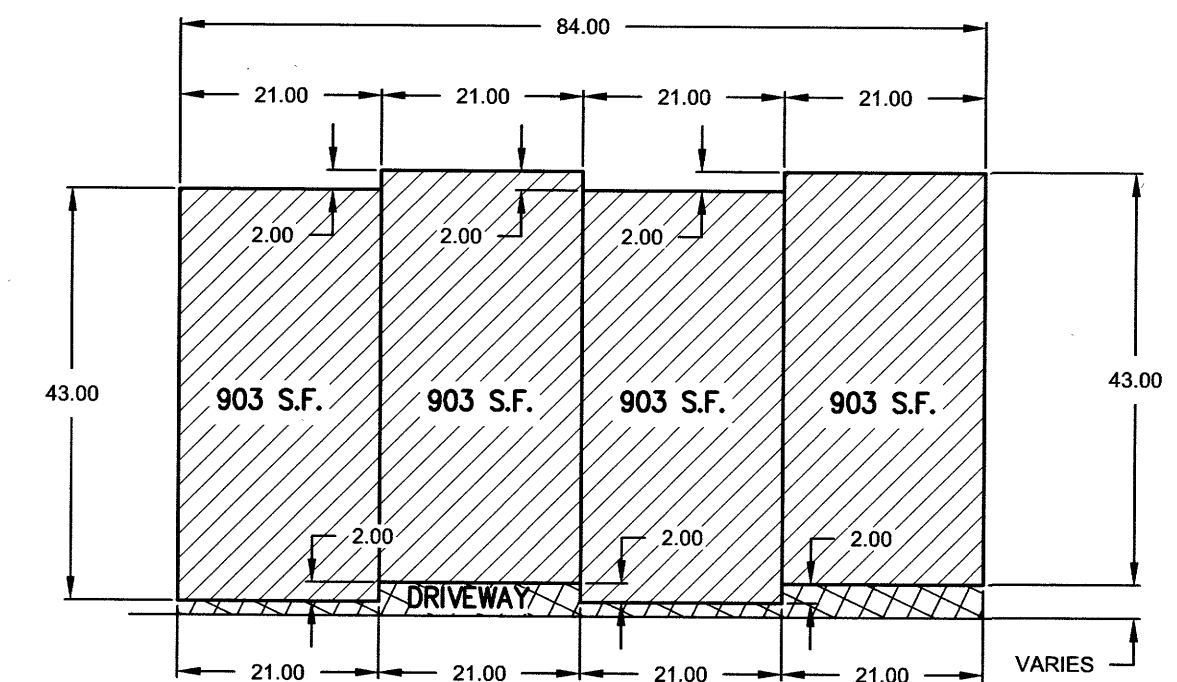
LOTS 214 THRU 219



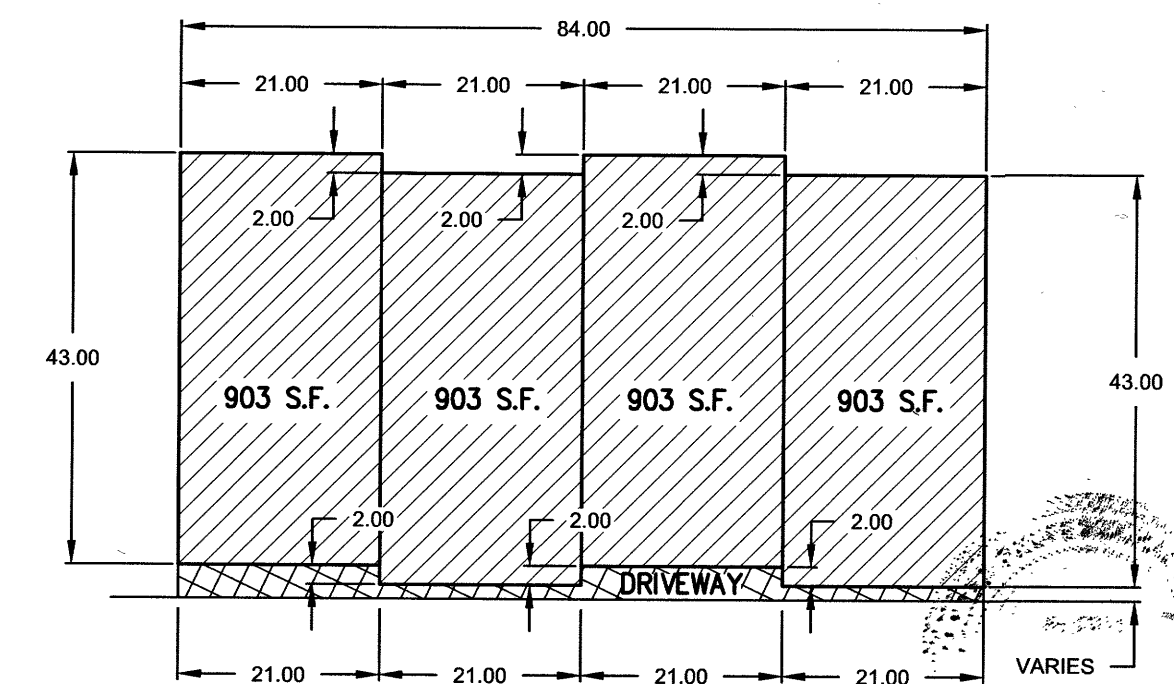
LOTS 209 THRU 213 AND LOTS 220 THRU 224



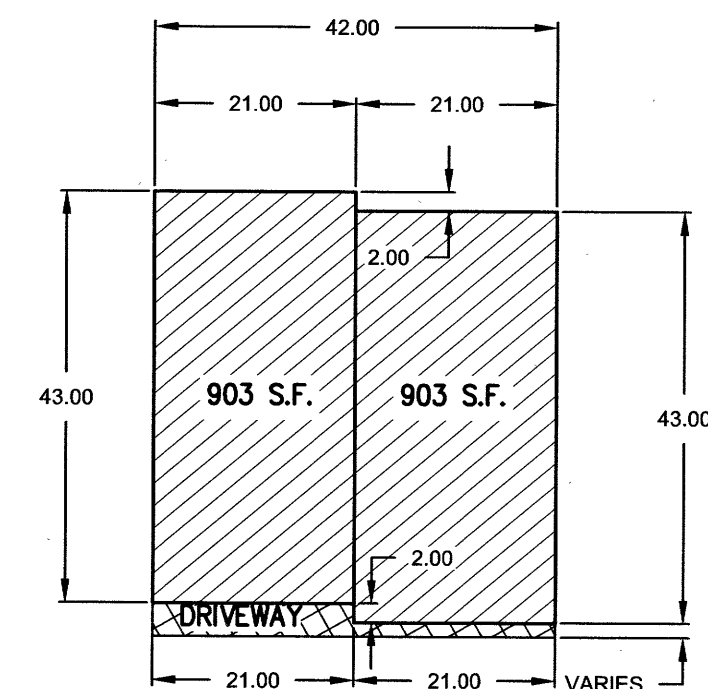
LOTS 225 THRU 229



LOTS 230 THRU 233

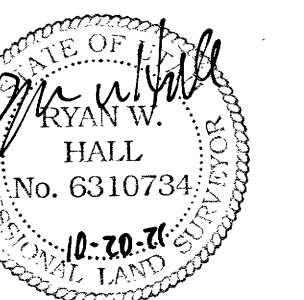


LOTS 234 THRU 237



LOTS 238 THRU 239

ENT 19604812021 Map # 18023
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 22 2:56 pm FEE 180.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINE
	PROPOSED STREET MONUMENT
	LIMITED COMMON AREA / P.U.E.
	PRIVATE AREA
	COMMON AREA / P.U.E.

18023.002

PHASE C, PLAT 2
SCENIC MOUNTAIN
SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



EAGLE MOUNTAIN CITY COUNCIL SPECIAL SESSION MEETING MINUTES

May 14, 2024, 3:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

3:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT: Councilmember Jared Gray.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; Eric McDowell, Chief Deputy Sheriff; Alex Palacious, Finance Manager; Mark Mower, Account; Bailey Ensign, Digital Communications Specialist, Emmu Salo, Administrative Intern; and Elle Compton, Administrative Intern.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director.

Mayor Westmoreland called the meeting to order at 3:05 p.m.

1. DISCUSSION OF PROPOSED BUDGET

Finance Director Kimberly Ruesch presented the item. The budget rollout process includes the release of the tentative budget on May 23, 2024, allowing for a ten-day notice before the public hearing. The finance department aimed to provide a comprehensive and understandable budget document, addressing previous communication gaps and limited information in past budgets. Major changes and key objectives for each department were highlighted to facilitate Council discussions and public understanding.

The budget also includes proposals for additional positions, with a total cost of approximately \$930,413 covering wages and benefits. These include 14 new positions: 9 full-time, 2 part-time, and 3 seasonal. Two positions, a full-time project manager and a part-time clerk, were postponed due to the lack of clarity and immediate need. Four new positions in the Sheriff's Department are requested, with staggered hiring to manage the budget within current revenue constraints. Pay adjustments include a 3% market adjustment for all personnel meeting performance expectations and additional funds to bring all employees to at least 85% of the midpoint of their pay bands. The total cost of these adjustments is approximately \$300,000.

Ms. Ruesch provided an overview of recent structural changes in the Finance Department, highlighting key reclassifications and their impacts. The treasury, purchasing, and customer service functions were moved under the Finance Department from other departments, aligning their budgets accordingly. This change was part of an effort to improve reporting and resource allocation. Additionally, general office expenses were reclassified from the Human Resources budget to Finance, with plans to further break down these costs in future budgets. The Finance Department also reallocated software-related expenses to their respective departments, ensuring accurate cost tracking and accountability. New software was introduced to manage Government Accounting Standards Board (GASB) 87 and GASB 96 accounting standards, focusing on lease reporting and software purchase costs over contract periods. While this new software will not integrate with existing systems, it is necessary to comply with updated governmental accounting standards. These changes aim to provide better financial management and transparency across the City's departments.

Ms. Ruesch reviewed the list of one-time funding, equipment, and new vehicle requests for individual departments, totaling \$1,489,613. As the items represent a single rather than ongoing operational cost, they are paid for from reserve funding from the General Fund or individual departments. The reallocation of utility sale proceeds was discussed, highlighting key items from a previous list, including the monument sign and public art, and a \$50,000 budget improvement for the bike park. Additionally, original items from the utility sale proceeds were intended to target medians and landscaping along major corridors in the City Center, such as Pony Express Parkway.

The budget changes for the upcoming fiscal year include a recommended increase in City Council compensation, raising the total monthly compensation from \$1,300 to \$1,430. This adjustment will require a code amendment and a public hearing for implementation.

The budget includes two new software items: a \$15,000 financial software, and project management software for IT. Other software requests were deferred for mid-year consideration based on revenue performance.

Key Discussion Points and City Council Directives:

Sheriff's Department Personnel Requests:

- Initial request for four positions.
- Two positions are to be hired in July, and two in January to manage fiscal impact.
- Sheriff McDowell confirmed the approach would ensure sufficient service levels.
- Commitment to fully fund these positions by Fiscal Year 2026, with projected revenue growth expected to cover additional costs.
- Concerns about public safety and the need for proactive planning due to rapid population growth.
- Importance of maintaining community policing and adequate staffing for City events.
- Suggestion for a dedicated budget line item to manage overtime costs effectively.

Personnel Compensation Increases:

- Emphasizing performance-based raises.
- Acknowledging the total cost of over \$300,000 and its budget impact.
- Implementing a strategy to delay 3% raises by three months if recent raises were given.
- Benchmarking raises against other Utah cities, which propose increases between 3 to 5%, with some as high as 10% to meet market targets.
- Stressing the importance of meaningful raises, especially for lower-paid employees, and questioning the effectiveness of percentage-based raises.

- Maintaining competitive pay for specific jobs, regardless of annual pay amount.
- Ensuring competitive pay for executive-level and experienced staff to reduce turnover.
- Several software acquisitions were delayed and removed from the budget to prioritize personnel.

Public Art Installation Project:

- Proposal to designate \$100,000 for a public art installation project and whether to allocate a set amount prior to initiation of the procurement process.
- Concerns from some Councilmembers about the lack of a specific plan or process for selecting and funding the art project.
- The procurement process specified in Eagle Mountain Municipal Code Chapter 12.35 Public Art.
- Suggestions to involve local artists and create a clear process for project proposals and funding, with further discussion in a future work session.

Neighborhood Park Match Grant Program:

- Agreement to reconsider the allocation of funds, with suggestions to reallocate those funds for other priorities.

City Center Medians and Streetscapes:

- Need to revisit the allocation of funds due to changes in development and water conservation priorities.
- Delays explained by ongoing utility work and the need to avoid redoing newly landscaped areas.

New Software:

- Personnel prioritized over software acquisition, focusing on wages for existing staff and new hires.
- New software requests were supported but limited resources led to their removal from the budget.
- Costs for new financial software (OpenGov) are roughly \$100,000 annually with a \$35,000 implementation fee.
- Current processes require manual data input due to lack of integration.
- OpenGov offers no integration benefits with other products at present; however, it meets current City needs.

City Council and Mayor Compensation:

- Proposed increase in compensation, requiring a separate public hearing.
- Discussion on the need for a codified process for regular reviews and adjustments to avoid politicizing compensation increases.

Fireworks Funding:

- Approval from the Council for fireworks funding added to the tentative 2025 budget.
- Plan to fund the 2025 fireworks from reserves to avoid cuts elsewhere.

Long Range Planner Position:

- Support for converting the part-time long-range planner position to a full-time role to better address the City's planning needs.
- Funding by adjusting the transfer from the General Fund to the Capital Projects Fund.

Mayor Westmoreland adjourned the meeting at 4:53 p.m.

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT



EAGLE MOUNTAIN CITY COUNCIL JOINT WORK MEETING – SPECIAL SESSION

Joint Meeting with Eagle Mountain City, the City of
Saratoga Springs, and Fairfield Town

May 21, 2024, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS

EAGLE MOUNTAIN CITY ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

EAGLE MOUNTAIN CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Caden Lyon, Planner; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; and Eric McDowell, Chief Deputy Sheriff.

EAGLE MOUNTAIN CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; Michele Graves, Library Director; Embret Fossum, Unified Fire Authority Battalion Chief; and Maria Loza, Accountant.

SARATOGA SPRINGS CITY ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Jim Miller, Councilmembers Audrey Barton, Chris Carn, Michael McOmber, Lance Wadman, and Stephen Willden.

SARATOGA SPRINGS CITY STAFF PRESENT ELECTRONICALLY: Mark Christensen, City Manager; Kevin Thurman, City Attorney; and Nicolette Fike, City Recorder.

FAIRFIELD TOWN ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Hollie McKinney, Councilmembers R.L. Panek, Tyler Thomas, and Michael Weber.

FAIRFIELD TOWN STAFF PRESENT ELECTRONICALLY: Stephanie Shelley, Recorder.

CEDAR FORT TOWN ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Wyatt Cook.

ALPINE SCHOOL DISTRICT BOARD MEMBERS: Julie King, and Joilyn Lincoln.

1. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 4:02 p.m.

2. ROLL CALL

3. PRESENTATION – Feasibility Study for The Creation of a New School District, Prepared By LRB Public Finance Advisors

Laura Lewis, Principal/Owner at Lewis, Robertson, and Burningham (LRB) Public Finance Advisors introduced the item.

LRB Vice President Fred Philpot delivered a presentation on the feasibility of creating a new school district in Saratoga Springs, Eagle Mountain, Cedar Fort, and Fairfield, as mandated by Utah Code §53G-3-102(4)(a)(ii). The scope of the feasibility study is within the discretion of the interlocal legislative bodies. The analysis focuses primarily on the financial impacts of creating a new district. The study analyzed key factors such as enrollment, taxable value, and the financial health of various funds within the district.

Enrollment estimates for the new district used FY2023 projected growth from Alpine School District with 24,184 students. This figure is expected to grow annually to reach 29,299 by 2029, representing a gradual increase from 28.56% to 32.56% of the total district population over six years. Taxable values are similarly set to rise, with the new district starting at 20.99% of the total in 2025 and projected to increase to 26.13% by 2029. These figures highlight a robust growth trajectory for both enrollment and taxable values, surpassing the growth rates of the existing and reorganized districts.

The General Fund is expected to encounter initial deficits due to duplicated administrative costs and proportionate allocations based on enrollment, with projections showing deficits decreasing as the taxable value per student grows. The Capital Projects Fund is anticipated to be financially sustainable, potentially enhanced by State support through Foundation programs and Enrollment programs, with an allocated \$65 million to mitigate future debt service costs. The analysis assumes the Capital Projects Fund will have a positive balance with revenues exceeding expenditures and no tax increase for all districts. The Debt Service Fund addresses the management of existing debts and the financial requirements for upcoming capital needs. These capital needs include substantial initial costs for new building construction and facility upgrades, with the assumption of 20% of the debt allocation to the new district as legally mandated. Notably, \$221 million in bonds are proposed for the new district to cover these capital needs.

The financial summary predicts the new district will have a lower taxable value per pupil in the beginning years resulting in lower overall revenues and expense per pupil in funds. However, as the district matures, increased taxable values are expected to gradually offset these financial challenges. The tax impact analysis forecasts a decrease in tax per household over five years, beginning at \$296.19 annually/\$24.68 a month in 2025 and reducing to \$88.34/\$7.36 per month by 2029, illustrating the district's potential to become financially viable over time.

The MGT Study was completed for Alpine School District and recommended a community vote on splitting the district. Mr. Philpot explained that the MGT study used numbers from 2023 and the LRB study used data from the 2024 Alpine School District budget and updated formulas for State funding.

Discussion ensued regarding the difference between the LRB study and the MGT study, the proportionate allocation of existing district facilities and assets as mandated by statute, and the impact of the bond being issued with the new debt service being assumed by the current district before the split, versus being the responsibility of the new district after.

4. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 4:55 p.m. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 4:55 p.m.

Fionnuala B. Kofoed, MMC
City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

May 21, 2024, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Caden Lyon, Planner; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; Michele Graves, Library Director; Embret Fossum, Unified Fire Authority Battalion Chief; and Maria Loza, Accountant.

Mayor Westmoreland called the meeting to order at 4:56 p.m.

1. CITY MANAGER INFORMATION ITEMS

1.A. DISCUSSION – UTA and Horrocks Engineering – Park and Ride

Director of Design and Construction at the Utah Transit Authority (UTA) Jared Scarbrough and UTA Senior Service Manager Nick Wilcox presented a detailed plan for a new park and ride facility in Eagle Mountain. The proposal introduced a new bus route offering weekday service that connects Eagle Mountain to the American Fork Front Runner station with buses running every 30 minutes. The presentation highlighted the benefits of the revised five-year service plan for Eagle Mountain. Two conceptual plan options for the Eagle Mountain Park & Ride location were displayed. One option would have approximately 60 parking stalls and a future expansion area. The second option would have approximately 70 stalls without future expansion. They further discussed the bus stop designs, ADA accessibility compliance, a signalized pedestrian crossing, the integration of trails, and the inclusion of shelters on the eastbound bus stops but not the westbound as people using those stops would be returning from work rather than waiting for the bus.

Discussion ensued regarding the following:

- Concerns about the proposed commuter bus route going to the American Fork Station rather than the Lehi Front Runner Station, with a suggestion to gather data on customer direction preferences;
- The number of available parking spaces in relation to current ridership data, with a focus on the comparison between carpool and bus usage;

- The impact of the selected location on existing trail systems and potential future developments of an under or overpass dependent on funding;
- The necessity of integrating trail connections and ensuring adequate shelter against weather conditions;
- City plans for and the importance of City involvement in expanding parking facilities to accommodate anticipated growth;
- More frequent ridership analysis to determine transit and carpooling service usage and needs;
- Preference for the first Park & Ride option parallel to Pony Express Parkway which allows for future expansion;
- The need for the signalized pedestrian crossing due to the high volume of traffic on Pony Express Parkway;
- Providing additional park and ride facilities to support carpooling and the need for transit service to the north that provides faster commuter options to Salt Lake City; and
- The project timeline completing the final design by the end of 2024, beginning construction the following year, and making the park and ride operational by September of 2026.

1.B. DISCUSSION – Galloway – Master Facilities Plan

Senior Architectural Project Manager from Galloway, Scott Holmes, introduced the proposed Master Facilities Plan which aims to outline the needs and future growth of Eagle Mountain City's facilities. He reviewed the guiding principles and project goals.

Project Architect Matt Green reviewed questionnaire data including personnel information, critical department information, current department staffing and future staffing needs, space requirements for visitor accommodations, department security requirements, and technological requirements. He explained that their team conducted individual meetings with departments to refine data and develop a needs assessment matrix. He presented the needs, site pros/cons, and recommended uses for the Pony Express Memorial Cemetery and Pony Express Memorial Park Arena rodeo grounds, seniors and events facilities, public utility facilities, wastewater facilities, and City Hall.

Summary of Findings and Recommendations:

- Combine City Hall and Library - suggested budget - \$35 Million
 - Create a three-story facility, with a budget increase between \$2 to 3 Million
 - Consolidate parking, site, and security requirements
 - Reduced overall project cost
- Remodel existing City Hall for Public Safety, Seniors, and Events
 - Lower initial investment for short-term use
 - Future revenue source with property sale
- Facilitate Public Utilities at current location; additional property is necessary
- Consider relocation of Public Utilities for the Parks Department
 - Recommended parcel area of no less than 10 acres
 - Consolidates resources
 - Target budget is \$30 Million, which reduces the overall project cost
- The Wastewater Facility is not dependent upon additional land acquisition
- Cemetery Facility is not dependent upon additional land acquisition

Staffing and Facilities

- Current staffing levels exceed the capacity of existing facilities
- It is crucial to balance population growth with the demand for public services by staying ahead of growth cycles and implementing a Department and Staffing Master Growth Plan

Suggested Project Phasing:

- Phase 1: City Hall, Wastewater Facility, and Public Utilities Satellite Campus
- Phase 2: Public Utilities Campus remodel and expansion, Parks Facility, City Hall remodel for Library and Public Safety
- Phase 3: Library, Senior Center, and Events
- Phase 4: Public Safety and Courts

Next Steps:

- Secure property over the coming years
- Identify available funding sources: general obligation bond (preferred), revenue bonds, impact fees, or property tax
- Plan for a new City Hall that will anchor a Civic Campus
- Plan for Public Utilities remodel and expansion
- Plan for a Satellite Public Utilities campus to support northern areas

Discussion ensued regarding the shift in library usage towards digital resources and community activities, highlighting the need for more space for events and interactive programs.

Library Director Michele Graves provided data illustrating that the library is still experiencing a high demand for physical media and equipment.

1.C. CONCEPT PLAN – Granite Credit Union

This item was presented and discussed following item 9.B. during the policy session.

Planner Caden Lyon presented a concept plan on behalf of Lynn Davies with CORE Architecture, LLC, the project manager for a potential future Credit Union to be built on Lot 1 of the Allgood Subdivision, located west of the Maverik gas station at the intersection of Cory B. Wride Memorial Highway and Ranches Parkway. The property is in a Commercial Community (CC) zone. Access to the site requires turning onto Ranches Parkway, then entering a private road south of Maverik, and turning right to reach the site. The CC Zone requires buildings to meet certain setback requirements, including a front setback of 10 feet minimum and 25 feet maximum from the property line. The applicant plans to place a large amount of parking on the south side of the site and locate the building towards the north property line to maximize exposure to vehicle traffic on Cory B. Wride Memorial Highway. If this layout is allowed, the proposed site plan meets the setback requirements of the CC Zone. Staff will ensure that standards are followed with the necessary lot line adjustment for the project.

Councilmember Gray expressed concerns about potential future changes to infrastructure, such as the addition of a freeway and frontage roads, which could affect the visibility of the building if it is located too close to the road. He suggested maintaining a buffer to accommodate future developments that might impact the site's visibility.

Mayor Westmoreland clarified details about the anticipated road structures, noting that the overpass would be at Ranches Parkway and the freeway would be lower, implying that the current design anticipates these future changes.

Councilmember Wright supported the proposal but inquired about the connectivity to adjacent lots, particularly concerning how the development would integrate with future properties and whether it would end up creating a dead-end situation.

Councilmember Clark favored the business visibility that the plan aims to achieve, suggesting that having a prominent frontage aligns with the City's economic interests.

Councilmember Burnham agreed on the importance of visibility for the credit union, considering its location.

Applicant representative Lynn Davies explained that the timeline for the project has not been determined yet. The first step is purchasing the property. If approvals for the site plan and subdivision process are obtained, construction is anticipated to begin by the end of the year.

1.D. DISCUSSION – Sewer Rate Study 2024

This item was presented and discussed following item 14.B. during policy session.

Finance/Management Analyst Terrence Dela Pena presented the 2024 Sewer Rate Study, which aims to ensure the sewer fund is self-sufficient, covers all costs, and implements fair rates for all users. The study revealed personnel costs of \$838,524, materials and supplies at \$5,935,449, and Timpanogos Special Service District (TSSD) services totaling \$3,564,270. It projected a negative sewer fund balance by FY 2027, even with a 2.5% annual rate increase. TSSD rate increases for Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS), and flow will add \$67,114.53 to monthly costs. Additionally, the City anticipates needing to bond for \$40 million to cover the cost of Phase 2 of the Wastewater Treatment Plan expansion.

Three rate structure alternatives were presented:

1. Maintain the current uniform rate with a 2.5% annual increase.
2. Implement changes to a base rate only with significant increases over three years – 18% increase in 2025; 15% increase in 2026; and 4% in 2027.
3. Combine a base rate change, based on meter size, with a volume rate change, also incorporating annual increases – 2.5% increase in base, volume, and per equivalent residential unit (ERU) rate annually for residential and commercial rates. Industrial rates will increase by 15% in Year 1 and 10% in Year 2.

The impact analysis showed varying effects on users, with Option 1 causing minor increases, Option 2 resulting in notable hikes, and Option 3 introducing mixed impacts based on usage. A comparison with other TSSD-serviced cities showed the proposed rates are within the regional range. The proposed sewer rate adjustment for FY 2025 will be presented for approval on June 18, 2024, to be effective July 1, 2024, with annual evaluations included in the budget process.

Discussion ensued regarding the following:

- Impact of the rate changes on residential and commercial users, concerns in particular were raised about the financial burden on small businesses;
- Clarification that business rates would be dependent on meter size and usage;
- Concerns that some businesses are currently underpaying for services;
- Maintaining a healthy fund balance amid increasing operational costs and the necessity of rate adjustments to ensure infrastructure meets growth and usage demands;
- Ensuring the new rate structure fairly reflects the usage across different user groups;
- Preference for a base plus volume rate model, allowing for costs based on actual usage rather than a flat rate; and
- The importance of communicating these changes effectively to the public to manage expectations and understanding.

The City Council directed staff to prepare the item to return at the June 4th City Council meeting, rather than on June 18th, to allow residents additional time to prepare for the rate changes.

Councilmember Wright stated although he will not be present on the decision date, he desires to voice his support of the proposed sewer rate changes because they are necessary. If he were to vote, he would choose option three. However, he trusts his fellow councilmembers to make the right decision and wants to be clear that he fully supports this measure for the reasons discussed.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:36 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Caden Lyon, Planner; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; Eric McDowell, Chief Deputy Sheriff; and Dawn Hancock, Special Events Manager.

CITY STAFF PRESENT ELECTRONICALLY: Mack Straw, Public Utilities Manager; Embret Fossum, Unified Fire Authority Battalion Chief; Maria Loza, Accountant; and Elizabeth Fewkes, Recording Secretary.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:08 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Wright led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:10 p.m.

Jim Smith expressed gratitude towards the City employees, particularly Streets and Storm Drain Manager/Parks and Recreation Manager Zac Hilton and Public Works Director Brad Hickman, for their exceptional support with the rodeo logistics and rodeo ground maintenance. He shared an anecdote about their helpfulness in dealing with unexpected challenges during the rodeo setup, emphasizing the positive impact of the Council's support on the success of community events.

Jeremy Nelson submitted a public comment echoing Mr. Smith's appreciation to the staff and the City for the improvements to the rodeo grounds.

Brandon Waters, a local baseball coach, and his baseball teams were in attendance. He spoke about the challenges and growth of the Eagle Mountain baseball program. He requested improvements to the sports facilities at Cory B. Wride Memorial Park and Nolen Park to better accommodate the needs of the youth teams. He detailed the current inadequate conditions, like the lack of batting cages and proper warm-up areas, which compromise safety and the quality of sports practice.

Mayor Westmoreland closed public comment at 7:17 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark expressed appreciation for the residents who were in attendance at the meeting, highlighting the positive aspects they bring to Eagle Mountain through their involvement in various community roles such as coaching and volunteering for the rodeo committee. She emphasized how their participation helps in shaping the community's character and thanked them for their presence and contributions.

Councilmember Burnham

Councilmember Burnham noted the importance of maintaining respectful communications among councilmembers, and apologized for previous frustrations she may have expressed. She lauded significant advancements in transportation facilitated by collaboration with local regional and State entities. She acknowledged Senator Heidi Balderree, Representative Stephanie Gricius, and Representative Jefferson Moss, for their support of Eagle Mountain's transportation initiatives.

Councilmember Wood

Councilmember Wood concurred with the appreciation expressed by Councilmember Burnham for the collaborative efforts of Northern Utah County councilmembers and mayors and State representatives. He thanked the community for their attendance and participation, particularly acknowledging the rodeo queens and the collaborative efforts between the City and the rodeo. He commended Councilmember Gray for his involvement with the Alpine School District discussions on the district

split and highlighted the importance of the Council and community working together to benefit Eagle Mountain collectively.

Councilmember Wright

Councilmember Wright echoed the sentiments expressed by Councilmember Wood and further highlighted the importance of community engagement in municipal planning and decision-making processes. He emphasized the benefits of cooperation across different levels of government and the community, particularly in transportation and environmental conservation projects that involve federal and regional partners.

Councilmember Gray

Councilmember Gray remarked on local sports facilities, community events, and transportation funding achievements. He shared his experiences interacting with local youth and discussing municipal budgets, which underscores the direct impact of civic engagement on community projects and infrastructure development. He also mentioned upcoming community events like Pony Express Days and a dance event organized by the Youth Council, inviting the community to participate.

Mayor Westmoreland

Mayor Westmoreland expressed gratitude towards the transportation commission, neighboring cities, and State organizations like the Utah Department of Transportation (UDOT) and UTA for their support. Additionally, he highlighted the critical roles of law enforcement and firefighters in maintaining community safety, especially as the City continues to grow and face new challenges.

9. PRESENTATION

9.A. URPA Recognition – Dawn Hancock

Assistant Director of the Utah Recreation and Parks Association McKell Christensen expressed appreciation for the supportive comments about community events like baseball and rodeos and highlighted the association's role in providing a network and training resources for community parks and recreation across Utah. She recognized Special Events Manager Dawn Hancock as the Outstanding Special Events Professional of the Year. She noted that special events are a vital part of community engagement and praised Ms. Hancock for her exceptional efforts in organizing inclusive and adaptive events that have set a high standard across the State, contributing significantly to fostering a sense of community.

Ms. Hancock expressed deep gratitude for the opportunity to do her job, which she passionately loves. She thanked the Council and the community for their support, which she credited as essential to the success of the events she organizes. She emphasized how rewarding it is to see the community enjoying the events, affirming the value and impact of her work in enhancing community life in Eagle Mountain.

Mayor Westmoreland expressed gratitude towards Ms. Hancock and her team for representing Eagle Mountain commendably.

9.B. Introduction – Pony Express Days 2024 PRCA Rodeo Royalty

The Pony Express days 2024 PRCA rodeo royalty Rachel Whitehead (Queen), Cecily Williams (1st Attendant), A.J. Krieger (2nd Attendant), Aydree Weight (Princess), Nikki Hetzel (1st Attendant), and Emma Wilkinson (2nd Attendant) were crowned on Saturday, April 20, 2024.

Aydree Weight, A.J. Krieger, Cecily Williams, and Rachel Whitehead introduced themselves at the meeting. Ms. Whitehead thanked the City for preparing the rodeo grounds, highlighting the community support that makes the event special.

Mayor Westmoreland expressed excitement about the upcoming Pony Express Days events and the involvement of young representatives from the community. He lauded the efforts to prepare the rodeo grounds and acknowledged the growing popularity and the significant impact of these events on the community, indicating a strong, ongoing tradition that enhances community spirit.

Councilmember Gray encouraged broader participation in the rodeo and acknowledged the importance of the rodeo queens in promoting the event. He detailed the dedication and growth of the young women involved, describing how they have been embraced and supported by the community. He also recognized the sponsors and other supporters present, noting their crucial role in the success of community events.

CONSENT AGENDA

The approval of the consent agenda occurred following the discussion of item 1.C. during policy session.

10. BOND RELEASES

10.A. Sweetwater Industrial Phase A, Plat 2 – Out of Warranty

11. MINUTES

11.A. April 29, 2024 Minutes – Special Meeting with the City of Saratoga Springs and Fairfield Town

11.B. May 7, 2024 Minutes – Regular City Council Meeting

Councilmember Wright requested a correction to the April 29, 2024 minutes to clarify that Saratoga Springs Councilmember Michael McOmber was in attendance electronically and noted a spelling error on Councilmember Burnham's name on page 10 of the May 7, 2024 minutes.

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – Firefly NPA 8 A Plats 4 & 5, located in the southwest area of the City near SR-73 and Pole Canyon Blvd. (County Parcel # 59:052:0021)

13. RESOLUTIONS

- 13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the 2023 Municipal Wastewater Planning Program Annual Report
- 13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property
- 13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook HGS LC for the Acquisition of a Right-of-Way along Old Airport Road
- 13.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook Long Ridge LC. for the Acquisition of a Right-of-Way along Old Airport Road

MOTION: *Councilmember Burnham moved to approve the consent agenda removing item 12.A. and placing it as a scheduled item for further discussion. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

SCHEDULED ITEMS

12. PRELIMINARY PLATS & SITE PLANS

- 12.A. SITE PLAN – Firefly NPA 8 A Plats 4 & 5, located in the southwest area of the City near SR-73 and Pole Canyon Blvd. (County Parcel # 59:052:0021)

Applicant representative David Vitek provided an update on the progress of the Firefly residential development, highlighting the extensive work done to enhance the area's infrastructure and recreational facilities. He showcased a video of the development, which included Firefly Boulevard, the main access road, and the development of community amenities like a community park, a pump track, a skateboard park, and pickleball courts. He also pointed out the unique architectural features of the first homes built in the development, emphasizing their design to ensure they are welcoming even from the alley access. He mentioned upcoming events to celebrate the project's progress and invited Council members to an exclusive preview in June.

Councilmember Gray highlighted the economic impact of the development, particularly the national recognition of the pump track and skatepark, which could attract coast-to-coast events and boost local tourism. He expressed his appreciation for the project's potential to significantly enhance community engagement and economic activity.

Councilmember Burnham acknowledged the project's fidelity to its promised aesthetic, noting that the actual development closely resembles the conceptual imagery, which reassured the Council of the developer's commitment to quality.

Councilmember Wright encouraged his peers to visit the site to witness the quality and beauty of the development firsthand. He praised the internal and external design of the homes and expressed a high regard for the project's contribution to the community's landscape.

Mayor Westmoreland and other Councilmembers expressed their excitement about the development and its features, discussing the broader benefits such as increased community engagement and economic growth.

Councilmember Wood stated that he appreciates the thought that has gone into the design of the townhomes.

Discussion clarified that duplicate road names will be resolved during the approval process.

MOTION: *Councilmember Wright moved to approve the site plan for Firefly NPA 8 A Plats 4 and 5 located in the southwest area of the City near Cory B. Wride Memorial Highway and Pole Canyon Boulevard (County Parcel # 59:052:0021). Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

14. ORDINANCES/PUBLIC HEARINGS

14.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions

City Attorney Marcus Draper explained the change in title from City Administrator to City Manager necessitates updates to Municipal Code. This alteration was excluded from the previous amendment because modifications to Title 17 require Planning Commission review.

Mayor Westmoreland opened the public hearing at 8:07 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to adopt an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

14.B. PUBLIC HEARING – Fiscal Year 2025 Tentative Budget. **DISCUSSION ITEM ONLY**

Finance Director Kimberley Ruesch provided an update on the tentative Fiscal Year 2025 Budget, focusing on recent changes since the last budget meeting. The primary updates include the conversion of a long-range part-time planner position to full-time, which has a net budget impact of \$56,945. Additionally, the budget for the Independence Day fireworks display was adjusted. The net increase to the General Fund budget is \$38,500. Staff has asked to remove funding for two proposed projects (monument signs and a community art piece) reducing the capital projects fund by \$220,000. These changes were made in response to Council feedback and in preparation for the upcoming final budget approval.

Discussion Summary:

Equipment Leases:

- Questions were raised about leasing a mini loader for \$15,000 for three years versus purchasing it, considering maintenance and long-term costs.
- Clarification on the need and use of mini loaders for sidewalk repairs and burials, emphasizing maneuverability to avoid damaging grass.
- Concerns about long-term maintenance costs and the efficiency of leasing equipment to avoid repair costs.

Streaming and Recording of Meetings:

- Discussions on the need for better streaming and recording of Council meetings to enhance transparency and accessibility.
- Possibly separating meeting recording and streaming duties from the Recorder's Office and possibly assign them to the Communications Department.
- Potential use of Council budget for necessary streaming equipment and ensuring that the Communications Department can handle the task without overburdening staff.

Event Budgets and Community Engagement:

- Advocacy for a detailed breakdown of event costs to understand budget increases and specific allocations for fireworks, special events, and new activities.
- Suggestions for an annual event plan to outline anticipated costs and activities, helping to justify budget requests and adjustments.
- Emphasis on the importance of events in building community spirit and the need for transparent budgeting to maintain public trust.

Budget Transparency and Accountability:

- Requests for more detailed budget reports showing both estimated and actual spending to aid in future planning and accountability.
- Emphasis on the need for clear explanations of budget increases to prevent misunderstandings and ensure responsible use of public funds.

Scholarships and Youth Engagement:

- Discussion on increasing scholarship amounts for Miss Eagle Mountain, Youth Council, and other youth programs to reflect their contributions and align with other cities.
- Recognition of the role of scholarship recipients in representing the City at events and parades.
- Verification of the awarding of past scholarships and payout of funds in the future for qualifying purchases.
- Consideration of creating a nonprofit to accept donations for scholarships and youth programs, reducing the reliance on the City budget alone.

Tree Planting and Citywide Green Initiatives:

- Clarification on the significant increase in the tree budget for citywide planting and maintenance, including disease resistance and park strip trees.
- Ongoing efforts to hire a City forester to manage the tree planting and maintenance program.
- Discussions on the importance of trees for community aesthetics, environmental health, and resident well-being.

Mayor Westmoreland opened the public hearing at 9:02 p.m.

Josh Wagstaff inquired about the City purchasing or using a currently owned tractor to perform rodeo grounds maintenance to allow the site to be used by 4H groups.

Mayor Westmoreland closed the public hearing at 9:06 p.m.

Discussion considered purchasing a new tractor and utilizing the old tractor to maintain the rodeo grounds.

15. MOTION

15.A. MOTION – Approval of the Reallocation of Utility Sale Proceeds

Ms. Ruesch presented a summary of the current allocation of utility sale proceeds, highlighting the original allocations and proposed changes for the 2025 budget. The requested items in the tentative budget included park improvements, bike park enhancements, wayfinding signs. It also included monument signs, and public art installations, however these have since been removed. The bike park improvements and wayfinding signs would be funded via the Match Grant Program portion of the utility sales proceeds. The Match Grant Program, which is on hold, was originally intended for existing neighborhood parks only, excluding new neighborhood parks from applying for these funds.

Councilmember Clark proposed revamping the Match Grant Program into a new program called the "Ascend Together Fund," which would provide a mechanism for residents to submit applications for neighborhood improvements for areas without a homeowner's association (HOA), including parks and public art, without requiring the matching of funds. She emphasized the need for a structured approach to allocate funds and suggested collaborating with other councilmembers to develop a comprehensive plan. She supported combining park improvement funds into a single, flexible category.

Councilmember Burnham referenced the history of power outages in the early days of the City and the intent for the utility sales proceeds to be used towards existing parks to benefit residents who had experienced the hardships. She expressed interest in the proposed Ascend Together Fund but was hesitant to allocate all funds to the proposed program, citing the need to reserve some funds for future projects. She appreciated the idea of revamping the grant program but stressed the importance of maintaining flexibility. She raised concerns about allocating too much money too quickly and mentioned potential improvements for the baseball fields at Pony Express Memorial Park.

Councilmember Wood agreed with the need for a more structured discussion on the proposed fund and suggested scheduling a work session to refine the details. He emphasized the importance of

planning and structuring the program to ensure clear guidelines and efficient allocation of funds. He supported combining park improvement funds into a general category to allow for more flexibility in addressing various park-related needs.

Councilmember Wright endorsed the proposal to further discuss Councilmember Clark's idea. He recommended not restricting all funds to the Ascend Together Fund but setting aside some funds annually for vetted projects. He emphasized the need for community and developer support for public art funding. He supported reallocating funds from monument signs and public art installations to the Match Grant Program, unallocating all Match Grant Program funds, and returning the funds to the utility sale proceeds main fund. He recommended using the funds designated for a recreation center and SilverLake Amphitheater improvements for land acquisition for new City facilities.

Councilmember Gray expressed support for reallocating the utility sale proceeds and appreciation for the innovative thinking among the Council. He emphasized that Nolen Park, being one of the few regional parks in The Ranches, should not be altered solely for baseball improvements, suggesting it is better suited as a practice field. Instead, he proposed focusing on creating another baseball field in a different park, considering the need for diversity in sporting activities. He advocated for improving or repurposing other existing parks to better serve the community's needs.

Discussion ensued regarding the proposed Ascend Together Fund, using a portion of the utility sale proceeds for land acquisition.

The City Council determined to unallocate the funds in the Match Grant program, combine the funds designated for parks into a single fund, and merge the City Center streetscape landscaping and City Center medians into a joint fund.

MOTION: *Councilmember Clark moved to approve the reallocation of utility sale proceeds with the following changes:*

- 1. Merge the City Center streetscape landscaping and City Center medians items to reflect a total of \$1,292,991;*
- 2. Combine various park project funds, including Silver Lake amphitheater improvements, bike park improvements, and Nolan Park improvements, into a single fund totaling \$1 million;*
- 3. Remove the monument signs and public art installation projects from the recommended reallocation and return those funds to the line currently titled Match Program;*
- 4. Rename the Match Program line to Unallocated Funds; and*
- 5. Remove the Recreation Center funding of \$2.6 million and add it to the newly named Unallocated Funds line.*

Councilmember Wright seconded the motion.

Councilmember Clark assured residents that removing the funds for the recreation center is to address more immediate needs and a recreation center will still be considered in the future.

Councilmember Wright noted that the funds could be used to purchase land for a future recreation center.

Discussion clarified the history and purpose of the funds designated for a recreation center.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

16. RESOLUTIONS

- 16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Receiving a Feasibility Study for the Creation of a New School District Pursuant to Utah Code Section 53G-3-301.4, Scheduling a Public Comment Period, Scheduling Future Public Hearings, Scheduling Final Action on the Creation of a New School District, and Related Matters.

The following portion of the discussion occurred prior to item 1.A.:

Councilmember Gray noted the feasibility and financial implications of creating a new school district, stating that the start of such a district would not begin until 2027 and emphasizing that the financial figures presented were worst-case scenarios. He pointed out the potential misunderstandings regarding the duplication of expenditures, explaining that it might not result in cost savings as it involves redistributing existing services rather than duplicating them. He highlighted the complexity of assigning administrative roles across potentially split districts, questioning whether the duplication truly leads to increased costs.

Alpine School District Board Member Julie King clarified the timeline for the potential district creation and elaborated on the fiscal details presented in the feasibility study, noting they included start-up costs and the assumption of substantial construction and operational expenses. She discussed the inevitability of some tax increases and the procedures surrounding tax certifications, which are influenced by State-matching funds and could change by 2027. Ms. King also addressed the salary dynamics of duplicated roles, suggesting that a smaller district might not offer the same salary as a larger one, potentially affecting cost projections.

Councilmember Burnham agreed with the discussion on the potential duplication of services in new school districts and that the salaries for duplicated roles would vary based on the district's size, potentially reducing costs.

Alpine School District Board Member Joylin Lincoln noted the feasibility study's thoroughness, particularly its detailed analysis of technology requirements necessary for establishing a new school district. She confirmed the study's conclusion that creating the district is feasible and commended the comprehensive level of detail provided.

The following portion of the discussion occurred after item 15.A.:

After consideration, the City Council directed staff to schedule public hearings for June 13th and June 18th, to ensure one of the hearings is on a different night than regular City Council meetings to facilitate public participation. They proposed supplying the public with infographics and other information before the public comment period, creating a webpage for submitting comments and information,

possibly sending a mailer to all registered voters, and using social media for public notification. Educators and school board members will be invited, and efforts will be made to include taxpayers' perspectives and encourage voter registration. Final actions will occur after a 45-day public comment period, with the final decision scheduled for July 16th. Administrative details include clarifying the resolution language about the feasibility study and specifying public hearing times in the notices.

MOTION: *Councilmember Gray moved to adopt a resolution of Eagle Mountain City, Utah, recognizing the receipt of a feasibility study for the creation of a new school district pursuant to Utah Code Section 53G-3-301.4, scheduling a public comment period on June 13, 2024, and June 18, 2024, scheduling final action on the creation of a new school district, and related matters. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

AMENDED MOTION: *Councilmember Gray moved to adopt a resolution of Eagle Mountain City, Utah, receiving a feasibility study for the creation of a new school district pursuant to Utah Code Section 53G-3-301.4, scheduling a public comment period on June 13, 2024, and June 18, 2024, scheduling final action on the creation of a new school district, and related matters. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

17. LEGISLATIVE ITEMS

17.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan provided an update on the Council's priority list. He highlighted ongoing projects and suggested the Council consider incorporating significant future projects like the Ascend Together Fund or other land acquisition items into their strategic planning.

Councilmember Wood suggested incorporating the Mid Valley Highway into the five-year plan to ensure seamless progression without delays between the completion of the study and the start of new initiatives.

Councilmember Clark agreed with the suggestions about the five-year plan and expressed willingness to formalize Council consensus on priorities into actionable items. She highlighted the need for a systematic approach to both small and significant projects, suggesting that staff add items requested during the meeting that receive a consensus from the Council to the list.

Interim City Manager/Community Development Director Steve Mumford proposed holding a strategic planning conference each fall, separate from the budget process, to allow the Council to focus on strategic goals and objectives. This conference would provide an opportunity to review, add, or remove items from the priority list in alignment with the Council's strategic vision, fostering a more organized and deliberate approach to City planning and project management.

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gray

Councilmember Gray reported issues with commercial vehicle parking in residential areas, specifically semi-trucks, and suggested a Municipal Code review to better define commercial vehicle standards and address parking concerns. He verified with staff that the lights will be installed at the rodeo grounds prior to the upcoming event. He also mentioned water pressure issues in Spring Run and ongoing trash dumping problems in the City, asking for increased enforcement and public awareness campaigns.

Councilmember Clark

Councilmember Clark suggested a public information campaign to promote awareness of illegal dumping in the City. She asked staff about the progress on addressing the lift station concerns for Scenic Mountain. She mentioned the importance of improving cell phone coverage, particularly at City Hall, and asked about the status of internet installation at Cory B. Wride Memorial Park for better vendor transactions during events.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Wright

Councilmember Wright reported on attending the ULPC (Legislative Policy Committee) meeting with Mr. Mumford and Mr. Strachan. He mentioned the formation of advisory boards on topics like housing affordability, economic development and finance, Government Records Access and Management Act (GRAMA) and privacy, gravel legislation, stormwater, and UDOT coordination. He encouraged fellow councilmembers to participate, noting it would require a couple of hours a month.

Councilmember Gray

Councilmember Gray reported on the Youth Council's progress with their dance and elections, noting high participation.

Councilmember Wood

Councilmember Wood announced the upcoming Pony Express Days Events:

- May 29: Family Fun Night
- May 30: Buddy Night and Carnival with boutique vendors, food trucks, and bands
- May 31: Carnival with more boutique vendors, food trucks, and a concert in the park
- June 1: Grand Parade, boutique vendors, food trucks, local talent, instrumentalists, and fireworks at Cory B. Wride Memorial Park and Demolition Derby at Pony Express Memorial Park
- June 6 to 8: Rodeo at the rodeo grounds

Councilmember Burnham

Councilmember Burnham invited the public to participate in the Memorial Day event at 10:00 a.m. at Pony Express Memorial Cemetery.

20. COMMUNICATION ITEMS

20.A. Financial Update

21. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 11:02 p.m. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 11:02 p.m.

Approved by the City Council on June 4, 2024.

Fionnuala B. Kofoed, MMC
City Recorder



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 4, 2024

TITLE:	MOTION - Consideration and Approval of Extended Construction Hours as per EMMC 8.15.080(G) for the Construction of Firefly 4 MG Tank		
ITEM TYPE:	Motion		
FISCAL IMPACT:	N/A		
APPLICANT:	Firefly		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Engineering

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve the extended construction hours, as per EMMC 8.15.080(G), for the construction of the Firefly 4 MG tank.

BACKGROUND:

City Code 8.15.080 regulates noise

G. Construction Work. It is unlawful for any person to perform or cause to be performed any construction work on any construction site under his control in such a manner as to violate EMMC [8.15.070\(C\)](#). **The city council may authorize extended hours for construction operations or procedures which, by their nature, require continuous operation, or modify or waive the work hours for or on projects in generally isolated areas where the extended hours do not impact adjoining property occupants.**

The applicant requests that the City Council consider the proposed extended hours of operation to construct the 4 MG tank for the Firefly project. Often to achieve a continuous concrete pour, it is necessary to pour at night to avoid possible interruption to delivery due to unforeseen traffic issues and to ensure the concrete arrives within the recommended time threshold. Cooler temperatures also allow for more workability of the concrete as it is placed. The tank is located more than a mile away from the nearest resident and access to the site does not go through a residential neighborhood.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 4, 2024

TITLE: RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Professional Service Agreement with OnPointe Insights, Inc., for Public Engagement Surveys for the General Plan Update and Other Long-Range Planning Activities.

ITEM TYPE: Resolution

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**

CURRENT ZONE

ACREAGE

COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Brandon Larsen, Planning

PRESENTED BY:

RECOMMENDATION:

Staff recommends the Council approve a three (3)-year Professional Service Agreement with OnPointe Insights, Inc., for the General Plan update and other long-range planning activities, which agreement includes a non-appropriation clause should the Council not appropriate funding in years 2 and 3 of the agreement.

BACKGROUND:

Planning requests the Council approve a three (3)-year agreement with OnPointe Insights to provide surveying services for long-range planning purposes (their services could be used for other city matters). OnPointe Insights will assist the City in conducting a scientific, random sample survey of city residents to get their input on issues such as land use, economic development, housing, transportation, the environment, etc., to help inform and kick-off the General Plan update. There is an option to not enter into an agreement and only pay a one-time fee for the General Plan update survey; however, the City will save up to \$4,000 (per survey) by entering into the three (3)-year agreement. According to the agreement, the City must do at least one (1) survey a year during the agreement period.

Planning staff foresees needing surveying help for other long-range planning projects, such as area plans. Funding to facilitate the first year of this agreement has been previously appropriated by the City Council. The agreement includes a non-appropriation clause should the Council not appropriate funding in years 2 and 3 of the agreement.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Onpointe Insights, Inc](#)

RESOLUTION NO. R-_____ -2024

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING AN AGREEMENT WITH ONPOINTE INSIGHTS, INC., FOR PUBLIC ENGAGEMENT SURVEYS FOR
THE GENERAL PLAN UPDATE AND LONG-RANGE PLANNING ACTIVITIES**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to Approve an Agreement with Onpointe Insights Inc., for Public Engagement Surveys for the General Plan Update and Long-Range Planning Activities, as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants, and agreements hereinafter set forth, the parties hereto agree as follows:

1. The terms of the Agreement with Onpointe Insights Inc., as set forth in Exhibit A.
2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 4th day of June 2024.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 4th day of June 2024.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 4, 2024

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the Creation of the Local Building Authority of Eagle Mountain City, Utah, and Designating the City Council to be the Board of Trustees of the Local Building Authority for the Purpose of Incorporating as a Nonprofit Corporation, and Approving Articles of Incorporation and Bylaws, Consistent with the Constitution and Laws of the State of Utah.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Natalie Winterton, Admin

PRESENTED BY:

Natalie Winterton, Terrence dela Pena

RECOMMENDATION:

Staff recommends that the City Council authorize the creation of the Local Building Authority of Eagle Mountain City, Utah, and designate the City Council to be the Board of Trustees of the Local Building Authority for the purpose of incorporating as a nonprofit corporation, and approve Articles of Incorporation and Bylaws, consistent with the Constitution and laws of the State of Utah.

BACKGROUND:

As Eagle Mountain City looks at its future facilities plans, funding options have also been discussed. Approving a Local Building Authority creates an additional funding option for the City.

A Local Building Authority (LBA) is a 501-(c)-3 non-profit organization for which the City Council will act as trustees. An LBA has the ability to issue Lease Revenue Bonds. The LBA would bond against lease payments established in a Lease Agreement between the City and the LBA. Creating an LBA gives the City more financial flexibility in deciding from what sources the Lease Payments would come.

ITEMS FOR CONSIDERATION:

- The creation of a Local Building Authority does not obligate the City to issue bonds.
- Any bonds issued by an LBA will have a bond rating that is one-step lower than the City itself. This could lead to slightly higher

interest rates.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Local Building Authority](#)

[EXHIBIT A - Articles of Incorporation](#)

[EXHIBIT B - LBA Bylaws](#)

RESOLUTION NO. R-_____ -2024

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AUTHORIZING THE CREATION OF THE LOCAL BUILDING
AUTHORITY OF EAGLE MOUNTIAN CITY, UTAH, AND DESIGNATING THE CITY COUNCIL TO BE THE BOARD
OF TRUSTEES OF THE LOCAL BUILDING AUTHORITY FOR THE PURPOSE OF INCORPORATING AS A
NONPROFIT CORPORATION, AND APPROVING ARTICLES OF INCORPORATION AND BYLAWS, CONSISTENT
WITH THE CONSTITUTION AND LAWS OF THE STATE OF UTAH**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah (the "City Council"), finds that it is in the public interest to consider the creation and establishment of the Local Building Authority of Eagle Mountain City, Utah; and

WHEREAS, the objects and purposes for which the Authority is founded and incorporated are to construct, acquire, improve or extend one or more projects, as defined in Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the "Act"), and to finance their costs on behalf of Eagle Mountain City, Utah (the "City"), in accordance with the procedures and subject to the limitations of the Act in order to accomplish the purposes for which the City exists; and

WHEREAS, the purpose and essence of the Authority shall be purely civic, benevolent, charitable, and philanthropic. The Authority shall not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended; and

WHEREAS, the Authority shall have no shareholders and shall not issue shares of stock and none of its property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Authority; and

WHEREAS, the City Council finds it necessary and desirable to approve Articles of Incorporation and Bylaws to be followed in transacting the business and powers of the Local Building Authority of Eagle Mountain City, Utah.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH:

1. The Articles of Incorporation of the Local Building Authority of Eagle Mountain City, Utah, attached hereto as Exhibits A and B, are hereby approved.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 4th day of June 2024.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 4th day of June 2024.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Exhibit B

ARTICLES OF INCORPORATION
OF
LOCAL BUILDING AUTHORITY
OF
EAGLE MOUNTAIN CITY, UTAH

We, the undersigned citizens of the State of Utah and of the United States as appointed officials of Eagle Mountain City, Utah (the “City”), have associated ourselves together with the purpose of incorporating as a nonprofit corporation under the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively the “Acts”), and the Constitution and other laws of the State of Utah, and do hereby execute, adopt and acknowledge in duplicate originals the following Articles of Incorporation:

ARTICLE I

NAME OF CORPORATION

The name of the corporation created hereunder shall be the “Local Building Authority of Eagle Mountain City, Utah” (the “Authority”).

ARTICLE II

PLACE OF BUSINESS

The principal place of business of the Authority shall be located in Eagle Mountain City, Utah, and the initial principal office of the Authority shall be located at Eagle Mountain City Offices at 1650 Stagecoach Run, Eagle Mountain, Utah.

ARTICLE III

PERIOD OF DURATION

The Authority is hereby declared to have a perpetual duration unless dissolved as provided in accordance with Article X hereof.

ARTICLE IV

OBJECTS, PURPOSES AND POWERS

The objects and purposes for which the Authority is founded and incorporated are to construct, acquire, improve or extend one or more projects, as defined in Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the “Act”), and to finance their costs on behalf of Eagle Mountain City, Utah (the “City”), in accordance with the procedures and subject to the limitations of the Act in order to accomplish the purposes for which the City exists

In furtherance thereof, the Authority shall have all of the powers set forth in the Act and the Constitution and other laws of the State of Utah. The Authority shall not, however, undertake any of the activities set forth in the preceding paragraph without prior authorization therefor by the governing body of the City (the "City Council").

The purpose and essence of the Authority shall be purely civic, benevolent, charitable, and philanthropic. The Authority shall not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, nor shall it engage directly or indirectly in any activity which would cause the loss of such qualification. It is hereby expressly declared that this Authority has been organized not for gain, and that no loans, dividends, or other distributions, except for the payment of reasonable compensation for services rendered or reimbursement for reasonable expenses, shall ever be declared or paid to any of its trustees or officers.

The Authority shall have no shareholders and shall not issue shares of stock and none of its property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Authority.

At no time shall the Authority engage in any activities which are unlawful under the laws of the United States of America, the State of Utah, or any other jurisdiction wherein it conducts its activities. No substantial part of the activities of the Authority shall include the carrying on of propaganda, or otherwise attempting to influence legislation and the Authority shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

ARTICLE V

BOARD OF TRUSTEES

The initial membership of the Board of Trustees shall be comprised of six trustees, five voting members and one non-voting member. The names and addresses of the persons who are to serve as the initial members of the Board of Trustees of the Authority are:

<u>Name</u>	<u>Street Address</u>
Tom Westmoreland (non-voting)	1650 Stagecoach Run Eagle Mountain City, UT 84005
Donna Burnham	1650 Stagecoach Run Eagle Mountain City, UT 84005
Melissa Clark	1650 Stagecoach Run Eagle Mountain City, UT 84005
Jared Gray	1650 Stagecoach Run Eagle Mountain City, UT 84005
Rich Wood	1650 Stagecoach Run Eagle Mountain City, UT 84005
Brett Wright	1650 Stagecoach Run

Eagle Mountain City, UT 84005

The Board of Trustees shall be comprised of all six members of the City Council as may from time to time serve on such City Council and any change in the composition of the membership of the City Council shall automatically and without any action required hereunder operate to change the composition of the membership of the Board of Trustees. The Mayor of the City ("Mayor") shall be a non-voting member of the Board of Trustees except in the instance of a tie vote, in which case the Mayor shall vote to break the tie.

ARTICLE VI

REGISTERED OFFICE; REGISTERED AGENT

The address of the initial registered office of the Authority shall be 1650 Stagecoach Run, Eagle Mountain City, UT 84005. The registered agent of the Authority shall be the duly appointed City Recorder for the City.

ARTICLE VII

DISPOSITION OF PROPERTY

The Board of Trustees of the Authority shall not sell, transfer, mortgage, convey, or otherwise dispose of all or any major part of the property and assets of the Authority, nor shall the Authority be dissolved, merged, or consolidated with any other corporation or other legal entity, except on an affirmative vote of a majority of the Board of Trustees and the approval of the City Council.

The City, having authorized and directed the creation of the Authority, shall at all times during the existence of the Authority have a beneficial interest in the Authority and its assets, properties, and monies. Whenever notes, bonds, or other evidences of indebtedness issued by the Authority on behalf of the City are satisfied, discharged, and retired, title to all real and personal property financed with the proceeds of such notes, bonds, or other evidences of indebtedness shall be forthwith transferred to the City.

No part of the net earnings of the Authority shall inure to the benefit or be distributable to its trustees, officers, or other persons, except that the Authority shall be authorized to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein.

ARTICLE VIII

BYLAWS

The Board of Trustees of the Authority shall have the power to make such prudent bylaws not inconsistent with the Constitution and laws of the State of Utah and these Articles of Incorporation as it may deem necessary or proper for the management of the business and affairs of the Authority; provided, however, that all bylaws and any amendments thereto must be approved by the City Council.

ARTICLE IX
AMENDMENTS

These Articles of Incorporation may be amended on approval of a majority vote of the Board of Trustees of the Authority and a majority vote of the City Council.

ARTICLE X
DISSOLUTION

Upon the dissolution of the Authority, and after paying or making provisions for the payment of all of its liabilities, the Authority shall convey any of its remaining assets to the City; provided, however, that the Authority may not be dissolved unless all outstanding bonds and other obligations of the Authority are paid in full as to principal, interest, and redemption premiums, if any, or unless provision for the payment of the same when due has been made.

ARTICLE XI
INCORPORATORS

The names and addresses of the incorporators of the Authority are:

<u>Name</u>	<u>Street Address</u>
Tom Westmoreland	1650 Stagecoach Run Eagle Mountain City, UT 84005
Donna Burnham	1650 Stagecoach Run Eagle Mountain City, UT 84005
Melissa Clark	1650 Stagecoach Run Eagle Mountain City, UT 84005
Jared Gray	1650 Stagecoach Run Eagle Mountain City, UT 84005
Rich Wood	1650 Stagecoach Run Eagle Mountain City, UT 84005
Brett Wright	1650 Stagecoach Run Eagle Mountain City, UT 84005

ARTICLE XII
LIABILITIES FOR DEBTS

The members of the Board of Trustees and officers of the Authority shall not be personally liable for the debts or any other obligations of the Authority.

DATED this (date).

(Incorporator)

(Incorporator)

(Incorporator)

(Incorporator)

(Incorporator)

(Incorporator)

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this (month) __, 2024, by Tom Westmoreland, Donna Burnham, Melissa Clark, Jared Gray, Rich Wood and Brett Wright.

NOTARY PUBLIC

(SEAL)

BYLAWS
OF
LOCAL BUILDING AUTHORITY
OF
EAGLE MOUNTAIN CITY, UTAH

ARTICLE I
OFFICES

The principal corporate office of the Local Building Authority of Eagle Mountain City, Utah (the “Authority”), shall be located at 1650 Stagecoach Run, Eagle Mountain, Utah.

ARTICLE II
PURPOSE

The objects and purposes for which the Authority is founded and incorporated are to construct, acquire, improve or extend one or more projects, as defined in Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the “Act”), and to finance their costs on behalf of Eagle Mountain City, Utah (the “City”), in accordance with the procedures and subject to the limitations of the Act in order to accomplish the purposes for which the City exists.

In furtherance thereof, the Authority shall have all of the powers set forth in the Act and the Constitution and other laws of the State of Utah. The Authority shall not, however, undertake any of the activities set forth in the preceding paragraph without prior authorization therefor by the governing body of the City (the “City Council”).

The purpose and essence of the Authority shall be purely civic, benevolent, charitable, and philanthropic. The Authority shall not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, nor shall it engage directly or indirectly in any activity which would cause the loss of such qualification. It is hereby expressly declared that this Authority has been organized not for gain, and that no loans, dividends, or other distributions shall ever be declared or paid to any of its trustees or officers. The Authority shall have no shareholders and shall not issue shares of stock and none of its property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Authority.

At no time shall the Authority engage in any activities which are unlawful under the laws of the United States of America, the State of Utah, or any other jurisdiction wherein it conducts its activities. No substantial part of the activities of the Authority shall include the carrying on of propaganda, or otherwise attempting to influence legislation and the Authority shall not participate

in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

ARTICLE III

BOARD OF TRUSTEES

Section 1. General Powers. The affairs of the Authority shall be managed by a board of trustees (the “Board of Trustees”).

Section 2. Number, Tenure, and Qualifications. The number of trustees shall be six and shall consist of the members of the City Council as may from time to time serve on such City Council, and any change in the composition of the membership of the City Council shall automatically and without any action required hereunder operate to change the composition of the membership of the Board of Trustees. The initial trustees are designated in the Articles of Incorporation, and each shall serve as a member of the Board of Trustees for a term of four years or until his/her death, incapacity, resignation, or removal from such office or, if applicable, until such officer shall cease to be a member of the City Council. Whenever a member of the Board of Trustees shall cease to be a member of the City Council, his/her successor shall, upon his/her election and qualification for office, thereupon become a member of the Board of Trustees. To the extent permitted by law, members of the Board of Trustees may be removed and replaced by the City Council at any time in its discretion.

Section 3. Regular Meetings. Regular meetings of the Board of Trustees shall be held in compliance with the laws of the State of Utah relating to open and public meetings, Title 52, Chapter 4, Utah Code Annotated 1953, as amended (the “Open Meeting Law”), at such times and places as the Board of Trustees may by resolution designate.

Section 4. Special Meetings. Special meetings of the Board of Trustees may be called by or at the request of the Chair-President of the Board of Trustees (the “Chair-President”) or any two trustees and shall be held in compliance with the Open Meeting Law, at the principal office of the Authority or at such other place as the Chair-President may determine.

Section 5. Notice. Public notice of all meetings of the Board of Trustees shall be given in accordance with the Open Meeting Law. Notice to the trustees of any regular meeting of the Board of Trustees shall be deemed given upon the enactment of the resolution scheduling such meeting. Notice to the trustees of any special meeting of the Board of Trustees shall be given at least twenty-four (24) hours previously thereto by written notice delivered personally.

Section 6. Quorum. A majority of the then current voting membership of the Board of Trustees shall constitute a quorum for the transaction of business at any meeting of the Board of Trustees; but if fewer than a majority of the trustees of the Board of Trustees are present at any meeting, a majority of the trustees present may adjourn the meeting from time to time without further notice.

Section 7. Board of Trustees Decisions. The act of a majority of the trustees present at a meeting at which a quorum is present shall be the act of the Board of Trustees, unless the act of a greater number is required by law or by these bylaws (the “Bylaws”).

Section 8. Compensation. Trustees as such shall not receive any compensation for their services, but by resolution of the Board of Trustees, expenses of attendance, if any, may be allowed for attendance at any regular or special meeting of the Board of Trustees. Nothing herein contained shall be construed to preclude any trustee from serving the Authority in any other capacity and receiving compensation therefor.

ARTICLE IV

OFFICERS

Section 1. Officers. The officers of the Authority shall be a Chair of the Board of Trustees, who shall also serve as President of the Authority (the “Chair-President”), a Vice President, a Secretary-Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. Any two or more offices may be held by the same person, except the offices of Chair-President and Secretary-Treasurer. Upon their election by the Board of Trustees or other qualification for office, each officer shall serve a term of four years or until his/her death, incapacity, resignation, or removal from such office or, if applicable, until such officer shall cease to be a member of the City Council.

Section 2. Election. The officers of the Authority shall be elected by the Board of Trustees. New offices may be created and filled at any meeting of the Board of Trustees.

Section 3. Removal. Any officer elected or appointed by the Board of Trustees may be removed by the Board of Trustees whenever in its judgment the best interests of the Authority would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section 4. Vacancies. A vacancy in any office because of death, resignation, disqualification, or otherwise, may be temporarily filled by another member of the Board of Trustees for the unexpired portion of the term.

Section 5. Powers and Duties. The several officers shall have such powers and shall perform such duties as may from time to time be specified in resolutions or other directives of the Board of Trustees. In the absence of such specifications, each officer shall have the powers and authority and shall perform and discharge the duties of officers of the same title serving in nonprofit corporations having the same or similar general purposes and objectives as this Authority. The powers and the duties of the Chair-President of the Board of Trustees shall be to make application and implementation of policies and procedures for the day-to-day operation of the Authority and for the operation and administration of any real or personal property owned or controlled by the Authority. The Chair-President of the Board of Trustees shall also implement the policies as adopted by the Board of Trustees; and provide a liaison between the Authority and the City Council and citizens of the City. In the absence of the Chair-President, the Vice President is hereby authorized by these bylaws to act in his/her place.

ARTICLE V

COMMITTEES

The Board of Trustees, in its discretion, may constitute and appoint committees to assist in the supervision, management, and control of the affairs of the Authority with responsibilities and powers appropriate to the nature of the several committees and as provided by the Board of Trustees in the resolution of appointment or in subsequent resolutions and directives. Each committee so constituted and appointed by the Board of Trustees shall serve at the pleasure of the Board of Trustees. In addition to such obligations and functions as may be expressly provided by the Board of Trustees, each committee constituted pursuant to these Bylaws and appointed by the Board of Trustees shall from time to time report to and advise the Board of Trustees on corporate affairs within its particular area of responsibility and interest. The Board of Trustees may provide by general resolution applicable to all such committees for the organization and conduct of the business of the committees. Such committees as provided in this section of these Bylaws shall not have nor exercise the authority of the Board of Trustees in the management of the Authority. Any member of such committee may be removed by the Board of Trustees whenever in its judgment the best interests of the Authority shall be served by such removal.

ARTICLE VI

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts. The Board of Trustees may authorize any officer or officers, agent, or agents of the Authority to enter into any contract, to execute and deliver any instrument in the name of and on behalf of the Authority and such authority may be general or may be confined to specific instances.

Section 2. Checks, Drafts, or Orders. All checks, drafts, orders for payment of money, notes, or other evidences of indebtedness issued in the name of the Authority shall be signed by such officer or officers, agent, or agents of the Authority, and in such manner as shall from time to time be determined by resolution of the Board of Trustees. In the absence of such determination by the Board of Trustees, such instruments shall be signed by the Chair-President or Vice President and countersigned by the Secretary-Treasurer of the Authority.

Section 3. Deposits. All funds of the Authority shall be deposited from time to time to the credit of the Authority in such banks, trust companies, or other depositaries as the Board of Trustees may select.

Section 4. Gifts. The Board of Trustees may accept on behalf of the Authority any contribution, gift, bequest, or devise for any purpose of the Authority.

ARTICLE VII

BOOKS AND RECORDS

The Authority shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board of Trustees and committees.

ARTICLE VIII

SEAL

The corporate seal for the Authority shall be circular in shape with the words “Eagle Mountain” at the top and the words “Local Building Authority Seal” at the bottom located on the perimeter of the seal.

ARTICLE IX

WAIVER OF NOTICE

Whenever a notice is required to be given to a member of the Board of Trustees under the provisions of the statutes of the State of Utah or under the provisions of these Bylaws of the Authority or under the Articles of Incorporation of this Authority, a waiver thereof in writing by each trustee entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE X

MANNER OF OPERATION

Section 1. Operation to be for the Public Good. The Authority shall at all times conduct its operations in a manner consistent with the best interests of the City and the citizens thereof. It is hereby declared that the Authority, having been created pursuant to a resolution duly and regularly adopted by the City Council shall at all times act with the approval of the City Council given by means of a resolution, ordinance, or other official approval of such body.

Section 2. Compliance with Other Requirements of Law. The Authority has been created under and pursuant to the Act and the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and shall operate in strict accordance therewith. The officers of the Authority shall at all times do such things as are required of corporations created under such acts and as may be necessary and proper to preserve and protect the existence of the Authority thereunder.

Section 3. Compliance with Certain Federal Income Tax Revisions. The Authority has been created with the intent that it would qualify as a corporation described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, as well as under any similar provision of the Internal Revenue Code subsequently enacted. Accordingly, the Authority shall undertake no action which would result in the Authority failing to qualify as a corporation described under said Section of the Internal Revenue Code subsequently enacted.

The undersigned, being the Secretary-Treasurer of the Authority, does hereby certify that the foregoing Bylaws have been duly adopted as Bylaws of the Authority and are the full and complete Bylaws of the Authority as of this date.

DATED at Eagle Mountain City, Utah, this (month) ___, 2024.

By: _____
Secretary-Treasurer



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 4, 2024

TITLE:	PUBLIC HEARING - Fiscal Year 2025 Tentative Budget. **DISCUSSION ITEM ONLY**		
ITEM TYPE:	Public Hearing Only		
FISCAL IMPACT:	\$112,161,244		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Kimberly Ruesch, Admin

PRESENTED BY:

Kimberly Ruesch

RECOMMENDATION:

Staff recommends the City Council hold a public hearing regarding the Fiscal Year 2025 Budget to discuss proposed amendments or revisions to the tentative budget. No action will be taken on this item.

BACKGROUND:

A summary of the tentative budget is included with this staff report. View the full tentative FY2025 budget document [HERE](#) or visit <https://eaglemountaincity.com/finance/>

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

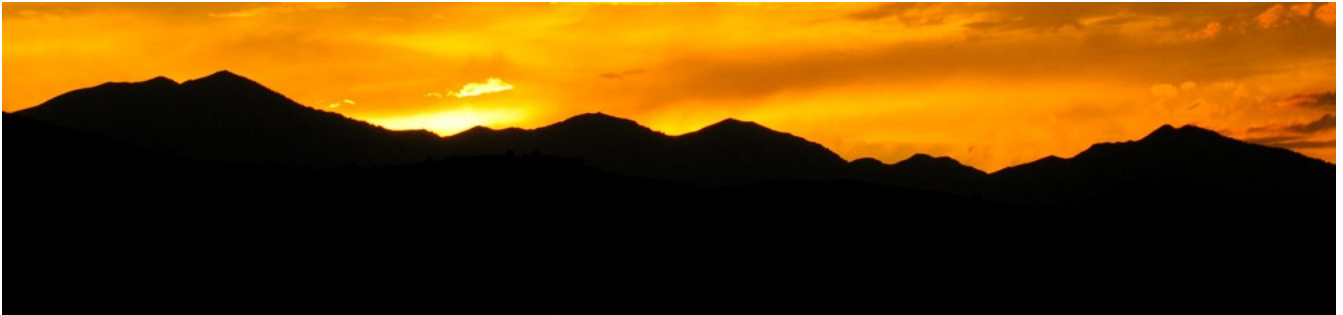
PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Excerpt from FY 2025 Digital Budget Book](#)
[Changes to Tentative FY 2025 Budget](#)



Eagle Mountain City Fiscal Year 2025 Budget



Tentative Version - 5/21/2024





TABLE OF CONTENTS

Introduction **3**
 Tentative Budget Transmittal Letter 4

Fund Summaries **6**
 Budget Totals 7

INTRODUCTION



Tentative Budget Transmittal Letter

May 7, 2024

Mayor Westmoreland and City Council Members:

I am pleased to present the proposed tentative budget for Eagle Mountain City's fiscal year 2025 covering July 1, 2024 through June 30, 2025 hereafter referred to as the FY 2025 budget.

This budget reflects our commitment to responsible financial management and is designed to advance the City's strategic goals and objectives. The proposed budget covers projected revenues and expenditures for the General, Enterprise, Capital Project, Special Revenue, and Debt Service, funds of the City. The General Fund budget as proposed is balanced.

STRATEGIC GOALS

Our proposed budget aligns with the City Council's strategic goals:

1. **Robust Infrastructure Networks:** We have allocated funds for road maintenance, water and sewer system upgrades, and park enhancements. These investments will support our growing community.
2. **Diverse Economic Growth:** The budget includes a downtown master plan, and continuation of the General Plan update that furthers our efforts to establish Eagle Mountain as a home to businesses of all sizes. We aim to diversify our local economy and create job opportunities for workers at any stage of their careers.
3. **Unique Reputational Evolution:** We will develop partnerships between Neighborhood Improvement and community groups, non-profits, and other service organizations as we work to create property clean up and assistance programs to improve neighborhoods. We will establish a robust Business Expansion and Retention Program.
4. **Dynamic Service Enhancement:** Funding to support improved public engagement through the City website; the evaluation of level of service expectations for sports and recreation programs; investment in smart city technologies; and training opportunities for employee development.
5. **Proactive Generational Planning:** We will develop a long-term strategy to optimize the maintenance, renewal, and expansion of infrastructure assets which balance the needs and priorities of current and future generations. The proposed budget helps further this objective by providing funding to update master plans and impact fee improvement plans.
6. **Interactive Environmental Stewardship:** We will continue our efforts to establish codes and other protections along the critical wildlife migration corridor and implement a city-wide tree maintenance program.

CITY GROWTH AND CHALLENGES

Eagle Mountain continues to experience remarkable growth. Our population has surged, attracting new residents seeking a high quality of life, excellent schools, and recreational opportunities. However, rapid growth also brings challenges:

1. **Infrastructure Demands:** Our roads, utilities, and public facilities must keep pace with the increasing population. We have allocated significant resources to address these needs in the proposed budget.
2. **Public Safety:** As our community expands, so does the demand for public safety services. We are committed to enhancing police services to ensure the safety and well-being of our residents and have including funding to support additional staffing by the Utah County Sheriff's office.
3. **Housing Affordability:** While growth is positive, it also affects housing affordability. We are exploring innovative solutions to provide affordable housing options for our diverse population.
4. **Environmental Stewardship:** Balancing growth with environmental conservation is crucial. We aim to protect our natural resources while accommodating development.

CAPITAL OUTLAY INVESTMENT

Whereas private business uses profit (revenue (-) expenses) as an indicator of wealth, governments use quality of life indicators. These traditionally will come in the form of capital assets that enhance health, safety, and general welfare of residents. Eagle Mountain has had a long history of commitment to investment in infrastructure and the proposed budget continues to further these objectives with an investment of \$20,928,800 in capital projects and an additional \$2,200,613 in equipment and other improvements.

PERSONNEL

Local government will always be a human capital business. The product of government is in the process. This requires the interrelation of elected officials and staff with the citizenry to determine the goals and vision of the community. These interactions are then articulated into Strategic Plans, and policy objectives that are executed by the government organization



for and on behalf of the citizens. Constant citizen input allows for the organization to determine goal realization and incremental policy application adjustments. Staff are a necessary link in the business of governmental service and the budget as proposed includes funding for 14 additional positions.

The ongoing population growth and the current labor conditions have made it difficult for the City to maintain staffing levels needed to provide the desired level of service for the community. We continue to monitor the labor market to be aware of the market-based salaries and work with Personnel Systems, Inc. in the evaluation of our wage and pay structure recognizing that pay is only one component of employee compensation. The budget as proposed includes a 3% market adjustment as well as additional increases for positions below the targeted market pay. The combined average of all proposed adjustments is 4.5%.

Healthcare and retirement are also major components of employee compensation. The tentative budget proposes to maintain health care benefit levels and includes a healthcare premium renewal decrease of 2.77%. Due to significant increases in premium renewal rates in other areas, a change to our provider for vision, dental, and supplemental insurance was made.

INTERFUND TRANSFERS

Interfund Transfers distribute costs for departments that provide services to multiple Funds of the City. For example, the Human Resources department is accounted for within the General Fund but also provides services for departments in other Funds such as Water and Sewer. These interfund transfers artificially inflate expenses and should be considered when looking at the total budget. The total expenses in the proposed tentative budget include \$10,524,073 related to interfund transfers and do not equate to actual increased spending.

SUSTAINABILITY

Maintaining the State allowed maximum unrestricted fund balance in the General Fund has been an ongoing objective of the Council and the proposed budget as presented would hold the General Fund unrestricted reserves at the maximum 35%, which for the FY 2025 budget is \$11.7M.

The budget proposes that the property tax levy be set at the certified tax rate that will keep property taxes revenue neutral in the upcoming year. However, due to inflation and the rising costs of goods and services in recent years, if the desire of the community is to maintain or increase levels of service for roads, parks, and other services, the Council may need to consider an increase in the property tax rate for future years.

CONCLUSION

I am confident that this proposed budget reflects our commitment to Eagle Mountain's prosperity. I invite your thoughtful review and look forward to discussing any adjustments or clarifications during our upcoming budget hearings.

Thank you for your dedication to our community.

Sincerely,

Steve Mumford
Interim City Manager



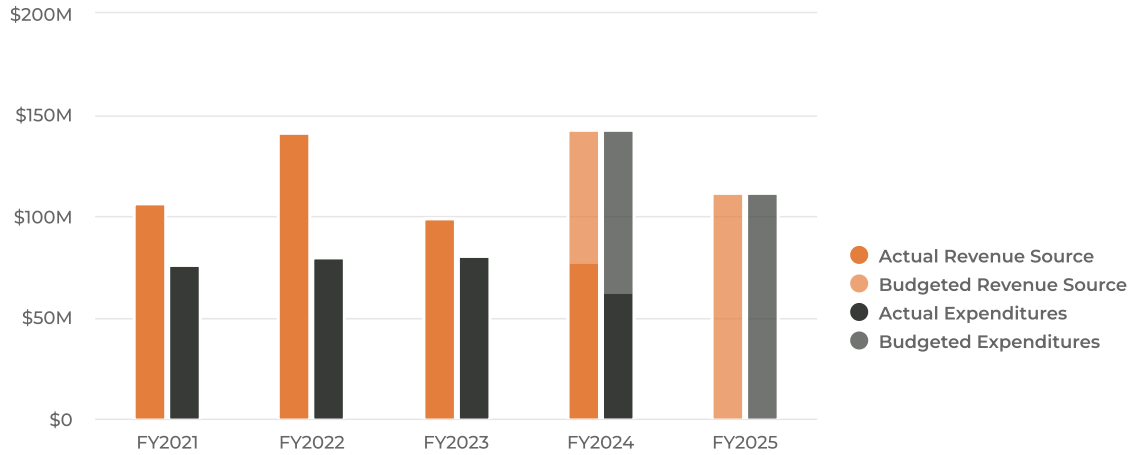
FUND SUMMARIES





Summary

Eagle Mountain City is projecting \$112.16M of revenue in FY2025, which represents a 21.6% decrease over the prior year. Budgeted expenditures are projected to decrease by 21.4% or \$30.52M to \$112.16M in FY2025.

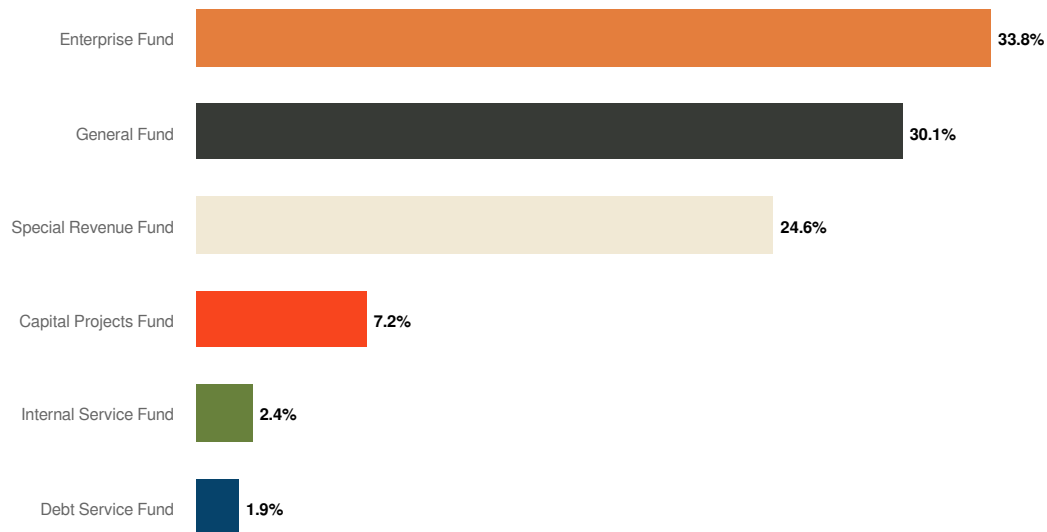


Budget Totals Comprehensive Summary

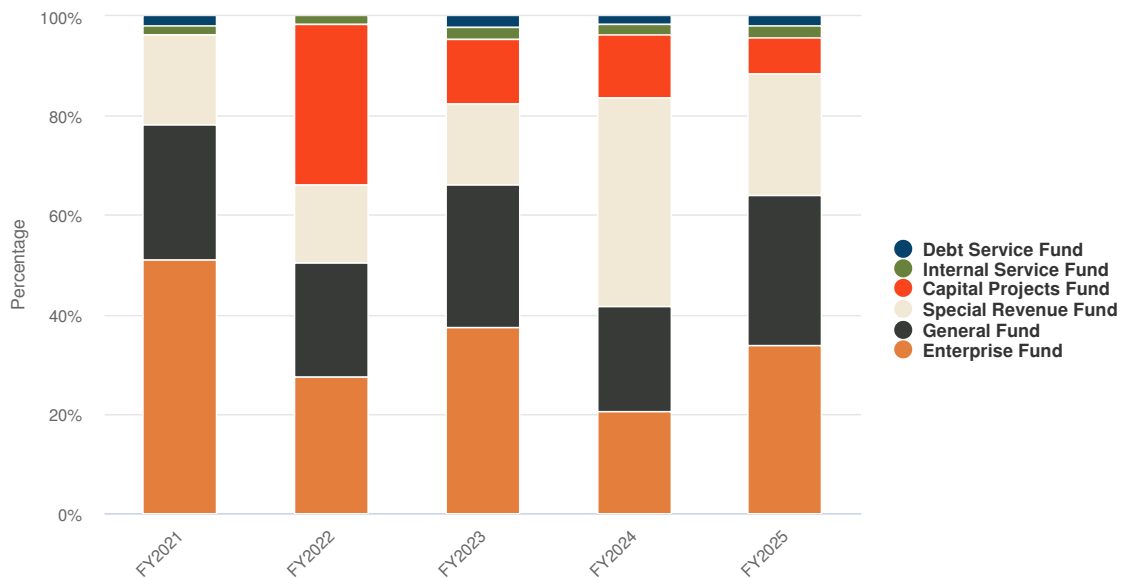
Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget
Beginning Fund Balance:	N/A	N/A	N/A
Revenues	\$99,004,552	\$148,508,544	\$112,161,244
Expenditures	\$80,382,086	\$148,508,544	\$112,161,244
Total Revenues Less Expenditures:	\$18,622,467	\$0	\$0
Ending Fund Balance:	N/A	N/A	N/A

Revenue by Fund

2025 Revenue by Fund



Budgeted and Historical 2025 Revenue by Fund



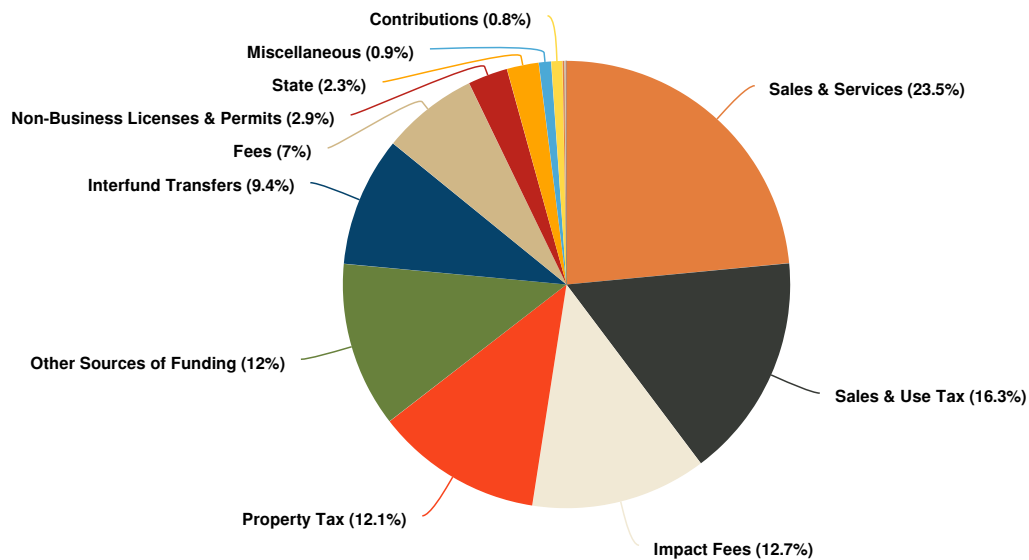
Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget	FY2024 YTD Actual vs. FY2025 Proposed Budget (% Change)
General Fund	\$28,591,370	\$33,166,422	\$33,720,608	1.7%
Special Revenue Fund	\$16,237,930	\$55,852,726	\$27,553,317	-50.7%
Debt Service Fund	\$2,179,863	\$3,180,385	\$2,091,298	-34.2%
Capital Projects Fund	\$12,859,277	\$20,497,703	\$8,131,650	-60.3%



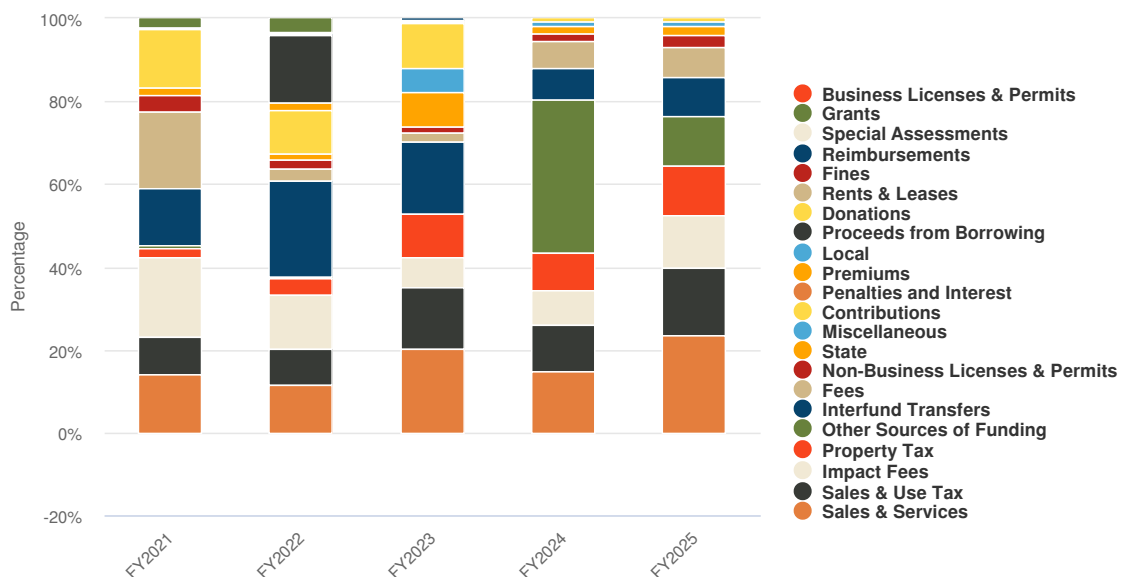
Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget	FY2024 YTD Actual vs. FY2025 Proposed Budget (% Change)
Enterprise Fund	\$37,001,164	\$32,833,966	\$37,933,756	15.5%
Internal Service Fund	\$2,134,948	\$2,977,342	\$2,730,615	-8.3%
Total:	\$99,004,552	\$148,508,544	\$112,161,244	-24.5%

Revenues by Source

Projected 2025 Revenues by Source



Budgeted and Historical 2025 Revenues by Source

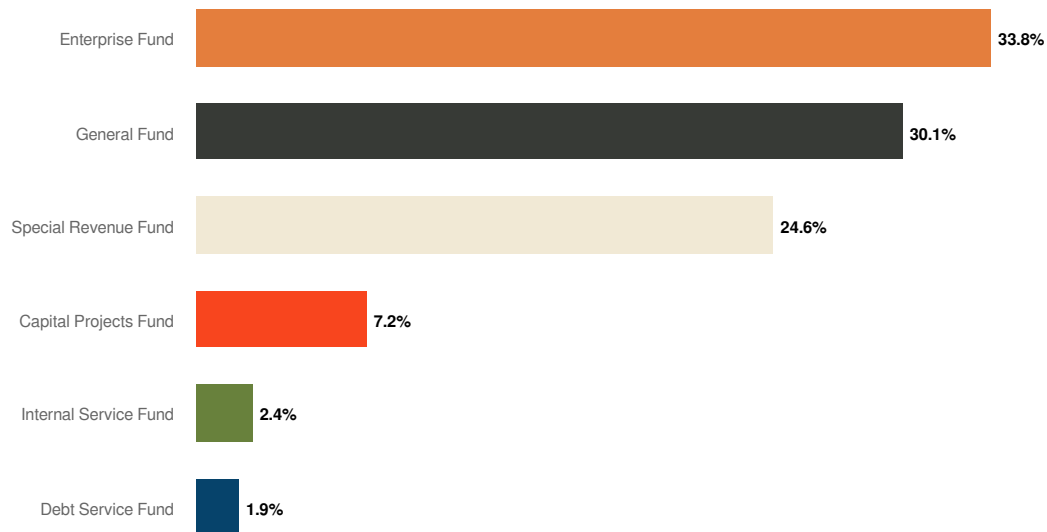


Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget	FY2024 YTD Actual vs. FY2025 Proposed Budget (% Change)
Revenue Source				
Property Tax	\$10,250,251	\$13,165,063	\$13,540,721	2.9%
Sales & Use Tax	\$14,723,405	\$17,844,012	\$18,244,156	2.2%
Business Licenses & Permits	\$33,976	\$30,000	\$32,000	6.7%
Non-Business Licenses & Permits	\$1,506,807	\$2,841,200	\$3,227,500	13.6%
Fees	\$2,107,559	\$8,383,802	\$7,807,500	-6.9%
Contributions	\$11,038,872	\$3,160,631	\$912,000	-71.1%
Grants	\$43,991	\$25,955	\$22,500	-13.3%
State	\$8,271,507	\$2,746,471	\$2,584,500	-5.9%
Special Assessments	\$73,832	\$84,413	\$41,075	-51.3%
Sales & Services	\$20,076,754	\$22,832,956	\$26,344,861	15.4%
Impact Fees	\$7,074,329	\$11,573,370	\$14,251,650	23.1%
Reimbursements	\$80,044	\$327,282	\$20,000	-93.9%
Fines	\$1,450	\$1,500	\$1,500	0%
Rents & Leases	\$6,000	\$6,000	\$6,000	0%
Penalties and Interest	\$316,138	\$200,000	\$140,000	-30%
Miscellaneous	\$5,421,156	\$3,097,899	\$1,000,500	-67.7%
Donations	\$1,188	\$0	\$0	0%
Proceeds from Borrowing	\$463,060	\$0	\$45,000	N/A
Interfund Transfers	\$17,514,233	\$15,172,758	\$10,524,073	-30.6%
Other Sources of Funding	\$0	\$47,015,232	\$13,415,708	-71.5%
Total Revenue Source:	\$99,004,552	\$148,508,544	\$112,161,244	-24.5%

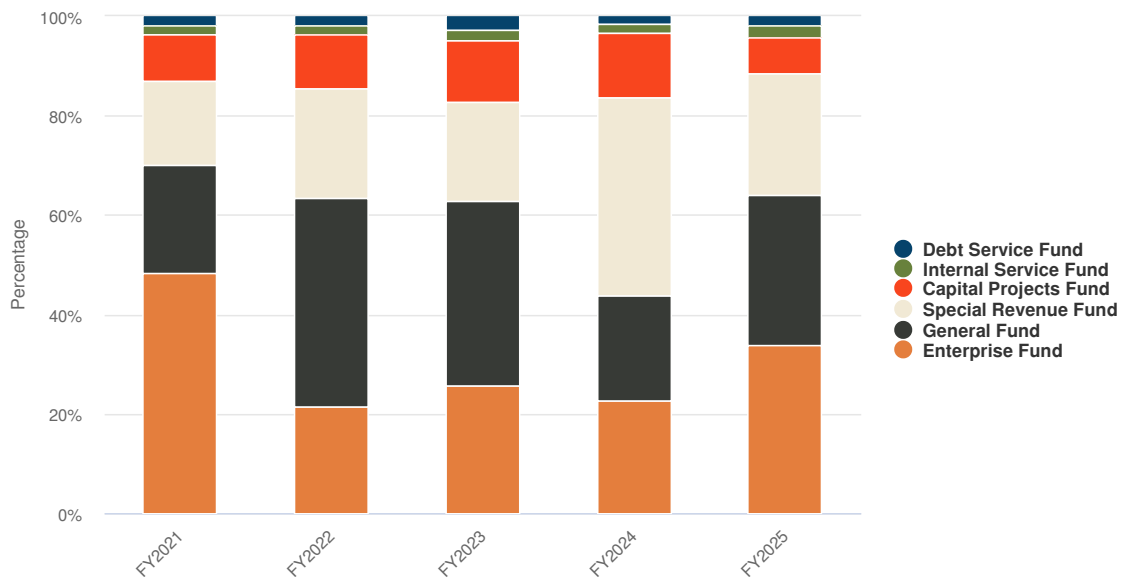


Expenditures by Fund

2025 Expenditures by Fund



Budgeted and Historical 2025 Expenditures by Fund



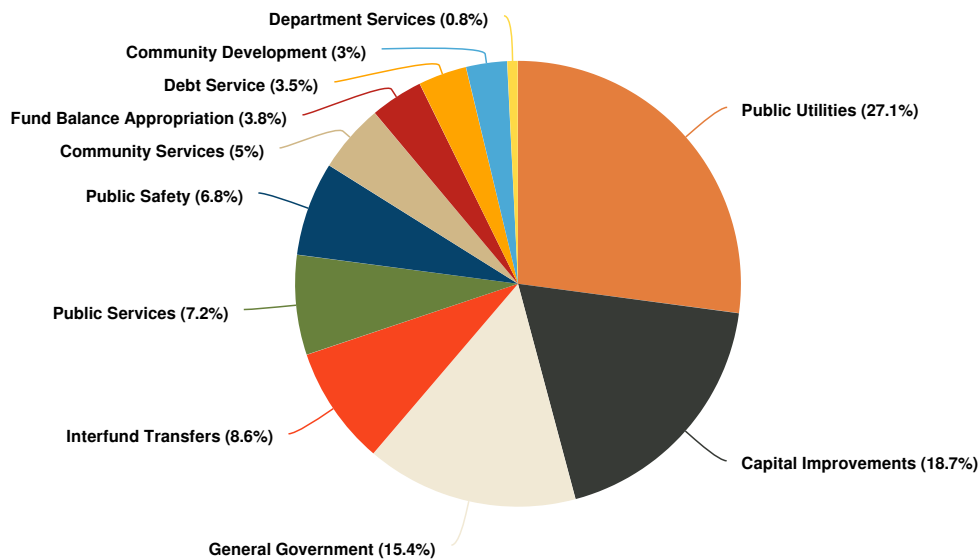
Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget	FY2024 YTD Actual vs. FY2025 Proposed Budget (% Change)
General Fund	\$29,946,803	\$33,166,422	\$33,720,608	1.7%
Special Revenue Fund	\$16,158,127	\$55,852,726	\$27,553,317	-50.7%
Debt Service Fund	\$2,203,493	\$3,180,385	\$2,091,298	-34.2%
Capital Projects Fund	\$9,778,766	\$20,497,703	\$8,131,650	-60.3%



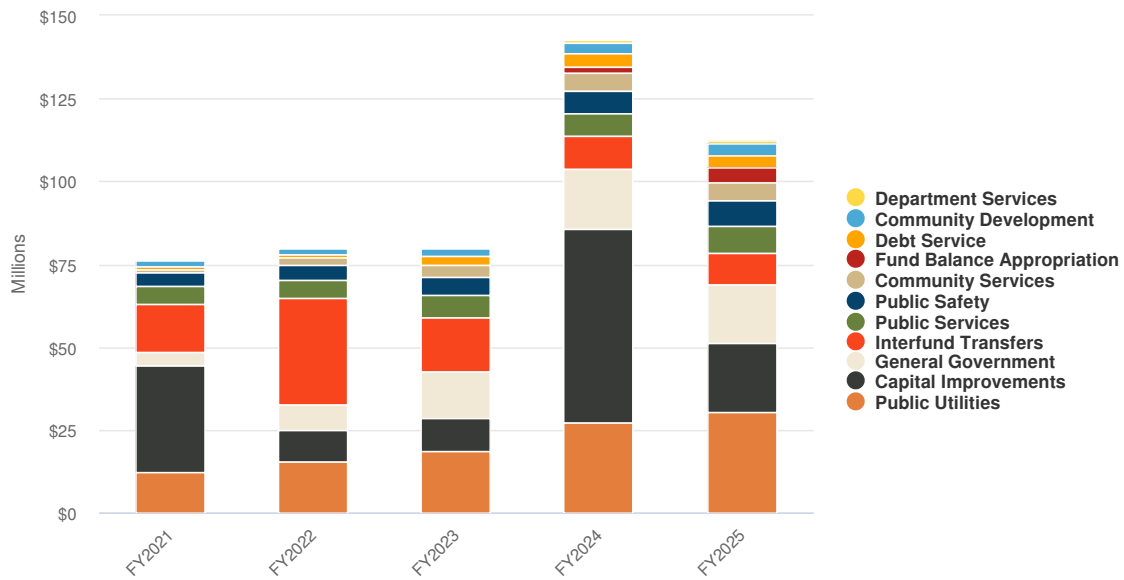
Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget	FY2024 YTD Actual vs. FY2025 Proposed Budget (% Change)
Enterprise Fund	\$20,547,091	\$32,833,966	\$37,933,756	15.5%
Internal Service Fund	\$1,747,805	\$2,977,342	\$2,730,615	-8.3%
Total:	\$80,382,086	\$148,508,544	\$112,161,244	-24.5%

Expenditures by Function

Budgeted Expenditures by Function



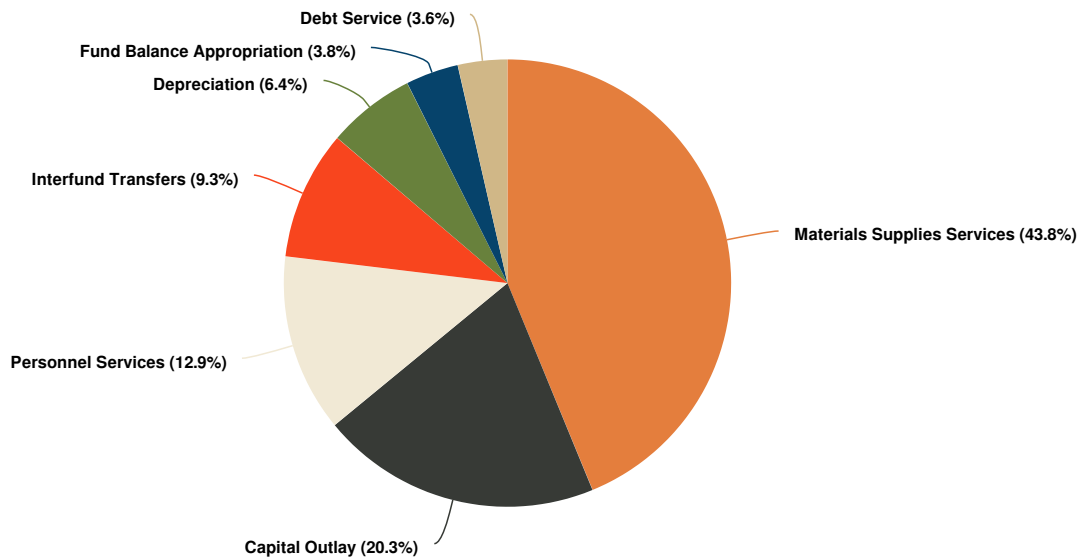
Budgeted and Historical Expenditures by Function



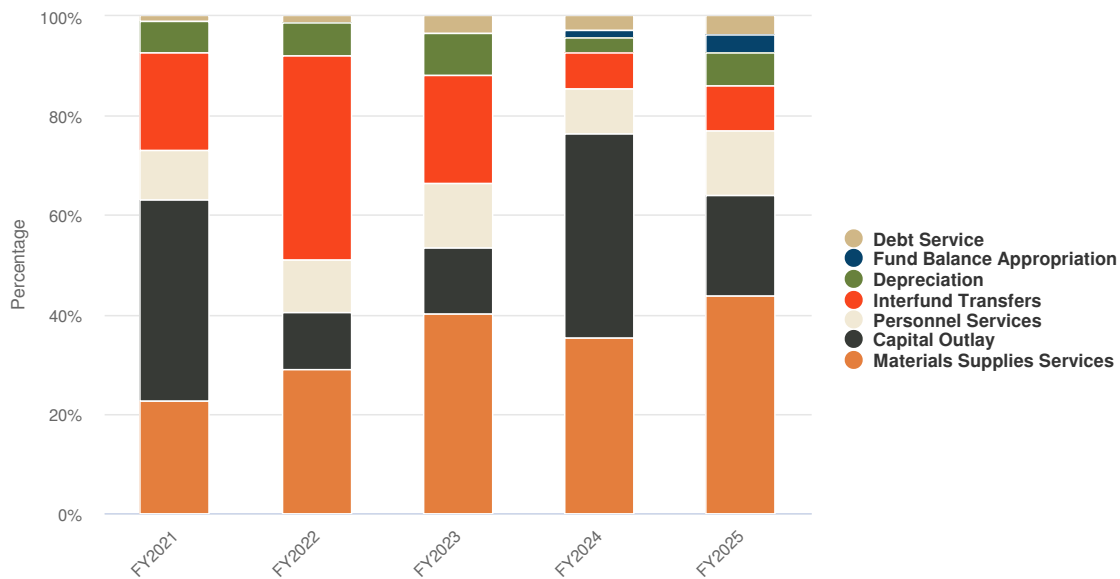
Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget	FY2024 YTD Actual vs. FY2025 Proposed Budget (% Change)
Expenditures				
General Government	\$14,021,637	\$18,103,876	\$17,254,769	-4.7%
Community Services	\$3,256,162	\$5,825,332	\$5,596,499	-3.9%
Public Safety	\$5,475,190	\$6,695,094	\$7,664,348	14.5%
Community Development	\$2,632,028	\$3,138,995	\$3,331,392	6.1%
Public Services	\$6,731,174	\$7,219,214	\$8,114,921	12.4%
Department Services	\$468,937	\$839,427	\$867,312	3.3%
Public Utilities	\$18,535,561	\$29,592,101	\$30,419,733	2.8%
Interfund Transfers	\$16,602,691	\$14,359,345	\$9,664,709	-32.7%
Debt Service	\$2,696,457	\$5,001,559	\$3,952,363	-21%
Capital Improvements	\$9,962,250	\$55,654,799	\$21,005,450	-62.3%
Fund Balance Appropriation	\$0	\$2,078,802	\$4,289,748	106.4%
Total Expenditures:	\$80,382,086	\$148,508,544	\$112,161,244	-24.5%

Expenditures by Expense Type

Budgeted Expenditures by Expense Type



Budgeted and Historical Expenditures by Expense Type



Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget	FY2024 YTD Actual vs. FY2025 Proposed Budget (% Change)
Expense Objects				
Personnel Services	\$10,363,501	\$12,964,145	\$14,413,225	11.2%



Name	FY2023 Actual	FY2024 Estimated Actual	FY2025 Proposed Budget	FY2024 YTD Actual vs. FY2025 Proposed Budget (% Change)
Materials Supplies Services	\$32,425,312	\$48,290,273	\$49,120,211	1.7%
Depreciation	\$6,685,866	\$7,082,000	\$7,134,856	0.7%
Capital Outlay	\$10,674,884	\$57,887,457	\$22,734,413	-60.7%
Debt Service	\$2,718,290	\$5,033,109	\$4,001,663	-20.5%
Interfund Transfers	\$17,514,232	\$15,172,758	\$10,467,128	-31%
Fund Balance Appropriation	\$0	\$2,078,802	\$4,289,748	106.4%
Total Expense Objects:	\$80,382,086	\$148,508,544	\$112,161,244	-24.5%



CHANGES FROM TENTATIVE BUDGET (5/07/24 VERSION)

GENERAL FUND

Amount	Department	Detail
\$ 38,500		Use of Fund Balance Reserves

\$ 38,500 Total Change in Revenues

\$ 38,500	Special Events	Add funding for Independence Day Firework display - Funding Source - General Fund Reserves
\$ 56,945	Planning	Convert part-time planner position to full-time
\$ (56,945)	Transfers	Reduce transfer of excess revenue to Capital Projects Fund 47
\$ 38,500	Total Change in Expenditures	

CAPITAL PROJECT FUND

Amount	Department	Detail
\$ (220,000)		Reduce Use of Fund Balance Reserves

\$ (220,000) Total Change in Revenues

(120,000)	General	Remove request for funding monument signs
(100,000)	General	Remove request for public art

\$ (220,000) Total Change in Expenditures

ENTERPRISE FUND

Amount	Department	Detail
\$ (175,000)	Wastewater	Use of Fund Balance Reserves

\$ (175,000) Total Change in Revenues

\$ (175,000)	Wastewater	Remove request for Ford F550
--------------	------------	------------------------------

\$ (175,000) Total Change in Expenditures



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 4, 2024

TITLE:	RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water and Sewer Rates.		
ITEM TYPE:	Resolution/Public Hearing		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Terrence Dela Pena, Admin

PRESENTED BY:

Terrence A. Dela Pena

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Water and Sewer Rates for FY 2025 as outlined in the Water and Sewer Rate Studies 2024, deciding between Option 2 for sewer rates to ensure revenue stability or Option 3, which will allow a tailored sewer rate based on user's distribution and volume usage. If approved, the rates will be effective on July 1, 2024.

BACKGROUND:

SEWER

The Sewer Rate Study 2024 was conducted to evaluate the adequacy of current sewer rates to cover operational, maintenance, and capital costs while ensuring fairness and equity among users. The study incorporates the anticipated rate increases from the Timpanogos Special Service District (TSSD) and assesses their impact on our financial strategies and rate structures.

The sewer fund is designed to be self-sufficient, with rate structures to cover service costs. Recent assessments have identified a need to adjust rates due to increased costs from TSSD and a required expansion of treatment facilities. The City's financial goal and strategy is to maintain a fund balance at 50% of operational costs to satisfy bonding and financial requirements, a target currently at risk without rate adjustments, and contribute incrementally to fund balance for unexpected operational cost and future capital projects. The increased costs from TSSD service charges necessitate a revision of our rates to avoid a projected negative fund balance by Fiscal Year (FY) 2027.

WATER

The Water Rate Study 2024 presents the findings and recommendations based on the analysis of operational budget, fund balance, and water consumption data to ensure the financial stability of the City's water fund. The proposed rate adjustment is intended to address the anticipated increase in operational costs and maintain a positive fund balance. Based on the Water Rate Study 2023, the fund balance was expected to be negative in Fiscal Year (FY) 2027. The City Council approved a water rate adjustment effective on October 1, 2023, with some adjustments to the base and consumption rates, which avoid the potential deficits in the water fund. The water budget for FY 2024 has been performing as expected, with expenditures remaining within the planned limits.

ITEMS FOR CONSIDERATION:

The revenue generated from the adjusted rates will be directed towards covering the operational costs, increased costs for TSSD services, and future capital improvements. The rate adjustment is anticipated to ensure the stability of the water and sewer funds without requiring additional appropriations.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Consolidated Fee Schedule - Water and Sewer Rates](#)

[Staff Report - Sewer Rate Study 2024](#)

[Sewer Rates - Option 1 - Redlines](#)

[Sewer Rates - Option 2 - Redlines](#)

[Sewer Rates - Option 3 - Redlines](#)

[Staff Report - Water Rate Study 2024](#)

[Water Rates - Redlines](#)

RESOLUTION NO. R-____-2024

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN CITY CONSOLIDATED FEE SCHEDULE
(WATER AND SEWER RATES)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, is empowered by law to adopt resolutions establishing fees for municipal services and has established an equitable system of fees for providing municipal services; and

WHEREAS, the City Council has determined that it is necessary and appropriate to amend the fees within the City; and

WHEREAS, the City Council finds that it is in the public interest to reaffirm all fees and charges previously enacted in the Eagle Mountain City Consolidated Fee Schedule except for those fees and charges which are specifically amended or changed in this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the fees and charges set forth therein are hereby enacted and adopted for services received from Eagle Mountain City.
2. This Resolution is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected in the Consolidated Fee Schedule. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this resolution shall control.

This Resolution shall take effect at 12:01 a.m. on the ____ day of _____, 2024.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 4th day of June, 2024.

Those voting yes:

- ☐ Donna Burnham
- ☐ Meliss Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those voting no:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those abstaining:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

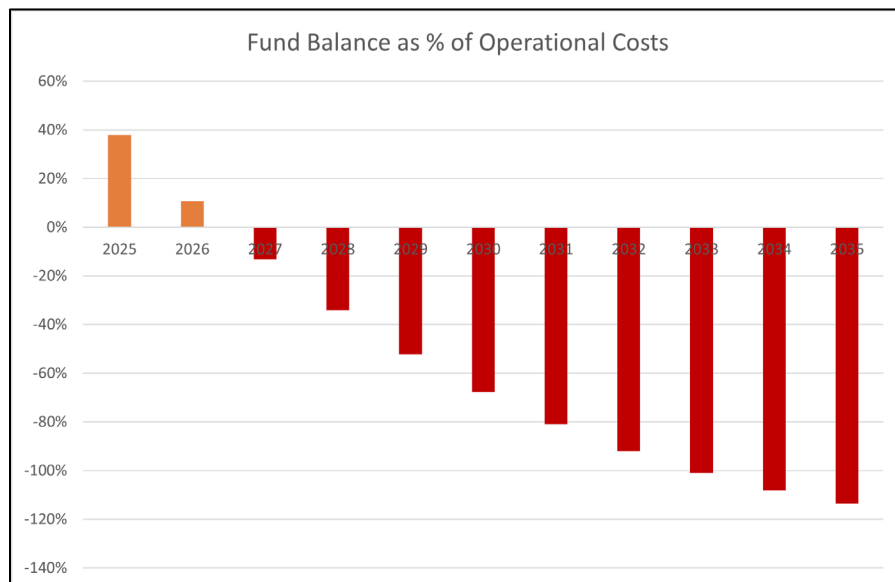


TO: Mayor and City Council
FROM: Terrence A. Dela Peña - Finance/Management Analyst
DATE: May 21, 2024
SUBJECT: Proposed Sewer Rate Adjustment for Fiscal Year 2025

BACKGROUND

The 2024 Sewer Rate Study was conducted to evaluate the adequacy of current sewer rates to cover operational, maintenance, and capital costs while ensuring fairness and equity among users. The study incorporates the anticipated rate increases from the Timpanogos Special Service District (TSSD) and assesses their impact on our financial strategies and rate structures.

The sewer fund is designed to be self-sufficient, with rate structures to cover service costs. Recent assessments have identified a need to adjust rates due to increased costs from TSSD and a required expansion of treatment facilities. The City's financial goal and strategy is to maintain a fund balance at 50% of operational costs to satisfy bonding and financial requirements, a target currently at risk without rate adjustments, and contribute incrementally to fund balance for unexpected operational cost and future capital projects. The increased costs from TSSD service charges necessitate a revision of our rates to avoid a projected negative fund balance by Fiscal Year (FY) 2027.

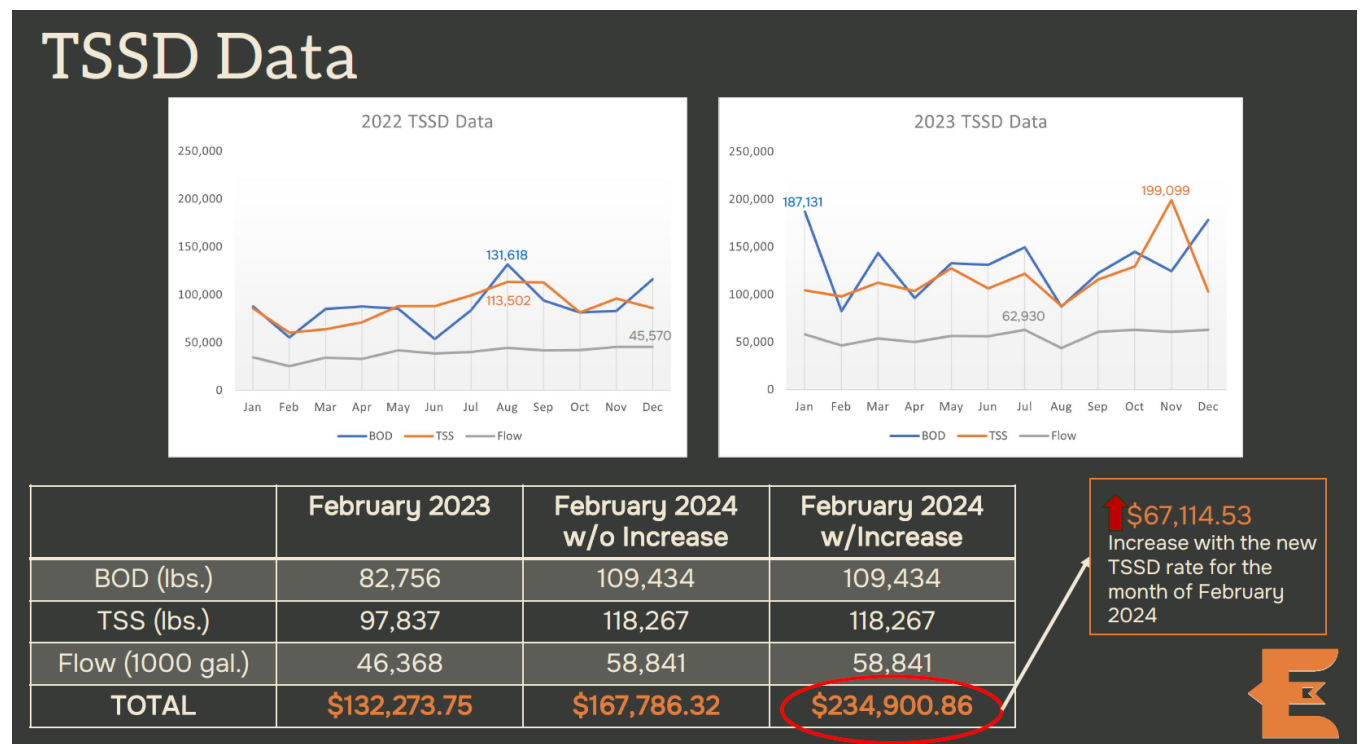




ANALYSIS

The proposed rate adjustment is necessary to meet the anticipated expenses in the sewer fund for FY 2025, driven primarily by increased operational costs, infrastructure needs, and service charges from TSSD. Part of the analysis is to distribute the cost of providing services among residential, commercial, and industrial users. The annual adjustment of 2.5% in the sewer rate will not suffice to cover projected expenses and maintain a positive fund balance.

TSSD charges Eagle Mountain City based on *BOD* (Biochemical Oxygen Demand – a measure of the amount of oxygen required to remove waste organic from water in the process of decomposition), *TSS* (Total Suspended Solids – solids in water that can be trapped by a filter) and *Flow* – the volume of water that passes through a given surface per unit time. Looking at the data from TSSD charges based on BOD (lbs.), TSS (lbs.), and Flow (1000 gal.) from 2022 and 2023, Eagle Mountain sees fluctuations that impact our monthly bill from TSSD.



The City also plans to construct a Treatment Plant Expansion, which is Phase 2, that potentially will cost about 40 million in bond. To pay for the debt service for this project, it will be covered by impact fees and sewer rates fees.



OPTIONS

1. **Status Quo** – continues the current flat rate, adjusted annually by 2.5% and risking a potential deficit in the sewer fund.
2. **Base Rate Only** – Proposes an increasing base rate model that provides revenue stability. The starting rate will increase based on meter size to allow fair and equitable rates between residents and commercial users. A proposed adjustment of 18% in FY 2025, 15% for FY 2026, and 4% in FY 2027.
3. **Base & Volume Rates** – Incorporates a combination of base and volume rates, allowing for a more tailored and equitable rate structure. This rate structure will have a base rate based on meter size and a volume rate based on average winter usage. A proposed adjustment of 2.5% in base and volume rates for residential and commercial users.

IMPACT TO RESIDENTS

The following sewer rate adjustments also incorporate how much it will cost for total monthly bills during the summer months. This also includes a proposed adjustment to water rates:

OPTION 1: Status Quo

Total Monthly Bill Increase Scenarios (Summer) – Option 1					
Scenario	Water	Sewer	Storm	S. Waste	TOTAL
Current Low	\$56.25	\$48.06	\$8.25	\$9.50	\$122.06
New Low	\$60.00	\$48.06	\$8.25	\$9.50	\$125.81
					+ \$3.75
Current Mid	\$87.00	\$48.06	\$8.25	\$14.50	\$157.81
New Mid	\$94.50	\$48.06	\$8.25	\$14.50	\$165.31
					+ \$7.50
Current High	\$150.95	\$48.06	\$8.25	\$20.75	\$228.01
New High	\$166.30	\$48.06	\$8.25	\$20.75	\$243.36
					+ \$15.35

- Low-implies 25Kga water use, 3k average winter usage, and single garbage can.
- Mid-implies 50Kga water use, 6k average winter usage, single garbage can + recycling can
- High-implies 100Kga water use, 10k average winter usage, two garbage cans + recycling can





OPTION 2: Base Rate Only

Total Monthly Bill Increase Scenarios (Summer) – Option 2

Scenario	Water	Sewer	Storm	S. Waste	TOTAL	
Current Low	\$56.25	\$48.06	\$8.25	\$9.50	\$122.06	
New Low	\$60.00	\$55.53	\$8.25	\$9.50	\$133.28	+ \$11.22
Current Mid	\$87.00	\$48.06	\$8.25	\$14.50	\$157.81	
New Mid	\$94.50	\$55.33	\$8.25	\$14.50	\$172.58	+ \$14.77
Current High	\$150.95	\$48.06	\$8.25	\$20.75	\$228.01	
New High	\$166.30	\$55.33	\$8.25	\$20.75	\$250.63	+ \$22.62

- Low-implies 25Kga water use, 3k average winter usage, and single garbage can.
- Mid-implies 50Kga water use, 6k average winter usage, single garbage can + recycling can
- High-implies 100Kga water use, 10k average winter usage, two garbage cans + recycling can



OPTION 3: Base and Volume Rates

Total Monthly Bill Increase Scenarios (Summer) – Option 3

Scenario	Water	Sewer	Storm	S. Waste	TOTAL	
Current Low	\$56.25	\$48.06	\$8.25	\$9.50	\$122.06	
New Low	\$60.00	\$48.26	\$8.25	\$9.50	\$126.01	+ \$3.95
Current Mid	\$87.00	\$48.06	\$8.25	\$14.50	\$157.81	
New Mid	\$94.50	\$61.80	\$8.25	\$14.50	\$179.05	+ \$21.24
Current High	\$150.95	\$48.06	\$8.25	\$20.75	\$228.01	
New High	\$166.30	\$79.85	\$8.25	\$20.75	\$275.15	+ \$47.14

- Low-implies 25Kga water use, 3k average winter usage, and single garbage can.
- Mid-implies 50Kga water use, 6k average winter usage, single garbage can + recycling can
- High-implies 100Kga water use, 10k average winter usage, two garbage cans + recycling can





ITEMS FOR CONSIDERATION

The revenue generated from the adjusted rates will be directed towards covering the operational costs, increased costs for TSSD services, and future capital improvements. The rate adjustment is anticipated to ensure the stability of the sewer fund without requiring additional appropriations.

RECOMMENDATION

The City Council is recommended to approve the proposed sewer rate adjustment for FY 2025 as outlined in the Sewer Rate Study 2024, deciding between Option 2 to ensure revenue stability or Option 3, which will allow a tailored sewer rate based on user’s distribution and volume usage. This proposal, if approved, will be effective on July 1, 2024.

CONCLUSION

The proposed sewer rate adjustment is essential to continue providing the community with reliable wastewater services. Approval of this proposal will place the city in a strong position to manage future financial obligations associated with sewer utility services.

APPENDIX

OPTION 1: Status Quo

16. SEWER RATES		
16.1. SEWER RATES		Last Revision: 03/01/2022
Sewer Rate, per ERU*	\$45.75	\$48.06/Month
Industrial Sewer Rate, Per ERU*	\$32.03	\$33.65/Month
*Sewer rates will increase by 2.5% annually starting July 1, 2023 2024.		



OPTION 2: Base Rate Only

16. SEWER RATES

16.1. | SEWER RATES

Last Revision: 03/01/2022

Sewer Rate, per ERU*	\$45.75/Month
Sewer Monthly Base Rate	per meter size
3/4" or 5/8" Meter Size	\$55.33
1" Meter Size	\$92.22

CONSOLIDATED FEE SCHEDULE

UPDATED 09/19/2023

PAGE 10

1 1/2" Meter Size	\$184.43
2" Meter Size	\$295.09
3" Meter Size	\$590.19
4" Meter Size	\$922.17
6" Meter Size	\$1,844.34
8" Meter Size	\$2,950.94
10" Meter Size	\$7,746.23

Industrial Sewer Rate, Per ERU* ~~\$32.03~~ \$38.74/Month

*Sewer rates effective on July 1, ~~2023~~ 2024.



OPTION 3: Base and Volume Rates

16. SEWER RATES

16.1. | SEWER RATES

Last Revision: 03/01/2022

Sewer Rate, per ERU*	\$45.75/Month
Sewer Monthly Base Rate	per meter size
3/4" or 5/8" Meter Size	\$34.72
1" Meter Size	\$57.87

CONSOLIDATED FEE SCHEDULE

UPDATED 09/19/2023

PAGE 10

1 1/2" Meter Size	\$115.73
2" Meter Size	\$185.17
3" Meter Size	\$370.34
4" Meter Size	\$578.66
6" Meter Size	\$1,157.33
8" Meter Size	\$1,851.72
10" Meter Size	\$4,860.77

Sewer Volume Rate-(Average Winter Usage)\$4.51/ per 1,000 gal.

Industrial Sewer Rate, Per ERU*~~\$32.03~~ \$37.75/Month

*Sewer rates effective on July 1, ~~2023~~ 2024.

8" Meter Size	\$1,360.00
10" Meter Size	\$3,570.00

15.3. | RESIDENTIAL WATER RATES*

Last Revision: 09/19/2023

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 65	\$1.23
Tier 2	65 – 115	\$1.30
Tier 3	115 – 165	\$1.36
Tier 4	Over 165	\$1.41
<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 120	\$1.23
Tier 2	120 – 170	\$1.30
Tier 3	170 – 230	\$1.36
Tier 4	Over 230	\$1.41

*Water rates effective on October 1, 2023

15.4. | NONRESIDENTIAL WATER RATES*

Last Revision: 09/27/2023

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 170	\$1.23
Tier 2	170 – 220	\$1.30
Tier 3	Over 220	\$1.36
<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 500	\$1.23
Tier 2	500 – 750	\$1.30
Tier 3	Over 750	\$1.36
<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Uniform Rate	N/A	\$1.41
<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Uniform Rate	N/A	\$1.23

*Water rates effective on October 1, 2023

15.5. | REUSE WATER RATES

Last Revision: --/--/----

Reuse Water Rate.....	\$0.70/kgal
Schools, Businesses, and Churches.....	80% of Water Used for Culinary Purposes

16. SEWER RATES

16.1. | SEWER RATES

Last Revision: 03/01/2022

Sewer Rate, per ERU*	\$45.75 \$48.06/Month
Industrial Sewer Rate, Per ERU*	\$32.03 \$33.65/Month

*Sewer rates will increase by 2.5% annually starting July 1, ~~2023~~ 2024.

8" Meter Size	\$1,360.00
10" Meter Size	\$3,570.00

15.3. | RESIDENTIAL WATER RATES*

Last Revision: 09/19/2023

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 65	\$1.23
Tier 2	65 – 115	\$1.30
Tier 3	115 – 165	\$1.36
Tier 4	Over 165	\$1.41
<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 120	\$1.23
Tier 2	120 – 170	\$1.30
Tier 3	170 – 230	\$1.36
Tier 4	Over 230	\$1.41

*Water rates effective on October 1, 2023

15.4. | NONRESIDENTIAL WATER RATES*

Last Revision: 09/27/2023

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 170	\$1.23
Tier 2	170 – 220	\$1.30
Tier 3	Over 220	\$1.36
<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 500	\$1.23
Tier 2	500 – 750	\$1.30
Tier 3	Over 750	\$1.36
<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Uniform Rate	N/A	\$1.41
<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Uniform Rate	N/A	\$1.23

*Water rates effective on October 1, 2023

15.5. | REUSE WATER RATES

Last Revision: --/--/----

Reuse Water Rate.....	\$0.70/kgal
Schools, Businesses, and Churches.....	80% of Water Used for Culinary Purposes

16. SEWER RATES

16.1. | SEWER RATES

Last Revision: 03/01/2022

Sewer Rate, per ERU*	\$45.75/Month
Sewer Monthly Base Rate.....	per meter size
3/4" or 5/8" Meter Size	\$55.33
1" Meter Size	\$92.22

1 1/2" Meter Size.....	\$184.43
2" Meter Size	\$295.09
3" Meter Size	\$590.19
4" Meter Size	\$922.17
6" Meter Size	\$1,844.34
8" Meter Size	\$2,950.94
10" Meter Size	\$7,746.23
Industrial Sewer Rate, Per ERU*	\$32.03 \$38.74/Month

**Sewer rates effective on July 1, ~~2023~~ 2024.*

8" Meter Size	\$1,360.00
10" Meter Size	\$3,570.00

15.3. | RESIDENTIAL WATER RATES*

Last Revision: 09/19/2023

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 65	\$1.23
Tier 2	65 – 115	\$1.30
Tier 3	115 – 165	\$1.36
Tier 4	Over 165	\$1.41

<u>Large Residential (≥0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 120	\$1.23
Tier 2	120 – 170	\$1.30
Tier 3	170 – 230	\$1.36
Tier 4	Over 230	\$1.41

*Water rates effective on October 1, 2023

15.4. | NONRESIDENTIAL WATER RATES*

Last Revision: 09/27/2023

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 170	\$1.23
Tier 2	170 – 220	\$1.30
Tier 3	Over 220	\$1.36

<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Tier 1	0 – 500	\$1.23
Tier 2	500 – 750	\$1.30
Tier 3	Over 750	\$1.36

<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Uniform Rate	N/A	\$1.41

<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>
Uniform Rate	N/A	\$1.23

*Water rates effective on October 1, 2023

15.5. | REUSE WATER RATES

Last Revision: --/--/----

Reuse Water Rate.....	\$0.70/kgal
Schools, Businesses, and Churches.....	80% of Water Used for Culinary Purposes

16. SEWER RATES

16.1. | SEWER RATES

Last Revision: 03/01/2022

Sewer Rate, per ERU*	\$45.75/Month
Sewer Monthly Base Rate.....	per meter size
3/4" or 5/8" Meter Size	\$34.72
1" Meter Size	\$57.87

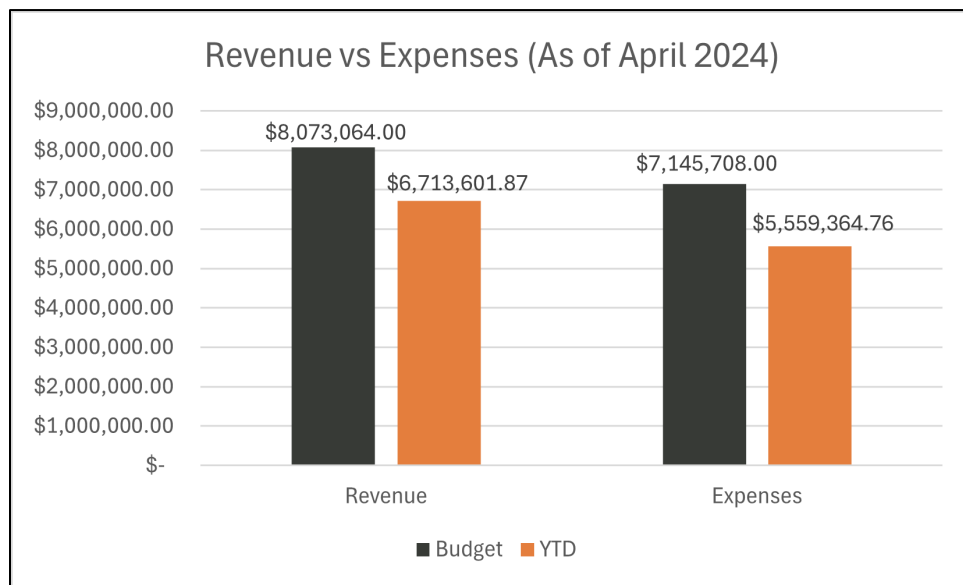
1 1/2" Meter Size.....	\$115.73
2" Meter Size	\$185.17
3" Meter Size	\$370.34
4" Meter Size	\$578.66
6" Meter Size	\$1,157.33
8" Meter Size	\$1,851.72
10" Meter Size	\$4,860.77
Sewer Volume Rate-(Average Winter Usage)	\$4.51/ per 1,000 gal.
Industrial Sewer Rate, Per ERU*	\$32.03 \$37.75/Month
<i>*Sewer rates effective on July 1, 2023 2024.</i>	



TO: Mayor and City Council
FROM: Terrence A. Dela Peña - Finance/Management Analyst
DATE: May 7, 2024
SUBJECT: Proposed Water Rate Adjustment for Fiscal Year 2025

BACKGROUND

The Water Rate Study 2024 presents the findings and recommendations based on the analysis of operational budget, fund balance, and water consumption data to ensure the financial stability of the City's water fund. The proposed rate adjustment is intended to address the anticipated increase in operational costs and maintain a positive fund balance. Based on the Water Rate Study 2023, the fund balance was expected to be negative in Fiscal Year (FY) 2027. The City Council approved a water rate adjustment effective on October 1, 2023, with some adjustments to the base and consumption rates, which avoid the potential deficits in the water fund. The water budget for FY 2024 has been performing as expected, with expenditures remaining within the planned limits.



ANALYSIS

The proposed rate adjustment is necessary to meet the anticipated expenses in the water fund for FY 2025, driven primarily by increased operational costs and infrastructure needs. The maintenance of the base rate at \$25.50 and a 12% increase in consumption rate are projected to sustain the water fund's financial health. This proposal is consistent with the city's long-term financial strategy for utility services and reflects a prudent fiscal approach in light of rising costs.



This is the proposed consumption rate for FY 2025:

Usage Rates	CURRENT	NEW
Residential Tiered Water		
Tier 1 (0-65,000)	\$1.23	\$1.38
Tier 2 (65,000-115,000)	\$1.30	\$1.46
Tier 3 (115,000-165,000)	\$1.36	\$1.52
Tier 4 (Over 165,000)	\$1.41	\$1.58
Res Tiered Wtr Over .5 Acre		
Tier 1 (0-120,000)	\$1.23	\$1.38
Tier 2 (120,000-170,000)	\$1.30	\$1.46
Tier 3 (170,000-230,000)	\$1.36	\$1.52
Tier 4 (Over 230,000)	\$1.41	\$1.58
Commercial Tiered Water		
Tier 1 (0-170,000)	\$1.23	\$1.38
Tier 2 (170,000-220,000)	\$1.30	\$1.46
Tier 3 (Over 220,000)	\$1.36	\$1.52
Institutional Tiered Water		
Tier 1 (0-500,000)	\$1.23	\$1.38
Tier 2 (500,000-750,000)	\$1.30	\$1.46
Tier 3 (Over 750,000)	\$1.36	\$1.52
Other	\$1.23	\$1.38
Industrial	\$1.41	\$1.58

IMPACT TO RESIDENTS

The proposed adjustment would result in incremental increases in water bills based on various levels of water usage:

- Low-usage households will see an increase of \$3.75.
- Medium-usage households will see an increase of \$7.50.
- High-usage households will see an increase of \$15.35.

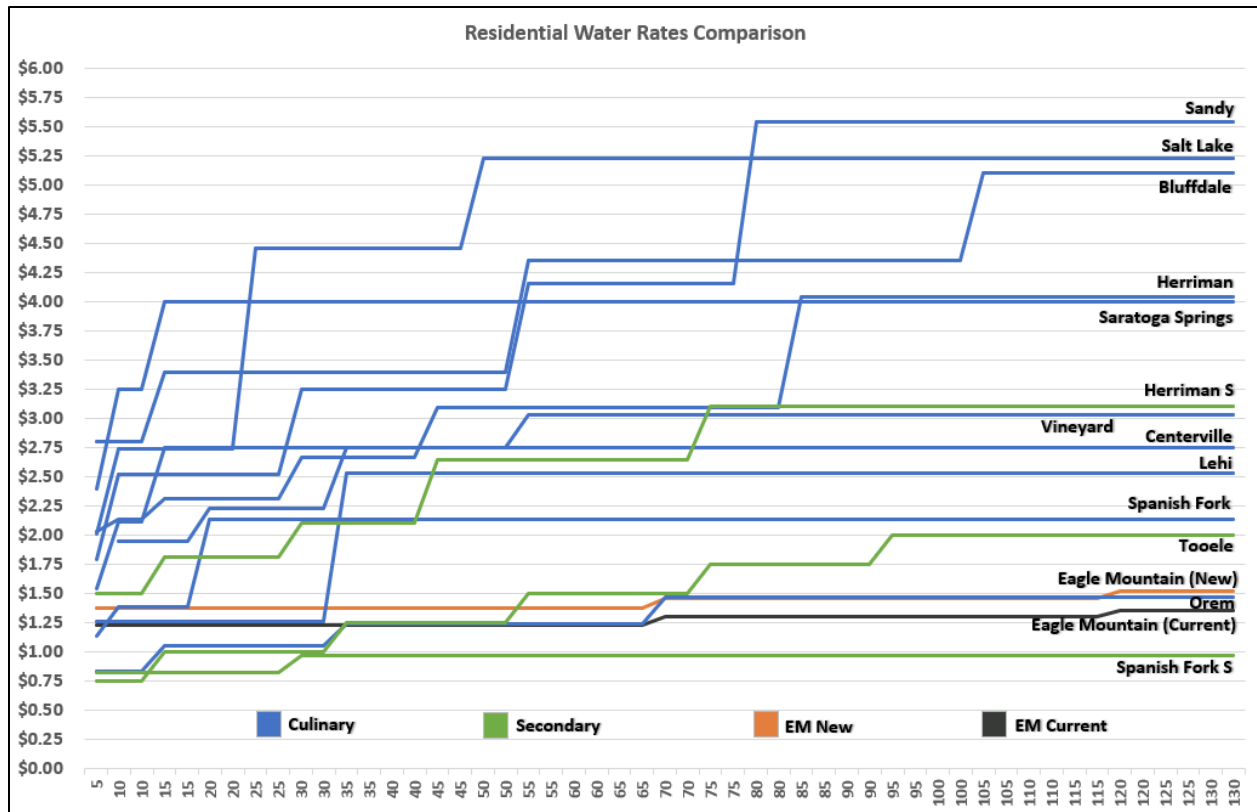


Total Monthly Bill Increase Scenarios (Summer)

Scenario	Water	Sewer	Storm	S. Waste	TOTAL	
Current Low	\$56.25	\$48.06	\$8.25	\$9.50	\$122.06	
New Low	\$60.00	\$48.06	\$8.25	\$9.50	\$125.81	+ \$3.75
Current Mid	\$87.00	\$48.06	\$8.25	\$14.50	\$157.81	
New Mid	\$94.50	\$48.06	\$8.25	\$14.50	\$165.31	+ \$7.50
Current High	\$150.95	\$48.06	\$8.25	\$20.75	\$228.01	
New High	\$166.30	\$48.06	\$8.25	\$20.75	\$243.36	+ \$15.35

- Low-implies 25Kga water use, NSA, and single garbage can.
- Mid-implies 50Kga water use, SSA, single garbage can + recycling can
- High-implies 100Kga water use, WSA, two garbage cans + recycling can

These adjustments are within the reasonable range when compared to other municipalities' water rates.



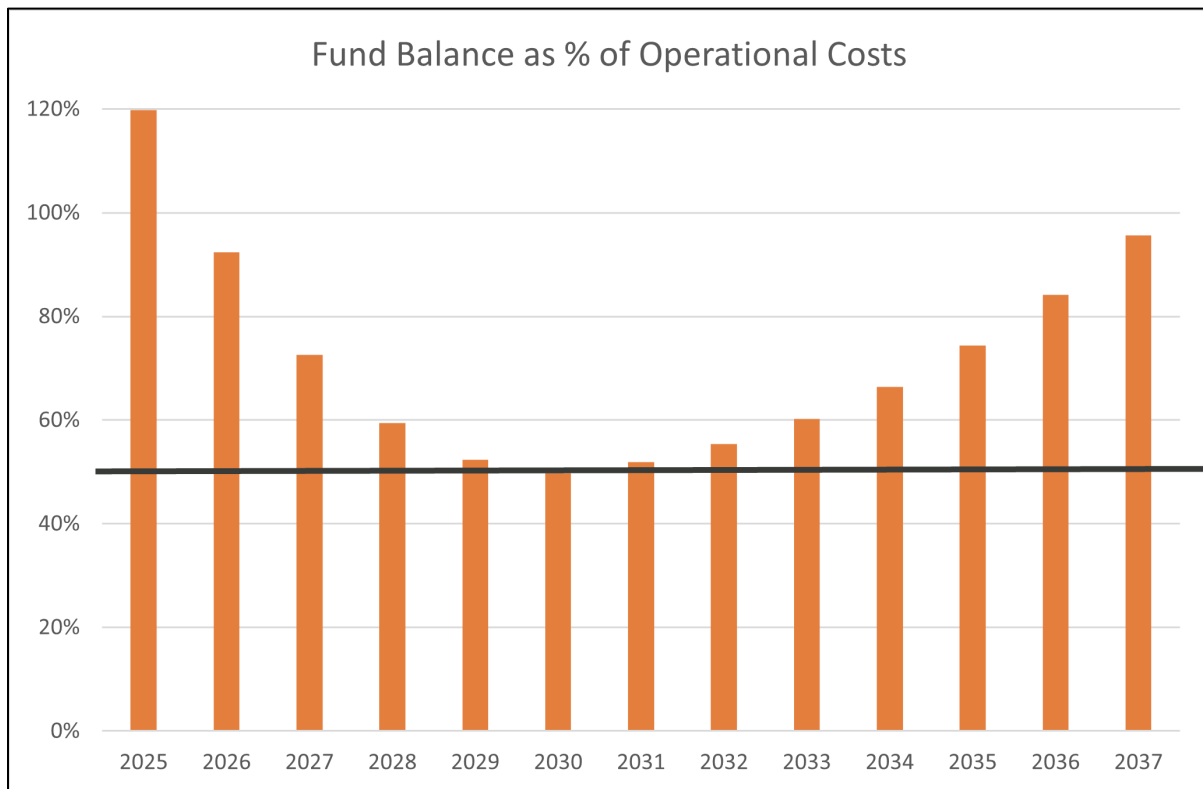


OPTIONS

1. Approve the proposed water adjustments, as it ensures financial stability and aligns with the city's strategic financial planning.
2. Maintain current water rates, risking a potential deficit in the water fund.

ITEMS FOR CONSIDERATION

The revenue generated from the adjusted rates will be directed towards covering the water system's operational costs and future capital improvements. The rate adjustment is anticipated to ensure the stability of the water fund without requiring additional appropriations.





RECOMMENDATION

It is recommended that the City Council approve the proposed water rate adjustment for FY 2025 as outlined in the Water Rate Study 2024. This adjustment includes maintaining the base rate at \$25.50 and increasing the consumption rate by 12%. This proposal, if approved, will be effective on July 1, 2024.

CONCLUSION

The proposed water rate adjustment is essential to continue providing the community with reliable and viable water services. Approval of this proposal will place the city in a strong position to manage future financial obligations associated with water utility services.

APPENDIX

15. WATER RATES

15.1. | CONSTRUCTION WATER FEES

Last Revision: 09/19/2023

Construction Water Hydrant Rental Deposit*	\$3,000
Construction Water Hydrant Rental Fee	\$200 per Calendar Month + \$1.23
	\$1.38 /kgal
Non-monthly Meter Read	\$50
Non-permitted Water Connection	\$2,500 per occurrence

*Damage to hydrant or hydrant meter by contractor will be deducted from the water hydrant deposit.

15.2. | WATER BASE RATE

Last Revision: 09/19/2023

Monthly Base Rate	per meter size
3/4" or 5/8" Meter Size	\$25.50
1" Meter Size	\$42.50
1 1/2" Meter Size	\$85.00
2" Meter Size	\$136.00
3" Meter Size	\$272.00
4" Meter Size	\$425.00
6" Meter Size	\$850.00



8" Meter Size..... \$1,360.00

10" Meter Size..... \$3,570.00

15.3. | RESIDENTIAL WATER RATES*

Last Revision: 09/19/2023

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 65	\$1.23	\$1.38
Tier 2	65 – 115	\$1.30	\$1.46
Tier 3	115 – 165	\$1.36	\$1.52
Tier 4	Over 165	\$1.41	\$1.58

<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 120	\$1.23	\$1.38
Tier 2	120 – 170	\$1.30	\$1.46
Tier 3	170 – 230	\$1.36	\$1.52
Tier 4	Over 230	\$1.41	\$1.58

*Water rates effective on ~~October 1, 2023~~ July 1, 2024

15.4. | NONRESIDENTIAL WATER RATES*

Last Revision: 09/27/2023

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 170	\$1.23	\$1.38
Tier 2	170 – 220	\$1.30	\$1.46
Tier 3	Over 220	\$1.36	\$1.52

<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 500	\$1.23	\$1.38
Tier 2	500 – 750	\$1.30	\$1.46
Tier 3	Over 750	\$1.36	\$1.52

<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Uniform Rate	N/A	\$1.41	\$1.58

<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Uniform Rate	N/A	\$1.23	\$1.38

*Water rates effective on ~~October 1, 2023~~ July 1, 2024

**Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.*

Refunds for permits issued will be limited to 80% of the permit costs, no later than 90 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.

Buildings of unusual design, excessive magnitude, or potentially hazardous exposures, may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in this subsection.

13.4. | OTHER BUILDING DEPARTMENT FEES

Last Revision: 08/02/2017

Temporary Occupancy Fee	\$100 + 120% of Value of Uncompleted Items
Board of Appeals (Current Building Code).....	\$100.00
Fast Track Fee, Residential Only	\$400.00
Temporary Power Inspection	\$100.00
Contractor Infrastructure Protection Deposit.....	
.... \$1,000 Cash Deposit for 1 Home, or \$5,000 Cash Deposit for more than 1 Concurrent Home or Project	
Owner Builder Infrastructure Protection Deposit.....	\$1,000 Cash Deposit
Sales Office and Construction Trailer*	\$200 + State Surcharge

**Fee may be increased for trailers over 400 square feet, as deemed necessary by the Building Official.*

14. UTILITY FEES

14.1. | UTILITY FEES

Last Revision: 03/05/2015

Utility Deposit.....	\$40
Customer Requested Reconnect/Disconnect Fee	\$25

15. WATER RATES

15.1. | CONSTRUCTION WATER FEES

Last Revision: 09/19/2023

Construction Water Hydrant Rental Deposit*	\$3,000
Construction Water Hydrant Rental Fee.	\$200 per Calendar Month + \$1.23
\$1.38 /kgal	
Non-monthly Meter Read.....	\$50
Non-permitted Water Connection	\$2,500 per occurrence

**Damage to hydrant or hydrant meter by contractor will be deducted from the water hydrant deposit.*

15.2. | WATER BASE RATE

Last Revision: 09/19/2023

Monthly Base Rate.....	per meter size
3/4" or 5/8" Meter Size	\$25.50
1" Meter Size	\$42.50
1 1/2" Meter Size	\$85.00
2" Meter Size	\$136.00
3" Meter Size	\$272.00
4" Meter Size	\$425.00
6" Meter Size	\$850.00

8" Meter Size	\$1,360.00
10" Meter Size	\$3,570.00

15.3. | RESIDENTIAL WATER RATES*

Last Revision: 09/19/2023

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 65	\$1.23	\$1.38
Tier 2	65 – 115	\$1.30	\$1.46
Tier 3	115 – 165	\$1.36	\$1.52
Tier 4	Over 165	\$1.41	\$1.58

<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 120	\$1.23	\$1.38
Tier 2	120 – 170	\$1.30	\$1.46
Tier 3	170 – 230	\$1.36	\$1.52
Tier 4	Over 230	\$1.41	\$1.58

*Water rates effective on ~~October 1, 2023~~ July 1, 2024

15.4. | NONRESIDENTIAL WATER RATES*

Last Revision: 09/27/2023

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 170	\$1.23	\$1.38
Tier 2	170 – 220	\$1.30	\$1.46
Tier 3	Over 220	\$1.36	\$1.52

<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 500	\$1.23	\$1.38
Tier 2	500 – 750	\$1.30	\$1.46
Tier 3	Over 750	\$1.36	\$1.52

<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Uniform Rate	N/A	\$1.41	\$1.58

<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Uniform Rate	N/A	\$1.23	\$1.38

*Water rates effective on ~~October 1, 2023~~ July 1, 2024

15.5. | REUSE WATER RATES

Last Revision: --/--/----

Reuse Water Rate.....	\$0.70/kgal
Schools, Businesses, and Churches.....	80% of Water Used for Culinary Purposes

16. SEWER RATES

16.1. | SEWER RATES

Last Revision: 03/01/2022

Sewer Rate, per ERU*	\$45.75/Month
Industrial Sewer Rate, Per ERU*	\$32.03/Month

*Sewer rates will increase by 2.5% annually starting July 1, 2023.



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 4, 2024

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapters 5.10 Beer Sales, 5.20 Sexually Orientated Businesses and 5.25 Residential Solicitation.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Marcus Draper, Admin

PRESENTED BY:

Marcus Draper

RECOMMENDATION:

Staff recommends that the City Council adopts an Ordinance of Eagle Mountain City, Utah Amending Eagle Mountain Municipal Code Chapters 5.10 Beer Sales, 5.20 Sexually Orientated Businesses and 5.25 Residential Solicitation.

BACKGROUND:

In my time as City Attorney, I have noticed a number of legal issues present in our code. These code amendments are being proposed to address portions of our code that are legally unenforceable, largely for 1st amendment reasons.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC 5.10 Beer Sales, 5.20 Sexually Oriented Businesses, 5.25 Residential Solicitation](#)

[EMMC 5.10 Beer Sales](#)

[EMMC 5.20 Sexually Oriented Businesses](#)

[EMMC 5.25 Residential Solicitation](#)

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL
CODE CHAPTERS 5.10 BEER SALES, 5.20 SEXUALLY ORIENTED BUSINESSES, AND 5.25 RESIDENTIAL
SOLICITATION

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapters 5.10 Beer Sales, 5.20 Sexually Oriented Businesses, and 5.25 Residential Solicitation, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, Chapters 5.10 Beer Sales, 5.20 Sexually Oriented Businesses, and 5.25 Residential Solicitation, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 4th day of June, 2024.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 4th day of June, 2024.

Those voting yes:

Those voting no:

Those excused:

Those abstaining:

☐ Donna Burnham

☐ Donna Burnham

☐ Donna Burnham

☐ Donna Burnham

☐ Melissa Clark

☐ Melissa Clark

☐ Melissa Clark

☐ Melissa Clark

☐ Jared Gray

☐ Jared Gray

☐ Jared Gray

☐ Jared Gray

☐ Rich Wood

☐ Rich Wood

☐ Rich Wood

☐ Rich Wood

☐ Brett Wright

☐ Brett Wright

☐ Brett Wright

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 5.10

BEER SALES

5.10.010 Required Class A beer handler's permit.

A licensee involved in the transaction of retail beer sales for off-premises consumption (Class A retail sales) shall require any and all employees involved in the transaction of retail beer sales to obtain a beer handler's permit from the Utah County health department. All employees of a licensee involved in the transaction of retail beer sales will be required to possess and wear a beer handler's permit while on duty. This permit shall be worn in a conspicuous place such that the permit shall be clearly visible to any person.

New employees of licensee that are involved in the transaction of retail beer sales shall obtain a beer handler's permit within 30 days of hire. During this 30-day period, the employee may sell alcoholic beverages in accordance with the State Alcoholic Beverage Control Act, the regulations of the Utah Alcoholic Beverage Control Commission, and the provisions of this chapter.

The licensee is required to inform the Utah County health department of any employee possessing a beer handler's permit whose employment is terminated for conduct that would be punishable under the statutes or ordinances regulating alcoholic beverages. Licensees shall permit law enforcement officers and Utah County health department employees to conduct random beer handler's permit compliance checks on licensee's premises.

5.10.020 Application process for Class A beer handler's permit.

To obtain a beer handler's permit, applicants must:

- A. Fill out a beer handler's permit application form available from the Utah County health department;
- B. Produce acceptable photo identification showing the age and identity of the applicant;
- C. Attend a beer handler's permit training session administered by, or approved by, the Utah County health department; ~~and~~
- D. Pass the beer handler's permit test given by the Utah County health department; and
- E. Be at least 21 years old at the time of application.

If subsections A, B, C, D and E of this section are satisfied, the Utah County health department shall issue the applicant a beer handler's permit photo identification card. This permit must be possessed and conspicuously worn by the applicant while on duty such that the permit shall be clearly visible to any person.

Chapter 5.20

SEXUALLY ORIENTED BUSINESSES

5.20.010 Purpose and findings.

A. Purpose. It is the purpose of this chapter to regulate sexually oriented businesses in order to promote the health, safety, morals, and general welfare of the citizens of the city, and to establish reasonable and uniform regulations applicable thereto. The provisions of this chapter have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this chapter to restrict or deny access by adults to sexually oriented materials protected by the First Amendment to the United States Constitution, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this chapter to condone or legitimize the distribution of obscene material. It is a purpose of this chapter to protect the citizenry from the detrimental secondary effects caused by sexually oriented businesses. **With these purposes in mind, the city adopts this chapter to promote its substantial interests in:**

1. **Promoting the health and welfare of both individuals involved in sexually-oriented businesses and that of the city at large.**
2. **Protecting persons from criminal conduct**
3. **Protecting persons from the adverse secondary effects of sexually-oriented business**
4. **Protecting societal order and morality within the city.**
5. **Providing equal opportunity for lawfully-operating businesses to exercise their first amendment rights.**

B. Findings. Based on evidence concerning the adverse secondary effects of **adult uses sexually-oriented businesses** on the community presented in hearings and in reports made available to the city council, and on findings incorporated in such cases as *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986), *Young v. American Mini Theatres*, 426 U.S. 50 (1976), and *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991), and on studies in other communities including, but not limited to, Phoenix, Arizona; Minneapolis, Minnesota; Houston, Texas; Indianapolis, Indiana; Amarillo, Texas; Garden Grove, California; Los Angeles, California; Whittier, California; Austin, Texas; Seattle, Washington; Oklahoma City, Oklahoma; Cleveland, Ohio; and Beaumont, Texas; and also on findings from the Report of the Attorney General's Working Group on the Regulation of Sexually Oriented Businesses (June 6, 1989, State of Minnesota), the council finds **a substantial interest in mitigating the following adverse effects:**

1. Sexually oriented businesses lend themselves to ancillary unlawful and unhealthy activities. Thus, the city desires to make the owners of these establishments responsible for the activities that occur on their premises.
2. Certain employees of sexually oriented businesses defined in this chapter as adult theaters and cabarets engage in higher incidence of certain types of illicit behavior than employees of other establishments.
3. Sexual acts, including masturbation, and oral and anal sex, occur at sexually oriented businesses, especially those which provide private or semi-private booths or cubicles for viewing films, videos, or live sex shows.
4. Offering and providing such space encourages such activities, which creates unhealthy conditions.
5. **Some persons** frequent certain adult theaters, adult arcades, and other sexually oriented businesses for the purpose of engaging in sex within the premises of such sexually oriented businesses.
6. At least 50 communicable diseases may be spread by activities occurring **particularly** in sexually oriented businesses, including, but not limited to, syphilis, gonorrhea, human immunodeficiency virus infection (HIV-AIDS), genital herpes, hepatitis B, Non A, Non B amebiasis, salmonella infections, and shigella infections.

~~7. Since 1981 and to the present, there has been an increasing cumulative number of reported cases of AIDS caused by the human immunodeficiency virus (HIV) in the United States: 600 in 1982; 2,200 in 1983; 4,600 in 1984; 8,555 in 1985; 253,448 in 1992; and 621,329 as of August 31, 1997.~~

~~8. As of September 26, 1997, there are 1,467 reported cases of AIDS in the state of Utah.~~

~~9. Since 1981 to the present, there have been an increasing cumulative number of persons testing positive for the HIV antibody in Utah.~~

~~10. The number of cases of early (less than one year) syphilis in the United States reported annually has risen, with 33,613 cases reported in 1982 and 45,200 through November of 1990.~~

~~11. The number of cases of gonorrhea in the United States reported annually remains at a high level, with over one half million cases being reported in 1990.~~

~~12. The office of the surgeon general of the United States, in a report dated October 22, 1986, advised the American public that AIDS and HIV infection may be transmitted through sexual contact, intravenous drug abuse, exposure to infected blood and blood components, and from an infected mother to her newborn.~~

~~13~~7. According to the best scientific evidence, AIDS and HIV infection, as well as syphilis and gonorrhea, are principally transmitted by sexual acts such as those that occur in sexually-oriented businesses.

~~14~~8. Sanitary conditions in some sexually oriented businesses are unhealthy, in part, because the activities conducted there are unhealthy, and, in part, because of the unregulated nature of the activities and the failure of the owners and the operators of the facilities to self-regulate those activities and maintain those facilities.

~~15~~9. Numerous studies and reports have determined that semen is found in the areas of sexually oriented businesses where persons view adult-oriented films.

~~16~~10. The findings noted in subsections (B)(1) through (~~15~~9) of this section raise substantial governmental concerns.

~~17~~11. Sexually oriented businesses have operational characteristics which should be reasonably regulated in order to protect those substantial governmental concerns.

~~18~~12. A reasonable licensing procedure is an appropriate mechanism to place the burden of that reasonable regulation on the owners and the operators of the sexually oriented businesses. Further, such a licensing procedure will place an incentive on the operators to see that the sexually oriented business is run in a manner consistent with the health, safety, and welfare of its patrons and employees, as well as the citizens of the city. It is appropriate to require reasonable assurances that the licensee is the actual operator of the sexually oriented business, and is in possession and control of the premises and the activities occurring in them.

~~19~~13. Prohibiting doors or similar partition on adult booths and requiring sufficient lighting on premises with adult booths advances a substantial governmental interest in curbing the illegal and unsanitary sexual activity occurring in adult theaters.

~~20~~14. Requiring licensees of sexually oriented businesses to keep information regarding current employees and certain past employees will help reduce the incidence of certain types of criminal behavior by facilitating the identification of potential witnesses or suspects and by preventing minors from working in such establishments.

~~21~~15. The disclosure of certain information by those persons ultimately responsible for the day-to-day operation and maintenance of the sexually oriented business, where such information is substantially related to the significant governmental interest in the operation of such uses, will aid in preventing the spread of sexually transmitted diseases.

~~22~~16. It is desirable in the prevention of the spread of communicable diseases to obtain a limited amount of information regarding certain employees who may engage in the conduct which this chapter is designed to prevent or who are likely to be witnesses to such activity.

~~23~~17. That an applicant for an adult use license has been convicted of a sexually related crime leads to the rational assumption that the applicant may engage in that conduct in contravention of this chapter.

2418. The barring of such individuals from the management of adult uses for a period of years serves as a deterrent to and prevents conduct which leads to the transmission of sexually transmitted diseases.

~~25~~19. The general welfare, health, morals, and safety of the citizens of the city will be promoted by the enactment of this chapter.

5.20.020 Definitions.

A. "Adult arcade" means any place to which the public is permitted or invited in which electronically, electrically, or mechanically controlled still or motion picture machines, projectors, video or laser disc players, or other image-producing devices, whether coin-operated, slug-operated, or operated for any form of consideration, are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are **pornographic in nature or primarily** distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

B. "Adult bookstore," "adult novelty store," or "adult video store" means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, videocassettes or video reproductions, slides, or other visual representations which are **pornographic in nature or primarily** characterized by the depiction or description of specified sexual activities or ~~specified anatomical areas~~; or
2. Instruments, devices, or paraphernalia which are designed or marketed for use in ~~connection with~~ specified sexual activities.

A commercial establishment may have other ~~principal~~ business purposes that do not involve the offering for sale or rental of material depicting or describing specified sexual activities or specified anatomical areas and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such commercial establishments from being categorized as an adult bookstore, adult novelty store, or adult video store so long as one of its principal business purposes is the offering for sale or rental for consideration the specified materials which are characterized **primarily** by the depiction or description of specified sexual activities or specified anatomical areas. It shall constitute a principal business purpose if the establishment has gross receipts of over ~~20 percent~~ **40 percent** from such materials.

C. "Adult cabaret" means a nightclub, bar, restaurant, or similar commercial establishment which regularly features:

1. Persons who appear **in the nude or partially denuded** ~~a state of dress that covers no more than the specified anatomical areas~~;
2. Live performances or dancers who **appear in the nude or partially denuded for any form of consideration** ~~whose attire covers no more than the specified anatomical areas~~; or
3. Films, motion pictures, videocassettes, slides, or other photographic reproductions which are **pornographic in nature or primarily** characterized by the depiction or description of specified sexual activities or ~~specified anatomical areas~~.

"Nude or partially denuded individual" means an individual with any of the following less than completely and opaquely covered:

1. **genitals**;
2. **the pubic region**; or
3. **a female breast below a point immediately above the top of the areola**

D. "Adult motion picture theater" means a commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides, or similar photographic reproductions are regularly shown which are

pornographic in nature or primarily characterized by the depiction or description of specified sexual activities or specified anatomical areas.

E. “Adult theater” means a theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in **the nude or partially denuded** ~~a state of dress that covers no more than the specified anatomical areas,~~ or live performances or dancers **who appear in the nude or partially denuded** ~~whose attire covers no more than the specified anatomical areas.~~

F. “Employee” means a person who performs any service on the premises of a sexually oriented business on a full-time, part-time, or contract basis, whether or not the person is denominated an employee, independent contractor, agent, or otherwise and whether or not the person is paid a salary, wage, or other compensation by the operator of the business. “Employee” does not include a person exclusively on the premises for repair or maintenance of the premises or equipment on the premises or for the delivery of goods to the premises.

G. “Escort” means a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a strip tease for another person. **Notwithstanding other chapter provisions, “escort” does not mean a person who provides business or personal services, including:**

1. **a licensed private nurse;**
2. **an aide for the elderly or a person with a disability or other medical need;**
3. **a personal assistant or similar service personnel whose relationship with a patron is characterized by a contractual relationship having a duration of more than 12 hours and who provides a service not principally characterized as dating or socializing; or**
4. **a person who provides services such as singing telegrams, birthday greetings, or similar activities that are characterized by an appearance in a public place, contracted for by a party other than the person for whom the service is being performed, and of a duration not to exceed one hour.**

H. “Escort agency,” also known as an “outcall service,” means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

I. “Establishment” means and includes any of the following:

1. The opening or commencement of any sexually oriented business as a new business;
2. The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;
3. The addition of any sexually oriented business to any other existing sexually oriented business; or
4. The relocation of any sexually oriented business.

J. “Licensee” means a person in whose name a license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a license; and in the case of an employee, a person in whose name a license has been issued authorizing employment in a sexually oriented business.

k. “Sexually oriented business” includes, but is not limited to, an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, adult theater, or escort agency.

L. “Specified anatomical areas” means:

1. ~~The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or~~
2. Less than completely and opaquely covered human genitals, pubic region, buttocks, or a female breast below a point immediately above the top of the areola.

M. “Specified criminal activity” means any offense, regardless of title, involving the following:

1. Prostitution or promotion of prostitution; dissemination of obscenity; sale, distribution or display of harmful material to a minor; sexual performance by a child; possession or distribution of child pornography; public lewdness; indecent exposure; indecency with a child; engaging in organized criminal activity; sexual assault; molestation of a child; gambling; distribution of a controlled substance; or any similar offenses to those described above under the criminal or penal code of other states or countries; for which:

- a. Less than three years have elapsed since the date of conviction or the date of release from confinement imposed for the conviction, whichever is the later date, if the conviction is of a misdemeanor offense;
- b. Less than five years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense; or
- c. Less than five years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date, if the convictions are of two or more misdemeanor offenses or combination of misdemeanor offenses occurring within any 36- month period.

2. That a conviction is being appealed shall have no effect on the disqualification of the applicant or a person residing with the applicant.

N. "Specified sexual activities" means any of the following offenses:

1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or
3. Excretory functions as part of or in connection with any of the activities set forth in subsections (N)(1) and (2) of this section.

~~O. "Substantial enlargement" of a sexually oriented business means the increase in inventory or floor areas occupied by the business by more than 10 percent, as the floor areas exist on the date the ordinance codified in this chapter takes effect.~~

~~P~~**O**. "Transfer of ownership or control" of a sexually oriented business means and includes any of the following:

1. The sale, lease, or sublease of the business;
2. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
3. The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, including transfer by bequest or other operation of law, upon the death of the person possessing the ownership or control.

5.20.080 Expiration of license.

A. Each license under this chapter shall expire at the same time as other business licenses under this title and may be renewed only by making **an** application as provided in EMMC 5.20.040. Application for renewal shall be made at least 30 days before the expiration date, and when made less than 30 days before the expiration date, the expiration of the license will not be affected.

B. When the city denies renewal of license, the applicant shall not be issued a license for one year from the date of denial. If, subsequent to denial, the city finds that the basis for denial of the renewal license has been corrected or abated, the applicant may be granted a license if at least 90 days have elapsed since the date denial became final.

5.20.100 Revocation.

A. The city shall revoke a license if cause of suspension in EMMC 5.20.090 occurs and the license has been suspended within the preceding 12 months.

B. The city shall revoke a license if it determines that:

1. A licensee gave false or misleading information in the material submitted during the application process;
2. A licensee knew, or should have known, that possession, use, or sale of controlled substances occurred on the premises;
3. A licensee knew, or should have known, that prostitution occurred on the premises;
4. A licensee knew, or should have known, the sexually oriented business operated during a period of time when the licensee's license was suspended;
5. A licensee knew, or should have known, that any act of sexual intercourse, sodomy, oral copulation, masturbation, or other sex act occurred in or on the licensed premises;
6. A licensee knew, or should have known, that obscene materials, child pornography in any form, or any other contraband is illegal materials are on the licensed premises;
7. A licensee is delinquent in payment to the city, county, or state for any taxes or fees past due; or
8. A licensee is no longer entitled to the license under the provisions of EMMC 5.20.050.

C. When the city revokes a license, the revocation shall continue for one year and the licensee shall not be issued a sexually oriented business license for one year from the date the revocation became effective. If, subsequent to revocation, the city finds that there are substantial mitigating factors, or substantial corrective measures have been employed by the licensee, the applicant may be granted a license if at least 90 days have elapsed since the date the revocation became effective. An example of substantial mitigating factors would be the willful acts of an employee or customer disregarding the directions of the licensee. An example of substantial corrective measures would be the termination of an offending employee or prohibiting the return of an offending patron.

D. If any licensee has a license revoked three times within any five-year period, the licensee will be precluded from regaining any such license.

E. After denial of an application, or denial of a renewal of an application, or suspension or revocation of any license, the applicant or licensee may appeal the decision to the city council. Any such appeal shall be in writing and submitted to the office of the city's license official within 10 days of the decision. The city council may review the matter on the record or may conduct a hearing in the manner described in Article IX of Chapter 5.05 EMMC. The city council may affirm, reverse, or modify the decision. The city council shall issue a decision within 30 days of receiving the appeal. An appeal after that shall be to the district court for judicial review. Unless either party obtains an injunction or mandamus, the status quo ante will be maintained during the appeal process; however, additional enforcement actions will not be precluded.

5.20.170 Hours of operation.

No sexually oriented business may remain open at any time between the hours of 1:00 a.m. and ~~1:00 p.m.~~ 8:00 a.m.

Chapter 5.25

RESIDENTIAL SOLICITATION

Sections:

5.25.040 ~~Exemptions from chapter.~~ Those Required to Register as Solicitors.

5.25.020 No other city license or approval required.

A. Registered solicitors and persons exempt from registration need not apply for, nor obtain, any other license, permit, or registration from the city to engage in door-to-door solicitation.

B. Any business licensed by the city under another city ordinance that uses employees, independent contractors, or agents for door-to-door solicitation in an effort to provide any tangible or intangible benefit to the business shall be required to have such solicitors obtain a certificate, ~~unless otherwise exempt from registration.~~ if required to register under this chapter.

C. Those responsible persons or entities associated with registered solicitors need not apply for, nor obtain, any other license, permit, or registration from the city, provided they do not establish a temporary or fixed place of business in the city.

D. Nothing herein is intended to interfere with or supplant any other requirement of federal, state, or other local government law regarding any license, permit, or certificate that a registered solicitor is otherwise required to have or maintain.

5.25.040 ~~Exemptions from chapter.~~ Those Required to Register as Solicitors

The following are ~~exempt from registration under this chapter:~~ required to register under this chapter:

A. Persons ~~specifically invited to a residence by a competent individual prior to the time of the person's arrival at the residence;~~ seeking to obtain sales or orders for the exchange of goods, wares, merchandise, or perishables of any kind, for any kind of remuneration or consideration, regardless of whether advance payment is sought;

B. Persons ~~whose license, permit, certificate or registration with the state of Utah permits them to engage in door-to-door solicitation to offer goods or services to an occupant of the residence~~ seeking to obtain prospective customers to apply for or to purchase insurance, subscriptions to publications, or publications;

C. Persons ~~delivering goods to a residence pursuant to a previously made order, or persons providing services at a residence pursuant to a previously made request by a competent individual~~ seeking to obtain orders or prospective customers for goods or services;

D. Persons ~~advocating or disseminating information for, against, or in conjunction with any religious belief or political position regardless of whether goods, services, or any other consideration is offered or given, with or without any form of commitment, contribution, donation, pledge, or purchase; and~~ seeking to engage an individual in conversation at a residence for the purpose of promoting or facilitating a home solicitation sale; or other activities falling within the commonly accepted definition of soliciting, such as selling or peddling; and

E. Persons seeking to obtain contributions of money or any other thing of value for the benefit of any person or entity other than a charitable organization. The charitable exemption shall apply to students soliciting contributions to finance extracurricular social, athletic, artistic, scientific or cultural programs; provided, that the solicitation has been approved in writing by the school administration, and that such student solicitors carry current picture student identification from the educational institution for which they are soliciting.

Notwithstanding any other provision of this chapter, the following are exempt from registration:

A. Persons specifically invited to a residence by a competent individual prior to the time of the person's arrival at the residence;

B. Persons whose license, permit, certificate or registration with the state of Utah permits them to engage in door-to-door solicitation to offer goods or services to an occupant of the residence;

C. Persons delivering goods to a residence pursuant to a previously made order, or persons providing services at a residence pursuant to a previously made request by a competent individual;

D. Persons advocating or disseminating information for, against, or in conjunction with any religious belief or political position regardless of whether goods, services, or any other consideration is offered or given, with or without any form of commitment, contribution, donation, pledge, or purchase; and

E. Persons representing a charitable organization

~~Those persons exempt from registration~~ **not required to register under this chapter** are not exempt from the duties and prohibitions outlined in EMMC 5.25.170 ~~and~~ 5.25.180 ~~and~~ ~~5.25.190~~ while advocating or soliciting.

5.25.060 Registration of solicitors.

~~Unless otherwise exempt under this chapter~~ **All persons** desiring to engage in door-to-door solicitation within the city, ~~prior to doing so, if required to register by this chapter,~~ shall submit a completed application to the licensing officer and obtain a certificate ~~prior to doing so.~~

5.25.170 "No Solicitation" notice.

A. Any occupant of a residence may give notice of a desire to refuse solicitors by displaying a "No Solicitation" sign which shall be posted on or near the main entrance door or on or near the property line adjacent to the sidewalk leading to the residence.

B. The display of such sign or placard shall be deemed to constitute notice to any solicitor that the inhabitant of the residence does not desire to receive and/or does not invite solicitors.

C. It shall be the responsibility of the solicitor to check each residence for the presence of any such notice. **If such sign or placard is posted, such solicitor shall desist from any efforts to solicit at the residence or dwelling and shall immediately depart from such property. Possession of a certificate of registration does not in any way relieve any solicitor of this duty.**

D. The provisions of this section shall apply ~~also~~ **to all** solicitors, **regardless of whether they are required to register who are exempt from registration** pursuant to the provisions of this chapter.

5.25.190 Time of day restrictions.

~~It shall be unlawful for any person, whether licensed or not, to solicit at a residence before 9:00 a.m. or after 8:00 p.m. Mountain Standard Time or Daylight Savings Time (as applicable), unless the solicitor has express prior permission from the resident to do so. [Ord. O 16 2007 § 5.86.019].~~



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 4, 2024

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Rodeo Grounds Operation, Management and Lease Agreement with Pony Express Events		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Pony Express Events		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Admin

PRESENTED BY:

Staff

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Pony Express Events Rodeo Lease](#)

RESOLUTION NO. R- -2024

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE 4TH AMENDMENT TO THE
EAGLE MOUNTAIN CITY RODEO GROUNDS OPERATION, MANAGEMENT AND
LEASE AGREEMENT WITH PONY EXPRESS EVENTS**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to Approve an Amendment to the Eagle Mountain City Rodeo Grounds Operation, Management, and Lease Agreement with Pony Express Events for the operation and maintenance of the Rodeo Grounds, as outlined in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants, and agreements hereinafter set forth, the parties hereto agree as follows:

1. The terms of the Agreement with Pony Express Events, as outlined in Exhibit A.
2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 4th day of June 2024.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 4th day of June 2024.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Legislative Priorities List													Economic	Infrastructure	Reputational	Generative	Environmental	Service E
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2023.001	11	City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.	High Priority	Schedule	Long Horizon	<2035	4/2/2024	Related to the Facilities Master Plan project. Council would like to move the city hall project forward with more funding, concept plan, etc.	5/16/2023		City Manager		X		X		
2023.037	12	MIHP re Transfer of Development Rights	Create a program to transfer development rights for moderate income housing.	Secondary Priority	Schedule	In Progress	7/1/2024	1/16/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. Working on drafting the code.	8/15/2023		Draper						
2023.035	14	MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	Secondary Priority	Schedule	In Progress	9/30/2024	5/30/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023. As with other MIHP strategies, we are waiting on LRB's report on funding. Staff is preparing for a Council discussion on June 18 on program elements.	1/3/2023		Strachan						
2023.038	16	MIHP re Planned uses for RDA housing allocation funds	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	Secondary Priority	Schedule	In Progress	5/1/2024	4/4/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. LRB are nearing completion of the evaluation of the strategies and finalizing a draft report.	8/15/2023		Berrett				X		
2023.018	21	Transportation Funding	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	High Priority	Do	Long Horizon	<2030	5/14/2024	Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved \$553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North; \$459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor; and projects making it easier to cross Lehi and Saratoga Springs. Work is already happening on MVC at 2100 N but the timing of other projects is to be determined.	5/16/2023		Mumford		X		X		
2023.013	21	City-wide Trail Network Plan	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	Secondary Priority	Schedule	In Progress	7/30/2024	1/31/2024	Interns have obtained GPS data of the trails in the Hidden Valley area of the City. Staff is working on next steps for the off-street trails master plan and will provide updates in the near future as to the status.	5/16/2023		Mumford		X				X
2023.039	21	MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	Secondary Priority	Schedule	Not Started	12/31/2024	1/31/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. LRB are nearing completion of the evaluation of the strategies and finalizing a draft report.	1/3/2023		Mumford				X		
2023.036	21	MIHP re Impact fees for ADUs	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	Secondary Priority	Schedule	Not Started	12/31/2024	1/31/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Staff sent a report/memo to the Council in December. If Council wants to pursue reductions to ADU application fees or basement permits, please let us know.	8/15/2023		Mumford						
2023.044	22	A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	High Priority	Do	In Progress	4/30/2024	5/14/2024	Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in June.	9/19/2023		Larsen				X		

Legislative Priorities List													Economic	Infrastructure	Reputational	Generative	Environmental	Service E
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2023.024	22	Neighborhood Residential 1 - Lot Size Distribution	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	High Priority	Do	In Progress	3/31/2024	5/30/2024	This item received a public hearing and was tabled on 2/6/2024; going to Council on June 18th.	5/16/2023		Larsen				X		
2024.001 (was 2023.003)	22	General Plan Update	A general plan update has commenced. The project is expected to continue through August 2025.	High Priority	Do	In Progress	8/31/2025	3/28/2024	Staff presented and the council approved a timeline for updating the General Plan on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Staff is working on getting estimates from consultants for a few GP related items.	5/16/2023		Larsen		X		X		
2024.001a	22	General Plan Update	Survey Data and Outline to the City Council	High Priority	Do	In Progress	6/30/2024	5/30/2024	Staff has a request to the Council to approve (at their June 4th meeting) entering into a contract with Onpoint Insights to provide surveying services for the General Plan.	3/6/2024		Larsen						
2024.001b	22	General Plan Update	Future Land Use Map: Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	High Priority	Do	In Progress	9/30/2024	3/28/2024	Staff is working on getting estimates from consultants for this item.	3/6/2024		Larsen						
2024.001c	22	General Plan Update	Annexation Policy Declaration: Review and preparation (to be included as an Appendix).	Secondary Priority	Schedule	Not Started	6/30/2025	4/2/2024	Start in July.	4/2/2024		Larsen						
2024.001d	22	General Plan Update	Part 1 (Planning context, community context, framework for the future, decision-making framework)	Secondary Priority	Schedule	Not Started	10/31/2024	3/21/2024	Future	3/6/2024		Larsen						
2024.001e	22	General Plan Update	Part 2 (Land use, Transportation, Open Space, Environment)	Secondary Priority	Schedule	Not Started	1/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001f	22	General Plan Update	Part 3 (Housing, Moderate Income Housing, Water)	Secondary Priority	Schedule	Not Started	4/30/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001g	22	General Plan Update	Part 4 (Plan Administration, Best Practices, Appendices)	Secondary Priority	Schedule	Not Started	6/30/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001h	22	General Plan Update	Review and approve General Plan: Schedule targets draft to PC in July 2025; to Council for discussion in July 2025; with goal to adopt in August 2025.	Secondary Priority	Schedule	Not Started	7/31/2025	3/21/2024	Future	3/6/2024		Larsen						
2024.001i (was 2023.028)	22	GP Full Build Out Scenarios	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	Secondary Priority	Schedule	Not Started	12/31/2024	3/28/2024	Not started. This item will be evaluated further by staff.	4/2/2024		Larsen Trusty		X				
20243.001j (was 2023.023 & 2023.049)	24	GP Water Study	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	High Priority	Do	Not Started	12/31/2024	3/28/2024	Staff is working on getting estimates from consultants for this item.	4/2/2024		Larsen		X		X	X	
2023.005	22	Establish discontinued zoning ordinances	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	Secondary Priority	Do	In Progress	5/31/2024	5/14/2024	An Historic Zones Code Amendment item has been delayed went before the PC in May. The PC recommended approval to the Council for this proposal. This will go before the Council in July.	5/16/2023		Larsen				X		
2023.004	22	MDP/MDA Amendment Proposals	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	Secondary Priority	Schedule	On Hold	4/30/2024	5/14/2024	Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code. Staff will resume exploring this issue now that the 2024 regular legislative session has concluded.	5/16/2023		Larsen				X		
2023.015	22	Zone Transition Code	Review Zone Transition Code (17.60.160).	Secondary Priority	Schedule	Not Started	6/30/2024	9/19/2023	This has been assigned to a planner and the research/drafting process is beginning.	5/16/2023		Larsen				X		

Legislative Priorities List													Economic	Infrastruc	Reputatio	Generatio	Environm	Service Et	
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned								
2023.025	22	Powerline Corridor Development	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	Secondary Priority	Schedule	In Progress	6/30/2024	5/14/2024	Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd has said his work is mostly complete in cataloging properties. A summer intern is currently helping Todd with this project, which should help with completion.	8/15/2023	Larsen					X			
2023.048	22	Parking and storage	Consider a code to enable parking garages based on counting as two parking spaces.	Secondary Priority	Schedule	Not Started		4/30/2024	Staff believed that the Legislature would address this issue, but did not. Staff will review.	10/3/2023	Larsen					X			
2023.009	23	Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	High Priority	Do	In Progress	6/30/2024	5/21/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21.	5/16/2023	Weber		X		X	X			
2023.032	24	Irrigation pipe requirements	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >\$70M.	High Priority	Do	In Progress	6/30/2024	4/30/2024	A report will include proposed upgrades to the system and where it can be implemented. Report expected in June.	5/16/2023	Trusty		X			X			
2023.011a	24	Airport Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	Do	In Progress	12/31/2024	5/30/2024	Contractor is on site.	5/16/2023	Trusty		X		X				
2023.011b	24	Mid Valley Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	Schedule	In Progress	12/31/2025	5/30/2024	Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year. City is issuing an RFP on a revised alignment in June.	5/16/2023	Trusty		X		X				
2023.043	24	Adjust Transportation Master Plan to designate MidValley as an expressway	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	Secondary Priority	Do	In Progress	12/5/2023	5/30/2024	Included in MAG's TIP process (under consideration). The feasibility study funding is recommended but MAG wants us to delay and any RFP until after August 1 when the TIP funding is adopted.	8/15/2023	Trusty		X		X				
2023.041	24	Shared Parking	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.	Secondary Priority	Schedule	In Progress	6/30/2024	5/30/2024	The council wants clarity to the parking code and become the land use authority. Engineering is collaborating with Planning to move this forward.	8/15/2023	Trusty		X						
2023.033	32	Capital Asset Management Plan	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	Secondary Priority	Schedule	In Progress	12/31/2024	1/31/2024	Public Works selected OpenGov - Cartegraph software for asset management. Staff working on draft capital asset policy.	5/16/2023	Ruesch		X		X				
2023.042	41	Safe Routes for Schools as a Calendar Item	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	Secondary Priority	Schedule	In Progress	5/31/2024	3/7/2024	Put this on the calendar by May 31 each year.	8/15/2023	Hickman Kofoed Hilton								
2023.008	41	Rodeo Feasibility Study	Coordinate a feasibility study to consider relocating the rodeo.	Secondary Priority	Schedule	Not Started		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023	Hickman				X	X			
Proposed																			

Legislative Priorities List													Economic	Infrastructure	Reputational	Generative	Environmental	Service E
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2024.002		Matching Grant Program for Neighborhood/Parks Improvements	Create a grants program to support residents/groups who wish to install make parks or other neighborhood improvements.	Proposed	-	-		4/16/2024	A program was established in 2016, funded with \$1M. The program fell into disuse by 2020. Council discussed this item and determined to not adopt move forward at this time.			Strachan Hickman						X
2023.019	31	Advise and Consent	Coordinate with city boards, committees, and commissions.	Proposed	-	-		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.									
2023.012	41	City Food Orchard	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit...use city resources to beautify and create a commodity for	Proposed	-	-						Hickman					X	
2023.029	21	Master Plan Process	How can the City Council be involved?	Proposed	-	-		1/31/2024	Staff is reviewing the MDP process and will propose code amendments in the near future; also relates to EMMC 2.19.030.J.			Mumford				X		
2023.031	21	Dashboard of city data and demographics	Provide a dashboard showing data and demographics, for example, permits, population, etc.	Proposed	-	-		2/13/2024	Evan has created a dashboard that satisfies the majority of this request. It's designed for the economic development community in mind, but can temporarily serve a dual purpose for City Council until OpenGov starts feeding data sufficient for a much more expanded dashboard.			Mumford Berrett				X		
2023.045	21	Review business licensing with a view to approving or denying licenses based on parking or other code constraints.	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	Proposed	-	-		1/31/2024	Staff will review the code to determine any necessary or suggested updates.			Mumford						X
2023.050	21	City-sponsored Waterwise Landscaping Grants Program	Create a grants program to support residents who wish to install waterwise landscaping instead of grass.	Proposed	-	-		1/31/2024	This is currently on hold until it is approved to be added to the priorities list and to allow us to work on other higher priority items.			Mumford				X		
2023.016	22	Staff Report for Development Projects	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a	Proposed	-	-		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.			Larsen						
2023.026	22	Visitor Parking in Code	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	Proposed	-	-		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.			Larsen				X		
Completed																		
2023.003c	22	Development Code: Mobile Business Regulations	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	High Priority	-	Completed	5/16/2024	5/7/2024	If a local mobile business owner needs a license, we will issue it as a normal business license; but state law requires us to honor other instate business licenses. There is no action required.	5/16/2023		Larsen				X		
2023.003b	22	Development Code: Military Compatibility Amendment	In 2023, HB265 Sentinal Landscape Amendments, required municipalities and counties to develop a compatible use plan to ensure proposed land uses within a certain distance of military land are compatible with military uses.	High Priority	-	Completed	4/30/2024	4/16/2024	The Council adopted code amendments based on 2023's HB265 and 2024's HB 256 Military Compatible Land Use Amendment.	5/16/2023		Larsen				X		
2023.006	22	Wildlife Overlay Zone	Facilitate bringing forward a presentation soon.	Secondary Priority	-	Completed	3/31/2024	4/2/2024	Adopted with amendments.	5/16/2023		Larsen					X	

Legislative Priorities List													Economic	Infrastructure	Reputation	Generative	Environment	Service
Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned						
2023.003a	22	Development Code	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referable but no changes are needed to the code.	High Priority	-	Completed	3/19/2024	3/7/2024	Most required ordinance changes have been completed. Some unfinished items are split into new priority items. The final EMMC code changes due to SB174 and HB406 regarding lot line adjustment item was presented and adopted on 3/6/2024.	5/16/2023		Larsen					X	
2023.002	22	Zoning Map Update	Update the city's zoning map(s).	High Priority	-	Completed	2/20/2024	2/20/2024	Staff presented and the CC adopted the new zoning map which was demonstrated electronically. Staff is expected to maintain the map going forward.	5/16/2023		Larsen		X		X		
2023.048	12	Residential Development Standards	17.25.040 Residential Development Standards: Footnote #7 requires the average lot size be calculated across the preliminary plat.	High Priority	-	Completed	2/28/2024	2/6/2024	Approved by the CC on 2/6/2024.	11/7/2023		Draper				X		
2023.047	13	Standard background for online meetings	Create a standard background for use in public, teams, and zoom meetings.	Secondary Priority	-	Completed	1/31/2024	1/31/2024	A new, post-branding, background has been created and sent via email along with instructions for uploading to online meeting programs.	10/3/2023		Maffitt						
2023.007	14	Annual Council Training	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	Secondary Priority	-	Completed	1/2/2024	1/30/2024	State code requires annual training for OPMA - on January 2 agenda; an orientation manual for council members was presented and new council orientation on December 6.	5/16/2023		Strachan						
2023.004	22	Fencing Code	Council has made a lot of exceptions and wants to be very clear about fencing standards. See also 16.35.090.	Secondary Priority	-	Completed	3/31/2024	2/6/2024	The CC adopted new fencing and buffer code on 2/6/2024.	8/15/2023		Larsen				X		
2023.001	21	Title 16 Subdivisions	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174.	High Priority	-	Completed	2/1/2024	10/3/2023	Ordinance changes were approved on 9/19/2023. On 10/3/2023 added an effective date.	5/16/2023		Mumford				X		
2023.034	24	Water Conservation Issues	Adjust water rates to save for infrastructure needs.	High Priority	-	Completed	1/31/2024	10/3/2023	Rate changes to cover operations and maintenance were approved 9/19/2023.	5/16/2023		Trusty		X				
2023.027	14	Second Class City Requirements	What needs to be done? When?	Secondary Priority	-	Completed		10/3/2023	Provided a memo listing requirements and trigger for changes.			Strachan				X		

Summary of Changes Since Last Report						
Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comments/Update
Neighborhood Residential 1 - Lot Size Distribution	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	High Priority	In Progress	3/31/2024	5/30/2024	This item received a public hearing and was tabled on 2/6/2024; going to Council on June 18.
General Plan Update	Survey Data and Outline to the City Council	High Priority	In Progress	6/30/2024	5/30/2024	Staff has a request to the Council to approve (at their June 4th meeting) entering into a contract with Onpoint Insights to provide surveying services for the General Plan.
MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	Secondary Priority	In Progress	9/30/2024	5/30/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023. As with other MIHP strategies, we are waiting on LRB's report on funding. Staff is preparing for a Council discussion on June 18 on program elements.
Irrigation pipe requirements	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >\$70M.	High Priority	In Progress	6/30/2024	4/30/2024	A report will include proposed upgrades to the system and where it can be implemented. Report expected in June.
Airport Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	In Progress	12/31/2024	5/30/2024	Contractor is on site.
Mid Valley Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	In Progress	12/31/2025	5/30/2024	Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year. City is issuing an RFP on a revised alignment in June.
Adjust Transportation Master Plan to designate MidValley as an expressway	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	Secondary Priority	In Progress	12/5/2023	5/30/2024	Included in MAG's TIP process (under consideration). The feasibility study funding is recommended but MAG wants us to delay and any RFP until after August 1 when the TIP funding is adopted.
Shared Parking	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.	Secondary Priority	In Progress	6/30/2024	5/30/2024	The council wants clarity to the parking code and become the land use authority. Engineering is collaborating with Planning to move this forward.
Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	High Priority	In Progress	6/30/2024	5/21/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21.

MODERATE INCOME HOUSING

Overall Moderate Income Housing Goal: Maintain and facilitate opportunities for moderate affordability and diverse housing sizes and products throughout the city with an emphasis on accessory dwelling units, home ownership, and promoting the use of existing development rights. (page 92, 2018-2023 General Plan)

Chapter Nine, Moderate Income Housing, in the General Plan identifies "five (5) moderate income housing strategies are action items for achieving the overall goal and the objectives and were chosen from the strategies identified in UCA§10-9a403(2)(b)(iii). Many action strategies will work to achieve more than one specified objective."

STRATEGY 1: Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

STRATEGY 2: Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

STRATEGY 3: Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

STRATEGY 4: Create a program to transfer development rights for moderate income housing.

STRATEGY 5: Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Strategy	Timeline	Actions/Measures	Comments
1: Create, or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.	The City currently allows for internal and detached accessory dwelling units throughout many residential zones in the city. City Code amendments were completed in 2021 to update the accessory dwelling unit chapter to fully comply with Utah Code and to reduce and further define regulations in relation to ADUs. Once per year, beginning in 2023, City staff will review the City's Accessory Dwelling Unit code (EMMC Chapter 17.70) and provide a report to the Planning Commission and City Council of its status and effectiveness, and propose amendments, as needed.	• Track the number of approved internal ADUs • Track the number of approved detached ADUs • Track the number of new homes that include completed ADUs with the initial home construction • Track the distribution of ADUs throughout the city	ADUs are allowed. Staff is complying with requirements to report to the PC, CC, and the state details about ADUs.
2: Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality	Public employees, including teachers, firefighters, police, city employees, and others often have a lower salary than many private sector employees and find it difficult to afford to live in the same city in which they work. Eagle Mountain desires to avoid that issue by helping these types of employees with a mortgage assistance program, and by July 1, 2024, will create this program.	• Create and approve a policy for a mortgage assistance program for public employees, outlining qualifications, requirements, and processes • Contract with a partner, hire an employee, or designate an employee or department to oversee the program • Track the number of people that receive a benefit from the program • Track the number of employers or agencies with employees that benefit from the program	As with other MIHP strategies, we are waiting on LRB's report on funding. Staff is preparing for a Council discussion on June 18 on program elements.

Strategy	Timeline	Actions/Measures	Comments
3: Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	The City currently does not charge impact fees for accessory dwelling units. The City will continue to find ways to reduce impediments to accessory dwelling units, specifically keeping fees as minimal as possible. Once per year, beginning in 2023, City staff will provide a report to the City Council outlining all City-required fees charged for ADUs, and will recommend changes, if necessary, to reduce fees.	• Eliminate impact fees for detached ADUs • Review the Consolidated Fee Schedule and amend to reduce fees for ADUs, if necessary	Once per year staff will provide a report to the Council concerning ADU fees. Staff reported to the Council in December 2023. If the Council wants to pursue reductions to ADU application fees or basement permits, please let us know.
4: Create a program to transfer development rights for moderate income housing.	Creating a mechanism to transfer development rights (TDR) can be quite complicated and requires a good deal of research and consideration of the potential impacts, both positive and negative. A TDR code intends to provide additional tools for the City and for property owners to place density and moderate income housing in the locations that are best suited for those types of residential units. By January 1, 2026, the City Staff will propose a TDR code to the Planning Commission and City Council for their consideration.	• Prepare a draft TDR code • Review a TDR code with the Planning Commission • Review a TDR code with the City Council • Adopt a TDR code • Track the number of developments that utilize the TDR code	Legal is researching and drafting the code.
Strategy	Timeline	Actions/Measures	Comments

5: Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.	By December 31, 2024, the City will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing. By December 31, 2023, the City will also create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412	• Work with consultants to draft an “Affordable Housing Plan” • Adopt an “Affordable Housing Plan” that identifies the planned uses for RDA housing allocation funds • Present a draft land use ordinance to the Planning Commission and City Council • Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing • Track the number of projects that provide moderate income housing as more than 10% of their projects	Staff is conceptualizing how to implement the 10% requirement. LRB is nearing completion of the evaluation of the strategies and finalizing a draft report. The Council will need create a policy or approve a plan.
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Tentative Upcoming Agenda Items for City Council Information:

June 13, 2024 – Special City Council Meeting:

PH Regarding Creation of New School District

June 18, 2024 – City Council:

PH and Adoption of Budget FY 2024-2025 - Ordinance/PH

PH and Final Amendment of FY 2023-2024 Budget - Ordinance/PH

PH Regarding Creation of New School District

Fraud Risk Assessment – Communication

Consolidated Fee Schedule - Resolution

June 18, 2024 – Redevelopment Agency:

PH and Adoption of Budget FY 2024-2025 - Ordinance/PH

Other Projects in Progress:

City Website - Update

Consideration of a Demonym

Sewer Rate Study

Marketing Playbook Updates

Please note all items are tentative and are subject to change.

Mayor & City Council Updates as of 5/30/24



Department	Topic	Update
Community Development	General Plan Survey	Awaiting Council approval. If approved, preparations for the survey will begin June 5.
	Firefly	Open House on June 5. House construction to begin soon.
	Cedar Pass Ranch Zoning	May 16: Staff met with CPR residents to start conversations about zoning. Cedar Pass Ranch is working through CC&R discussions. Rezoning won't take place until that issues has been addressed.
	OpenGov	Application submittal went live on April 29. Neighborhood Improvement, Building, and Business Licensing to go live around June 12.
Economic Development	ICSC Las Vegas Event	Eagle Mountain experienced a lot of interest, particularly about hotel attraction, restaurants, entertainment businesses, etc.
	City Hall Internet	Executech and Direct Communications worked together to achieve fully symmetrical high-speed internet at City Hall.
Engineering	Well 7	Depth of 604 ft with 28-inch diameter hole.
	Asphalt Patching	Project will begin on Cedar Pass Road next week.
	Old Airport Road	Contractor is on site for phase 2.
	Stonebridge	Advanced warning system to be installed through mid-July
Public Works	nothing new	
Public Utilities	nothing new	
Public Services	nothing new	
Facilities / Fleet / Emergency Mgmt	nothing new	
General / Admin	nothing new	
Communications	nothing new	
Human Resources	Current job postings	Streets Operator (2 positions open), Wastewater Collection System Operator, Building Inspector, City Manager
	Filled job postings	Hired this week - PT receptionist, City Forester
	Engagement Software	New employee engagement software through Motivosity will be implemented June 3. This will increase employee connection and recognition.
Administrative Services	nothing new	
Recorder's Office	nothing new	
Library	nothing new	
Public Safety	nothing new	