



EAGLE MOUNTAIN CITY COUNCIL MEETING

June 1, 2021, 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. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATE - City Administrator Items

1.B UPDATE - A-to-Z Building Blocks Site Plan
Site Plan
Floor Plan
Black and White Elevations
Color Elevations

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 discussing reasonably imminent litigation, 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. INFORMATION ITEMS/UPCOMING EVENTS

7. 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.)

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. APPOINTMENTS

9.A Senior Citizen Advisory Council

1. Joan Murri - Three-year Term

CONSENT AGENDA

10. BID AWARDS

10.A [2021 Yard Improvement Truck Garage Structure - B Logic Construction](#)

11. BOND RELEASES

- 11.A Brandon Park Phase A, Plat 11 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 11.B Brandon Park Phase A, Plat 12 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 11.C SilverLake Plat 20 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 11.D Brandon Park Phase A, Plat 3 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 11.E Brandon Park Phase A, Plat 4 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 11.F Brandon Park Phase A, Plat 5 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 11.G Spring Run Phase B, Plat 3 - Out of Warranty
[Bond Release](#)
[Recorded Plat](#)

12. MINUTES

- 12.A May 18, 2021 - Regular City Council Meeting
[May 18, 2021 Minutes - DRAFT](#)

SCHEDULED ITEMS

13. ORDINANCES/PUBLIC HEARINGS

- 13.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2021-2022 Budget.

*This is not an action item; public hearing only.

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 30. The tentative budget was accepted by the City Council on May 4, 2021. The final budget will be adopted on June 15, 2021 and will be the document that governs the expenditures for FY 2021-2022.

[ORD--FY 2022 Budget and Certified Tax Rate Adoption](#)
[FY 2022 Budget - Proposed](#)

- 13.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 16.35 Development Standards for Required Public Facilities.](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed amendment to Municipal Code will guide community mailbox placement to meet USPS requirements, provide mailboxes within close walking distances of all dwelling units, and to prevent the blocking of travel lanes.

[ORD--EMMC 16.35 Development Standards for Required Public Facilities](#)
[EMMC 16.35 Development Standards for Required Public Facilities - Proposed](#)

14. RESOLUTIONS

- 14.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for Scarlet Ridge Estates.](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford & City Attorney Jeremy Cook)*

[RES--Scarlet Ridge Estates Master Development Agreement](#)
[Proposed Scarlet Ridge MDA](#)
[MDA Exhibits](#)

- 14.B [RESOLUTION - Resolution of Eagle Mountain City, Utah, Approving the First](#)

Amendment to the Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #2.

BACKGROUND: *(Presented by Economic Development Director Aaron Sanborn)* The City Council adopted Resolution R-03-2021 on March 16, 2021 approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #2. The proposed resolution amends the agreement to include a provision that addresses previously approved water agreements with Central Utah Water Conservancy District.

[RES--Redevelopment Agency Interlocal Agreement](#)

[AGMT--Interlocal Agreement with City draft of May 26 2021](#)

15. CITY COUNCIL/MAYOR'S BUSINESS

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

16. 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.

17. COMMUNICATION ITEMS

17.A Upcoming Agenda Items

[CI--Upcoming Agenda Items](#)

18. 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 27th day of May, 2021, 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 1, 2021**

TITLE:	UPDATE - A-to-Z Building Blocks Site Plan		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Jody Zabriskie		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Village Core	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Admin

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

A to Z building blocks, which is located at 3563 Ranches Parkway, is proposing to add a two story addition to the exiting building, to increase the maximum capacity of the preschool to 190 children.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on May 25th and recommended approval of the site plan (5-0) with the following conditions:

1. The addition of a decorative parapet, tower, or sloping roof with overhanging eaves on the addition in compliance with 17.72.040 C
2. Sidewalks be installed from every exit to a public way
3. That the Supra Box be upgraded to a Knox Box

ATTACHMENTS:

Site Plan
Floor Plan
Black and White Elevations
Color Elevations

SITE PLAN

—

File No.
AtoZBB-EM-A001-D1230
Drawn by:

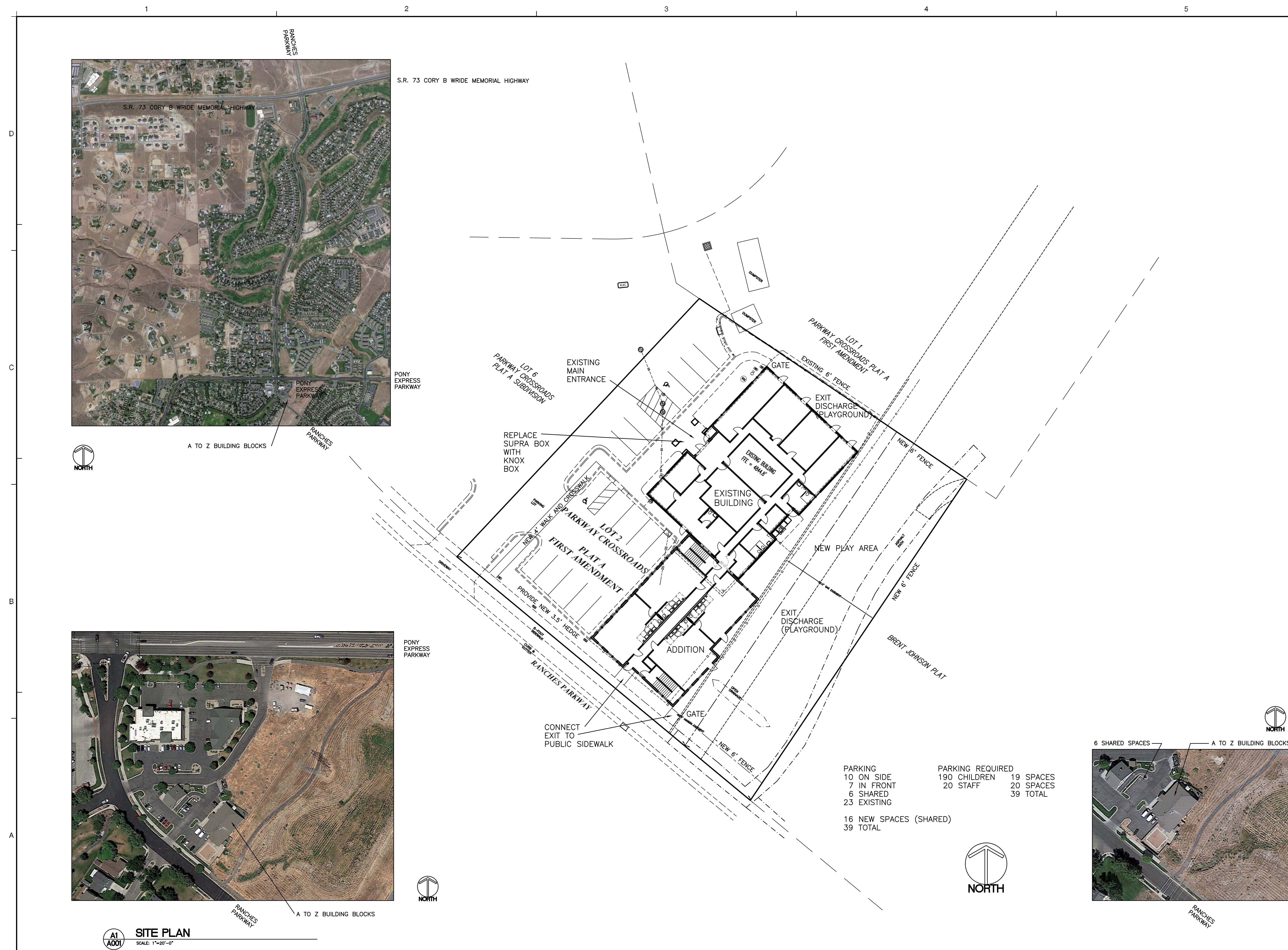
Reviewed by

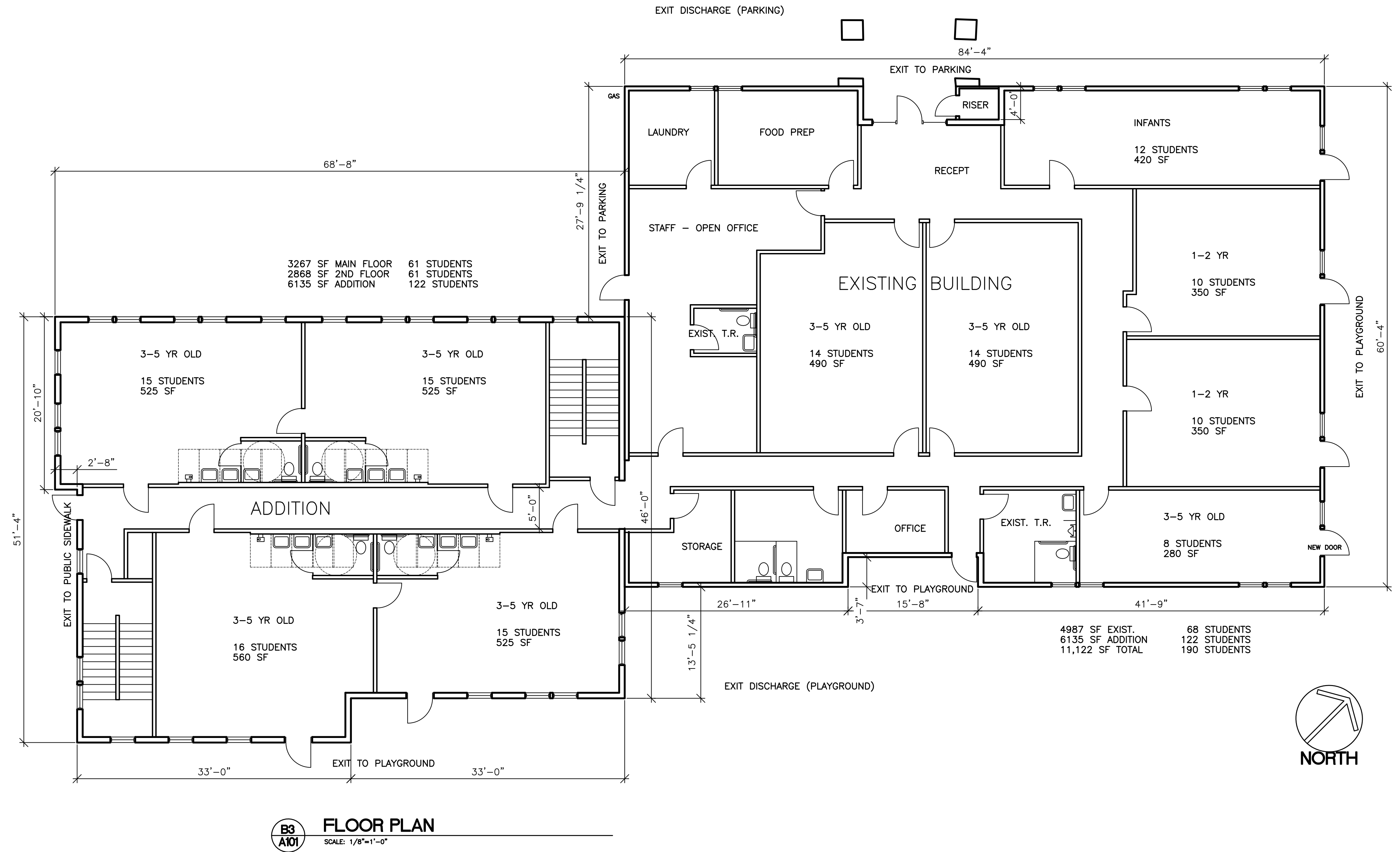
Date Issued:
APRIL 23, 2021

Seal

Sheet No. _____

A001





ACCEPTED MANUSCRIPT

33563 RANCHES PARKWAY
EAGLE MOUNTAIN, UTAH

File No.
AtoZBB-EM-A301-D123
Drawn by:

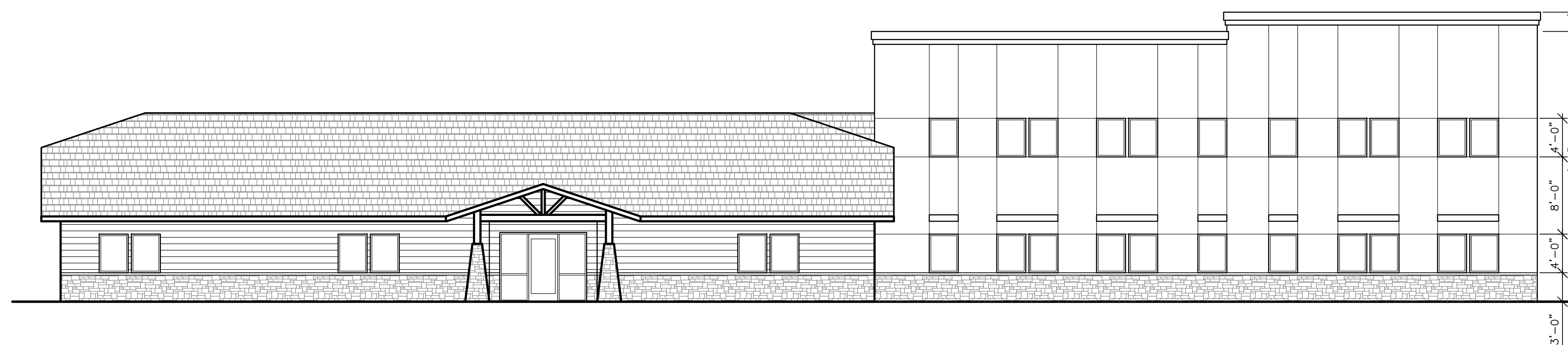
Reviewed by:

Date Issued:
APRIL 23, 2021

Seal

Sheet No. _____

A301



D2
A301 **NORTH WEST ELEVATION**
SCALE: 1/8"=1'-0"

PREFINISHED STEPPED
 FASCIA

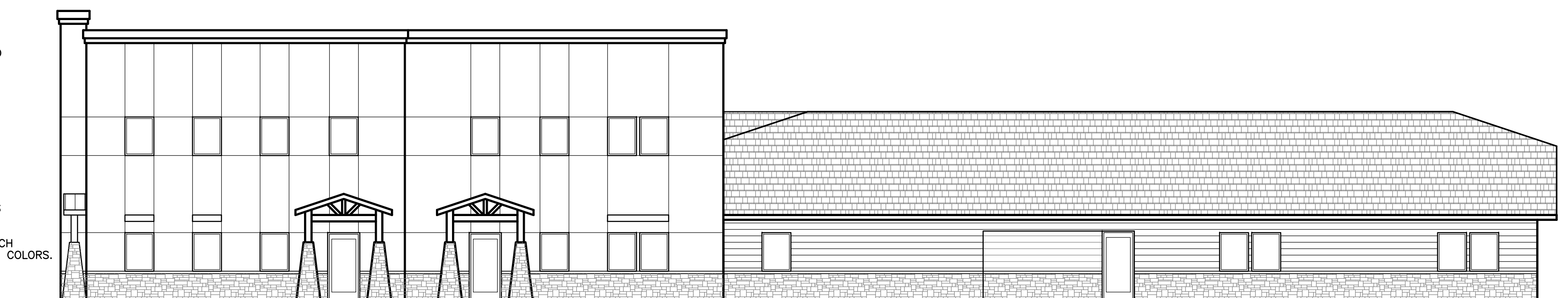
 NEW HARDI-PANEL
 SIDING TO MATCH
 COLOR OF EXISTING
 SIDING

 ANY STUCCO SHALL
 NOT BE USED FOR
 MORE THAN 50%
 OF THE BUILDING

 PREFINISHED AWNINGS
 AND NEW ROOFS

 NEW COLORS TO MATCH
 EXISTING EARTH TONE COLORS

 MATCH EXISTING
 STONE WAINSCOT



C2
A301 **SOUTH EAST ELEVATION**
SCALE: 1/8"=1'-0"



B2
A301 **SOUTH WEST ELEVATION**
SCALE: 1/8"=1'-0"

PREFINISHED STEPPED
 FASCIA

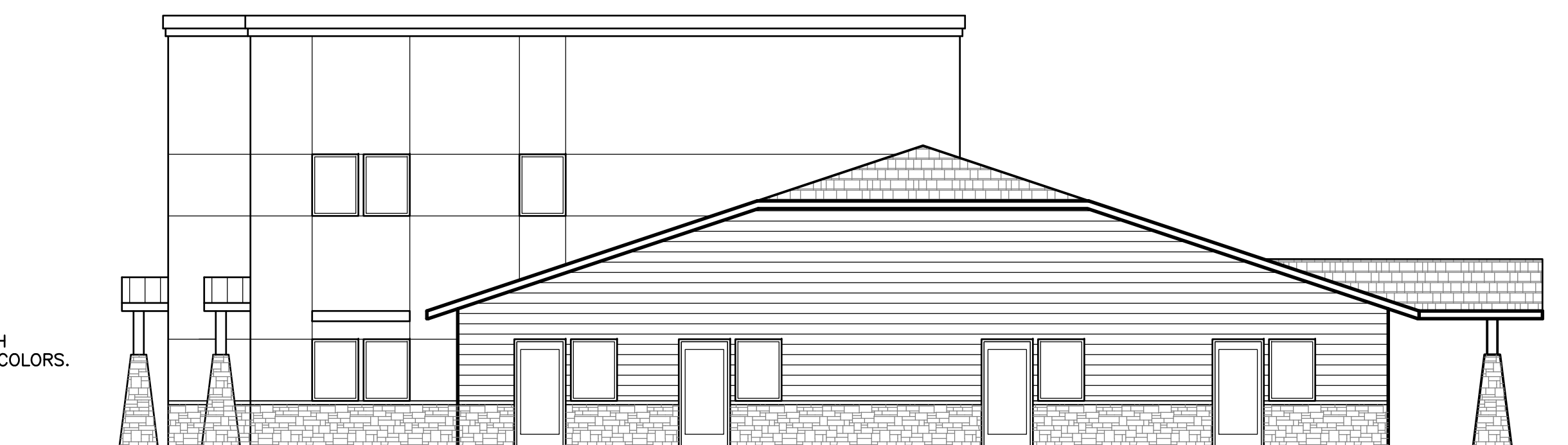
 NEW HARDI-PANEL
 SIDING TO MATCH
 COLOR OF EXISTING
 SIDING

 ANY STUCCO SHALL
 NOT BE USED FOR
 MORE THAN 50%
 OF THE BUILDING

 PREFINISHED AWNINGS
 AND NEW ROOFS

 NEW COLORS TO MATCH
 EXISTING EARTH TONE COLORS.

 MATCH EXISTING
 STONE WAINSCOT



A2 **NORTH EAST ELEVATION**
A301 SCALE: 1/8"=1'-0"

PREFINISHED STEPPED
 FASCIA

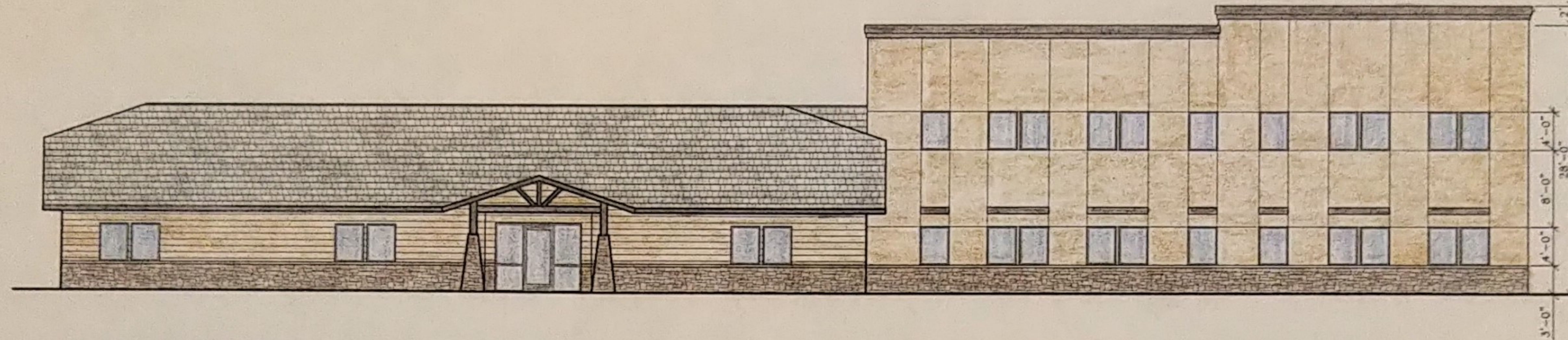
 NEW HARDI-PANEL
 SIDING TO MATCH
 COLOR OF EXISTING
 SIDING

 ANY STUCCO SHALL
 NOT BE USED FOR
 MORE THAN 50%
 OF THE BUILDING

 PREFINISHED AWNINGS
 AND NEW ROOFS

 NEW COLORS TO MATCH
 EXISTING EARTH TONE COLORS.

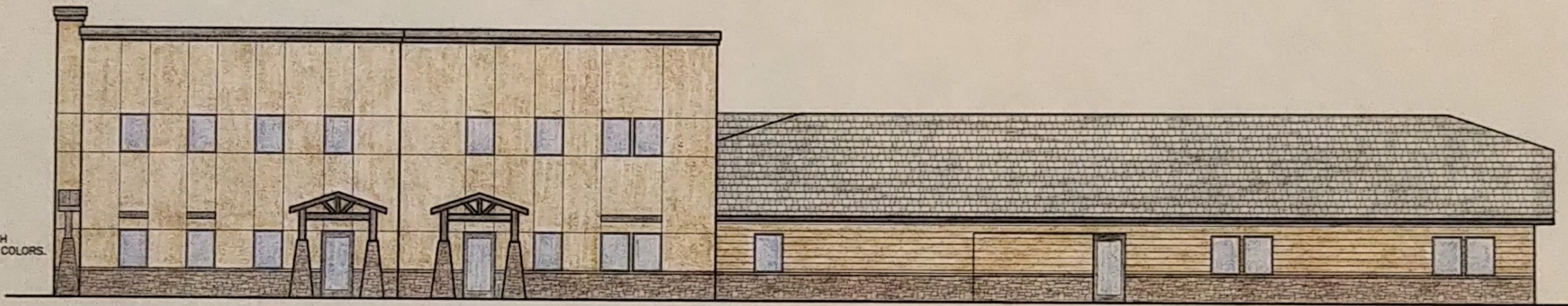
 MATCH EXISTING
 STONE WAINSCOT



D2 NORTH WEST ELEVATION
SCALE: 1/8"=1'-0"

PREFINISHED STEPPED FASCIA
NEW HARDI-PANEL SIDING TO MATCH COLOR OF EXISTING SIDING
ANY STUCCO SHALL NOT BE USED FOR MORE THAN 50% OF THE BUILDING
PREFINISHED AWNINGS AND NEW ROOFS
NEW COLORS TO MATCH EXISTING EARTH TONE COLORS.
MATCH EXISTING STONE WAINSCOT

PREFINISHED STEPPED FASCIA
NEW HARDI-PANEL SIDING TO MATCH COLOR OF EXISTING SIDING
ANY STUCCO SHALL NOT BE USED FOR MORE THAN 50% OF THE BUILDING
PREFINISHED AWNINGS AND NEW ROOFS
NEW COLORS TO MATCH EXISTING EARTH TONE COLORS.
MATCH EXISTING STONE WAINSCOT



C2 SOUTH EAST ELEVATION
SCALE: 1/8"=1'-0"

MATCH EXISTING ENTRANCES

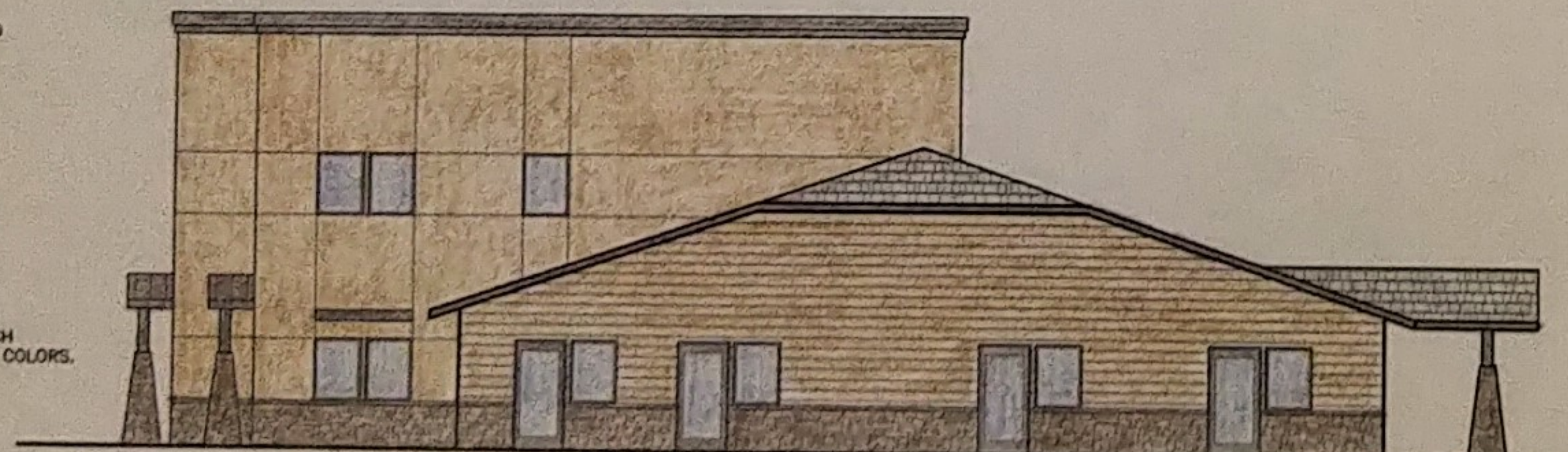
PREFINISHED STEPPED FASCIA
NEW HARDI-PANEL SIDING TO MATCH COLOR OF EXISTING SIDING
ANY STUCCO SHALL NOT BE USED FOR MORE THAN 50% OF THE BUILDING
PREFINISHED AWNINGS AND NEW ROOFS
NEW COLORS TO MATCH EXISTING EARTH TONE COLORS.
MATCH EXISTING STONE WAINSCOT



B2 SOUTH WEST ELEVATION
SCALE: 1/8"=1'-0"

MATCH EXISTING ENTRANCES

PREFINISHED STEPPED FASCIA
NEW HARDI-PANEL SIDING TO MATCH COLOR OF EXISTING SIDING
ANY STUCCO SHALL NOT BE USED FOR MORE THAN 50% OF THE BUILDING
PREFINISHED AWNINGS AND NEW ROOFS
NEW COLORS TO MATCH EXISTING EARTH TONE COLORS.
MATCH EXISTING STONE WAINSCOT



A2 NORTH EAST ELEVATION
SCALE: 1/8"=1'-0"

MATCH EXISTING ENTRANCES



8707 SANDY PARKWAY
SANDY, UT 84070
PHONE: 801-542-8090
FAX: 801-542-8095
THE CLIENT AND DESIGN PROFESSIONAL
HEREBY AGREE TO THE TERMS OF THIS
AGREEMENT. THIS AGREEMENT IS
VALID AND BINDING ON THE PART OF THE
CLIENT AND DESIGN PROFESSIONAL.
SIGNED AND DELIVERED IN WITNESS
WHEREOF, THE PARTIES HAVE HEREUNTO
SET THEIR HANDS AND SEALS, AT SALT
LAKE CITY, UTAH, THIS 1ST DAY OF
APRIL, 2021.

Consultant

No.	Revisions	Date

A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UTAH

Project Title

File No.
AtoZBB-EM-A301-0123

Drawn by:

Reviewed by:

Date Issued:
APRIL 23, 2021

Seal

Sheet No.

A301



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 1, 2021**

TITLE:	2021 Yard Improvement Truck Garage Structure - B Logic Construction		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$189,233.00		
APPLICANT:	Jeff Weber		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Jeff Weber, Admin

PRESENTED BY:

Jeff Weber

RECOMMENDATION:

Staff recommends the City Council award the design and construction bid for the 2021 Yard Improvements Truck Garage Structure to B Logic Construction in the amount of \$189,233.00.

BACKGROUND:

The City budgeted \$360,000 for the engineering, design, and construction of an approximately 6,400 square foot steel garage structure to be built outside of the Community Development Building. The garage structure will be used for truck and equipment storage to shelter from the elements.

In the bid opening held on May 20th, Eagle Mountain City received two bids for this project. After reviewing the bids with Epic Engineering, B Logic Construction was selected with their bid of \$189,233. Their bid also includes a 25-year finish warranty on the panels, and includes the doors and insulation. The second bid received from Western Steel for \$139,584 did not include the items previously mentioned. Also, the bid from Western Steel did not include a bid bond, as was required.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671**

Tuesday, May 11, 2021

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

SUBJECT: Brandon park phase "A" plat 11 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,


Chris Trusty (May 16, 2021 19:53 HST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Brandon Park ph "A" plat 11 Bond

Engineering Division
2665 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

2nd Bond Release	
Original Bond Amount:	\$ 883,224.96
Previous Release Amount:	\$ 421,130.80
Amount to Release this Period:	\$ 381,800.98
Amount Remaining in Bond :	\$ 80,293.18

Bond Releases Summary	
#1	\$ 145,051.85
#2	\$ 276,078.95
#3	\$ 381,800.98
#4	\$ -
TOTAL	\$ 802,931.78

5/11/2021

ITEM	DESCRIPTION	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	LS	\$5,000.00	\$5,000.00	1	0.5	100%	\$2,500.00	\$5,000.00
2	ROADWAY IMPROVEMENTS									
a	3 inch Surface Course	63348	SF	\$1.86	\$117,827.28	0	63348	100%	\$117,827.28	\$117,827.28
b	6 inch Road base(also behind curb)	79920	SF	\$0.80	\$63,936.00	0	79920	100%	\$63,936.00	\$63,936.00
c	9 inch sub-base(e-fill)9behind curb)	129926	SF	\$0.70	\$90,948.20	103,941	25985.2	100%	\$18,189.64	\$90,948.20
d	30' curb & gutter	4590	LF	\$7.00	\$32,130.00	0	4590	100%	\$32,130.00	\$32,130.00
e	Sidewalk	22950	SF	\$2.00	\$45,900.00	0	22950	100%	\$45,900.00	\$45,900.00
f	Street/stop signs	7	EA	\$350.00	\$2,450.00	0	7	100%	\$2,450.00	\$2,450.00
g	ADA access ramps for trail	10	EA	\$1,240.00	\$12,400.00	0	10	100%	\$12,400.00	\$12,400.00
3	CULINARY WATER									
a	8" culinary water c-900	2379	LF	\$20.00	\$47,580.00	1,903	475.8	100%	\$9,516.00	\$47,580.00
b	8" gate valve	20	EA	\$1,750.00	\$35,000.00	16	4	100%	\$7,000.00	\$35,000.00
c	8" Tee	9	EA	\$900.00	\$8,100.00	7	1.8	100%	\$1,620.00	\$8,100.00
d	8" bend	4	EA	\$600.00	\$2,400.00	3	0.8	100%	\$480.00	\$2,400.00
e	Fire Hydrant	4	EA	\$5,500.00	\$22,000.00	3	0.8	100%	\$4,400.00	\$22,000.00
f	3/4" water service	30	EA	\$1,100.00	\$33,000.00	24	6	100%	\$6,600.00	\$33,000.00
4	STORM DRAIN									
a	15" RCP	1244	LF	\$33.80	\$42,047.20	995	248.8	100%	\$8,409.44	\$42,047.20
b	36" RCP	90	LF	\$85.40	\$7,686.00	72	18	100%	\$1,537.20	\$7,686.00
c	48" RCP	246	LF	\$95.00	\$23,370.00	197	49.2	100%	\$4,674.00	\$23,370.00
d	8" PVC pipe	251	LF	\$26.00	\$6,526.00	201	50.2	100%	\$1,305.20	\$6,526.00
e	Combo box	7	EA	\$5,800.00	\$39,200.00	6	1.4	100%	\$7,840.00	\$39,200.00
f	Curb inlet 2x3	4	EA	\$2,100.00	\$8,400.00	3	0.8	100%	\$1,680.00	\$8,400.00
g	Duracrete #30 yard box	2	EA	\$102.00	\$204.00	2	0.4	100%	\$40.80	\$204.00
h	60" manhole	4	EA	\$3,490.00	\$13,960.00	3	0.8	100%	\$2,792.00	\$13,960.00
5	SEWER									
a	10" Sewer pipe	2371	LF	\$30.10	\$71,367.10	1,897	474.2	100%	\$14,273.42	\$71,367.10
b	4" sewer laterals	30	EA	\$950.00	\$28,500.00	24	6	100%	\$5,700.00	\$28,500.00
c	60" sewer manholes	5	EA	\$4,400.00	\$22,000.00	4	1	100%	\$4,400.00	\$22,000.00
d	48" sewer manholes	6	EA	\$3,500.00	\$21,000.00	5	1.2	100%	\$4,200.00	\$21,000.00
TOTAL CONSTRUCTION COST					\$802,931.78					
10% Bond Coverage					\$80,293.18					
TOTAL BOND AMOUNT:					\$883,224.96				Released this Period	\$381,800.98


Chris Trusty (May 16, 2021 19:53 HST)
Christopher T. Trusty P.E.
Engineering Director

May 16, 2021
Date


Robert Ballif (May 17, 2021 06:14 MDT)
Robert Ballif
Engineering Tech. 1

May 17, 2021
Date



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, May 20, 2021

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

SUBJECT: Brandon Park phase "A" plat 12 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,

Chris Trusty

Chris Trusty (May 20, 2021 15:39 MDT)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Brandon Park ph "A" plat 12 Bond

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 788-8871

2nd Bond Release	
Original Bond Amount:	\$ 482,480.68
Previous Release Amount:	\$ 198,414.96
Amount to Release this Period:	\$ 240,203.84
Amount Remaining in Bond:	\$ 43,861.88

Bond Releases Summary	
#1	\$ 198,414.96
#2	\$ 240,203.84
#3	\$ -
#4	\$ -
TOTAL	\$ 438,618.80

5/20/2021

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.									
a	SWPPP	1	LS	\$5,000.00	\$5,000.00	1	0.5	100%	\$2,500.00	\$5,000.00
2	ROADWAY IMPROVEMENTS									
a	3 inch Surface Course	38895	SF	\$1.86	\$72,344.70	0	38895	100%	\$72,344.70	\$72,344.70
b	6 inch Road base(also behind curb)	45487	SF	\$0.80	\$36,389.60	0	45487	100%	\$36,389.60	\$36,389.60
c	9 inch sub-base(e-nl)9behind curb)	71744	SF	\$0.70	\$50,220.80	0	71744	100%	\$50,220.80	\$50,220.80
d	30" curb & gutter	2624	LF	\$7.00	\$18,368.00	2,099	524.8	100%	\$3,673.60	\$18,368.00
e	Sidewalk	13120	SF	\$2.00	\$26,240.00	0	13120	100%	\$26,240.00	\$26,240.00
f	Street/stop signs	3	EA	\$350.00	\$1,050.00	0	3	100%	\$1,050.00	\$1,050.00
g	ADA access ramps for trail	2	EA	\$1,240.00	\$2,480.00	0	2	100%	\$2,480.00	\$2,480.00
3	CULINARY WATER									
a	8" culinary water c-900	1291	LF	\$20.00	\$25,820.00	1,033	258.2	100%	\$5,164.00	\$25,820.00
b	8" gate valve	2	EA	\$1,750.00	\$3,500.00	2	0.4	100%	\$700.00	\$3,500.00
c	8" Tee	2	EA	\$900.00	\$1,800.00	2	0.4	100%	\$360.00	\$1,800.00
d	8" bend	6	EA	\$600.00	\$3,600.00	5	1.2	100%	\$720.00	\$3,600.00
e	Fire Hydrant	2	EA	\$5,500.00	\$11,000.00	2	0.4	100%	\$2,200.00	\$11,000.00
f	3/4" water service	24	EA	\$1,100.00	\$26,400.00	19	4.8	100%	\$5,280.00	\$26,400.00
4	STORM DRAIN									
a	15" RCP	174	LF	\$33.80	\$5,881.20	139	34.8	100%	\$1,176.24	\$5,881.20
b	36" RCP	665	LF	\$85.40	\$56,791.00	532	133	100%	\$11,358.20	\$56,791.00
c	8" PVC pipe	251	LF	\$26.00	\$6,526.00	201	50.2	100%	\$1,305.20	\$6,526.00
d	Combo box	2	EA	\$5,600.00	\$11,200.00	2	0.4	100%	\$2,240.00	\$11,200.00
e	Curb inlet 2x3	2	EA	\$2,100.00	\$4,200.00	2	0.4	100%	\$840.00	\$4,200.00
f	60" manhole	3	EA	\$3,490.00	\$10,470.00	2	0.6	100%	\$2,094.00	\$10,470.00
5	SEWER									
a	10" Sewer pipe	875	LF	\$30.10	\$26,337.50	700	175	100%	\$5,267.50	\$26,337.50
b	4" sewer laterals	20	EA	\$950.00	\$19,000.00	16	4	100%	\$3,800.00	\$19,000.00
c	48" sewer manholes	4	EA	\$3,500.00	\$14,000.00	3	0.8	100%	\$2,800.00	\$14,000.00
TOTAL CONSTRUCTION COST					\$438,618.80					
10% Bond Coverage					\$43,861.88					
TOTAL BOND AMOUNT:					\$482,480.68					
						Released this Period			\$240,203.84	

Chris Trusty
Chris Trusty (May 20, 2021 15:40 MDT)

Christopher T. Trusty P.E.
Engineering Director

May 20, 2021

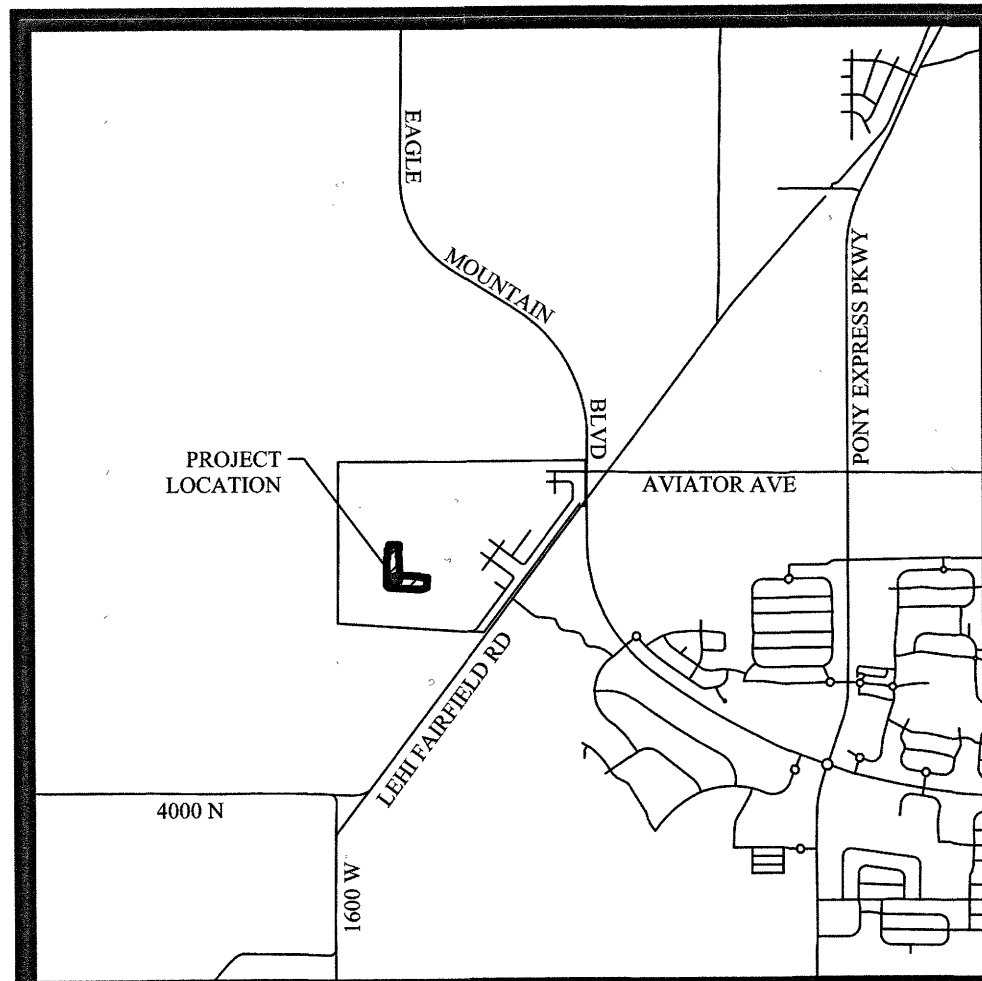
Date

Robert Ballif
Robert Ballif (May 20, 2021 15:43 MDT)

Robert Ballif
Engineering Tech. 1

May 20, 2021

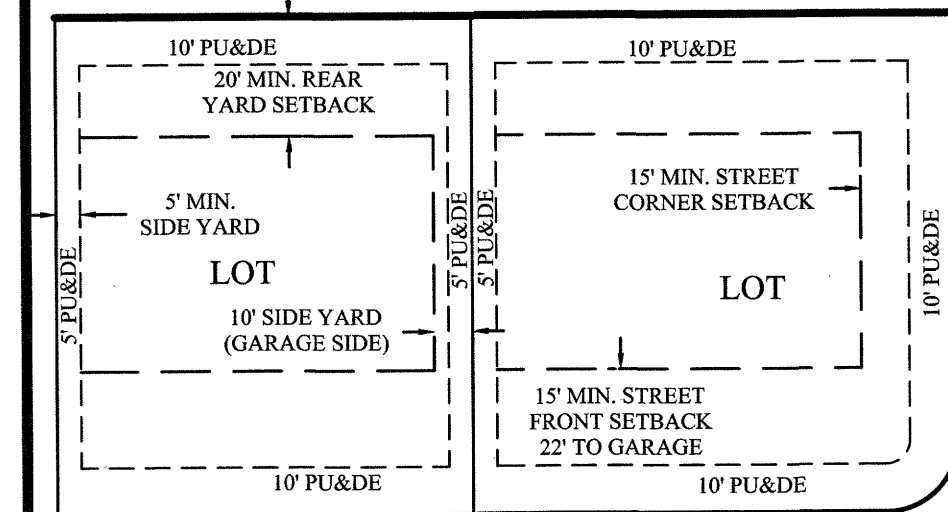
Date



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- CENTER LINE
- LOT LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- EXIST. STREET MONUMENT



PUBLIC STREET

TYPICAL BUILDING SETBACKS

N.T.S.

NOTES

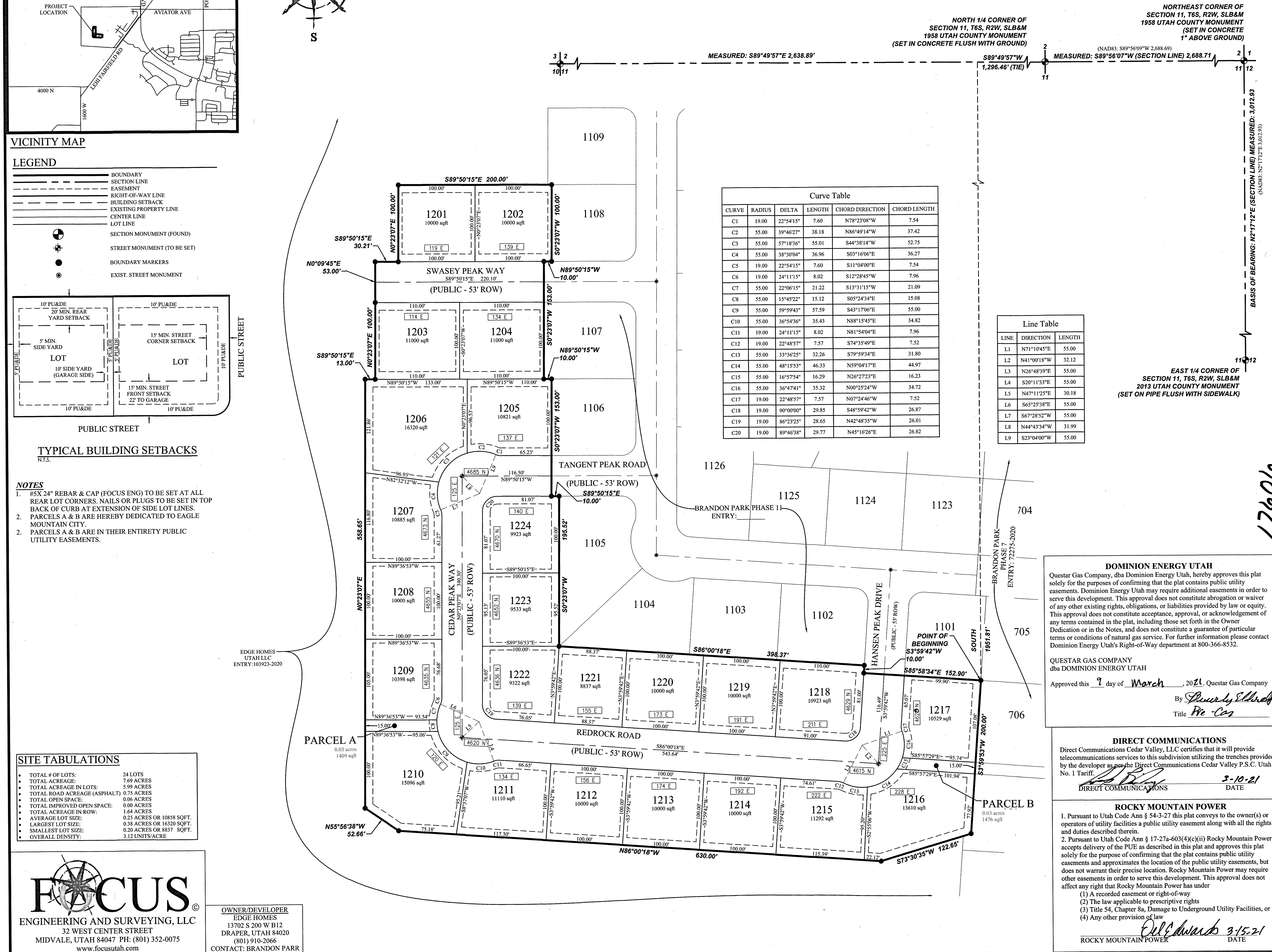
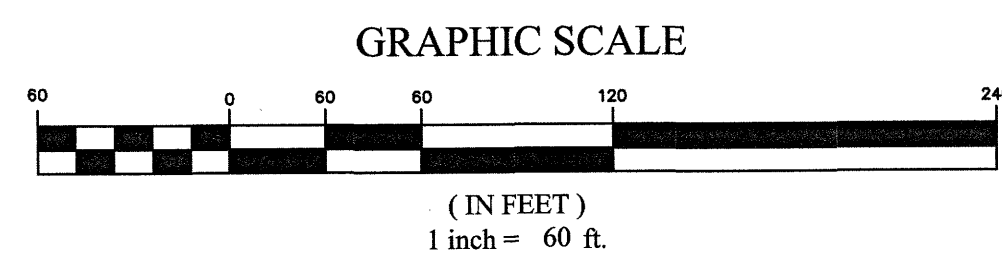
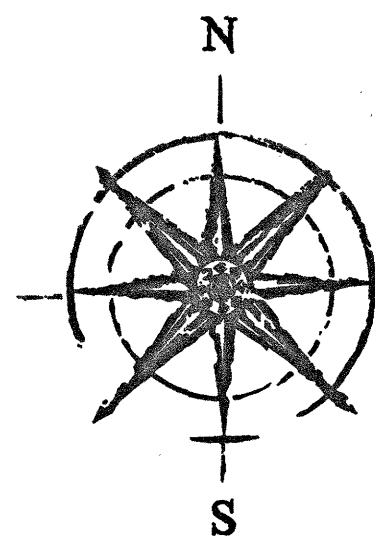
- #5X24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
- PARCELS A & B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
- PARCELS A & B ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

SITE TABULATIONS

TOTAL # OF LOTS:	24 LOTS
TOTAL ACRES:	7.69 ACRES
TOTAL ACRES IN LOTS:	5.99 ACRES
TOTAL ROAD ACRES (ASPHALT):	0.75 ACRES
TOTAL OPEN SPACE:	0.06 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL ACRES IN ROW:	1.64 ACRES
AVERAGE LOT SIZE:	0.25 ACRES OR 10858 SQFT.
LARGEST LOT SIZE:	0.38 ACRES OR 16320 SQFT.
SMALLEST LOT SIZE:	0.20 ACRES OR 8837 SQFT.
OVERALL DENSITY:	3.12 UNITS/ACRE



OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	22°54'15"	7.60	N78°23'08"W	7.54
C2	55.00	39°40'27"	38.18	N86°49'14"W	37.42
C3	55.00	57°18'36"	55.01	S44°38'14"W	52.75
C4	55.00	38°30'04"	36.96	S03°16'06"E	36.27
C5	19.00	22°54'15"	7.60	S11°04'00"E	7.54
C6	19.00	24°11'15"	8.02	S12°28'45"W	7.96
C7	55.00	22°06'15"	21.22	S13°31'15"W	21.09
C8	55.00	15°45'22"	15.12	S05°24'34"E	15.08
C9	55.00	59°59'43"	57.59	S43°17'06"E	55.00
C10	55.00	36°54'36"	35.43	N88°15'45"E	34.82
C11	19.00	24°11'15"	8.02	N81°54'04"E	7.96
C12	19.00	22°48'57"	7.57	S74°35'49"E	7.52
C13	55.00	33°36'25"	32.26	S79°59'34"E	31.80
C14	55.00	48°15'53"	46.33	N59°04'17"E	44.97
C15	55.00	16°57'54"	16.29	N26°27'23"E	16.23
C16	55.00	36°47'41"	35.32	N00°25'24"W	34.72
C17	19.00	22°48'57"	7.57	N07°24'46"W	7.52
C18	19.00	90°00'00"	29.85	S48°59'42"W	26.87
C19	19.00	86°23'25"	28.65	N42°48'35"W	26.01
C20	19.00	89°46'38"	29.77	N45°16'26"E	26.82

LINE	DIRECTION	LENGTH
L1	N71°10'45"E	55.00
L2	N41°00'18"W	32.12
L3	N26°48'39"E	55.00
L4	S20°11'33"E	55.00
L5	N47°11'25"E	30.18
L6	S65°25'38"E	55.00
L7	S67°28'52"E	55.00
L8	N44°43'34"W	31.99
L9	S23°04'00"W	55.00

EAST 1/4 CORNER OF
SECTION 11, T6S, R2W, SLB&M
2013 UTAH COUNTY MONUMENT
(SET ON PIPE FLUSH WITH SIDEWALK)

DOMINION ENERGY UTAH

Questar Gas Company, d/b/a Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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 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 Owner Dedication or in 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 800-366-8552.

QUESTAR GAS COMPANY
d/b/a DOMINION ENERGY UTAH

Approved this 7 day of March, 2021. Questar Gas Company
By *Doreen E. Edwards*
Title *VP-Cor*

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS

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 § 17-27a-603(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:
(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, or
(4) Any other provision of law

ROCKY MOUNTAIN POWER

Doreen E. Edwards 3/5/21
DATE

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

03/02/2021
Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City Utah, more particularly described as follows:

Beginning at a point on the Westerly line of BRANDON PARK PHASE A PLAT 7, according to the Official Plat thereof recorded May 28, 2020 as Entry No. 72275-2020 of the Official Records of Utah County, located N89°49'57"W along the Section line 1,296.46 feet and South 1,951.81 feet from the North 1/4 Corner of Section 11, T6S, R2W, SLB&M; thence along said plat the following two (2) courses: 1) S03°59'53"W 200.00 feet; 2) S73°30'35"W 122.65 feet; thence N86°00'18"W 630.00 feet; thence N55°56'38"W 52.66 feet; thence N00°23'07"E 558.65 feet; thence S89°50'15"E 13.00 feet; thence N00°23'07"E 100.00 feet; thence N00°09'45"E 53.00 feet; thence S89°50'15"E 30.21 feet; thence N00°23'07"E 100.00 feet; thence S89°50'15"E 200.00 feet; thence S00°23'07"W 100.00 feet; thence N89°50'15"W 10.00 feet; thence S00°23'07"W 153.00 feet; thence S89°50'15"E 10.00 feet; thence S00°23'07"W 153.00 feet; thence S89°50'15"E 10.00 feet; thence S89°50'15"E 152.90 feet to the point of beginning.

Contains: 7.69 acres +/-

ENT 55801:2021 Map # 17606
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Map # 11449 on Fee 102.00 BY SR
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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

Gordon Jones

Manager, Edge Homes Utah, LLC

AUTHORIZED SIGNATURE(S)

3/4/21

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF *Utah*

ON THE 4 day of *March*, A.D. 2021, I, *Spencer W. Llewellyn*, a Notary Public in and for the County of *Utah*, in said State of *Utah*, *Gordon Jones*, who after being duly sworn, acknowledged to me that he/she is the *Manager* of *Edge Homes Utah, LLC*, a Utah L.L.C. and that he/she signed the OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 03/24/2023

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN *Utah* COUNTY

MY COMMISSION No. 705101

Karin Driggs
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 23 DAY OF *March*, 2021.

Spencer W. Llewellyn
APPROVED BY MAYOR

Spencer W. Llewellyn
APPROVED BY CITY ATTORNEY

Spencer W. Llewellyn
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

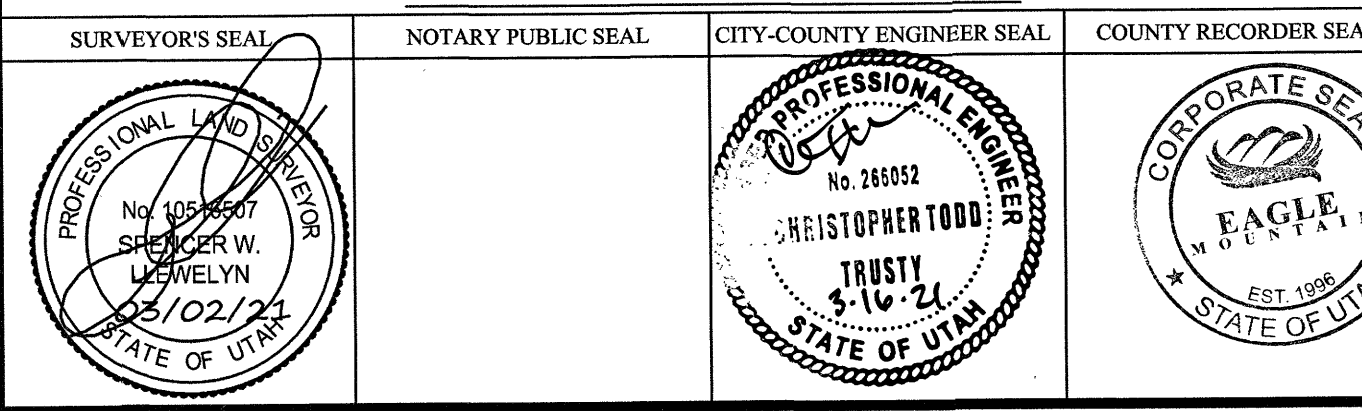
Spencer W. Llewellyn
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

BRANDON PARK

PHASE A, PLAT 12

SUBDIVISION

LOCATED IN THE NE1/4 & NW1/4 OF SECTION 11, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH





BOND RELEASE REQUEST LETTER
Silverlake plat 20 Bond
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 397,618.05
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 288,653.80
Amount Remaining in Bond:	\$ 108,964.25

Bond Releases Summary	
#1	\$ 288,653.80
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 288,653.80

3/3/2021

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	SWPPP	1	0.5	LS	\$3,000.00	\$1,500.00	0	1	100%	\$1,500.00	\$1,500.00
2	ROADWAY IMPROVEMENTS										
a	3" Asphalt Roadway	52100	52100	SF	\$1.27	\$66,167.00	0	52100	100%	\$66,167.00	\$66,167.00
b	6" road base	52100	52100	SF	\$0.70	\$36,470.00	0	52100	100%	\$36,470.00	\$36,470.00
c	15" subbase	52100	52100	SF	\$1.25	\$65,125.00	0	52100	100%	\$65,125.00	\$65,125.00
d	8" sidewalk	12250	12250	SF	\$4.25	\$52,062.50	0	12250	100%	\$52,062.50	\$52,062.50
e	Sidewalk prep	18260	18260	SF	\$0.85	\$15,521.00	0	18260	100%	\$15,521.00	\$15,521.00
f	ADA ramps & placards	3	3	EA	\$1,250.00	\$3,750.00	0	3	100%	\$3,750.00	\$3,750.00
3	CULINARY WATER										
a	8" C-900 water line	3462	0	LF	\$24.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	8" gate valve w/collar	29	0	EA	\$1,750.00	\$0.00	0	0	100%	\$0.00	\$0.00
c	8" tee	12	0	EA	\$1,250.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	8" bend or reducer	1	0	EA	\$900.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	12" C-900 water line	893	0	LF	\$32.00	\$0.00	0	0	100%	\$0.00	\$0.00
f	12" gate valve w/collar	5	0	EA	\$2,950.00	\$0.00	0	0	100%	\$0.00	\$0.00
g	12" tee	3	0	EA	\$1,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
h	12" bend or reducer	5	0	EA	\$1,350.00	\$0.00	0	0	100%	\$0.00	\$0.00
i	1" service	90	0	EA	\$1,150.00	\$0.00	0	0	100%	\$0.00	\$0.00
j	2" temp blow off	4	0	EA	\$1,550.00	\$0.00	0	0	100%	\$0.00	\$0.00
k	Perm. blow off	10	0	EA	\$2,000.00	\$0.00	0	0	100%	\$0.00	\$0.00
l	Connect to existing	3	0	EA	\$1,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
m	Fire Hydrant	8	0	EA	\$5,750.00	\$0.00	0	0	100%	\$0.00	\$0.00
4	SEWER										
a	8" sewer main	3384	338.4	LF	\$32.00	\$10,828.80	0	3384	100%	\$10,828.80	\$10,828.80
b	10" sewer main	580	58	LF	\$34.00	\$1,972.00	0	580	100%	\$1,972.00	\$1,972.00
c	Connect to existing	2	0.2	EA	\$1,000.00	\$200.00	0	2	100%	\$200.00	\$200.00
d	48" Sewer manholes	12	1.2	EA	\$2,900.00	\$3,480.00	0	12	100%	\$3,480.00	\$3,480.00
e	60" Sewer manholes	16	1.6	EA	\$3,000.00	\$4,800.00	0	16	100%	\$4,800.00	\$4,800.00
f	Sewer services	90	9	EA	\$1,000.00	\$9,000.00	0	90	100%	\$9,000.00	\$9,000.00
5	STORM DRAIN										
a	15" RCP storm drain pipe	2345	234.5	LF	\$35.00	\$8,207.50	0	2345	100%	\$8,207.50	\$8,207.50
b	15" RCP end section	1	0.1	EA	\$1,500.00	\$150.00	0	1	100%	\$150.00	\$150.00
c	60" Storm drain manholes	13	1.3	EA	\$2,850.00	\$3,705.00	0	13	100%	\$3,705.00	\$3,705.00
d	Curb inlet box	11	1.1	EA	\$2,350.00	\$2,585.00	0	11	100%	\$2,585.00	\$2,585.00
e	Storm drain box	3	0.3	EA	\$2,350.00	\$705.00	0	3	100%	\$705.00	\$705.00
f	Curb inlet tie in	11	1.1	EA	\$250.00	\$275.00	0	11	100%	\$275.00	\$275.00
g	Connect to existing	2	0.2	EA	\$1,000.00	\$200.00	0	2	100%	\$200.00	\$200.00
6	MISC.										
a	Street signs	5	5	EA	\$240.00	\$1,200.00	0	5	100%	\$1,200.00	\$1,200.00
b	Stop signs	5	5	EA	\$150.00	\$750.00	0	5	100%	\$750.00	\$750.00
TOTAL CONSTRUCTION COST						\$288,653.80					
Original 10% Bond Coverage						\$108,964.25					
TOTAL BOND AMOUNT:						\$397,618.05					
							Released this Period		\$288,653.80		

Chris Trusty
Chris Trusty (Mar 3, 2021 12:13 MST)

Christopher T. Trusty P.E.
Engineering Director

Mar 3, 2021

Date

Robert Ballif
Robert Ballif (Mar 3, 2021 13:45 MST)

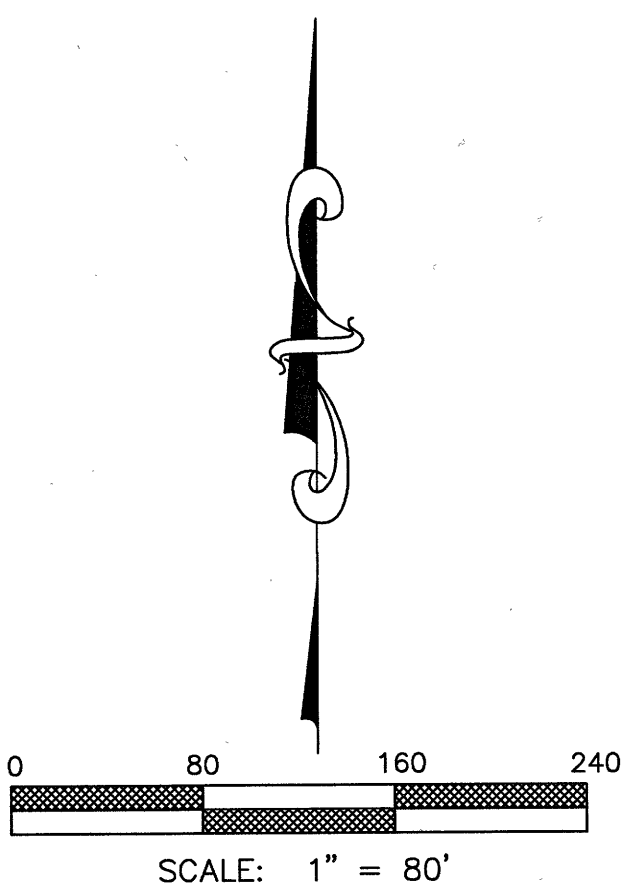
Robert Ballif
Engineering Tech. 1

Mar 3, 2021

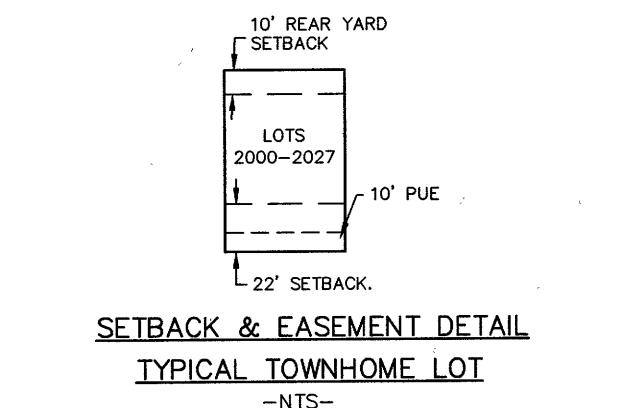
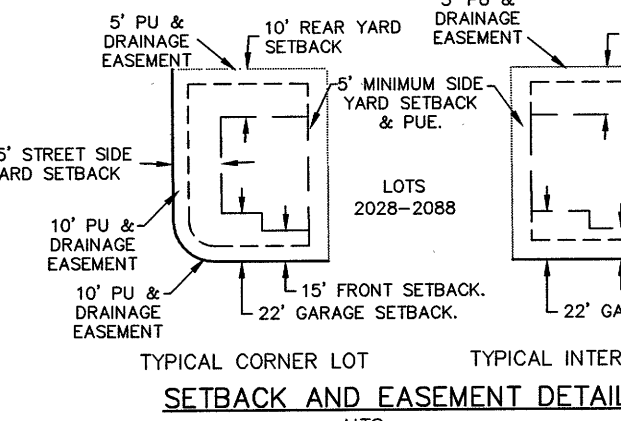
Date

SILVERLAKE PLAT "20"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



SCALE: 1" = 80'



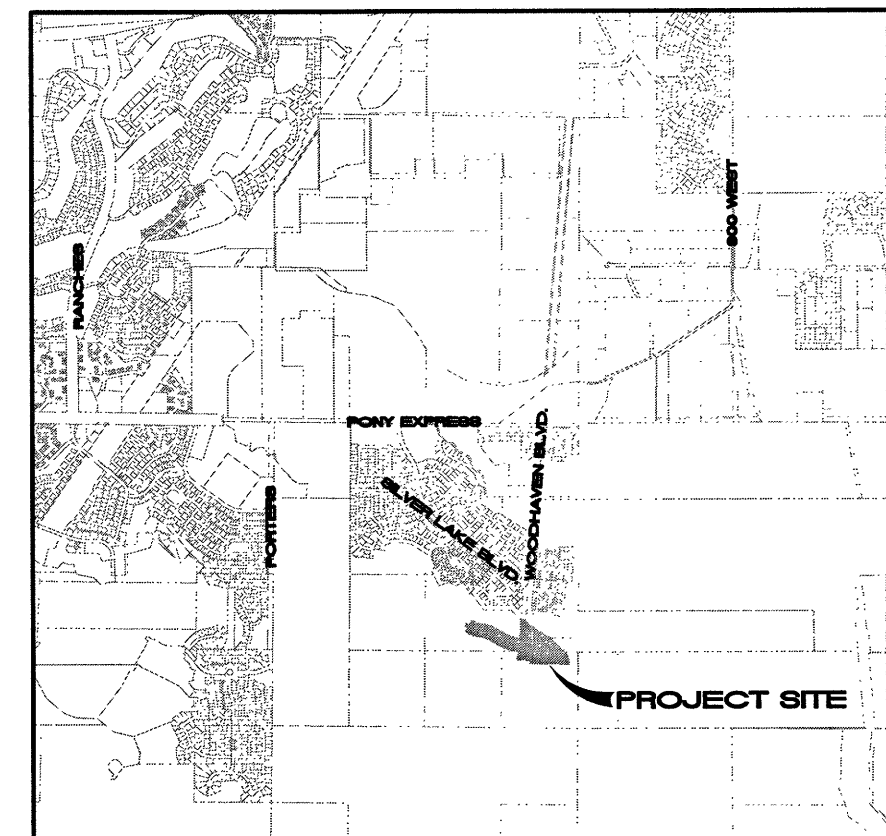
Curve #	Length	Radius	Delta	CHORD	CHORD BEARING
C1	32.99'	842.00'	21°4'43"	32.99'	S87°48'47"W
C2	413.98'	813.50'	29°09'26"	409.53'	N76°29'08"W
C3	309.82'	786.50'	22°34'11"	307.82'	N73°11'31"W
C4	180.81'	557.50'	18°34'56"	180.02'	S73°59'22"E
C5	237.61'	756.50'	17°59'47"	236.64'	S77°47'40"E
C6	23.14'	15.00'	88°23'35"	20.91'	S42°35'46"E
C7	54.17'	1037.50'	2°59'30"	54.17'	S03°09'02"W
C8	159.28'	1038.50'	8°47'16"	159.13'	S09°02'26"W
C9	237.74'	962.50'	14°09'07"	237.13'	S06°21'30"W
C10	14.68'	15.00'	56°03'30"	14.10'	S28°44'48"E
C11	47.32'	75.00'	36°08'49"	46.54'	S38°42'08"E
C12	16.84'	15.00'	64°19'22"	15.97'	S52°47'25"E
C13	15.89'	15.00'	60°42'19"	15.16'	S64°41'45"W
C14	16.29'	75.00'	12°26'37"	16.26'	S40°33'54"W
C15	14.68'	15.00'	56°03'43"	14.10'	S18°45'21"W
C16	124.79'	1039.50'	6°52'41"	124.71'	S12°27'05"E
C17	111.24'	960.50'	6°38'09"	111.18'	S12°34'22"E
C18	13.39'	15.00'	51°08'53"	12.95'	S34°35'11"E
C19	21.02'	75.00'	16°03'41"	20.96'	S52°07'48"E
C20	13.36'	15.00'	51°01'36"	12.92'	S69°36'45"E
C21	26.69'	842.00'	1°48'59"	26.69'	N85°46'57"E
C22	58.05'	480.00'	6°55'44"	58.01'	N04°27'22"W
C23	37.20'	520.00'	4°05'56"	37.19'	N05°52'16"W

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMCO CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
4- THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
5- COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE AND SILVERLAKE PARKWAY PER AGREEMENT.

LAND USE	
ACREAGE: ACREAGE IN LOTS:	13.478 acres
ACREAGE IN ROADS:	9.78 acres
SINGLE FAMILY LOTS:	4,334 acres
AVE. SINGLE FAMILY LOT:	61 LOTS
TOWNHOME UNITS:	4,172 SF
TOTAL LOTS:	28 LOTS
LARGEST SINGLE FAMILY LOT:	89 LOTS
SMALLEST SINGLE FAMILY LOT:	6,205 SF
UNIT DENSITY:	3,150 SF
	6.6 LOTS PER ACRE

FOUND UTAH COUNTY BRASS CAP 1959
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.



VICINITY MAP
NTS

DOMINION GAS COMPANY APPROVAL
Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other 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 of acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532

Approved this 11 day of March 20 19 Dominion Gas Company
By: [Signature] Title: gas current cap rep

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-603(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.
(1). A recorded easement of 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

[Signature] 3/11/19
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.1 Tariff.

[Signature] 3/11/19
DIRECT COMMUNICATIONS DATE

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

16525 SHEET 1 OF 3

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "20" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°20'14" West 1266.22 feet along the section line and North 304.74 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°11'20" East 245.36 feet; thence Westerly 32.99 feet along the arc of a 842.00 foot radius curve to the right, through a central angle of 02°14'43" the chord of which bears South 87°48'47" West 32.99 feet; thence North 01°03'51" West 28.50 feet; thence Northwesterly 413.98 feet along the arc of a 813.50 foot radius curve to the right, through a central angle of 29°09'26" the chord of which bears North 76°29'08" West 409.53 feet; thence Northwesterly 309.82 feet along the arc of a 786.50 foot radius curve to the left, through a central angle of 22°34'11" the chord of which bears North 73°11'31" West 307.82 feet; thence North 00°11'20" East 364.84 feet; thence North 02°47'40" East 94.13 feet; thence North 06°55'27" East 92.94 feet; thence North 14°47'34" East 89.29 feet; thence North 16°14'25" East 30.04 feet; thence North 17°31'19" East 64.04 feet; thence Southeasterly 180.81 feet along the arc of a 557.50 foot radius curve to the left, through a central angle of 18°34'56" the chord of which bears South 73°59'22" West 180.02 feet; thence South 83°16'50" East 38.72 feet; thence South 13°49'42" West 224.18 feet; thence South 02°49'43" West 171.45 feet; thence South 72°59'45" East 451.92 feet; thence North 08°03'15" East 326.72 feet; thence Easterly 237.61 feet along the arc of a 756.50 foot radius curve to the left, through a central angle of 17°59'47" the chord of which bears South 77°47'40" East 236.64 feet; thence South 86°47'34" East 15.74 feet; thence Southeasterly 23.14 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 88°23'35" the chord of which bears South 42°35'46" East 20.91 feet; thence South 87°33'56" East 77.01 feet; thence Southerly 54.17 feet along the arc of a 1037.50 foot radius curve to the right, through a central angle of 02°59'30" the chord of which bears South 03°09'02" West 54.17 feet; thence South 04°38'47" West 35.59 feet; thence Southerly 159.28 feet along the arc of a 1038.50 foot radius curve to the right, through a central angle of 08°47'16" the chord of which bears South 09°02'26" West 159.13 feet; thence Southerly 237.74 feet along the arc of a 962.50 foot radius curve to the left, through a central angle of 14°09'07" the chord of which bears South 06°21'30" West 237.13 feet; thence Southeasterly 14.68 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 56°03'30" the chord of which bears South 28°44'48" East 14.10 feet; thence Southeasterly 47.32 feet along the arc of a 75.00 foot radius curve to the right, through a central angle of 36°08'49" the chord of which bears South 38°42'08" East 46.54 feet; thence Southeasterly 16.84 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 64°19'22" the chord of which bears South 52°47'25" East 15.97 feet; thence South 07°52'57" West 53.06 feet; thence Southeasterly 15.89 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 60°42'19" the chord of which bears South 18°45'21" West 14.10 feet; thence South 84°16'05" West 77.14 feet; thence Southeasterly 124.79 feet along the arc of a 1039.50 foot radius curve to the left, through a central angle of 06°52'41" the chord of which bears South 12°27'05" East 124.71 feet; thence Southeasterly 111.24 feet along the arc of a 960.50 foot radius curve to the right, through a central angle of 06°38'09" the chord of which bears South 12°34'22" East 111.18 feet; thence West 237.15 feet Parcel contains: 13.478 acres more or less.

March 6, 2019 DATE [Signature] SURVEYOR (See Seal Below)

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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, SHOWERS, PUBLIC PLACES, 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 Nathan Hutchins AUTHORIZED SIGNATURE(S) [Signature]
Rockaways Development Inc.

STATE OF UTAH)
COUNTY OF UTAH) S.S.
ACKNOWLEDGEMENT
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 23 4:44 PM FEE 130.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

On the 11th day of March, 2019, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 4/1/21
695504
COMMISSION NUMBER
NOTARIAL PUBLIC SIGNATURE
[Signature]
PRINTED NAME OF NOTARY
Matt Rasband

ACCEPTANCE BY LEGISLATIVE BODY
The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 23 day of April, 20 19.
APPROVED BY MAYOR [Signature] APPROVED BY CITY ATTORNEY [Signature]
APPROVED BY CITY ENGINEER [Signature] ATTEST BY CITY RECORDER [Signature]
(See Seal Below)

PLAT "20"
SHEET 1 OF 3
SILVERLAKE
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL
CITY-COUNCILMEMBER SEAL
CLERK-RECORDED SEAL

TRAVIS TRANE
No. 5152741
STATE OF UTAH

MATT RASBAND
NOTARIAL PUBLIC SEAL
COMMISSIONS 00-00000000
COM. EXP. 03-31-2021

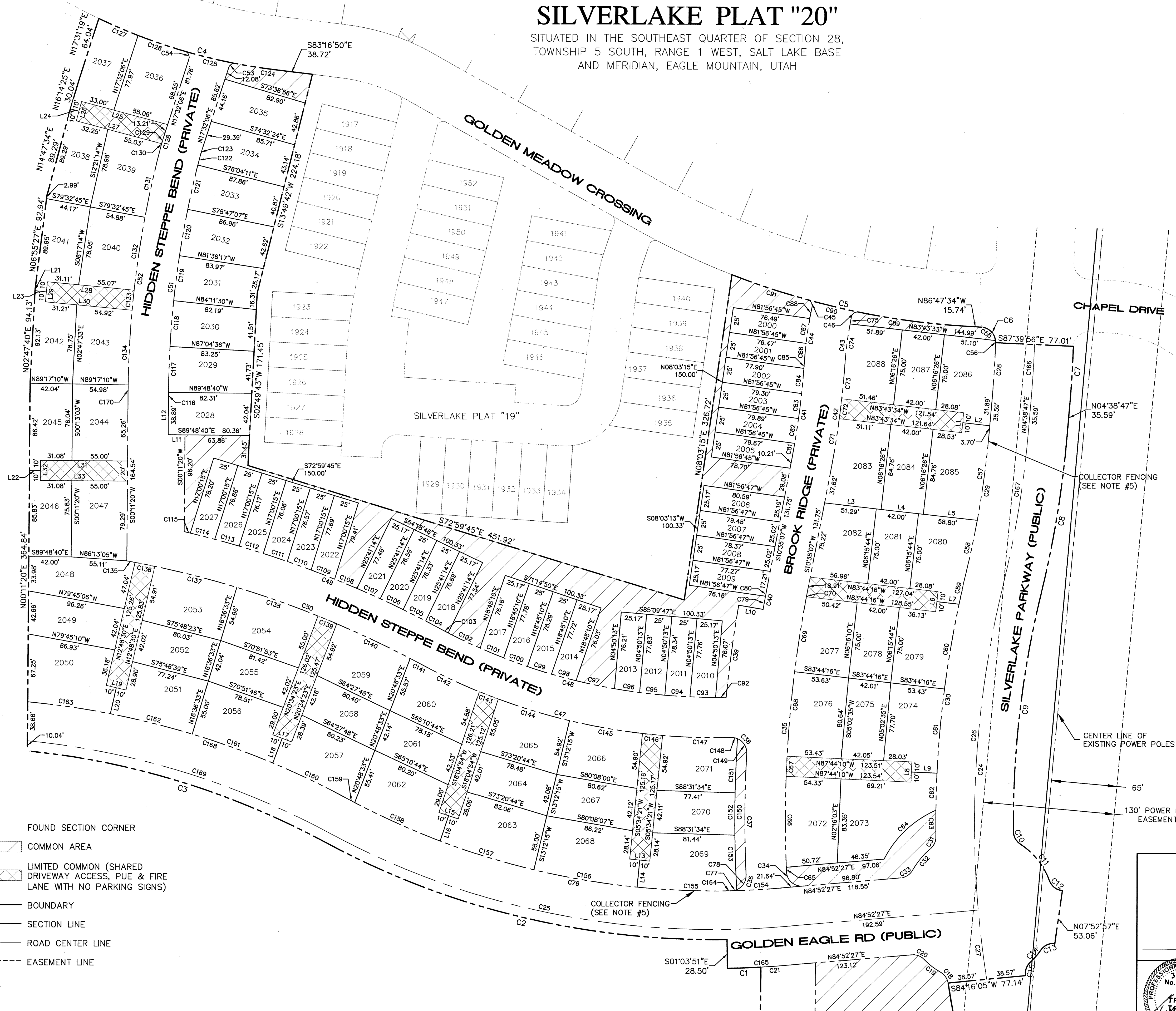
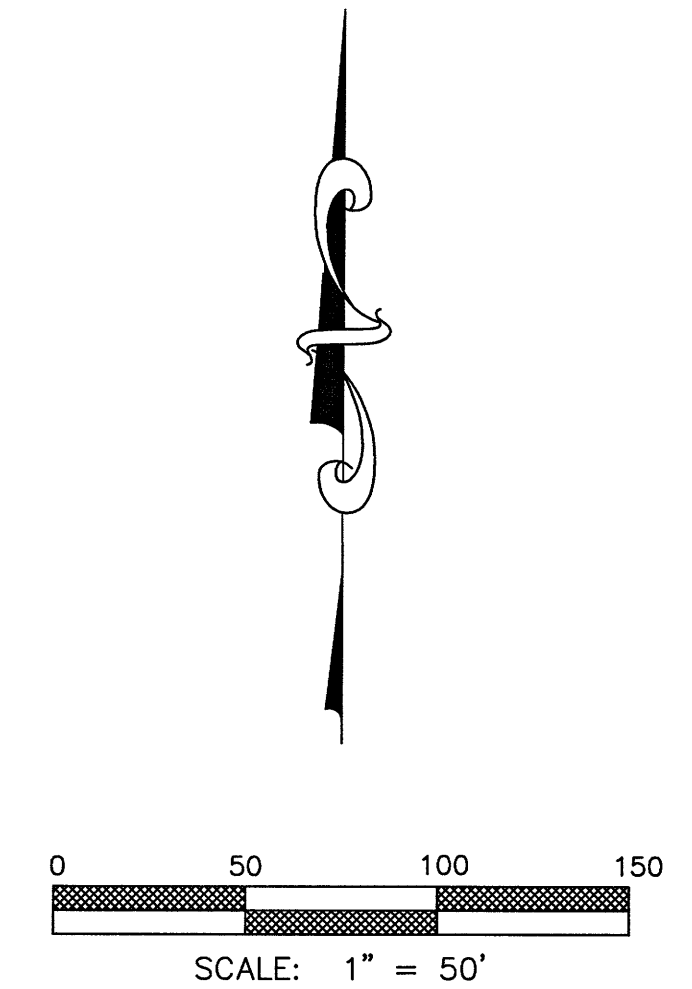
STATE OF UTAH
EST. 1909

16525

DEC. 28-5-19
70-038

SILVERLAKE PLAT "20"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



- FOUND SECTION CORNER
- COMMON AREA
- LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
- BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE

ENT 34292:2019 Rep # 16525
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Rep 23 441 PM FEE 180.00 BY SM
RECORDED FOR EAGLE MOUNTAIN CITY

16525 SHEET 2 of 3

PLAT "20"
SHEET 2 OF 3

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

Curve Table					
Curve #	Length	Radius	Delta	CHORD	CHORD BEARING
C1	32.99'	842.00	2'14'43"	32.99'	S87°48'47"W
C2	413.98'	813.50	29°09'26"	409.53'	N76°29'08"W
C3	309.82'	786.50	22°34'11"	307.82'	N73°11'31"W
C4	180.81'	557.50	18°34'56"	180.02'	S73°59'22"E
C5	237.61'	756.50	17°59'47"	236.64'	S77°47'40"E
C6	23.14'	15.00	88°23'35"	20.91'	S42°35'46"E
C7	54.17'	1037.50	2°59'30"	54.17'	S03°09'02"W
C8	159.28'	1038.50	8°47'16"	159.13'	S09°02'26"W
C9	237.74'	962.50	14°09'07"	237.13'	S06°21'30"W
C10	14.68'	15.00	56°03'30"	14.10'	S28°44'48"E
C11	47.32'	75.00	36°08'49"	46.54'	S38°42'08"E
C12	16.84'	15.00	64°19'22"	15.97'	S52°47'25"E
C13	15.89'	15.00	60°42'19"	15.16'	S64°41'45"W
C14	16.29'	75.00	12°26'37"	16.26'	S40°33'54"W
C15	14.68'	15.00	56°03'43"	14.10'	S18°45'21"W
C16	124.79'	1039.50	6°52'41"	124.71'	S12°27'05"E
C17	111.24'	960.50	6°38'09"	111.18'	S12°34'22"E
C18	13.39'	15.00	51°08'53"	12.95'	S34°35'11"E
C19	21.02'	75.00	16°03'41"	20.96'	S52°07'48"E
C20	13.36'	15.00	51°01'36"	12.92'	S69°36'45"E
C21	26.69'	842.00	1°48'59"	26.69'	N85°46'57"E
C22	58.05'	480.00	6°55'44"	58.01'	N04°27'22"W
C23	37.20'	520.00	4°05'56"	37.19'	N05°52'16"W
C24	394.37'	1001.00	22°34'23"	391.82'	S02°08'52"W
C25	465.85'	803.50	33°13'08"	459.35'	S78°30'59"E
C26	325.09'	1001.00	18°36'27"	323.66'	S04°07'50"W
C27	69.28'	1001.00	3°57'56"	69.27'	S07°09'21"E
C28	51.07'	960.50	3°02'46"	51.06'	N03°07'24"E
C29	147.47'	961.50	8°47'16"	147.33'	N09°02'26"E
C30	261.52'	1039.50	14°24'53"	260.83'	S06°13'37"W
C31	13.39'	15.00	51°08'51"	12.95'	N24°35'36"E
C32	27.77'	75.00	21°12'45"	27.61'	S39°33'39"W
C33	14.64'	15.00	55°55'11"	14.07'	N56°54'52"E
C34	24.20'	15.00	92°26'39"	21.66'	S48°54'13"E
C35	274.97'	1187.50	13°16'01"	274.35'	S03°57'06"W
C36	23.91'	15.00	91°19'06"	21.46'	N42°54'42"E
C37	120.63'	1227.50	5°37'51"	120.59'	S00°04'05"W
C38	24.77'	15.00	94°36'13"	22.05'	N44°25'06"W
C39	92.05'	1252.00	4°12'45"	92.03'	S07°29'06"W
C40	21.29'	1227.50	0°59'37"	21.29'	S10°05'18"W
C41	94.25'	772.25	6°59'35"	94.20'	N07°05'19"E
C42	99.14'	812.25	6°59'35"	99.07'	N07°05'19"E
C43	50.39'	380.00	7°35'52"	50.35'	S07°23'27"W
C44	57.55'	420.00	7°51'01"	57.50'	S07°31'02"W
C45	9.03'	6.00	86°13'42"	8.20'	N31°40'18"W
C46	9.44'	6.00	90°06'50"	8.49'	S56°14'48"W
C47	318.96'	613.00	29°48'45"	315.37'	S76°48'50"E
C48	294.25'	573.00	29°25'24"	291.03'	S76°37'10"E
C49	271.67'	1027.00	15°09'22"	270.88'	N69°29'06"W
C50	309.71'	987.00	17°58'45"	308.45'	N70°53'48"W
C51	242.18'	948.87	14°37'24"	241.52'	S07°17'02"W
C52	252.24'	988.87	14°36'53"	251.55'	S07°17'18"W
C53	8.70'	6.00	83°06'09"	7.96'	S59°05'10"W
C54	9.59'	6.00	91°35'38"	8.60'	N28°15'43"W
C55	20.98'	15.00	80°08'47"	19.31'	N46°43'11"W
C56	2.16'	15.00	81°44'48"	2.16'	N02°31'23"W
C57	91.10'	961.50	5°25'43"	91.07'	N07°21'39"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD	CHORD BEARING
C58	56.37'	961.50	3°21'33"	56.36'	N11°45'17"E
C59	29.07'	1039.50	1°36'09"	29.07'	S12°38'00"W
C60	85.16'	1039.50	4°41'39"	85.14'	S09°29'06"W
C61	83.99'	1039.50	4°37'46"	83.97'	S04°49'24"W
C62	36.77'	1039.50	2°01'36"	36.77'	S01°29'42"W
C63	26.52'	1039.50	1°27'43"	26.52'	S00°14'58"E
C64	71.88'	104.97	39°14'02"	70.49'	S46°21'11"W
C65	4.36'	1187.50	0°12'38"	4.36'	S02°34'35"E
C66	89.99'	1187.50	4°20'31"	89.97'	S00°18'01"E
C67	20.00'	1187.50	0°57'54"	20.00'	S02°21'12"W
C68	84.39'	1187.50	4°04'17"	84.37'	S04°52'18"W
C69	75.08'	1187.50	3°37'21"	75.07'	S08°43'07"W
C70	1.15'	1187.50	0°03'19"	1.15'	S10°33'27"W
C71	47.32'	812.25	3°20'15"	47.31'	N08°54'59"E
C72	20.00'	812.25	1°24'39"	20.00'	N06°32'32"E
C73	31.82'	812.25	2°14'40"	31.82'	N04°42'52"E
C74	43.22'	380.00	6°31'00"	43.20'	S06°51'02"W
C75	7.17'	380.00	1°04'52"	7.17'	S10°38'57"W
C76	443.53'	765.00	33°13'08"	437.34'	S78°30'59"E
C77	5.53'	15.00	21°06'57"	5.50'	N78°00'46"E
C78	18.38'	15.00	70°12'09"	17.25'	N32°21'13"E
C79	13.31'	1227.50	0°37'17"	13.31'	S09°54'07"W
C80	7.98'	1227.50	0°22'21"	7.98'	S10°23'56"W
C81	14.80'	772.25	1°05'54"	14.80'	N10°02'09"E
C82	25.00'	772.25	1°51'18"	25.00'	N08°33'33"E
C83	25.01'	772.25	1°51'20"	25.01'	N06°42'14"E
C84	25.04'	772.25	1°51'28"	25.04'	N04°50'51"E
C85	4.40'	772.25	0°19'35"	4.40'	N03°45'19"E
C86	20.65'	420.00	2°48'59"	20.64'	S05°00'01"W
C87	25.00'	420.00	3°24'39"	25.00'	S08°06'50"W
C88	11.90'	420.00	1°37'23"	11.90'	S10°37'51"W
C89	106.90'	756.50	8°05'47"	106.81'	S82°44'40"E
C90	51.63'	756.50	3°54'37"	51.62'	S76°44'28"E
C91	79.08'	756.50	5°59'23"	79.05'	S71°47'28"E
C92	10.61'	573.00	1°03'40"	10.61'	N89°11'58"E
C93	25.23'	573.00	2°31'21"	25.22'	S89°00'32"E
C94	25.01'	573.00	2°30'02"	25.01'	S86°29'50"E
C95	25.01'	573.00	2°30'02"	25.01'	S83°59'48"E
C96	25.22'	573.00	2°31'19"	25.22'	S81°29'08"E
C97	38.86'	573.00	3°53'07"	38.85'	S78°16'55"E
C98	25.23'	573.00	2°31'20"	25.22'	S75°04'41"E
C99	25.01'	573.00	2°30'02"	25.01'	S72°34'00"E
C100	25.01'	573.00	2°30'02"	25.01'	S70°03'58"E
C101	25.22'	573.00	2°31'19"	25.22'	S67°33'17"E
C102	34.81'	573.00	3°28'50"	34.80'	S64°33'13"E
C103	9.06'	573.00	0°54'20"	9.06'	S62°21'38"E
C104	16.14'	1027.00	0°54'01"	16.14'	N62°21'26"W
C105	25.00'	1027.00	1°23'42"	25.00'	N63°30'17"W
C106	25.00'	1027.00	1°23'41"	25.00'	N64°53'59"W
C107	25.18'	1027.00	1°24'18"	25.18'	N66°17'58"W
C108	24.06'	1027.00	1°20'32"	24.06'	N67°40'23"W
C109	25.06'	1027.00	1°23'53"	25.06'	N69°02'36"W
C110	25.03'	1027.00	1°23'46"	25.02'	N70°26'26"W
C111	25.01'	1027.00	1°23'42"	25.01'	N71°50'10"W
C112	25.00'	1027.00	1°23'41"	25.00'	N73°13'52"W
C113	25.01'	1027.00	1°23'43"	25.01'	N74°37'34"W
C114	25.04'	1027.00	1°23'48"	25.03'	N76°01'20"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD	CHORD BEARING
C115	6.14'	1027.00	0°20'34"	6.14'	N76°53'31"W
C116	3.11'	948.87	0°11'17"	3.11'	S00°03'58"W
C117	45.67'	948.87	2°45'29"	45.67'	S01°32'20"W
C118	45.67'	948.87	2°45'27"	45.66'	S04°17'48"W
C119	45.02'	948.87	2°43'07"	45.02'	S07°02'05"W
C120	46.72'	948.87	2°49'17"	46.72'	S09°48'17"W
C121	45.01'	948.87	2°43'03"	45.00'	S12°34'27"W
C122	10.97'	948.87	0°39'46"	10.97'	S14°15'51"W
C123	5.13'	100.00	2°56'22"	5.13'	S16°03'55"W
C124	38.12'	557.50	3°55'04"	38.11'	S81°19'18"E
C125	51.61'	557.50	5°18'13"	51.59'	S76°42'39"E
C126	48.85'	557.50	5°01'15"	48.84'	S71°32'54"E
C127	42.23'	557.50	4°20'23"	42.22'	S66°52'05"E
C128	7.18'	140.00	2°56'22"	7.18'	S16°03'55"W
C129	6.81'	140.00	2°47'08"	6.81'	S16°08'32"W
C130	0.38'	140.00	0°09'14"	0.38'	S14°40'21"W
C131	74.46'	988.87	4°18'51"	74.44'	S12°26'18"W
C132	73.13'	988.87	4°14'13"	73.11'	S08°09'46"W
C133	20.00'	988.87	1°09'32"	20.00'	S05°27'54"W
C134	74.37'	988.87	4°18'33"	74.36'	S02°43'51"W
C135	8.18'	987.00	0°28'30"	8.18'	N79°38'55"W
C136	20.01'	987.00	1°09'41"	20.01'	N78°49'49"W
C137	83.70'	987.00	4°51'31"	83.67'	N75°49'12"W
C138	85.25'	987.00	4°56'56"	85.22'	N70°54'59"W
C139	20.01'	987.00	1°09'41"	20.01'	N67°51'40"W
C140	80.60'	987.00	4°40'44"	80.58'	N64°56'28"W
C141	11.97'	987.00	0°41'41"	11.97'	N62°15'16"W
C142	63.72'	613.00	5°57'22"	63.70'	S64°53'09"E
C143	20.03'	613.00	1°52'20"	20.03'	S68°48'00"E
C144	73.85'	613.00	6°54'08"	73.80'	S73°11'14"E
C145	73.36'	613.00	6°51'23"	73.31'	S80°03'59"E
C146	20.00'	613.00	1°52'10"	20.00'	S84°25'46"E
C147	68.00'	613.00	6°21'22"	67.97'	S88°32'32"E
C148	6.39'	15.00	24°24'04"	6.34'	N79°31'10"W
C149	18.38'	15.00	70°12'09"	17.25'	N32°13'04"W
C150	149.83'	1237.50	6°56'14"	149.74'	S00°04'04"W
C151	53.80'	1237.50	2°29'28"	53.80'	S02°17'27"W
C152	42.01'	1237.50	1°56'43"	42.01'	S00°04'22"W
C153	54.02'	1237.50	2°30'04"	54.01'	S02°09'02"E
C154	49.36'	765.00	3°41'47"	49.35'	N86°43'21"E
C155	93.48'	765.00	7°00'06"	93.43'	S87°55'42"E
C156	103.60'	765.00	7°45'34"	103.52'	S80°32'52"E
C157	96.79'	765.00	7°14'57"	96.73'	S73°02'37"E
C158	92.85'	765.00	6°57'14"	92.79'	S65°56'31"E
C159	7.45'	765.00	0°33'28"	7.45'	S62°11'09"E
C160	82.62'	835.00	5°40'09"	82.59'	N64°44'30"W
C161	84.74'	835.00	5°48'52"	84.70'	N70°29'01"W
C162	83.34'	835.00	5°43'07"	83.30'	N76°15'00"W
C163	82.75'	835.00	5°40'41"	82.72'	N81°56'54"W
C164	4.87'	765.00	0°21'54"	4.87'	N88°45'12"E
C165	59.69'	842.00	4°03'41"	59.67'	N86°54'18"E
C166	52.62'	999.00	3°01'04"	52.61'	N03°08'15"E
C167	153.38'	1000.00	8°47'16"	153.23'	N09°02'26"E
C168	333.45'	835.00	22°52'49"	331.24'	N73°20'50"W
C169	314.69'	796.50	22°38'13"	312.65'	N73°13'32"W
C170	10.28'	988.87	0°35'43"	10.28'	S00°16'43"W

Line Table		
Line #	Length	Direction
L1	20.00	N06°16'26"E
L2	27.06	S83°44'01"E
L3	56.12	S83°44'10"E
L4	42.00	S83°44'10"E
L5	53.97	S83°44'10"E
L6	20.00	N0



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, May 17, 2021

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

SUBJECT: Brandon Park phase "A" plat 3 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 release all bonds placed by the developer and held by the city for this development.

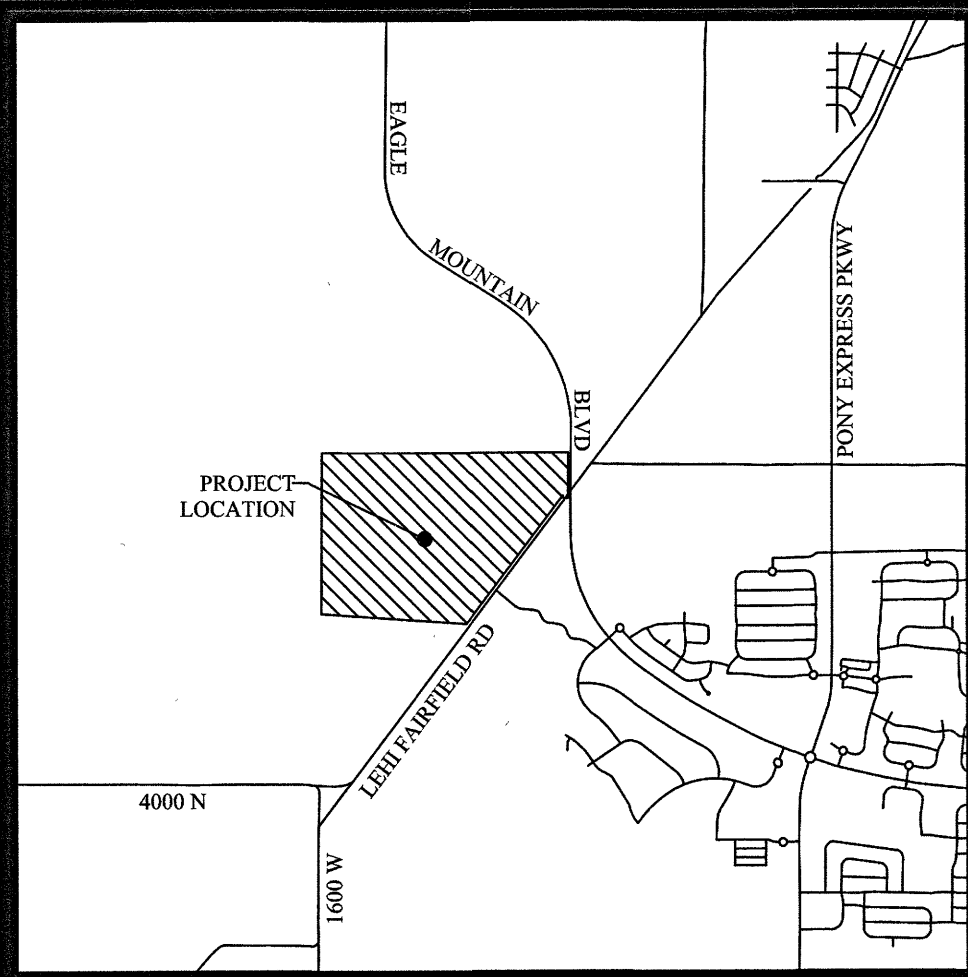
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Chris Trusty (May 18, 2021 06:09 MDT)

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

Cc: Fionnuala Kofoed, City Recorder



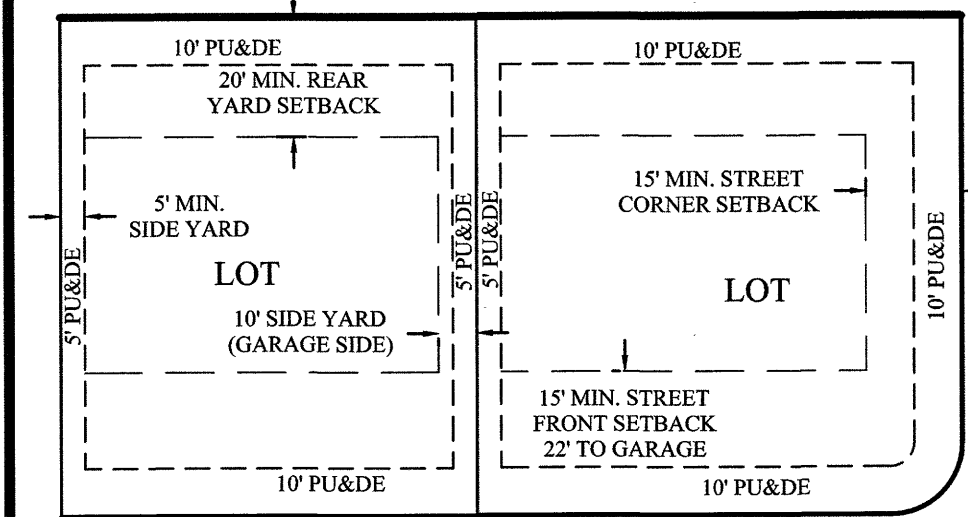
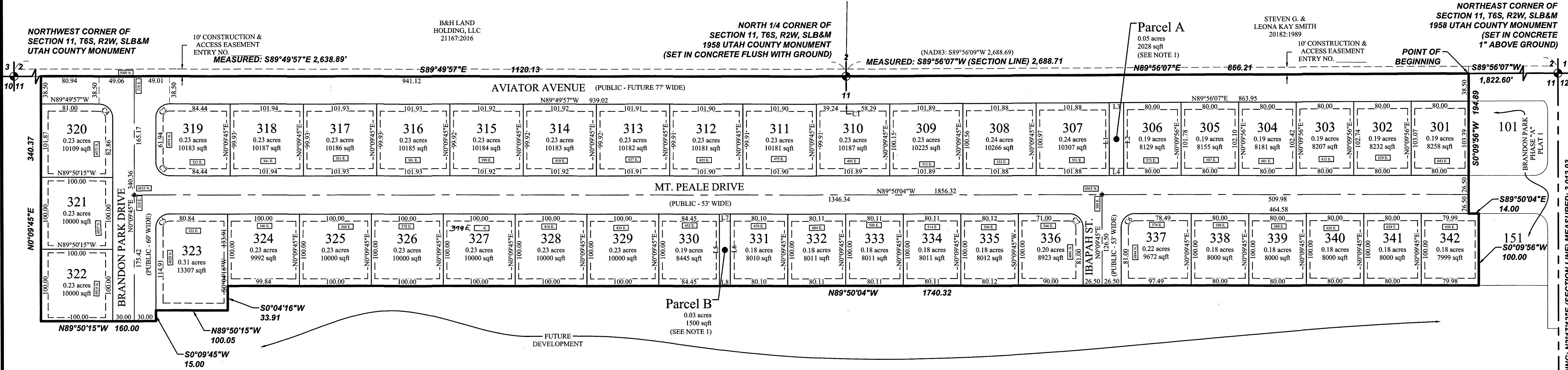
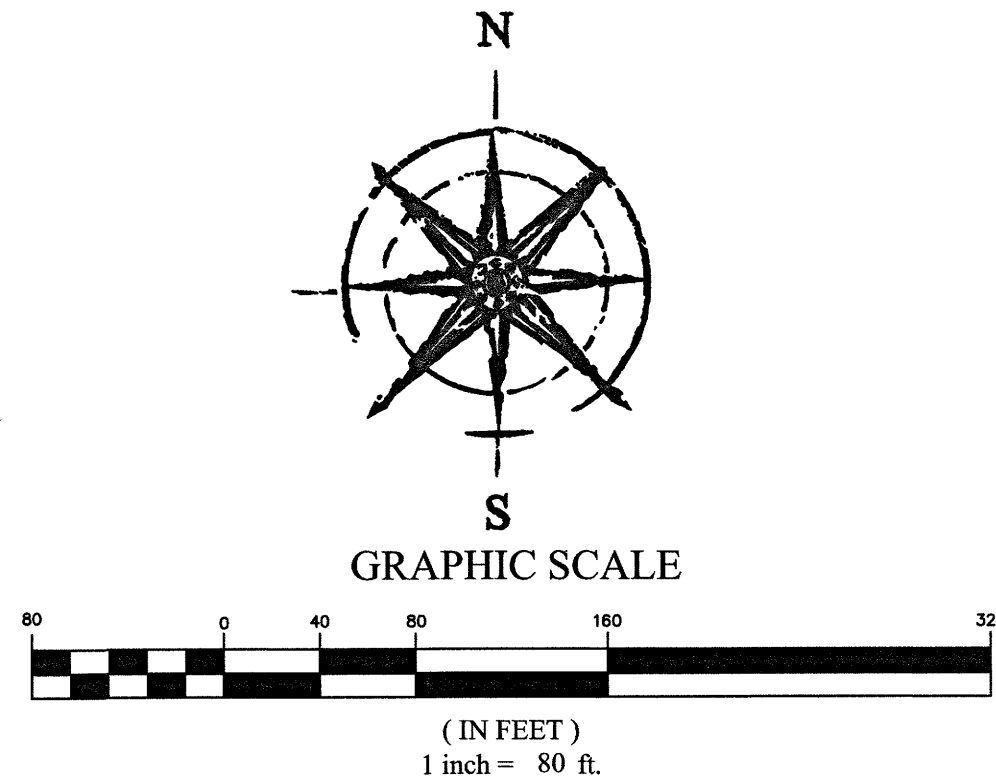
VICINITY MAP
N.T.S.

NOTES

1. PARCELS A AND B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. DRIVEWAYS FOR LOTS 316 AND 326 MUST BE INSTALLED ON THE EAST SIDE OF THE LOTS.

SITE TABULATIONS

• TOTAL # OF LOTS:	42 LOTS
• TOTAL ACREAGE:	13.61 ACRES
• TOTAL ACREAGE IN LOTS:	9.00 ACRES
• TOTAL ROAD ACREAGE (ASPHALT):	2.46 ACRES
• TOTAL OPEN SPACE:	0.08 ACRES
• TOTAL IMPROVED OPEN SPACE:	0.09 ACRES
• TOTAL ACREAGE IN ROW:	4.53 ACRES
• AVERAGE LOT SIZE:	0.21 ACRES OR 9,334 SQFT.
• LARGEST LOT SIZE:	0.31 ACRES OR 13,307 SQFT.
• SMALLEST LOT SIZE:	0.18 ACRES OR 8,000 SQFT.
• OVERALL DENSITY:	3.09 UNITS/ACRE



TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1077.00	0°13'56"	4.37	N89°56'55\"W	4.37
C2	19.00	90°00'00"	29.85	S45°09'54\"W	26.87
C3	19.00	89°59'49"	29.84	S44°50'10\"E	26.87
C4	19.00	90°00'00"	29.85	N44°50'17\"W	26.87
C5	19.00	90°00'11"	29.85	S45°09'50\"W	26.87
C6	19.00	90°00'11"	29.85	S45°09'50\"W	26.87
C7	19.00	89°59'49"	29.84	S44°50'10\"E	26.87

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°09'56\"E	101.38
L2	N00°09'56\"E	101.46
L3	N89°56'07\"E	20.00
L4	S89°50'04\"E	20.00
L5	N00°09'45\"E	100.00
L6	S00°09'45\"W	100.00
L7	S89°50'04\"E	15.00
L8	S89°50'04\"E	15.00

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- CENTER LINE
- LOT LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

DIRECT COMMUNICATIONS
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. 1 Tariff.
DATE 8/29/19

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 § 17-27a-603(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
(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, or
(4) Any other provision of law
DATE 8/29/19

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY d/b/a DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. 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 ACKNOWLEDGEMENT 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 800-366-8532.
QUESTAR GAS COMPANY
d/b/a DOMINION ENERGY UTAH
APPROVED THIS 28 DAY OF Aug A.D. 2019
BY Spencer W. Llewellyn
TITLE GAS ACCOUNT SUPERVISOR

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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.
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
Date 08/28/19

BOUNDARY DESCRIPTION
Located in the NE 1/4 & NW 1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:
Beginning at the Northwest Corner of BRANDON PARK, PHASE A, PLAT 1 SUBDIVISION according to the Official Plat thereof recorded December 18, 2018 as Entry No. 119103:2018 in the Office of the Utah County Recorder, located S89°56'07\"W along the Section line 1,822.60 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12\"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); then along said plat the following (3) three courses: (1) S00°09'56\"W 194.89 feet; then (2) S89°50'04\"E 14.00 feet; then (3) S00°09'56\"W 100.00 feet; then N89°50'04\"W 1,740.32 feet; then S00°04'16\"W 33.91 feet; then N89°50'15\"W 100.05 feet; then S00°09'45\"W 15.00 feet; then N89°50'15\"W 160.00 feet; then N00°09'45\"E 340.37 feet to the section line; then S89°49'57\"E along the section line 1,120.13 feet to the N1/4 corner of Section 11; then N89°56'07\"E along the section line 866.21 feet to the point of beginning.
Contains: 13.61 acres +/-

ENT 87073:2019 Map # 16688
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 05 2:51 pm FEE 138.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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)
Steve Maddox - Edge Homes Utah, LLC Steve Maddox

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Utah
ON THE 28 DAY OF August A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Maddox, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Edge Homes Utah, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 7-10-21
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 195954
Shelley Mae King
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 3 DAY OF September 2019.
APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

BRANDON PARK
PHASE "A" PLAT 3
SUBDIVISION
LOCATED IN THE NE 1/4 & NW 1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 Spencer W. Llewellyn STATE OF UTAH
UTAH COUNTY ENGINEER No. 245523 CHRISTOPHER TODD TRUSTY 9-5-19 STATE OF UTAH
CORPORATE SEAL EAGLE MOUNTAIN CITY EST. 1958 STATE OF UTAH



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, May 17, 2021

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

SUBJECT: Brandon Park phase "A" plat 4 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 release all bonds placed by the developer and held by the city for this development.

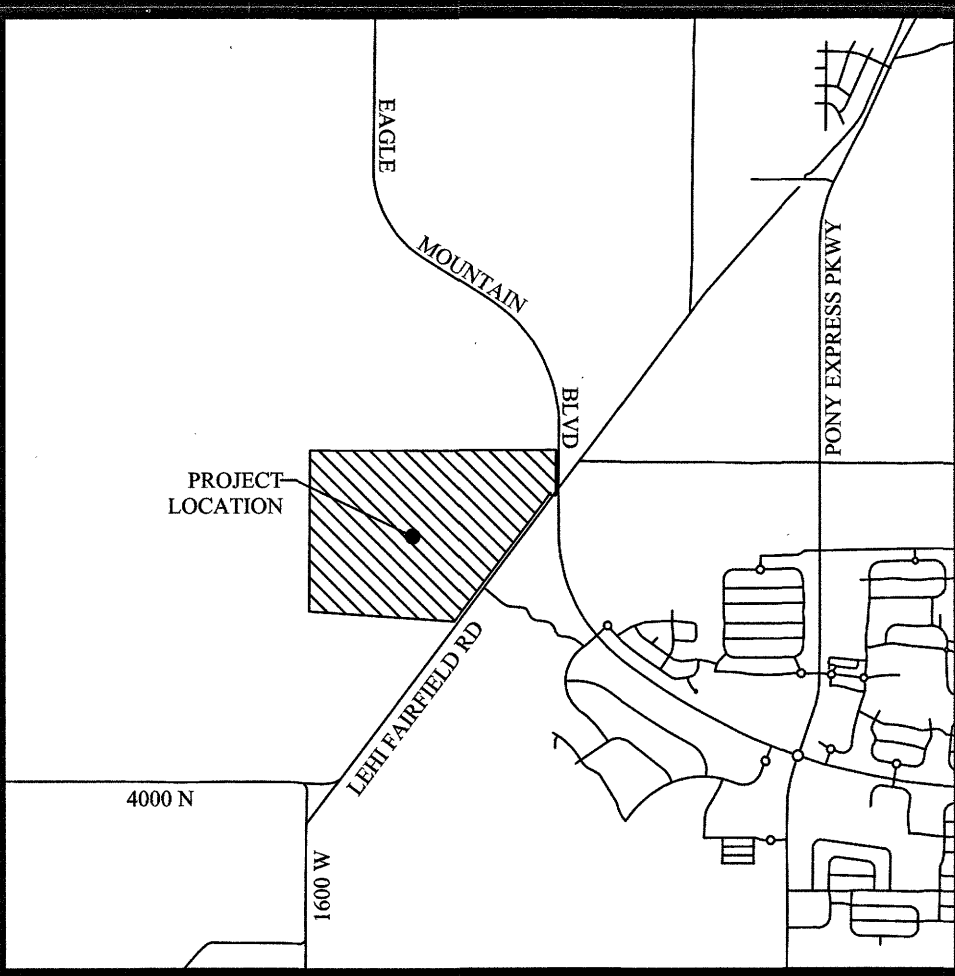
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Chris Trusty (May 18, 2021 06:08 MDT)

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

Cc: Fionnuala Kofoed, City Recorder



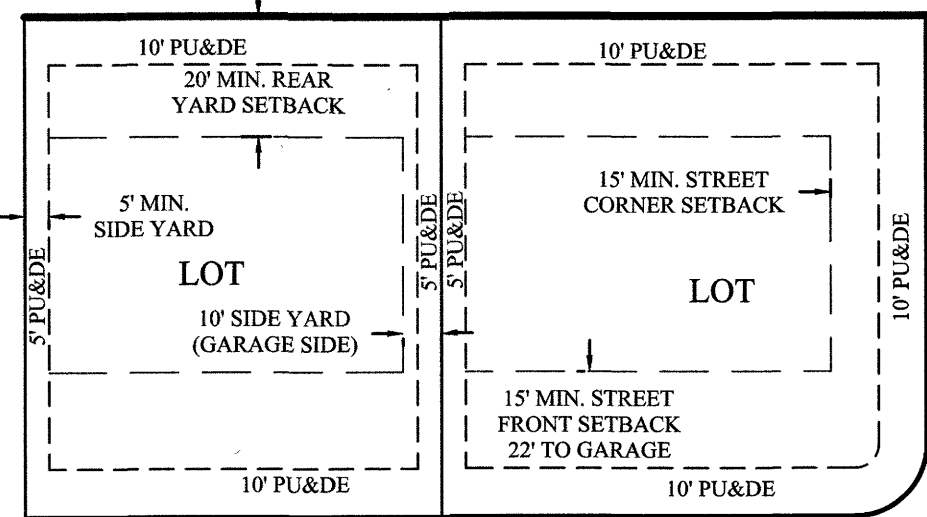
VICINITY MAP
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	43.50	36°48'43"	27.95	N18°34'17"E
C2	43.50	5°41'57"	4.33	S03°00'54"W
C3	43.50	31°06'46"	23.62	S21°25'16"W
C4	70.00	0°57'57"	1.18	S00°38'54"W
C5	70.00	35°50'46"	43.79	S19°03'15"W
C6	19.00	90°00'11"	29.85	N08°01'27"W
C7	19.00	89°59'49"	29.84	N81°58'33"E
C8	19.00	126°48'43"	42.05	N26°25'43"W
C9	19.00	90°00'11"	29.85	S45°09'50"W
C10	19.00	89°59'49"	29.84	N44°50'10"W
C11	19.00	90°00'11"	29.85	N45°09'50"E
C12	19.00	89°59'49"	29.84	S44°50'10"E
C13	19.00	90°00'00"	29.85	N45°09'56"E

SITE TABULATIONS	
• TOTAL # OF LOTS:	29 LOTS
• TOTAL ACRES:	8.14 ACRES
• TOTAL ACRES IN LOTS:	5.90 ACRES
• TOTAL ROAD ACRES (ASPHALT):	1.24 ACRES
• TOTAL OPEN SPACE:	0.03 ACRES
• TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
• TOTAL ACRES IN ROW:	2.24 ACRES
• AVERAGE LOT SIZE:	0.20 ACRES OR 8,862 SQFT.
• LARGEST LOT SIZE:	0.29 ACRES OR 12,847 SQFT.
• SMALLEST LOT SIZE:	0.18 ACRES OR 7,998 SQFT.
• OVERALL DENSITY:	3.56 UNITS/ACRE

NOTES
1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	CENTER LINE
	LOT LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)



TYPICAL BUILDING SETBACKS
N.T.S.

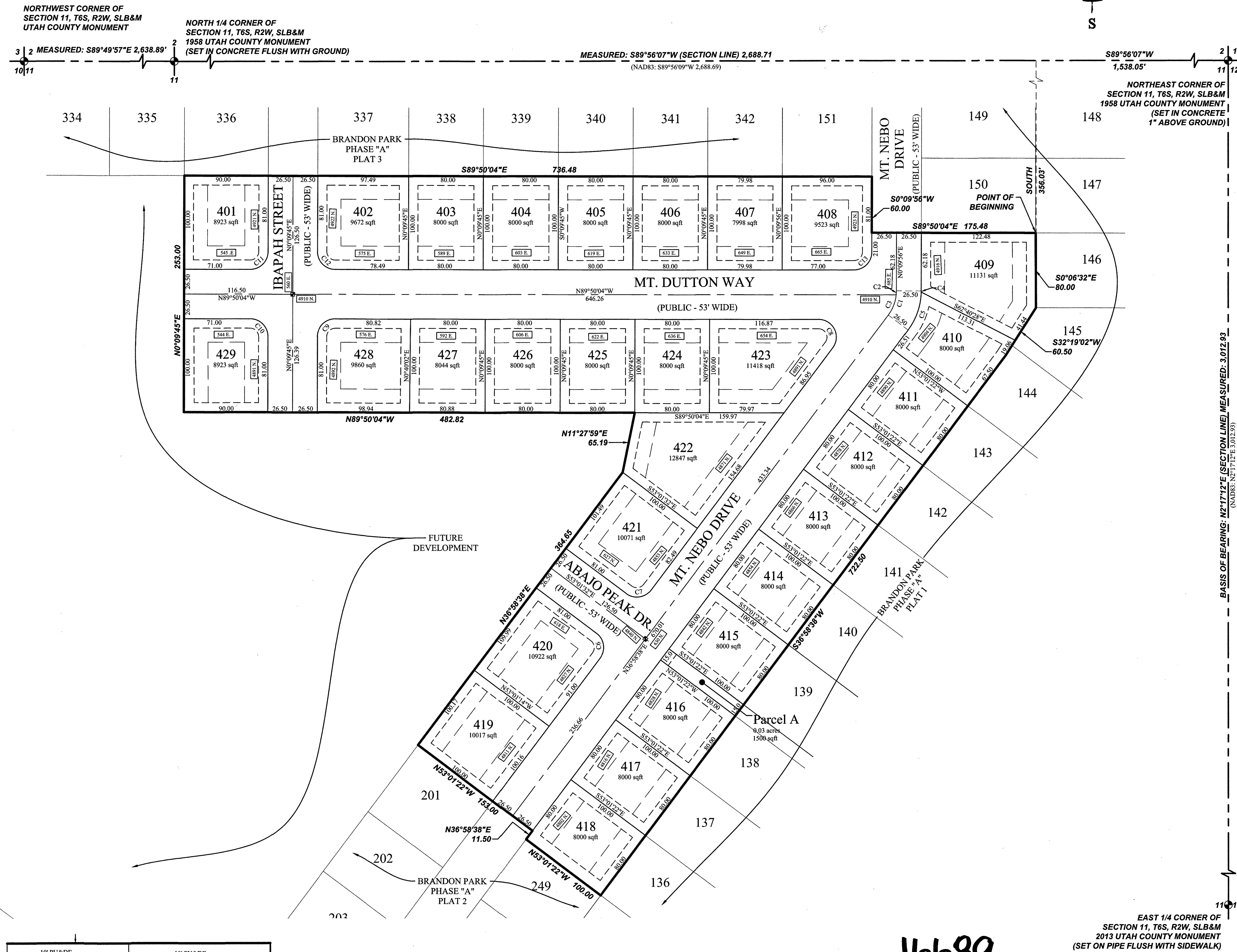
DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
DATE 8/29/19

QUESTAR GAS COMPANY
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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 acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or in 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 800-366-8532.
Approved this 18 day of August, 2019. Questar Gas Company
By: [Signature]
Title: gas account sup rep

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 § 17-27a-603(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
(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, or
(4) Any other provision of law
By: [Signature]
ROCKY MOUNTAIN POWER
DATE 8/29/19

BRANDON PARK
PHASE "A" PLAT 4
SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
[Seal]	[Seal]	[Seal]	[Seal]





Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, May 17, 2021

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

SUBJECT: **Brandon Park phase "A" plat 5 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 release all bonds placed by the developer and held by the city for this development.

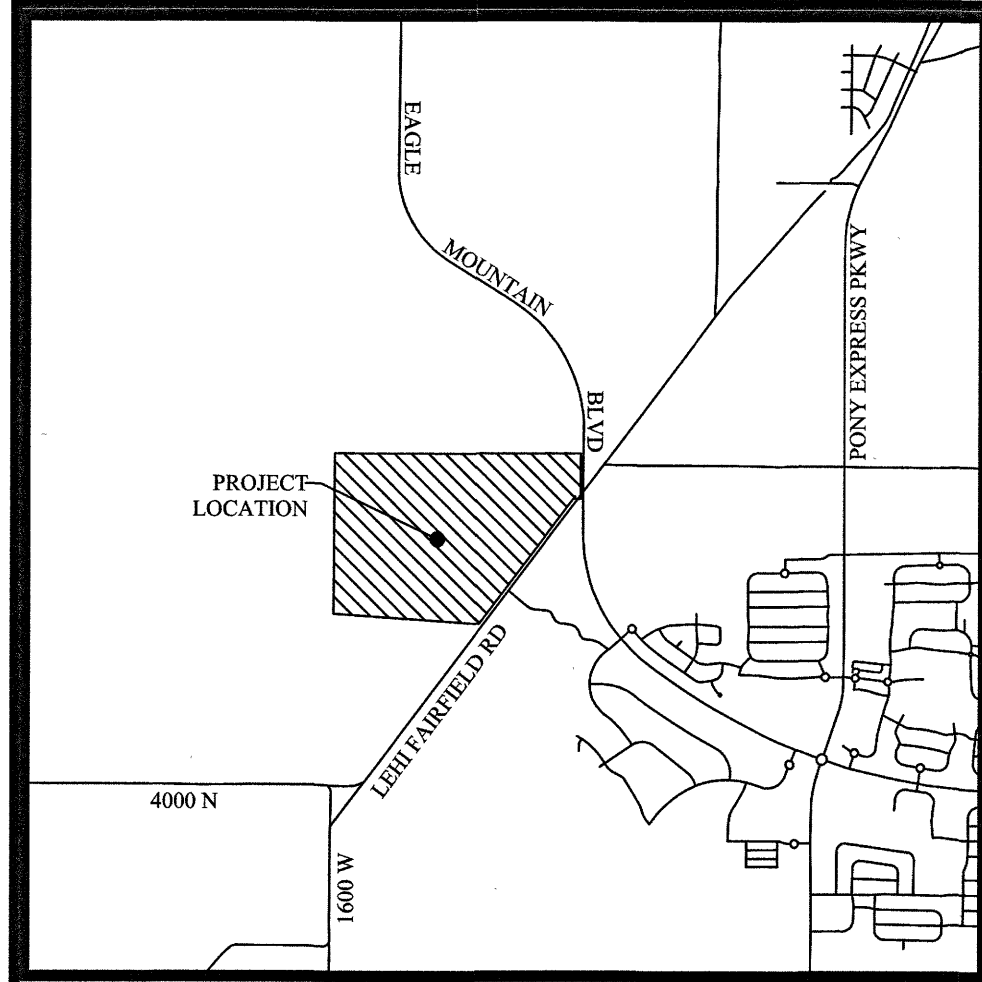
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,


Chris Trusty (May 18, 2021 06:08 MDT)

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S.

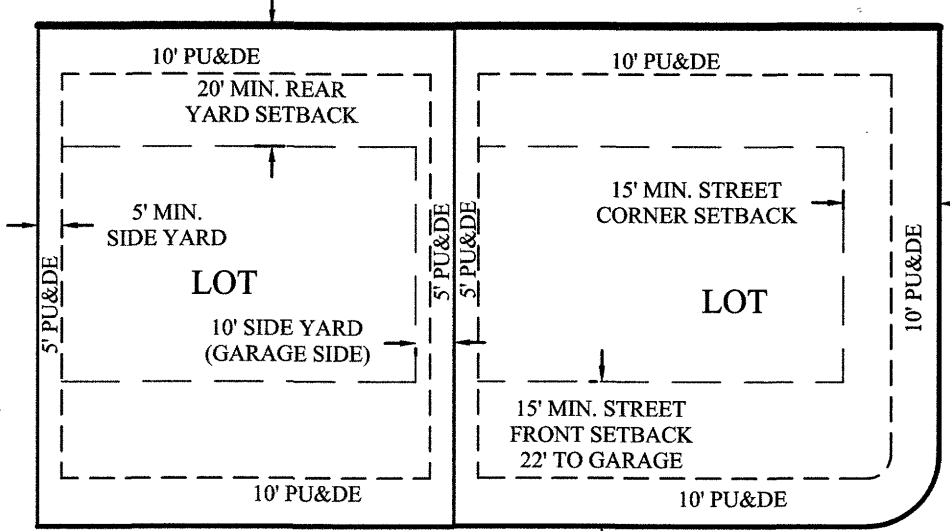
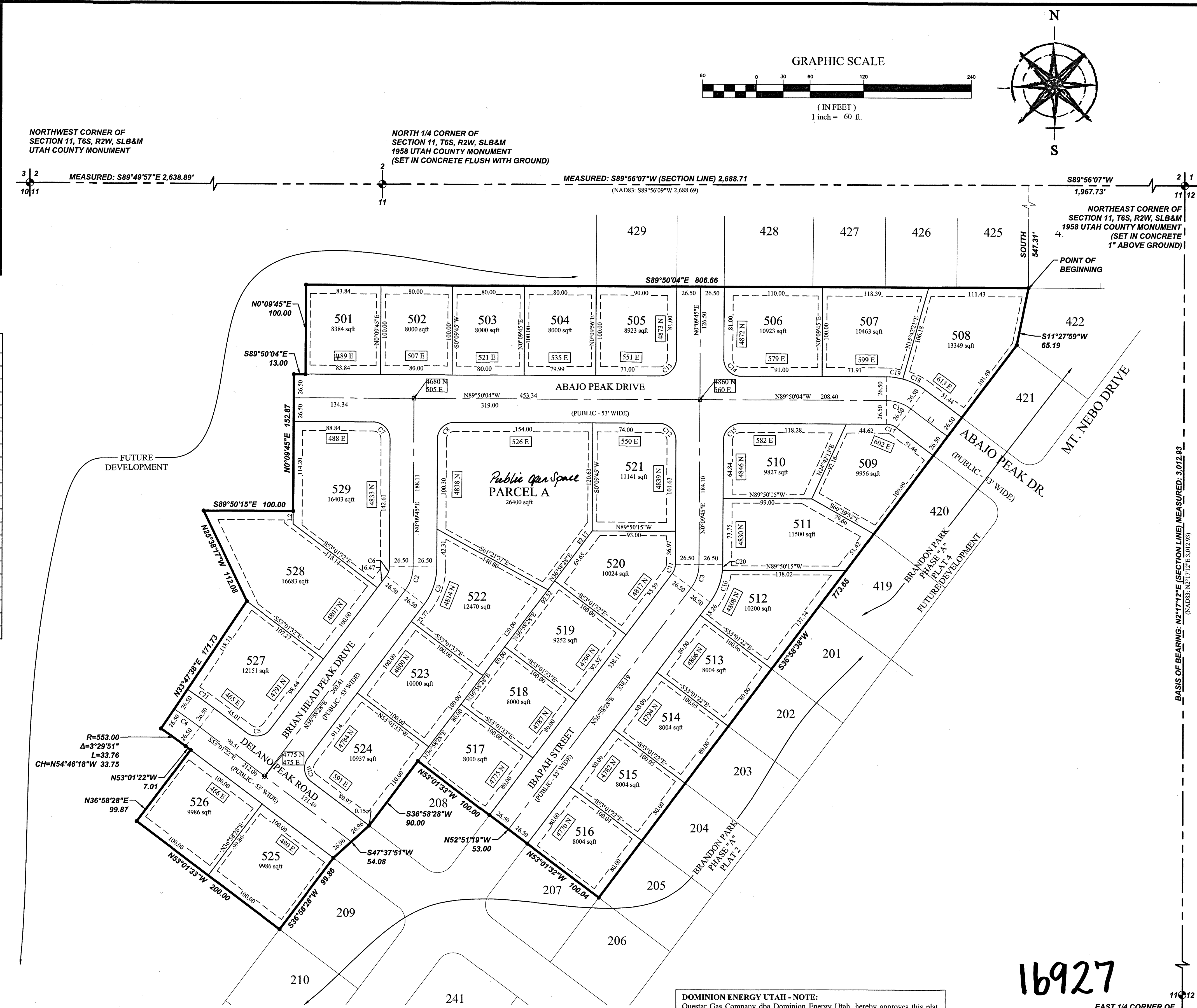
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	45.50	36°48'32"	29.23	N71°25'48"W	28.73
C2	43.50	36°48'43"	27.95	N18°34'06"E	27.47
C3	43.50	36°48'43"	27.95	N18°34'06"E	27.47
C4	579.50	3°28'59"	35.23	N54°45'52"W	35.22
C5	19.00	90°00'10"	29.85	N81°58'33"E	26.87
C6	17.00	36°48'43"	10.92	N18°34'06"E	10.74
C7	19.00	89°59'49"	29.84	N44°50'10"W	26.87
C8	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C9	70.00	36°48'43"	44.97	S18°34'06"E	44.20
C10	19.00	89°59'50"	29.84	S08°01'27"E	26.87
C11	17.00	36°48'43"	10.92	N18°34'06"E	10.74
C12	19.00	89°59'49"	29.84	N44°50'10"W	26.87
C13	19.00	90°00'11"	29.85	N45°09'50"E	26.87
C14	19.00	89°59'49"	29.84	S44°50'10"E	26.87
C15	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C16	70.00	31°41'34"	38.72	N21°07'41"E	38.23
C17	19.00	36°48'32"	12.21	N71°25'48"W	12.00
C18	72.00	22°18'08"	28.03	S64°10'36"E	27.85
C19	72.00	14°30'24"	18.23	S82°34'52"E	18.18
C20	70.00	5°07'08"	6.25	N02°43'19"E	6.25
C21	601.00	3°29'56"	36.70	S54°45'28"E	36.69

Line Table		
LINE	DIRECTION	LENGTH
L1	S53°01'32"E	51.44
L2	N00°09'45"E	14.33

SITE TABULATIONS	
• TOTAL # OF LOTS:	29 LOTS
• TOTAL ACRES:	9.86 ACRES
• TOTAL ACRES IN LOTS:	6.95 ACRES
• TOTAL ROAD ACRES (ASPHALT):	1.38 ACRES
• TOTAL OPEN SPACE:	0.61 ACRES
• TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
• TOTAL ACRES IN ROW:	2.91 ACRES
• AVERAGE LOT SIZE:	0.24 ACRES OR 10,439 SQFT.
• LARGEST LOT SIZE:	0.38 ACRES OR 16,683 SQFT.
• SMALLEST LOT SIZE:	0.18 ACRES OR 8,000 SQFT.
• OVERALL DENSITY:	2.94 UNITS/ACRE

- NOTES
- #5X24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BECK OF CURB AT EXTENSIONS OF SIDE LOT LINES.
 - PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	CENTER LINE
	LOT LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)



TYPICAL BUILDING SETBACKS
N.T.S.

DIRECT COMMUNICATIONS
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. 1 Tariff.
DATE: 11/17/19

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 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. The 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 contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 5 DAY OF November A.D. 2019
By: Beverly Eldridge
Title: P.C. Specialist

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 § 17-27a-603(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:
(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, or
(4) Any other provision of law
DATE: 11/15/19

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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.
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
10/25/19
Date

BOUNDARY DESCRIPTION
Located in the NE1/4 & NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:
Beginning at a point, located S89°56'07"W along the Section line 1,967.73 feet and South 547.31 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); thence S11°27'59"W 65.19 feet; thence S36°58'28"W 773.65 feet; thence N53°01'32"W 100.04 feet; thence N52°51'19"W 53.00 feet; thence N53°01'33"W 100.00 feet; thence S36°58'28"W 90.00 feet; thence S47°37'51"W 54.08 feet; thence S36°58'28"W 99.86 feet; thence N53°01'33"W 200.00 feet; thence N36°58'28"E 99.87 feet; thence N53°01'22"W 7.01 feet; thence along the arc of a curve to the left with a radius of 553.00 feet a distance of 33.76 feet through a central angle of 03°29'51" Chord: N54°46'18"W 33.75 feet; thence N33°47'38"E 171.73 feet; thence N25°38'17"W 112.08 feet; thence S89°50'15"E 100.00 feet; thence N00°09'45"E 152.87 feet; thence S89°50'04"E 13.00 feet; thence N00°09'45"E 100.00 feet; thence S89°50'04"E 806.66 feet to the point of beginning.
Contains: 9.86 acres +/-

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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: Edge Homes Utah, LLC
AUTHORIZED SIGNATURE(S): Steve Madlock
10/29/19

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Utah
ON THE 29 DAY OF October A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Madlock, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Edge Homes Utah, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 7-10-2021
MY COMMISSION No. 695954
A Notary Public Commissioned in Utah Residing in Utah County
Printed Full Name of Notary: Shelley Mae King

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 11 DAY OF November 2019.
APPROVED BY MAYOR: Christopher T. Hunt
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
ATTEST BY CITY RECORDER: [Signature]
(SEE SEAL BELOW)

BRANDON PARK
PHASE "A" PLAT 5
SUBDIVISION
LOCATED IN THE NE1/4 & NW1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SEALS
SURVEYOR'S SEAL: Spencer W. Llewellyn, No. 10516507, State of Utah
NOTARY PUBLIC SEAL: Shelley Mae King, No. 695954, State of Utah
CITY-COUNTY ENGINEER SEAL: [Signature]
COUNTY RECORDER SEAL: [Signature]



**Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671**

Thursday, May 27, 2021

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

SUBJECT: Spring Run phase "B" plat 3 out of warranty Bond Release

City Recorder:

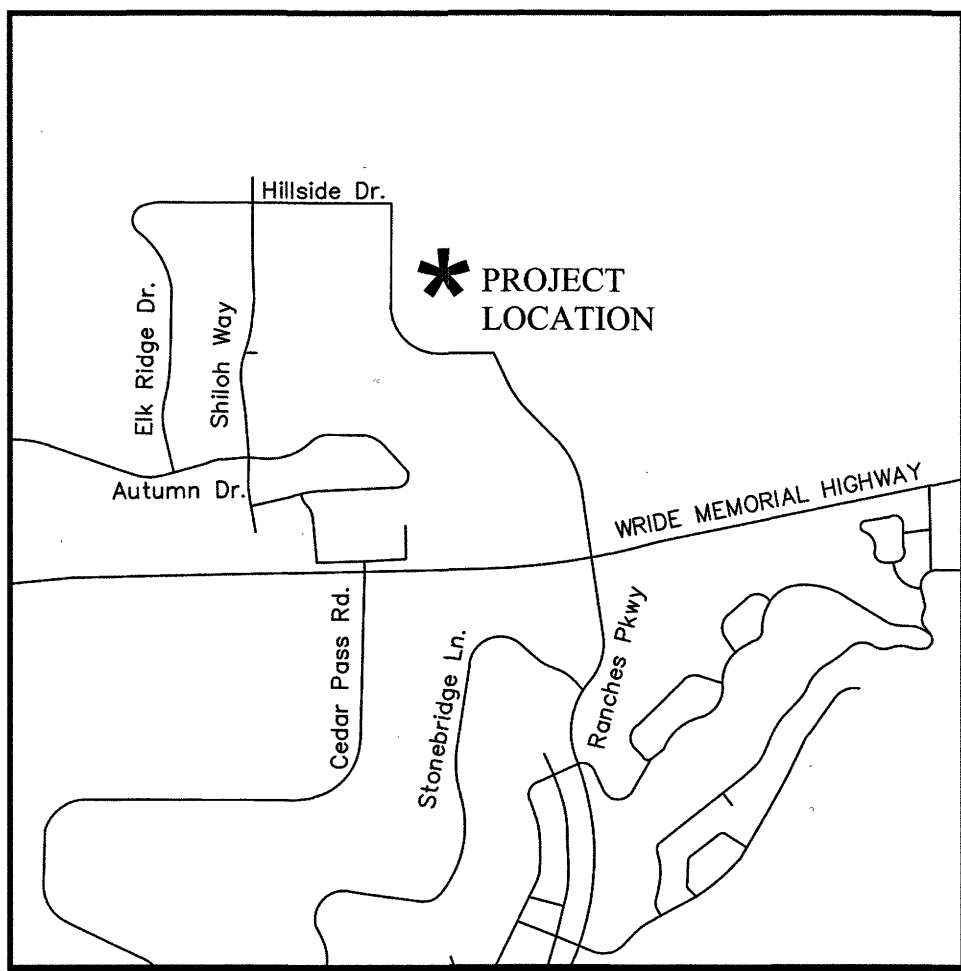
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

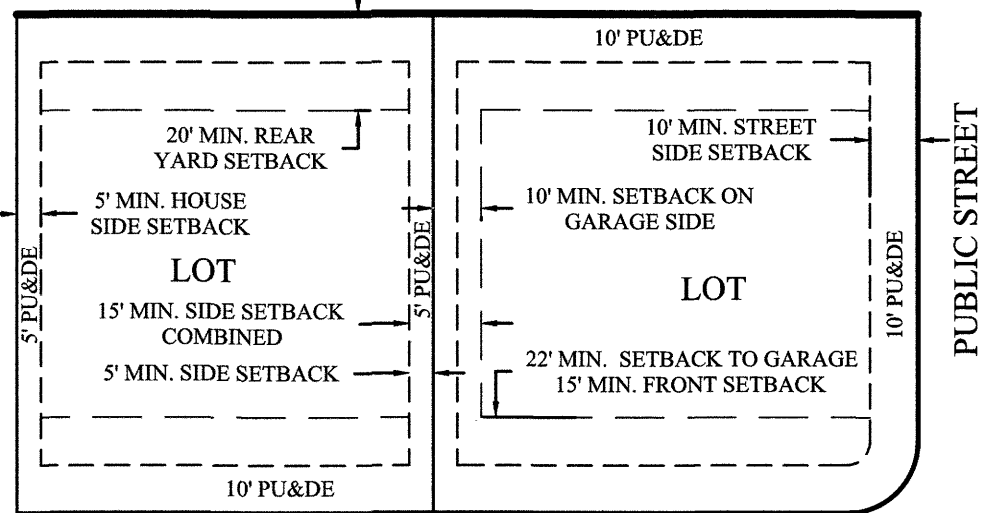
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

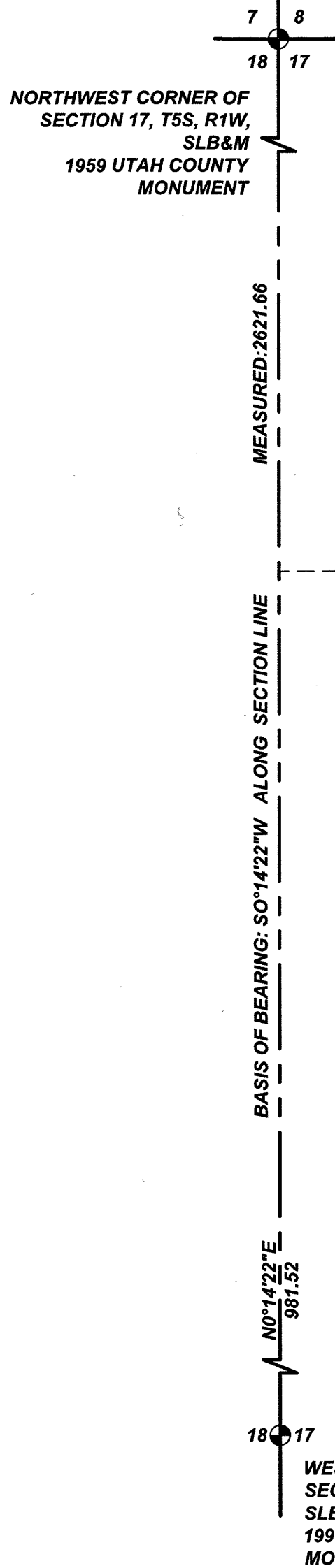
NOTES:

- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT

SITE TABULATIONS

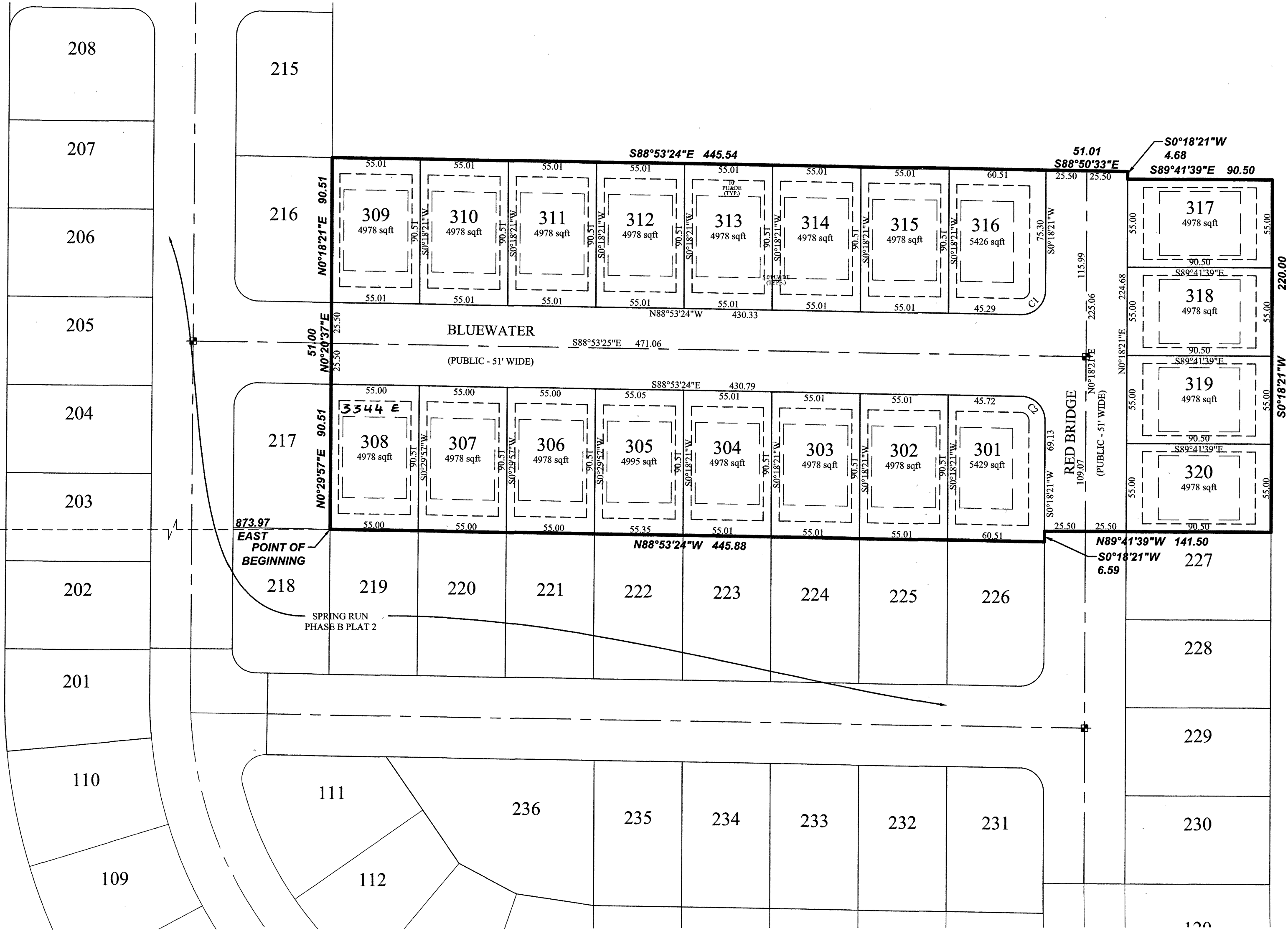
- TOTAL # OF LOTS: 20 LOTS
- TOTAL ACREAGE: 3.09 ACRES
- TOTAL ACREAGE IN LOTS: 2.3 ACRES
- TOTAL R.O.W. AREA: 0.79 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.115 ACRES OR 5,023.8 SQFT.
- LARGEST LOT SIZE: 0.125 ACRES
- SMALLEST LOT SIZE: 0.114 ACRES
- OVERALL DENSITY: 6.45 UNITS/ACRE

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°48'15"	23.77	N45°42'28"E	21.36
C2	15.00	89°11'45"	23.35	N44°17'32"W	21.06



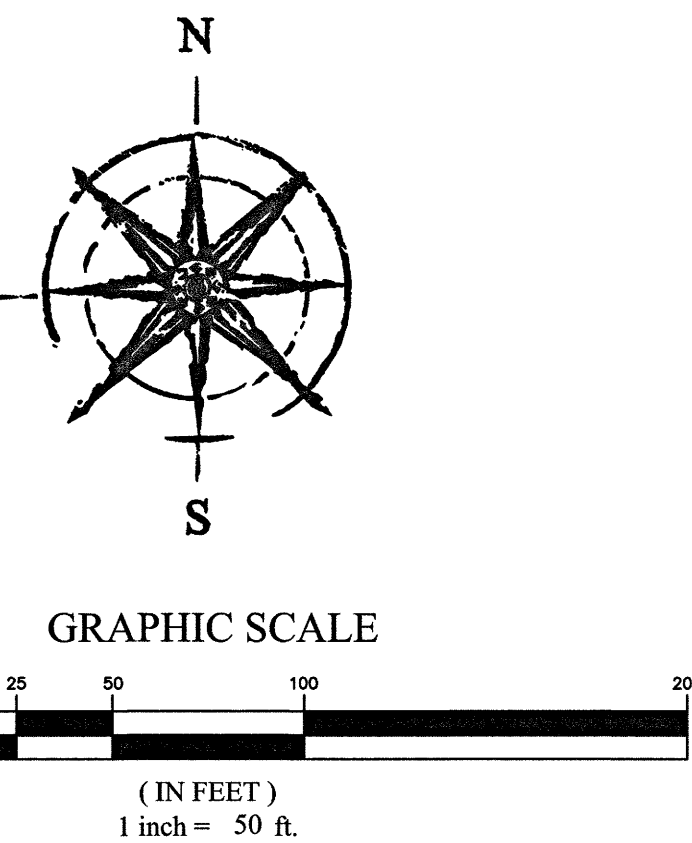
DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 800-366-8552.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS 26 DAY OF November A.D. 2019
By *Christy Eldridge*
TITLE Pre-Com Specialist



DIRECT COMMUNICATIONS
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. 1 Tariff.
Walter A. Wilson
DIRECT COMMUNICATIONS
DATE 11/26/19

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 § 17-27a-603(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
(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, or
(4) Any other provision of law
Mark Shabo
ROCKY MOUNTAIN POWER
DATE 11/26/19



SURVEYOR'S CERTIFICATE
I, SPENCER LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 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 THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
Spencer Llewelyn
SPENCER LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507
DATE 08/22/19

BOUNDARY DESCRIPTION
A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the Southeast corner of Lot 217, Phase "B", Plat 2, SPRING RUN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 981.52 feet and East 873.97 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B. & M; thence along said plat the following 3 (three) courses and distances: N00°29'57"E 90.51 feet; thence N00°20'37"E 51.00 feet; thence N00°18'21"E 90.51 feet; thence S88°53'24"E 445.54 feet; thence S88°50'33"E 51.01 feet; thence S00°18'21"W 4.68 feet; thence S89°41'39"E 90.50 feet; thence S00°18'21"W 220.00 feet to the Northeast corner of Lot 227 of said plat; thence along said plat the following 3 (three) courses and distances: N89°41'39"W 141.50 feet; thence S00°18'21"W 6.59 feet; thence N88°53'24"W 445.88 feet to the point of beginning.
Contains: 3.09 acres +/-

OWNER'S 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)
Two A L L C.
BY JAMES F. ALFRED
MANAGER 11/19/19

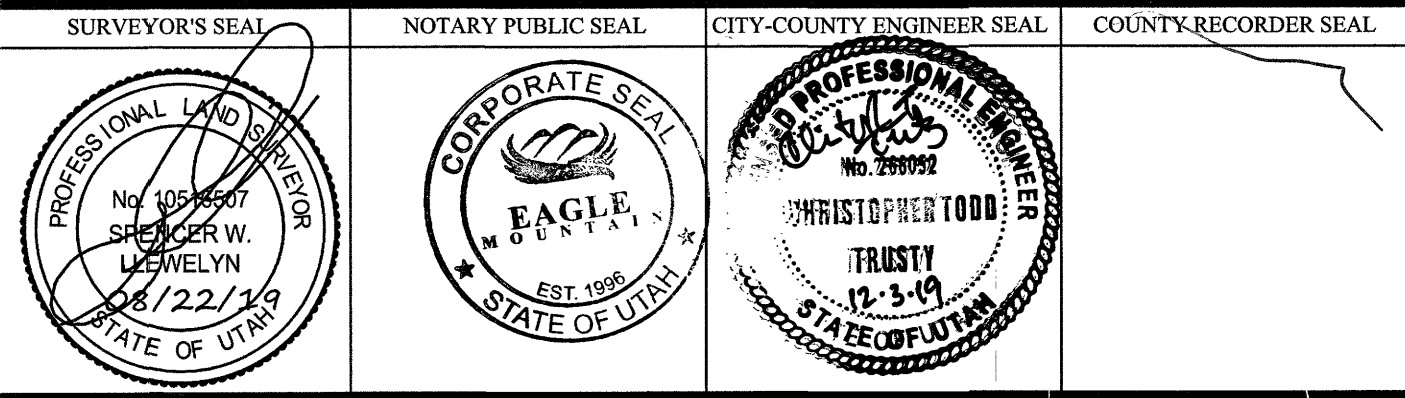
ACKNOWLEDGEMENT
ON THE DAY OF 20, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES
COMMISSION NUMBER
NOTARY PUBLIC SIGNATURE
PRINTED FULL NAME OF NOTARY

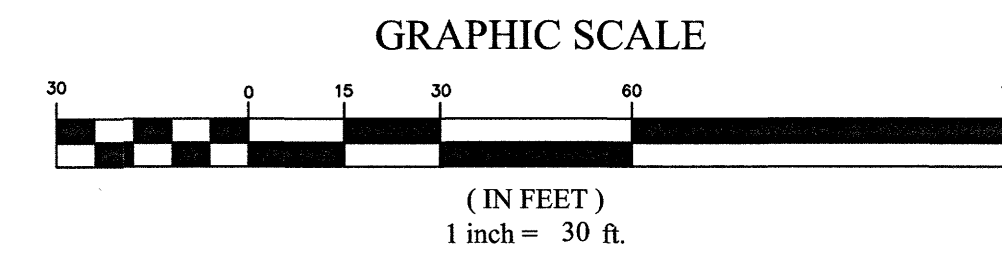
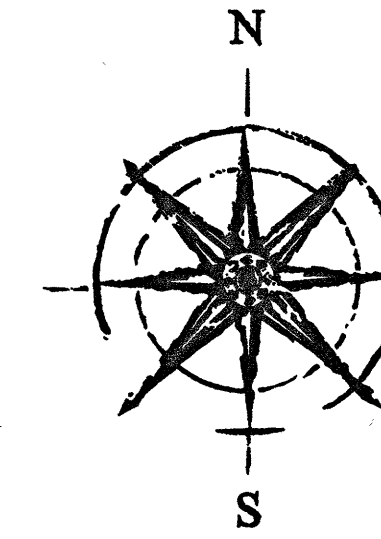
LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 19th DAY OF Nov A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James F. Alfred, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Two A L L C, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES 6-5-2023
1710 S 900 E, #202, Midvale UT 84047
NOTARY ADDRESS
Andrea Nelson
A NOTARY PUBLIC COMMISSIONED IN UTAH
Andrea Nelson
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 10 DAY OF December, 2019.
Tommy Daniel
APPROVED BY MAYOR
Christy Eldridge
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)
Andrea Nelson
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

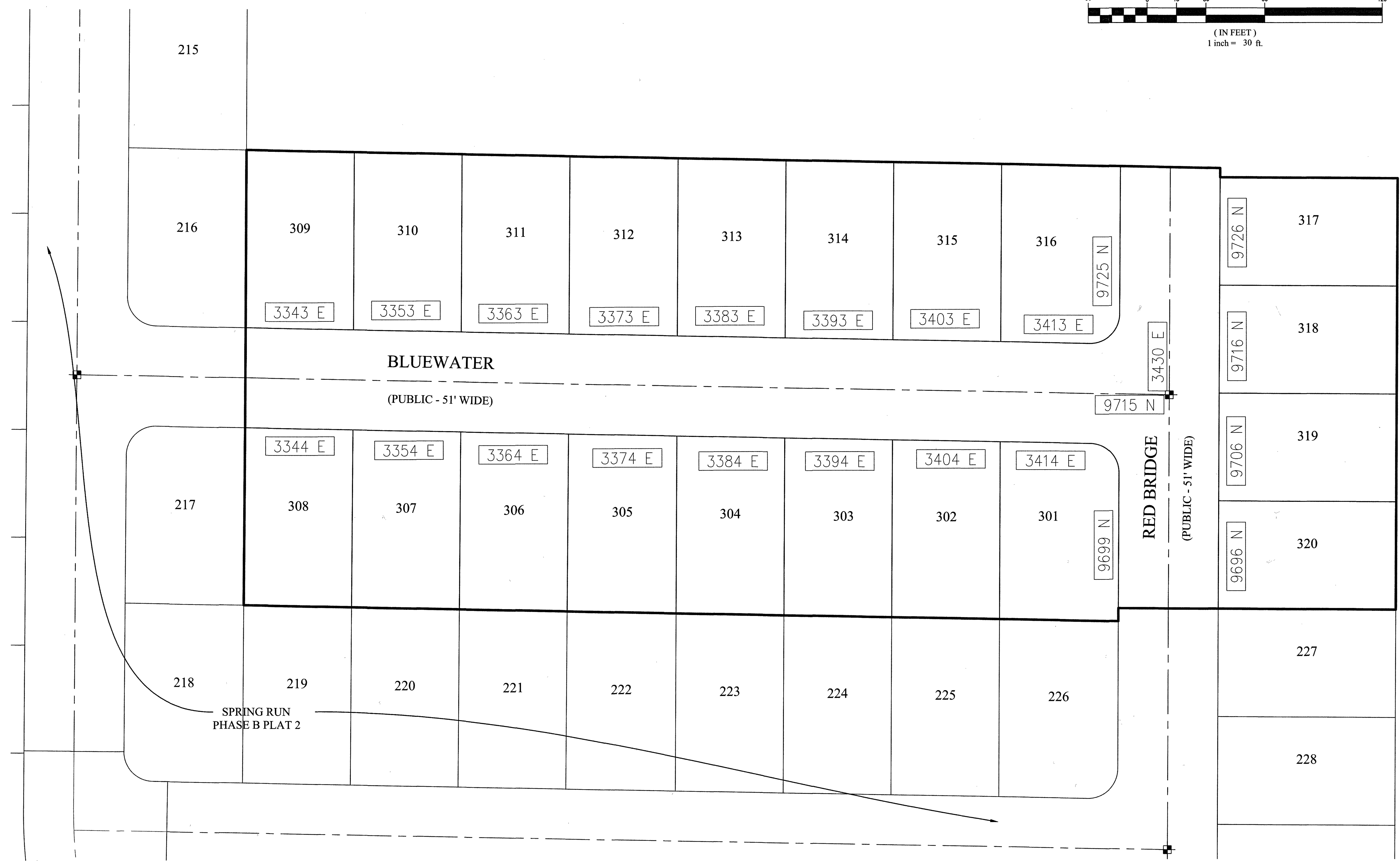
**PHASE B PLAT 3
SPRING RUN
SUBDIVISION**
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=50'



880-17-5-16
17-0-58



ENT 131089:2019 Map 8 16875
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Dec 11 2:33 PM FEE 140.00 BY RA
RECORDED FOR EAGLE MOUNTAIN CITY



16875 SHEET 2 of 2 SHEET 2 OF 2

PHASE B PLAT 3 SPRING RUN SUBDIVISION EAGLE MOUNTAIN, UTAH COUNTY, UTAH SCALE: 1"=50'			
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

May 18, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Councilmember Jared Gray was excused.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Embret Fossum, Fire Chief; Eric McDowell, Deputy Sheriff; Tyler Maffitt, Communications Manager; Evan Berrett, Assistant to the City Administrator; and Greg Stone, Emergency Management Intern.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Aaron Sanborn, Economic Development Director; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Angela Valenzuela, Human Resource Manager; and Chas Glenn, Administrative Assistant.

Director of Administrative Services/City Recorder Fionnuala Kofoed explained the changes to the meeting format to provide a hybrid remote and in-person option.

Mayor Westmoreland called the meeting to order at 4:04 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A UPDATE – City Administrator Items

Presented by City Administrator Paul Jerome.

General

- The utility rate study has been delayed due to the Central Utah Water Conservatory District (CUWCD) annual maintenance fee issue as well as potential bonding for wastewater projects.
- Staff is working to find property to expand the sewer treatment plant; Lewis, Young, Robertson, and Burningham, Inc. (LYRB) is researching bonding solutions to fund this purchase.
- LYRB will begin around July 2021 to get bonding in place for an expansion of Airport Road from the Overland development to Wride Memorial Highway, if the project is approved in the FY 2022 budget.

- The City is working with United Fire Authority to find a location for a third fire station in the City that hopefully could result in a joint Public Safety Building.

Community Development

- Commercial building permits ready to issue: Dollar Store interior and Available Storage.
- The Department of Wildlife Resources is working with Parks and Recreation Director Brad Hickman to apply a pre-emergent pellet herbicide to reduce cheatgrass in infested areas within the wildlife corridor on about 200 acres of City properties near Unity Pass.
- Staff is working on several Municipal Code amendments.

Wastewater

- The Wastewater Plant is anticipated to be completed on time. However, staff was informed that the pumps have been delayed until June 15th.
- Staff is working to remove dirt from the site of the wastewater treatment facility.
- The State has issued the City a draft wastewater permit and a meeting is set next week to discuss.
- The City is still awaiting State approval of the action plan to correct the deficiency of the effluent disposal.

Water

- The relocation of Well 5 transition line is being constructed today with an anticipated completion by 9:00 p.m. for the townhome project by Hidden Hollow Elementary.
- Central Utah Water is now being added to the system at a rate of 3,900 GPM.

Parks

- Cory B. Wride Memorial Park Phase 2 – All sport court lighting has been installed and awaiting Rocky Mountain Power for service. Asphalt and striping have been completed in the parking lot areas. The park is currently being watered with some smaller existing tie-ins and the City will convert the system over to the main source, once completed.
- SilverLake Woodhaven Park – The City is preparing to install the asphalt trails. Most of the concrete and all of the playground equipment has been installed. Some of the water sourcing for this site needs to be finished. The sod will hopefully be installed by the end of the month. The City is waiting on power sourcing from Rocky Mountain Power.
- Smith Ranch Community Park – The City complied the information from the survey for the park. Staff will meet tomorrow to discuss the concept plan.

Events

- Pony Express Days will be the week of May 31, 2021. The parade route will be along Pony Express Parkway from Cedar Drive to Smith Ranch Road. The City will provide the public a map with the detours and signage will be provided on the roads during the parade. Tickets are on sale now for the carnival.

Engineering

- Pony Express Parkway – Excavation work will continue along the northbound lanes through the end of the month. Curbing is expected at the beginning of June with asphalt installation

mid- to end-June. Kenny Seng will begin installation of storm drain along the southbound lanes between Aviator and Bobby Wren Boulevard beginning next week.

- West Access Road to Facebook – Paving was completed last week. Manholes are being raised. The road could be open next week.
- Lone Tree Signal – The contractor is scheduled to begin this week after resolving some coordination issues with Rocky Mountain Power.
- Airport Road – The bid award approval is on tonight's City Council meeting agenda. Completion is expected by the end of October.
- White Hills Lift Station – The lift station was installed. The contractor went through the start-up process last week and identified some issues they are working to resolve. Once these issues are resolved, Hardline will install the needed manhole at the end of the existing White Hills line to make the final connection to the lift station and City treatment facility. It is expected they should be completed within the next two weeks.

1.B. PRESENTATION – Twentieth Anniversary Library Coins, Tyler Shimakonis, Library Advisory Board Chair

Library Advisory Board Chair Tyler Shimakonis presented Twentieth Anniversary Library Coins to current and former Councilmembers and Mayors for their service to the City Library.

1.C. DISCUSSION – Police Facilities Impact Fee Facilities Plan and Impact Fee Analysis

LYRB Vice President Fred Philpot presented the item and reviewed the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) process: notice of intent to amend the IFFP and IFA, preparation and certification of IFFP and IFA, presentation of findings to City Staff, presentation and discussion with stakeholders, presentation to the City Council in work session, noticing for public hearing, public hearing and approval of impact fee enactment, and impact fee takes effect 90 days after approval. Criteria to determine the appropriate IFFP and IFA include service area and demand, level of service (LOS), existing facilities and buy-in, future facilities, financing, and proportionate share analysis. The total estimated impact fee cost is \$11,109,356, resulting in an \$820,971 cost to the impact fee and \$66 cost per call. Based upon the cost per call and calls per unit calculations, the proposed impact fee per unit is \$42 for residential and \$145 for non-residential per 1,000 square feet. The calculations are based upon the assumption of the construction of a new police building and the associated financing costs. The next steps are to finalize the IFFP and IFA; complete noticing requirements for the public hearing; hold a public hearing to receive public comment; adopt, modify, or reject the proposed impact fees, and a 90-day wait period for any increase.

Mr. Philpot explained that in order to increase the LOS if desired, the City would be required to invest City funds. After a reevaluation, the impact fee could be adjusted to match the increased LOS. The indicated future facilities cost for the land and the building assumes a 2,500 square foot building that could potentially be shared space with United Fire Authority (UFA); however, the impact fee only includes the police LOS allocation. Financing mechanisms with UFA could assist with covering the cost of the building but have not been contemplated in this evaluation. Developers can petition for the City to charge the development a lower impact fee by providing

data to indicate the likelihood of producing a lower call volume due to elements such as private security or gated communities.

1.D. DISCUSSION – Rental Dwelling Licensing

Assistant to the City Administrator Evan Berrett presented the item. The primary objectives of rental dwelling licensing are to retain up-to-date landlord contact information to help Neighborhood Improvement Officers resolve issues faster and help landlords be aware of issues with their tenants or property. The program also enables Utility Billing staff to work directly with landlords to reduce issues with unpaid bills when renters move away. Licensing will not restrict who can or cannot rent in the City, add any restrictions on the eligibility of properties, create a new source of revenue, or conflict with HB 82.

Major findings from programs in other cities include observations that methods of determining fees are inconsistent and not viewed favorably, programs are challenging to manage, and knowing where rentals are in the city is essential. Mr. Berrett proposed a hybrid incentive method program with the goal of turning rental dwelling licensing into a system that encourages landlord participation. The program implements billing in the landlord's name, performance-based licensing, biennial licensing, and a probationary property tier. Studies have shown that performance-based licensing helps to focus resources where they are needed and incentivizes landlords to maintain higher standards. The program includes three property tier levels: Tier 1 – requires that the property has not exceeded the established number of violations and offers no incentives, Tier 2 – requires an up-to-date rental license and offers a few incentives, and Tier 3 – requires an up-to-date rental license, completion of the good landlord program and offers the most incentives. For properties placed on probation, the landlords are required to pay a license fee to cover additional enforcement costs, must complete the Good Landlord Program and update their contact information. The license fee will continue annually until the number of violations in a set time period fall within allowable parameters.

The intent of offering incentives is to provide multiple incentives so that properties of any type will have something worth seeking. While not all incentives will benefit all properties, all properties will at least have some incentive. Potential incentives could be reimbursement of the cost of the good landlord training, discounts on utility bills, building permit fee reductions, and/or priority Neighborhood Improvement response. Possible revenue sources to cover the cost of incentives include affordable housing dollars, building permit revenues, saved hours on Neighborhood Improvement and court fines.

These methods do not force good landlords to participate in training to avoid fees, and compliant landlords are not paying the cost of enforcement of bad landlords. Instead, only good landlords get benefits of participation. The primary burden on staff in other cities was the collection of fees. By collecting no fees and instead granting incentives, the landlords must put in the work instead of the City. Neighborhood Improvement focuses on helping challenging properties become compliant. Both Utility Billing and Neighborhood Improvement immediately see benefits from the requirement to have utilities in the landlords' names by increasing communication with landlords.

Mr. Berrett confirmed that all the cities he researched charge a licensing fee, except for cities in North Carolina, which prohibits landlord licensing unless a property has known violations. Orem onboarded approximately 80% of rentals into their program over a one-year period. Contacting out-of-state landlords may cause difficulties and delays. The City has approximately 1,000 rental properties in the City.

City Attorney Jeremy Cook said most of the City utilities could be paid by the landlord. Some districts allow landlords to have renters pay the utilities while holding the landlord responsible for unpaid bills.

Mr. Jerome explained that Xpress Bill Pay permits both the renter and the landlord to be copied on the bill.

Councilmember Clark supported not charging a licensing fee and inquired if the City could partner with the County to include the information regarding the program with the tax statements. She recommended collecting resident feedback regarding the suggestions, particularly those impacted by rentals in their neighborhoods.

Ms. Kofoed said the County has addresses for landowners.

Councilmember Curtis expressed his support of an incentive program to encourage residents through benefits rather than fees. However, he is concerned with allowing building permit fee reduction as an incentive. He prefers not to encourage large companies but rather to support individual landowners. He suggested the reduction in utility cost incentives to either be paid to the landlord or held as a credit on the account rather than be a reduction in the bill as the bill might be paid by the tenant.

Mr. Berrett stated the reduction in utilities was mostly a benefit for accessory apartments with two families in a single home which reduces water usage. Options to ensure the landlord is benefited by the incentives can be explored.

1.E. UPDATE – Community Mailboxes Code Amendment

Senior Planner Tayler Jensen presented the item. The United States Postal Service (USPS) requires community mailboxes for all new residential developments. Municipal Code only requires locations to be approved by the USPS, not the City. The purpose of the amendment is to guide community mailbox placement to meet USPS requirements, provide mailboxes within close walking distance of all units, and prevent the blocking of travel lanes. The Planning Commission recommended approval with a vote of 4 to 0, with one absentee.

Councilmember Love expressed her support of the amendment.

Councilmember Clark inquired who would be responsible for maintenance and upkeep of the mailboxes as residential individual mailboxes are the homeowner's responsibility. She asked if an impact fee could be collected should the City be held financially responsible.

Assistant City Administrator/Community Development Director Steve Mumford said he believes the postal service maintains the mailboxes, but staff will verify the division of responsibility. Mr. Cook stated that the City could charge a residential fee to be placed in a fund to cover the cost of maintenance should responsibility fall to the City.

Councilmember Curtis stated he would prefer to have mailbox units spread throughout the community rather than having several units grouped in a central area. Mr. Jensen said that the standards require for the mailboxes to be located within a quarter-mile of the unit served.

Mr. Mumford explained that the postal services require community mailboxes for new construction to reduce the cost of providing services.

1.F. UPDATE – Hidden Hollow Phase C

Mr. Mumford presented the item. The applicant has updated the proposed plans after receiving feedback from the Planning Commission and City Council. The updated proposal includes the same number of units with 86 townhomes and 48 single-family units for a total of 134 units. The townhome area has been redesigned and minor adjustments were made to the lots. The large gravel trailhead parking lot was added within the utility corridor as an amenity. The City is working with an appraiser to receive an updated appraisal for the 1.5-acre, City-owned property being considered as a part of the project.

The City Council will need to approve an agreement to sell the property along with the project's approval. Staff recommends the applicant purchase the City property and be reimbursed for the cost of improving the large gravel parking lot, once completed. The Planning Commission reviewed this project in a public hearing on May 11, 2021. One public comment was submitted in opposition to the project's density and unit type. Discussion centered around architecture, garages, lot frontage, public and private roads, and fencing between multifamily and single-family lots.

The Commission recommended approval with a vote of 3 to 1 with one Commissioner absent and Commissioner Everett dissenting. Commissioner Everett felt the applicant was not complying with Municipal Code requirements regarding architectural standards and garage-dominated front elevations.

Due to topography, the applicant has worked with staff to redirect a future extension of a 94-foot-wide collector road to avoid steep terrain, resulting in a 1.5-acre parcel of City property between the road, hillside, and the Phase C development. The applicant has requested to buy the property and add it to the plat for Phase C. The City Council will need to approve an agreement to sell the property in addition to the project's approval. Road considerations include improving a portion of Hidden Valley Parkway and grading the remainder of the right-of-way for future expansion, ensuring drainage flow is directed to the existing drainage channel leading to the detention area, and reducing the future cost to the City of grading for the expansion.

The project is required to have 3.07 acres of improved open space and 307 amenity points. The proposal includes approximately 3.1 acres of improved open space: 2.75 acres within the utility

corridor that will be dedicated to the City and improved with a large gravel trailhead parking lot, and over 35 acres of hillside open space to be dedicated to the City that includes trails to the north, northwest, and south. Upon completion of this last phase, the developer will have provided a paved 20-stall parking area, a gravel 60-stall parking area with a restroom and trailhead signs, and a gravel 2.5-acre parking area that provides approximately 66 parking stalls and 13 larger trailer stalls. For amenities, the Phase C proposal includes a lighted pickleball court, a playground, a pavilion, trees, benches, and trails. The pickleball court, playground, and park amenities will be available for the units in Phases B and C. EMMC 17.25.050(L) requires all multifamily developments to include a clubhouse and swimming pool. Following the City Council's feedback, the applicant is now proposing a clubhouse and pool that comply with the requirements. This amenity will be available to all 140 townhome residents in Phases B and C.

A slope analysis map was provided with the previous submittal showing that the steepest lots averaged 17.5% slope. The developer will be constructing a section of mountain bike trail behind the single-family lots to replace the trail that will be removed by the lots and will be installing a cutoff ditch along the trail directing the water to existing drainage to the west. The applicant designed these townhome units in 2018 for the Phase B project, desiring to and relying on being able to construct the same units in Phase C as were approved in Phase B. The applicant proposes walnut brown Sim Tek fencing similar to fences in other developments in the City.

City local street right-of-way requirements include 28 feet of asphalt, 2.5-foot curb and gutter area, 5-foot park strip, and a 5-foot sidewalk for a total width of 53 feet. The applicant-proposed private street has 27 feet of asphalt and a 2.5-foot curb and gutter area and a four-foot sidewalk along each side of the street for a total width of 40 feet. Based upon data from surrounding cities, staff recommends requiring 28 feet of asphalt and 5-foot sidewalks, an overall increase of three feet. He noted the Planning Commission has requested a review of the City street standards.

Discussion ensued regarding current and potential problems with private streets in the City, the lack of park strips on private roads, parking, snow removal, HOA restrictions, and maintenance.

Councilmember Burnham supported the staff recommendation to require 28 feet of asphalt. She thinks that it would be unfair to require the 53-foot right-of-way at this point in the development as private streets were allowed in Phase B and a change would require the applicant to reengineer the entire project.

Mr. Mumford stated that the City generally recommends all roadways be public for maintenance consistency.

Councilmember Curtis stated that he is willing to allow the 40-foot width for this project but would like to introduce a standard or a public road requirement for projects going forward.

Discussion ensued regarding the pavement of the trailhead parking lots.

Mr. Mumford said that the pavement of the large parking lot could be in trade for a portion of the City land. The pool and clubhouse meet the minimum size requirements. The size of the pool

was reduced to fulfill the Council's request to also provide a clubhouse. The City sets requirements for the heights and width between the retaining walls.

Councilmember Love said she feels the location of the multifamily amenities is appropriate.

2. AGENDA REVIEW

9. AGREEMENTS

9.A. Bird Rides, Inc. – Temporary License Agreement

Mayor Westmoreland confirmed that the City is not funding or subsidizing the scooters.

Mr. Cook said an indemnification provision in the agreement protects the City from third-party claims and poses minimal liability risks to the City.

Discussion ensued regarding the potential of underage children renting and using the scooters, and legal requirements, concerns with the exclusion of age groups from riding the scooters, the appropriate involvement of the City in enforcement, helmet use, and potential concerns such as where the users leave the scooters.

Deputy Sheriff Eric McDowell said the Sheriff's Office would only intervene if laws were broken. He believes that the scooters do not meet the speed and wattage qualifications for motorized vehicles. Code Enforcement generally addresses City Municipal Code violations.

Mr. Cook said the agreement is temporary to allow a trial period to see if issues arise and to allow the City to determine whether to extend or cancel the agreement. The company tracks the location of the scooters and collects them at night to charge the batteries. Property owners would need to agree to allow scooters to be placed on their property and the City could restrict scooter rentals at undesired locations.

Mr. Mumford verified that the City has not received complaints regarding privately-owned scooter use in the City.

Councilmember Love suggested being more proactive and researching potential issues in order to include clauses that address concerns and rental locations prior to approving the agreement.

Mr. Cook recommended adding language to the agreement requiring approval of the rental locations. Mr. Jerome requested to include a provision in the agreement that requires City approval of rental location changes.

Councilmember Curtis and Love agreed that the scooter rental locations and restrictions should be a staff-level decision. Mr. Jerome recommended Neighborhood Improvement approve the locations. Mr. Mumford suggested allowing some flexibility for the company to be able to adjust the locations based upon use and demand.

11. CHANGE ORDERS

11.A. Rush Truck Center Change Order #1

Fleet and Facilities/Operations Director Jeff Weber explained the City purchased a vehicle from Rush Truck Center, which was damaged in transit. The replacement vehicle has upgrades not included in the original purchase, and he was unable to secure a reduced price for the upgraded truck. As a vehicle of equal value to the damaged truck will not be available until next February, staff determined to request City Council approval of the increased cost.

12. MINUTES

12.A. May 4, 2021 Minutes – Regular City Council Meeting

Councilmember Love requested a change to clarify the Overland Village Two updated plans' sod areas on page 12.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 6:14 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Councilmember Jared Gray was excused.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Jeremy Cook, City Attorney; Embret Fossum, Fire Chief; and Eric McDowell, Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; and Jeff Weber, Fleet and Facilities Operations Director.

4. CALL TO ORDER

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

5. PLEDGE OF ALLEGIANCE

Councilmember Clark led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Pony Express Days will begin June 2 and run through June 5. Activities begin at Silverlake Amphitheater with a movie in the park and food trucks will be available.
- The Utah County Health Department will be hosting a free COVID-19 vaccination site at Wride Park on May 21, 2021, from 3:00 p.m. to 8:00 p.m. Those interested in receiving their vaccination can schedule an appointment at healthevents.utahcounty.gov.

To receive City notifications, including emergency info, news, events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

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

Jeff Ruth expressed support for the Administrative Law Judge and rental dwelling licensing program, as they will help address and resolve problems with problematic renters.

City Administrator Paul Jerome said mock hearings will be held before mid-June to resolve issues with the system and to determine fees. Hearings should begin at the end of June at the latest.

Mayor Westmoreland closed the public hearing at 7:15 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark stated she is excited to meet in person again. In conjunction with Mother's Day celebrations, she recognized the amazing contributions of women in the City and presented a challenge coin to Councilmember Love for her achievement of returning to school and earning her degree.

Councilmember Love

Councilmember Love said it is great to see everyone in person again. She thanked staff for adjusting to changing circumstances.

Councilmember Burnham

Councilmember Burnham said it is great to be together. She encouraged kindness during the election season.

Councilmember Curtis

Councilmember Curtis thanked the meeting participants. He noted being in-person facilitates human connection and humane treatment. He recognized Kevin and Marian Burningham and presented them with a challenge coin for their service and contributions to the City, including their participation in founding the Eagle Mountain Nature and Wildlife Alliance.

Mayor Westmoreland

Mayor Westmoreland noted that May 18 was the day Abraham Lincoln was elected as his party's presidential representative. He requested for the Open and Public Meetings training and discussion to be held at an upcoming meeting.

CONSENT AGENDA

9. AGREEMENTS

9.A. Bird Rides, Inc. – Temporary License Agreement

10. BID AWARDS

10.A. Airport Road Phase 1 – Geneva Rock

10.B. 2021 Eagle Mountain Micro Surface Project – Geneva Rock

11. CHANGE ORDERS

11.A. Rush Truck Center Change Order #1

12. MINUTES

12.A. May 4, 2021 Minutes – Regular City Council Meeting

MOTION: *Councilmember Clark moved to approve the consent agenda with changes to item 9.A. as amended. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

City Attorney Jeremy Cook noted that Municipal Code prohibits electric vehicles on City trails and the standards need to be updated to permit the electric scooters and similar vehicles, if desired.

SCHEDULED ITEMS

13. ORDINANCE/PUBLIC HEARING

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.07 Municipal Buildings, 5.05 Business Licenses, 6.05 Animal Control, 7.05 Parks, Trails, and Special Events, 8.05 Solid Waste Management, 8.07 Nuisance Abatement, 10.10 Parking, 17.05 General Provisions, and 17.80 Sign Regulations and Sign Permits.

This item was discussed after item 13.A. Items 13.A. and 15.A. were presented and discussed concurrently.

Ms. Kofoed explained that the proposed consolidated fee schedule (CFS) has been reorganized to group like fees together to provide a better document for the public to view the City's fees, and she presented the following:

CFS 1.3 – Digital Media

Removal of the Electronic Copy of Minutes of Meetings fee, as all minutes are currently available on the City's website.

CFS 1.7 – City Hall Use and EMMC 2.07 Municipal Buildings

The proposal removes the entire section from the CFS as the City's policy is to not rent the Council Chambers for non-City sponsored events. The associated amendment to EMMC 2.07 Municipal Buildings adds the prioritization of authorized uses of the Council Chambers, as listed in the City's building use policy.

CFS 4.4 – Library, Damaged or Broken Items

The proposal removes all fees associated with LaunchPads as the Library no longer has these. Additions to this section include fees for damaged items the Library checks out to patrons.

CFS 6.1 – Animal Control Fees

The current CFS includes an additional \$1.00 administration fee to process dog license applications. Currently, residents bring dog license applications with a check written out to North Utah Valley Animal Shelter (NUVAS) to the front desk. The front desk staff then mail the check and application directly to the animal shelter. As the City is not processing any payments, they do not collect the \$1.00 administration fee.

Ms. Kofoed confirmed that the City processes few enough dog licenses that it does not pose a financial burden to the City. Councilmembers Curtis and Clark advocated for removing the fee.

Ms. Kofoed said the amendments to EMMC 6.05.480 Licenses Generally include the following: a change from "City" to "County" regarding the entity issuing dog licenses; removing language regarding late fees, as there are not currently late fees imposed by the NUVAS; and removing language regarding a 24-month license, as NUVAS determines the options for license terms.

CFS 7.1 – Business Licenses, License Fees

A proposed change is to include an inspection fee of \$50, rather than a single line for home-based businesses with inspections, as some commercial businesses also require inspections. Another change is to replace the set fee for background checks to, "Actual Cost to the City." The current cost of a background check is \$7.48. EMMC 5.05.050 Fee Payments - Delinquency Payments includes a business violation fee of \$100, which has been added to the proposed CFS. An amendment to EMMC 5.05.050 corrects the late renewal timeframe; currently, the code lists both a 25% penalty and a 100% penalty for a renewal that is 45 days late. The 100% penalty should be for a renewal that is 75 days late. This late fee has also been added to the CFS.

Councilmember Curtis asked if the cost of the background check could be clarified. Ms. Kofoed stated the cost of a background check for business licensing fluctuates and the application includes the current price.

Mr. Cook recommended the \$100 business license violation penalty be amended to “charged per violation”. Ms. Kofoed stated that frequent violation issues include screening requirement noncompliance and parking violations for business trailers and materials. Councilmember Curtis suggested issuing a \$100 fee per day of noncompliance after notification, and Councilmember Clark advocated for issuing warnings prior to fines using a method similar to the City’s policies for sign violations.

Discussion ensued regarding the preferred methods and mechanisms for Municipal Code enforcement, citations, and fines to address cases of repeat infractions. Ms. Kofoed explained this amendment incorporates current Municipal Code and the City Council can review the standards and make recommendations to amend the fine issuing process and associated chapters in the consolidated fee schedule.

8.2 – Sign Permits, Ladder Sign Lease Fees

The proposal removes all fees listed in this section of the CFS. The Eagle Mountain Chamber of Commerce manages the ladder sign leases and pays the City a concession fee of 5% of the annual net income to the Chamber from the use of the signs. The sign management agreement with the Chamber does not set pricing for the signs.

9.1 – Ordinance Enforcement Fines, Sign Violations

Ms. Kofoed stated the recommendation from Mr. Cook to update subsequent sign violation fee to \$100/day was not included in the packet. Municipal Code may need to be updated to fully implement these changes. Mr. Cook stated the desire is to have the fines be significant enough to encourage compliance. Councilmember Clark recommended charging a fine per sign, per day, especially due to safety issues and resident complaints; Councilmember Curtis and Mr. Cook concurred.

Mr. Cook explained some violations will be addressed with an administrative citation in the form of a ticket that can be paid or appealed to the Administrative Law Judge. In other situations, a notice of violation will be given informing individuals regarding infractions in need of rectification within a certain period or a fine will be issued. Signs placed on public property without permission are a form of trespassing and can be immediately removed.

Discussion ensued regarding concerns with blatant signage violations in the City causing safety issues and generating citizen complaints.

Mr. Mumford stated staff will review Municipal Code standards and prepare an amendment to address the concerns indicated by the Council.

Ms. Kofoed said the proposed amendment to EMMC 17.80.150 Sign Enforcement is included to add the following language regarding fines for violations: “K. Fines. The penalties associated with violations of this chapter shall be consistent with the consolidated fee schedule as adopted by the city council.”

9.2 – Ordinance Enforcement Fines, Parking Violations

The proposed change to parking violation fines was not included in the packet. Mr. Cook's recommended fine is \$20 per violation, with a note that all fines are final after the time for appeal has run or after a decision on appeal. Any final fines not paid within fourteen days shall increase to \$50, and any final fines not paid within 28 days shall increase to \$100.

EMMC 10.10 is broken into three articles: Article I – General Restrictions; Article II – Winter Restrictions; and Article III – Commercial, Recreational and Agricultural Vehicles. Only Article II includes language regarding fines: Violations are subject to fines according to the consolidated fee schedule as adopted by the city council.

The proposed code amendment adds language regarding fines to Articles I and III.

Mr. Cook confirmed that Code Enforcement can issue a warning prior to a fine when determined appropriate even if warnings are not specified in the fee schedule. The purpose of the fines is to bring residents into compliance, not generate money for the City. The best way to encourage residents to pay the fees is to have the fee amount increase if not paid. Also, lower amounts are more difficult to submit to collection agencies.

9.4 – Ordinance Enforcement Fines, Illegal Dumping

The proposed change to the CFS is to increase the first violation fine to \$250 plus the cost to remove any illegally dumped materials, and the second any subsequent violation fine to \$1,000 plus removal costs. The proposed amendment to the related section of Municipal Code, EMMC 8.05.060 Prohibited Acts, removes a duplicate line but does not change the content of the section.

9.5 – Ordinance Enforcement Fines, Accumulation of Construction Debris, Mud, etc. on City Streets; 9.6 – Ordinance Enforcement Fines, Weeds and Other Refuse Violations; and 9.7 – Ordinance Enforcement Fines, Junk Violations

These three sections of the CFS have been amended to align with the timelines included in EMMC 8.07 Nuisance Abatement. The proposed amendments to 8.07.020 Weeds and Other Refuse, 8.07.030 Junk, and 8.07.040 Construction Trash or Debris add the language regarding civil penalties from EMMC 4.15 Administrative and Judicial Remedies.

9.8 - Ordinance Enforcement Fines, Other Violations, Not Otherwise Specified

This proposed addition allows the City's Administrative Law Judge to impose fines that are not specified in Municipal Code for ordinance violations. The proposed amendment to EMMC 17.05 General Provisions refers back to this section of the CFS.

9.9 - Ordinance Enforcement Fines, Administrative Citations

This proposed addition allows the City's Administrative Law Judge to impose administrative citation fines for ordinance violations, as described in EMMC 4.10 Administrative Code Enforcement Procedures. Administrative citations permit the Administrative Law Judge to issue citations not specified in Municipal Code.

Mr. Cook recommended amended language to include administrative citations fines for ordinance violations “that are not otherwise designated.” Mr. Mumford explained the Administrative Law Judge has the latitude, within established parameters, to adjust the fine amount on the tickets issued by the Code Enforcement Officers for egregious or repeat violations.

10.7 – Community Development, Other Subdivision Development Fees

One proposed amendment adds the Streetlight Fee to the CFS. This is currently charged to developers before recordation of a plat and is based on the actual cost Black and McDonald charges the City for streetlight installation. The other amendment in this section is to note that CWP water rates are charged based upon the CWP contract.

12 – Public Utility Connections

The proposed changes to 12.1 Water Meter Connection Fees and 12.2 Sewer Connection Fees remove references to Impact Fees. Staff proposes to include all current Impact Fees as an appendix to the CFS.

13.3 Building Department, Plan Review Fees

The proposed amendment corrects the cost the Building Department charges for re-checking plans.

16.3 Sewer Rates, Sewer Rate and Fee – West Service Area

The proposed change removes the Impact Fee from the CFS, to be included in the Impact Fee Appendix.

19.1 Parks, Park Use Deposit

The proposed change includes language from EMMC 7.05 Parks, Trails, and Special Events regarding the basis for determining the park use deposit amount. An amendment to EMMC 7.05 removes "fire," as the City no longer operates its own fire department.

21.1 Special Events, Event Fees

The proposed changes update the Utah County Sheriff’s Office fees to the current contract prices. It also adds the event deposit, which is based on EMMC 12.30 Public Assemblies.

Mayor Westmoreland opened the public hearing at 8:36 p.m. No comments were submitted to the City Recorder’s Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 2.07 Municipal Buildings, 5.05 Business Licenses, 6.05 Animal Control, 7.05 Parks, Trails, and Special Events, 8.05 Solid Waste Management, 8.07 Nuisance Abatement, 10.10 Parking, 17.05 General Provisions, and 17.80 Sign Regulations and Sign Permits. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

14. ORDINANCE

14.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.24 Youth Council.

This item was discussed after item 12.A.

Youth Councilmember Camrie Campos explained that recently, students from seventh grade and eighth grade have been attending Youth Council meetings; lowering the requirement from ninth to eighth grade will open the Youth Council for more participation. Additionally, eighth-grade students have been appointed to the Youth Council to fill vacant positions. The change to the Youth Council Mayor grade will create a greater opportunity for Cedar Valley youth who are interested in being involved with the Youth Council. Also, the grade-level limitation does not always allow for the best candidate to fill that position.

Councilmember Burnham expressed concern with having a ninth-grade Youth Mayor.

Councilmember Clark said that middle school students have participated in youth council meetings and activities without being members of the Youth Council. Juniors and seniors generally have additional obligations that make it a challenge to serve.

Discussion ensued regarding the benefits and concerns of permitting a ninth-grade Youth Mayor.

Ms. Campos said several middle-school-aged youths have expressed interest in the Youth Council. She feels the older members of the Council and the advisors can assist younger participants.

Councilmember Burnham clarified she would concede to allowing tenth grade students serve as Youth Mayor.

Councilmember Clark said opportunities for youth leadership have increased in recent years. Allowing younger participants will assist with filling all the positions. Youth Council and other forms of leadership experience should be considered in addition to age.

Ms. Kofoed said that over the history of Youth Council, the age of the participants has not directly correlated with the level of responsibility and the roles filled by the individuals. The City Council can always approve the youth participants in accordance with their individual level of maturity and dedication.

Councilmember Love noted that not all secondary schools in Eagle Mountain have the same grades. Changing the language to tenth through twelfth grade would be clearer than high school.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah amending the Eagle Mountain Municipal Code Chapter 2.24 changing the Youth Mayor grade requirement from high school to grades tenth through twelfth. Councilmember Burnham seconded the motion.*

Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.

15. RESOLUTION

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

MOTION: ***Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Consolidation Fee Schedule, changing Section 9.1 Sign Violations fines to “per sign per day”. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

16. CITY COUNCIL/MAYOR'S BUSINESS

This item was discussed after item 17.A.

Councilmember Clark inquired if resident concerns regarding developmental disruption of a wash in the City had been resolved.

Discussion ensued regarding concerns with balancing development rights, safety needs, and State requirements with wildlife and wash preservation, and the potential need for additional Municipal Code requirements.

Councilmember Clark requested for staff to prepare an agenda item to discuss wash preservation and protection.

17. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark said the Parks and Recreation Advisory Board is seeking direction from the Mayor and Council regarding improved and unimproved open space standards, and restoration requirements and resident feedback regarding recreation programs offered by the City. She said resident Shon Reed spoke to the board about wildlife species in Eagle Mountain and native plant life restoration. The board discussed the possibility of a wildlife management plan and wildlife education program partnerships with other entities. The Eagle Mountain emergency group held a Stop the Bleed training program in partnership with Unified Fire Authority. The City recently hired an emergency management intern. A water safety class will be offered soon.

Discussion ensued regarding the desired level of involvement of the City in sports recreation and mechanisms to compile data to determine the cost of private versus public programs.

Councilmember Love

Councilmember Love said the Eagle Mountain Chamber of Commerce luncheon with Governor Cox at Thanksgiving Point was rescheduled for Thursday, June 10, 2021. A Memorial Day program will be held on Monday, May 31, 2021, at Pony Express Memorial Cemetery at 10:00 a.m.

Councilmember Burnham

Councilmember Burnham said a resident has been recommended to fill the Senior Citizen Advisory Council, and the Planning Commission is fulfilling their responsibilities admirably.

Councilmember Curtis

Councilmember Curtis said the Library Board has not met since the previous City Council meeting. He said the library has received grant money, and he noted some of the offerings provided at the library. The Military and Veterans Advisory Board is not currently meeting.

Mayor Westmoreland invited Youth Council Advisor Tyler Shimakonis to report on the Youth Council. Mr. Shimakonis reported an election for Youth Mayor had been held the previous week. They have received applications and will make recommendations to Mayor Westmoreland for the Youth Council positions.

18. COMMUNICATION ITEMS

18.A. Financial Report

18.B. Upcoming Agenda Items

19. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 9:21 p.m. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:21 p.m.

Approved by the City Council on June 1, 2021.

Fionnuala B. Kofoed, MMC
City Recorder

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE EAGLE MOUNTAIN CITY FISCAL YEAR 2021-2022 ANNUAL BUDGET AND CERTIFIED TAX RATE

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to adopt an annual budget for operations, debt amortization, and capital outlay to define more accurately revenue projections, capital projects and to authorize necessary expenditures.

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH ORDAINS:

1. The City Council finds that all required notices have been given and that a public hearing has been conducted on June 1, 2021, public comment received and considered, and that the Council may consider and adopt the Fiscal Year 2021-2022 budget.
2. “BUDGET YEAR” means the 2021-2022 fiscal year for which this budget is made, unless the context of the Ordinance requires otherwise.
3. “FISCAL YEAR” means that year which begins on the first day of July, 2021 and ends on the last day of June, 2022.
4. **APPROPRIATIONS.** The Municipal Budget (the “Budget”) for Eagle Mountain City for the fiscal year is hereby adopted as set forth on Exhibit A and incorporated as though fully set forth herein. From the effective date of this Ordinance, the several amounts stated in Exhibit A expenditures are appropriated for expenditures within each fund and department enumerated in the budget.
5. **ANTICIPATED REVENUES.** The stated anticipated revenues include revenue from all sources, including grants and loans, except such revenues as derived from Revenue Bonds and Special Improvement District Bonds funding, and shall be classified in accordance with the chart of accounts of the municipality.
6. **FUND BALANCE.** The fund balance for each fund shall be available for emergency appropriation by the City Council.
7. **ANTICIPATED SURPLUS FROM MUNICIPAL UTILITY OR ENTERPRISE FUNDS.** The anticipated revenue and proposed expenditures of each utility or other public service enterprise owned or operated by the City is stated in a separate section of the budget; and as to each such utility, anticipated surplus, if legally available for general purposes and to the extent such surplus is to be used to support budget operations, is stated as an item of revenue in the budget.
8. **APPROVAL OF EXPENDITURES.** The Mayor shall be the Budget Officer and have charge of the administration of the financial affairs of the City and to that end shall supervise and

be responsible for the disbursement of all monies and have control over all expenditures to insure that the appropriations to each department and fund are not exceeded. He shall exercise financial budgetary control over each office, department, and agency and shall cause separate accounts to be kept for the items of appropriation contained in the budget.

9. COMPLIANCE WITH STATE STATUTE. The Budget Officer is hereby directed to file a certified copy of the adopted budget with the Utah State Auditor's Office 30 days from adoption of this ordinance. This Ordinance shall be forwarded to the County Auditor and the State Tax Commission in accordance with UCA 59-2-913 and 59-2-920, and the Mayor is authorized to execute the Certified Tax Rate Resolution provided by the State Tax Commission with a rate of 0.000###.

10. ADOPTION & EFFECTIVE DATE. This Ordinance adopting the budget of Eagle Mountain City for 2021-2022 is hereby adopted on June 15, 2021 and effective for the fiscal year 2021-2022.

ENACTED this 15th day of June, 2021.

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 this 15th day of June, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

City Of Eagle Mountain
Budget Summary- Debt Service Fund
Final Budget Appropriation
Fiscal Year 2021

Expenditures Sources from various Debts:

98-1 SID	\$	0
2013-1 SAA		126,750
2000-1 SID		0
97-1 SID		0
98-3 SID		0

Total Debt Service expenditures: 126,750

Revenues:

98-1 SID	0
2013-1 SAA	126,750
2000-1 SID	0
97-1 SID	0
98-3 SID	0

Total Revenues	\$	126,750
----------------	----	---

Total proposed appropriation 126,750

Excess/Deficit Revenues over Appropriation	\$	0
---	-----------	---

*Deficit to come from fund balance

Fund 72: 2013 AA

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
72-71-47172-4140	Banking Fees	1,770	1,750	1,750
72-71-47172-8111	Principal	220,000	55,000	55,000
72-71-47172-8121	Interest	44,163	45,000	45,000
72-71-47172-8151	Paying Agent Fees	5,075	5,000	5,000
72-71-47172-9110	Administration Overhead	20,000	20,000	20,000
72-81-72000-6600	Reimbursement of Bond Proceeds			
Total Financing Uses:		291,008	126,750	126,750

REVENUES		2020 Actual	2021 Projected	2022 Proposed
72-00-34311-0000	Assessments Collected	168,930	126,750	126,750
72-00-34861-0000	Equity Buy-In			
72-00-34862-0000	Equity Buy-In			
72-00-37010-0000	Interest	6,255		
72-00-39111-0000	SAA Proceeds			
Total Financing Sources:		175,185	126,750	126,750

BALANCE SUMMARY		2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(115,823)	-	-
Fund Balance (Deficit)- Beginning:		299,925	184,102	184,102
Fund Balance (Deficit)- Ending:		184,102	184,102	184,102

Fund 70: 97-1 SID

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
70-61-48100-9147	Due To Capital Projects			
70-71-47170-4140	Banking Fees			
70-71-47170-8151	Paying Agent Fee			
70-81-70000-6600	Reimbursement of Equity Buy-In	705,848	736,800	-
Total Financing Uses:		705,848	736,800	-

REVENUES		2020 Actual	2021 Projected	2022 Proposed
70-00-34851-0000	Equity Buy-In Transportation	882,310	921,000	
70-00-37010-0000	Interest			
70-00-37090-0000	Other Revenue			
Total Financing Sources:		882,310	921,000	-

BALANCE SUMMARY		2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		176,462	184,200	-
Fund Balance (Deficit)- Beginning:		5,861	182,323	366,523
Fund Balance (Deficit)- Ending:		182,323	366,523	366,523

Fund 73: 98-3 SID

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
73-71-47173-4140	Banking Fees			
73-71-47173-8111	Principal			
73-71-47173-8121	Interest			
73-61-48100-9147	Due to Capital Projects Fund			
73-81-73000-6600	Reimbursement of Equity Buy-In	359,051	332,207	
Total Financing Uses:		359,051	332,207	-

REVENUES		2020 Approved	2020 Projected	2021 Proposed
73-00-34311-0000	Assessments Collected			
73-00-34861-0000	Equity Buy-In Transportation	367,510	339,925	
73-00-34862-0000	Equity Buy-In Storm Water	81,304	75,333	
73-00-37010-0000	Interest			
73-00-38146-0000	Due From Road Cap Project Fund			
Total Financing Sources:		448,814	415,259	-

BALANCE SUMMARY		2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		89,763	83,052	-
Fund Balance (Deficit)- Beginning:		5,781	162,783	245,835
Fund Balance (Deficit)- Ending:		95,544	245,835	245,835

Fund 47- Capital Projects- General Fund
Department- 0

EXPENDITURES	2020 Actuals	2021 Projected	2022 Proposed
Streets			
47-80-44100-7101 USP - PE Pkwy Widening at Hidden Hollow	125,845		
47-81-44100-7014 Traffic Signals		175,000	
47-81-44100-7015 PE Pkwy Widening at Hidden Hollow	757,443	550,000	
47-81-44100-7016 Road Paving Projects (Priority 1)	2,550,215		
Pony Express Widening (Midvalley to EM Blvd)		2,750,000	
Airport Road (Land, First Phase, Light)	52,425	1,000,000	
47-81-44100-7022 Aviator Ave. Extension	50,970		
47-81-44100-7023 Facebook Pony Express South Extension	166,553		
47-81-44100-7024 St. Andrews Dr. Reimbursement Agreement	45,088		
Parks			
47-80-45100-7105 USP - Trail Additions	38,598		
47-80-45100-7106 USP - City Center Streetscape Landscape		40,000	
47-80-45100- USP - Recreation Facilities	45,750		
47-81-45100-7001 Cory Wride Memorial Park	73,526	5,318,522	
47-81-45100-7021 Smith Ranch Park	30,895	7,500	
47-81-45100-7024 Misc. Parks	358,733	176,267	
47-81-45100-7036 City Entrance/Wayfinding Signs	7,784	150,000	
47-81-45100-7040 Park Bathrooms (Rodeo/Cemetery/Skate Park)	287,206		
47-81-45100- City Center Medians/Streetscapes	70,934	150,000	
47-81-45000-7044 Trails Misc	11,054		
47-81-45100-7045 Park & Rec Grant Projects		48,100	
47-81-45100- Silverlake - Woodhaven Park	60,329	1,000,000	
Other GF Projects			
47-81-41950-7002 Misc Facilities Projects	4,500		
47-81-45100-7111 Land and Rights of Way	26,479		
47-81-45800-7211 Library Capital Project	104,223	40,000	
47-81-41950-7002 Misc. Projects from List		1,110,000	
47-81-41950-7002 CD Bldg Extension & Move Salt Shed	100,000		
47-81-41970-7001	145,140		
Park and Recreation Grant Projects		75,000	
Expenditure Total:	5,113,691	12,590,389	-

REVENUES	2020 Actuals	2021 Projected	2022 Proposed
47-00-33112-0000 Recreational Trails Grant	16,077	48,100	
47-00-33400-0000 Misc State Grant Revenue		24,050	
47-00-37010-0000 Interest Revenue	3,083		
47-00-39710-0000 Contributions From Developer	1,316,880		
47-00-38110-0000 Due From General Fund Balance	6,000,000	7,200,000	3,534,830
47-00-38111-0000 Due From Water Impact Fee Fund			
47-00-38112-0000 Due From Wastewater Impact Fee Fund			
47-00-38117-0000 Due From Storm Water Impact Fee Fund			
47-00-38118-0000 Due From Transportation Impact Fee Fund			
47-00-38115-0000 Due From Parks Impact Fee Fund	185,461	5,318,522	
47-00-38153-0000 Due From Electric Utility Sale Proceeds (USP)			
47-00-38155-0000 Due From Gas Utility Sale Proceeds (USP)	213,961		
47-00-39140-0000 Loan Proceeds	2,000,000		
Use of Fund Balance Reserve			
Revenue Total:	9,735,461	12,590,672	3,534,830

BALANCE SUMMARY	2020 Actuals	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing			
Sources over Financing Uses:	4,621,771	283	3,534,830
Fund Balance (Deficit)- Beginning:	7,666,037	12,287,808	12,288,091
Reserved for Park Fee-In-Lieu:			
Use of Fund Balance Reserve:			
Fund Balance (Deficit)- Ending:	12,287,808	12,288,091	15,822,921

City Of Eagle Mountain
Budget Summary- ENTERPRISE FUND
Tentative Budget Proposed
Fiscal Year 2022

Revenue Sources from various Enterprises:

Solid Waste	\$	2,478,856
Water		12,441,236
Wastewater		7,083,032
Stormwater		<u>766,015</u>

Total revenues	\$	22,769,139
----------------	----	------------

Total fund Balance- (from previous year)

Total appropriable revenues	<u>22,769,139</u>
-----------------------------	-------------------

Expenditures:

Solid Waste	\$	2,486,394
Water		11,875,533
Wastewater		6,392,100
Stormwater		<u>1,117,578</u>

Total expenditures	\$	21,871,605
--------------------	----	------------

Other Financing Uses:

Debt Service		0
Transfer to capital projects fund		0

Total proposed appropriation	<u>21,871,605</u>
------------------------------	-------------------

Excess/(Deficit) Revenues over Appropriation	\$	<u>897,534</u>
---	-----------	-----------------------

Fund 51- Water Utility Summary
Sub 45- Utility Services
Department 51000

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	526,627	648,663	711,268
Materials, Supplies & Services	3,536,096	4,027,860	3,969,750
Capital Outlay	8,506,047	22,729,999	5,650,000
Debt Service	569,181	592,655	603,056
Interfund Transactions	847,021	895,962	941,459
Expenditure Total:	13,984,972	28,895,140	11,875,533

REVENUES	2020 Actual	2021 Projected	2022 Proposed
51-00-33550-0000 CWP Water Shares Sold	5,938,834	7,525,402	5,000,000
51-00-35110-0000 Utility Billing- Water	4,255,257	5,448,551	5,829,950
51-00-35120-0000 Damage to Service	3,700	1,346	
51-00-35130-0000 Hydrant Meter Revenue	62,779	86,735	75,000
51-00-35160-0000 Meter Fee- Water	197,410	174,405	150,000
51-00-35170-0000 Connection Fees	548,100	648,767	668,230
51-00-35999-0000 YEC Audit Adjustments & Accruals	103,718		
51-00-36020-0000 Late/Delinquent Fees Penalties & Charges	39,595	70,000	40,000
51-00-37010-0000 Interest Earnings	156,873	75,000	75,000
51-00-37090-0000 Other Miscellaneous	1,630		
51-00-39710-0000 Contributions- From Developer	4,222,668	3,075,953	
51-00-38111-0000 Due From Water Impact Fee Fund		4,585,646	603,056
Use of Water Fund Balance Reserve			
Revenue Total:	15,530,564	21,691,806	12,441,236

BALANCE SUMMARY	2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	3,509,435	(5,103,334)	2,665,703
Fund Balance (Deficit)- Beginning:	7,049,413	10,558,848	(132,426)
Reserved for Current CWP Share Liability:		(5,587,940)	
Use of Fund Balance Reserve:			-
Fund Balance (Deficit)- Ending:	10,558,848	(132,426)	2,533,278

PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	7.84	7.84	9.00
Part-time/Seasonal	1.25	1.25	0.63
FTE Total:	9.09	9.09	9.63

Fund 51- Water Utility Detail
Sub 45- Utility Services
Department 51000

Personnel Services	2020 Actual	2021 Projected	2022 Proposed
51-45-51000-1111 Salaries - FT	347,424	357,662	408,114
51-45-51000-1112 Salaries - PT	12,550	15,654	19,500
51-45-51000-1211 Overtime	12,305	8,440	20,000
51-45-51000-1300 Employee Benefits	28,918	27,366	25,308
51-45-51000-1321 Clothing Allowance	3,700	4,200	2,850
51-45-51000-1511 FICA	780	2,704	1,209
51-45-51000-1512 Medicare	5,265	5,433	6,206
51-45-51000-1521 Retirement	23,460	70,079	70,512
51-45-51000-1531 Worker's Compensation (State Insurance Fund)	4,762	3,051	3,000
51-45-51000-1541 Health Insurance	78,145	143,865	137,239
51-45-51000-1545 Dental Insurance	7,200	7,760	11,804
51-45-51000-1548 Vision Insurance	893	1,091	1,988
51-45-51000-1561 Long Term Disability	1,226	1,359	3,538
Total:	526,627	648,663	711,268

Materials, Supplies, Services	2020 Actual	2021 Projected	2022 Proposed
51-45-51000-2121 Dues, Subscriptions, Memberships (RWAU, APWA)	783	2,750 500	2,750
51-45-51000-2211 Public Notices			
51-45-51000-2321 Travel & Training	8,693	14,260	7,000
51-45-51000-2369 Meetings (Education)	80	300	300
51-45-51000-2411 Office Expenses & Supplies			
51-45-51000-2431 Uniforms & Clothing			
51-45-51000-2513 Equipment Supplies & Maintenance	331,851	220,000	200,000
51-45-51000-2515 SCADA Maintenance and Upgrades	11,340	28,000	28,000
51-45-51000-2521 Vehicle Fuel & Maintenance			
51-45-51000-2610 Buildings & Grounds Maintenance		2,500	3,500
51-45-51000-3111 Utilities	514,399	650,000	700,000
51-45-51000-4121 Attorney Fees	12,922	25,000	25,000
51-45-51000-4140 Banking Fees	36,391	34,000	34,000
51-45-51000-4211 Computer Network & Data Process			
51-45-51000-4271 Itron Support	8,776		36,450
51-45-51000-4320 Engineering Services	3,514	200,000	25,000
51-45-51000-4391 Blue Staking	8,942	7,800	10,000
51-45-51000-4392 Valve Maintenance	3,101	30,000	30,000
51-45-51000-4394 Collar Maintenance	10,000	20,000	20,000
51-45-51000-4393 Lab Work	28,215	20,000	20,000
51-45-51000-4521 Collection Fees			
51-45-51000-4531 Professional/Technical Services	89,135	125,000	25,000
51-45-51000-4541 Utility Bill Printing & Mailing			
51-45-51000-4550 Capital Facility Impact Study and Economic Analysis			
51-45-51000-4811 Equipment Rental/Lease		7,750	7,750
51-45-51000-5002 Misc. Services & Supplies			
51-45-51000-5311 Meters-Water (New)	240,400	300,000	400,000
51-45-51000-5312 Meters-Water (Replacement)	200,000	200,000	225,000
51-45-51000-5721 Chemicals/Fertilizers	10,000	15,000	20,000
51-45-51000-5760 Other Special Departmental Supplies			
51-45-51000-5999 Depreciation	1,963,843	2,100,000	2,100,000
51-45-51000-6000 Bad Debt Expense	(3,969)		
51-45-51000-6211 Insurance & Surety Bonds	57,678	25,000	50,000
Total:	3,536,096	4,027,860	3,969,750

Fund 51- Water Utility Detail (continued)
Sub 45- Utility Services
Department 51000

Capital Outlay		2020 Actual	2021 Projected	2022 Proposed
51-45-51000-7000	Capital Outlay			650,000
51-45-51000-7410	Equipment	144,230		
51-45-51000-7412	Computer Equipment			
51-45-51000-7691	Water Rights			
51-81-51100-7314	CWP Shares	3,602,217	17,154,046	5,000,000
51-81-51100-7317	Unity Pass Parallel Lines	1,164,541		
51-81-51100-7319	Silverlake PRV	149,100		
51-81-51100-7320	Facebook Reimbursable City Center Well	194,347		
51-81-51100-7321	Facebook Reimbursable 3.5 MG Tank	1,001,251	649,616	
51-81-51100-7322	Facebook Reimbursable Redundant Water Line	512,186	585	
51-81-51100-7323	Facebook Reimbursable Reuse Storage & Pump	1,649,266	125,752	
51-81-51100-7324	Aviator Ave Water Lines	88,910		
51-81-5700-7327	Pole Canyon Water Project		2,500,000	
51-81-51100-7329	Facebook Reimbursable Waterline & Road (Tiffany to WW)		2,300,000	
51-81-51100-7330	Water/Sewer Building			
Total:		8,506,047	22,729,999	5,650,000

Debt Service		2020 Actual	2021 Projected	2022 Proposed
51-71-47100-8111	Principal S07 & S14 W&S	195,650	213,850	288,100
51-71-47100-8112	Principal S13 W&S	109,000	107,000	113,000
51-71-47100-8121	Interest S07 & S14 W&S	211,979	231,699	196,456
51-71-47100-8122	Interest - S13 W&S	32,766	34,606	
51-71-47100-8131	Bond Refunding Cost			
51-71-47100-8132	Bond Issuance Cost			
51-71-47100-8151	Paying Agent Fee	5,286	5,500	5,500
Total:		569,181	592,655	603,056

Interfund Transactions		2020 Actual	2021 Projected	2022 Proposed
51-45-51000-9152	Due To Sewer Fund			
51-45-51000-9111	Due To Water Impact Fee Fund			
51-45-51000-9148	Due To Water Cap. Proj. Fund			
51-61-48000-9110	Due To General Fund (Administrative Charge)	499,316	535,272	577,376
51-61-48000-9154	Due To Fleet Fund	202,040	202,040	199,347
51-61-48000-9163	Due To Utility Billing Internal Service Fund	96,188	105,367	93,761
51-61-48000-9164	Due To GIS Internal Service Fund	49,478	53,283	70,975
Total:		847,021	895,962	941,459

Fund 52- Wastewater Utility
Sub 45- Utility Services
Department 52000

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
Personnel Services		444,620	456,001	619,346
Materials, Supplies & Services		3,051,847	3,288,823	3,546,310
Capital Outlay		1,911,777	3,512,000	70,000
Debt Service		1,035,880	863,117	1,094,929
Interfund Transactions		804,375	907,364	1,061,515
Expenditure Total:		7,248,500	9,027,305	6,392,100

REVENUES		2020 Actual	2021 Projected	2022 Proposed
52-00-34890-0000	Reimbursement - Misc.			
52-00-35200-0000	Utility Billing- Sewer	4,808,453	5,439,233	5,819,979
52-00-35270-0000	Connection Fees	126,900	133,760	143,124
52-00-35999-0000	YEC Audit Adjustment & Accrual	27,870		
52-00-36020-0000	Late/Delinquent Fees Penalties & Charges	45,534	75,000	
52-00-37010-0000	Interest Earnings	143,108	25,000	25,000
52-00-37090-0000	Other Miscellaneous	10,880		
52-00-37020-0000	Gain on Sale of Vehicles			
52-00-38112-0000	Due From WW Impact Fee Fund		6,569,548	1,094,929
52-00-39710-0000	Contributions- From Developer		12,000	
	Use of Sewer Fund Balance Reserve			
Revenue Total:		5,162,745	12,254,542	7,083,032

BALANCE SUMMARY		2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:				
Fund Balance (Deficit)- Beginning:		(620,758)	4,757,236	2,290,932
Use of Fund Balance Reserve:		4,637,256	4,016,498	8,773,734
Fund Balance (Deficit)- Ending:		4,016,498	8,773,734	11,064,666

PERSONNEL SUMMARY (FTE)		2020 Actual	2021 Projected	2022 Proposed
Elected				
Appointed				
Full-time		5.83	6.25	7.00
Part-time/Seasonal				0.50
FTE Total:		5.83	6.25	7.50

Fund 52- Wastewater Utility Detail
Sub 45- Utility Services
Department 52000

Personnel Services		2020 Actual	2021 Projected	2022 Proposed
52-45-52000-1111	Salaries - FT	252,711	263,932	367,916
52-45-52000-1112	Salaries - PT		5,105	13,520
52-45-52000-1211	Overtime	6,000	13,746	6,000
52-45-52000-1300	Employee Benefits	17,037	12,345	22,815
52-45-52000-1321	Clothing Allowance	2,650	2,650	2,650
52-45-52000-1511	FICA		641	839
52-45-52000-1512	Medicare	3,984	4,067	5,535
52-45-52000-1521	Retirement	50,752	52,217	64,795
52-45-52000-1531	Worker's Compensation	3,000	3,000	3,000
52-45-52000-1541	Health Insurance	98,674	88,865	118,815
52-45-52000-1545	Dental Insurance	7,009	7,188	9,046
52-45-52000-1548	Vision Insurance	1,242	1,249	1,663
52-45-52000-1561	Long Term Disability	1,561	996	2,752
Total:		444,620	456,001	619,346

Materials, Supplies, Services		2020 Actual	2021 Projected	2022 Proposed
52-45-52000-2121	Dues, Subscriptions, Memberships (RWAU, WEAU)	1,500	4,183	1,260
52-45-52000-2321	Travel & Training	9,350	1,873	10,500
52-45-52000-2369	Meetings	300	300	300
52-45-52000-2513	Equipment Supplies & Maintenance	140,000	167,000	155,000
52-45-52000-2515	SCADA Maintenance	15,000	15,917	20,000
52-45-52000-2516	Pre-Treatment Program	10,000	10,000	10,000
52-45-52000-2517	Bio Solids Disposal	21,000	30,000	30,000
52-45-52000-2610	Buildings & Grounds Maintenance	7,000	14,000	5,000
52-45-52000-3111	Utilities	75,000	75,000	75,000
52-45-52000-4121	Attorney Fees	15,000	8,000	15,000
52-45-52000-4140	Banking Fees	34,000	12,000	34,000
52-45-52000-4211	Computer Network & Data Process			
52-45-52000-4320	Engineering Services	25,000	25,000	25,000
52-45-52000-4394	Collar Maintenance	10,000	20,000	20,000
52-45-52000-4391	Blue Staking	4,200	7,800	10,000
52-45-52000-4393	Lab Work	45,000	55,000	55,000
52-45-52000-4521	Collection Fees			
52-45-52000-4531	Professional/Technical Services	20,000	20,000	134,500
52-45-52000-4550	Capital Facility Impact Study and Economic Analysis			
52-45-52000-4581	TSSD Services	1,100,000	1,200,000	1,250,000
52-45-52000-4811	Equipment Rental	7,500	7,750	7,750
52-45-52000-5721	Chemicals/Fertilizer	22,000	27,000	30,000
52-45-52000-5999	Depreciation	1,464,997	1,530,000	1,600,000
52-45-52000-6211	Insurance & Surety Bonds	25,000	58,000	58,000
Total:		3,051,847	3,288,823	3,546,310

Fund 52- Sewer Utility Detail (continued)
Sub 45- Utility Services
Department 52000

Capital Outlay		2020 Actual	2021 Projected	2022 Proposed
52-45-52000-7000	Capital Outlay		400,000	70,000
52-45-52000-7211	Building & Building Improvements	16,084		
52-45-52000-7319	Improvements Other Than Building			
52-45-52000-7410	Equipment			
52-45-52000-7412	Computer Equipment			
52-81-52100-7301	Facebook Lift Station & Force Main	432,395		
52-81-52100-7302	Facebook Winter Storage Ponds	867,132	12,000	
52-81-52100-7303	Pole Canyon Extension	444,429		
52-81-52100-7306	Waste Water Treatment Facility	151,738	3,100,000	
52-81-52100-7330	Water/Sewer Building			
Total:		1,911,777	3,512,000	70,000

Debt Service		2020 Actual	2021 Projected	2022 Proposed
52-71-47100-8111	Principal S07 & S14 W&S	283,350	241,150	381,900
52-71-47100-8112	Principal DEQ	404,000	310,000	400,000
52-71-47100-8121	Interest S07 & S14 W&S	293,826	261,277	260,419
52-71-47100-8122	Interest DEQ	50,690	50,690	52,610
52-71-47100-8131	Bond Refunding Cost			
52-71-47100-8132	Bond Issuance Cost			
52-71-47100-8151	Paying Agent Fee	4,014		
Total:		1,035,880	863,117	1,094,929

Interfund Transactions		2020 Actual	2021 Projected	2022 Proposed
52-61-48000-9110	Due To General Fund (Administration Charge)	491,361	521,366	561,532
52-61-48000-9154	Due To Fleet Fund	167,349	227,348	335,247
52-61-48000-9163	Due To Utility Billing Internal Service Fund	96,188	105,367	93,761
52-61-48000-9164	Due To GIS Internal Service Fund	49,478	53,283	70,975
52-61-52000-9151	Due To Water Fund			
Total:		804,375	907,364	1,061,515

Fund 57- Solid Waste Summary

Sub 45

Department- 57000

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
	Personnel Services	832	-	-
	Materials, Supplies & Services	1,280,934	1,516,062	1,737,728
	Capital Outlay	-	68,750	610,000
	Debt Service			
	Interfund Transactions	115,557	127,552	138,666
Expenditure Total:		1,397,323	1,712,364	2,486,394

REVENUES		2020 Actual	2021 Projected	2022 Proposed
57-00-35700-0000	Utility Billing- Solid Waste	1,811,114	1,951,565	2,088,175
57-00-35701-0000	Green Waste Revenue			25,000
57-00-35705-0000	Garbage Fuel Surcharge			
57-00-35999-0000	YEC Audit Adjustment & Accrual	(132,194)		
57-00-36020-0000	Late/Delinquent Fees Penalties & Charges	15,838		15,000
57-00-37010-0000	Interest Earnings	35,141		
	Use of Solid Waste Fund Balance			350,681
Revenue Total:		1,729,899	1,951,565	2,478,856

BALANCE SUMMARY		2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing				
Sources over Financing Uses:		332,576	239,201	(7,538)
Fund Balance (Deficit)- Beginning:		603,242	935,818	1,175,019
Use of Fund Balance Reserve:			-	(350,681)
Fund Balance (Deficit)- Ending:		935,818	1,175,019	816,800

PERSONNEL SUMMARY (FTE)		2020 Actual	2021 Projected	2022 Proposed
	Elected			
	Appointed			
	Full-time			
	Part-time/Seasonal			
FTE Total:		-	-	-

Fund 57- Solid Waste Summary

Sub 45

Department- 57000

<i>Personnel Services</i>		2020 Actual	2021 Projected	2022 Proposed
57-45-57000-1111	Salaries - FT			-
57-45-57000-1112	Salaries - PT			
57-45-57000-1211	Overtime			
57-45-57000-1300	Employee Benefits	190		-
57-45-57000-1511	FICA			
57-45-57000-1512	Medicare	22		-
57-45-57000-1521	Retirement	238		-
57-45-57000-1531	Worker's Compensation			
57-45-57000-1541	Health Insurance	309		-
57-45-57000-1545	Dental Insurance	62		-
57-45-57000-1548	Vision Insurance	4		-
57-45-57000-1561	Long Term Disability	8		-
Total:		832	-	-

<i>Materials, Supplies, Services</i>		2020 Actual	2021 Projected	2022 Proposed
57-45-57000-2321	Travel & Training			
57-45-57000-2369	Meetings			
57-45-57000-2431	Uniforms & Clothing			
57-45-57000-2513	Equipment, Supplies & Maintenance			
57-45-57000-4121	Attorney Fees			
57-45-57000-4140	Banking Fees	5,966	6,000	6,000
57-45-57000-4211	Computer Network & Data Processing			
57-45-57000-4521	Collection Expense			
57-45-57000-4541	Utility Bill Printing & Mailing			
57-45-57000-4585	City Cleanup Areas (Waste)	1,818	4,500	50,000
57-45-57000-4586	City-Wide Cleanup Project(s)	13,745	45,351	50,000
	Glass Recycling Program			7,500
57-45-57000-5639	Green Waste Program			50,000
57-45-57000-5640	Solid Waste Disposal Contract	1,249,629	1,425,211	1,539,228
57-45-57000-6000	Bad Debt Expense	(2,571)		
57-45-57000-6810	Dump Passes	12,348	35,000	35,000
Total:		1,280,934	1,516,062	1,737,728

<i>Capital Outlay</i>		2020 Actual	2021 Projected	2022 Proposed
57-45-57000-7000	Capital Outlay		30,000	
	Composting Yard (Land)/Green Waste & Chipper		38,750	610,000
57-45-57000-7421	New Vehicle Purchase			
Total:		-	68,750	610,000

<i>Debt Service</i>		2020 Actual	2021 Projected	2022 Proposed
57-71-47100-8111	Principal			
57-71-47100-8121	Interest			
57-71-47100-8151	Paying Agent Fee			
Total:		-	-	-

<i>Interfund Transactions</i>		2020 Actual	2021 Projected	2022 Proposed
57-61-48000-9110	Due To General Fund (Administrative Charge)	65,613	72,842	89,983
57-61-48000-9163	Due To Utility Billing Internal Service	49,944	54,710	48,683
57-61-48000-9159	Due To Storm Drain Fund			
Total:		115,557	127,552	138,666

Fund 59- Storm Water Utility Summary
Sub 45
Department 59000

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	330,322	342,363	308,902
Materials, Supplies & Services	498,120	575,409	577,125
Capital Outlay	5,287	-	-
Debt Service	-	-	-
Interfund Transactions	199,388	207,900	231,551
Expenditure Total:	1,033,117	1,125,672	1,117,578

REVENUES	2020 Actual	2021 Projected	2022 Proposed
59-00-35900-0000 Utility Billing - Storm Drain	626,853	710,295	760,015
59-00-35920-0000 Damage to Services - Storm Drain			
59-00-35999-0000 YEC Audit Adjustments & Accrual			
59-00-36020-0000 Late/Delinquent Fees Penalties & Charges	5,939	8,000	6,000
5-00-37010-0000 Interest Earnings	14,056		
Use of Storm Water Fund Balance			
Revenue Total:	646,848	718,295	766,015

BALANCE SUMMARY	2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	49,238	62,622	118,437
Fund Balance (Deficit)- Beginning:	124,958	174,196	236,818
Use of Fund Balance Reserve:			-
Fund Balance (Deficit)- Ending:	174,196	236,818	355,255

PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	3.58	4.28	4.28
Part-time/Seasonal			0.50
FTE Total:	3.58	4.28	4.78

Fund 59- Storm Water Utility Summary (continued)

Sub 45

Department 59000

<i>Personnel Services</i>		2020 Actual	2021 Projected	2022 Proposed
59-45-59000-1111	Salaries - FT	200,318	208,065	187,299
59-45-59000-1112	Salaries - PT	10,134		12,480
59-45-59000-1211	Overtime	9,315	7,737	5,000
59-45-59000-1300	Employee Benefits	19,331	16,474	11,616
59-45-59000-1321	Clothing Allowance	1,200	1,300	1,300
59-45-59000-1511	FICA	641		774
59-45-59000-1512	Medicare	3,103	3,054	2,899
59-45-59000-1521	Retirement	26,320	42,810	32,744
59-45-59000-1531	Worker's Compensation	1,786	1,139	1,000
59-45-59000-1541	Health Insurance	52,766	58,596	48,163
59-45-59000-1545	Dental Insurance	4,093	1,585	3,309
59-45-59000-1548	Vision Insurance	611	797	635
59-45-59000-1561	Long Term Disability	706	806	1,683
Total:		330,322	342,363	308,902

<i>Materials, Supplies, Services</i>		2020 Actual	2021 Projected	2022 Proposed
59-45-59000-2121	Dues, Subscriptions, Memberships (Storm Drain Coalition, Storm Permit)	4,846	4,284	6,000
59-45-59000-2321	Travel & Training	1,213	2,375	2,375
59-45-59000-2369	Meetings		50	50
59-45-59000-2431	Uniforms & Clothing			
59-45-59000-2513	Equipment Supplies & Maintenance	6,273	22,500	22,500
59-45-59000-2514	Stormdrain Maint.	16,277	30,000	30,000
59-45-59000-2520	Public Education & Outreach		2,500	2,500
59-45-59000-2610	Building & Grounds Maintenance			
59-45-59000-3111	Utilities	2,817	3,000	3,000
59-45-59000-4121	Attorney Fees		1,000	1,000
59-45-59000-4140	Banking Fees	4,176	3,700	3,700
59-45-59000-4531	Professional & Technical Services	3,484	5,000	5,000
59-45-59000-4811	Equipment Rental/Lease	10,150	17,500	17,500
59-45-59000-4394	Collar Maintenance	6,000	5,000	5,000
59-45-59000-5731	Street Sweeping	105		
59-45-59000-5999	Depreciation	435,507	470,000	470,000
59-45-59000-6000	Bad Debt Expense	(967)		
59-45-59000-6211	Insurance & Surety Bonds	8,240	8,500	8,500
Total:		498,120	575,409	577,125

Fund 59- Storm Water Utility Summary
Department 59000

<i>Capital Outlay</i>		2020 Actual	2021 Projected	2022 Proposed
59-45-59000-7000	Capital Purchases			
59-45-59000-7111	Land and Rights of Way			
59-45-59000-7410	Equipment	5,287		
59-81-59100-7001	Pony Express Improvements			
Total:		5,287	-	-

<i>Debt Service</i>		2020 Actual	2021 Projected	2022 Proposed
59-71-47100-8121	Interest			
59-71-47100-8151	Paying Agent Fee			
Total:		-	-	-

<i>Interfund Transactions</i>		2020 Actual	2021 Projected	2022 Proposed
59-61-48000-9110	Due To General Fund (Administrative Charge)	71,338	76,069	87,155
59-61-48000-9154	Due To Fleet Fund	84,171	84,171	91,536
59-61-48000-9163	Due To Utility Billing Internal Service Fund	21,933	24,026	21,379
59-61-48000-9164	Due To GIS Internal Service Fund	21,946	23,634	31,481
Total:		199,388	207,900	231,551

Budget Summary- GENERAL FUND

Fiscal Year 2022
Tentative Budget Proposed May 4, 2021

General Fund

Revenue Sources:

Sales, Property, Utility, & Use Taxes	\$	11,363,050
Planning, Building, & Engineering Fees		6,170,760
Class B & C Road Funds		1,450,000
Charges For Services		11,000
Sport Recreation Fees		98,000
Fines & Forfeitures		145,500
Miscellaneous		236,300
Intergovernmental/Grants		0
Impact Fees/Equity Buy Ins		0
Interfund Transfers		1,346,197
Total revenues	\$	20,820,807
Fund balance - (from surplus of prior year to fund capital projects)		0
Total appropriable revenues		<u>\$20,820,807</u>

Expenditures:

Legislative Department	\$	113,857
Recorders Department		437,168
Attorney		165,000
Executive Department		628,444
Finance Department		618,906
Engineering Department		622,728
Planning Department		771,900
Economic Development		260,266
Youth City Council		0
Recreation Department		333,944
Information Technology (IT)		462,608
Human Resources (HR)		259,214
Public Information (PIO)		292,507
Project Management/Facilities		679,289
Senior Council		0
Special Events Department		318,365
Public Safety		4,309,534
Building Department		1,237,406
Streets & Roads Department		3,321,750
Parks Department		2,000,529
Library		<u>452,562</u>
Total expenditures	\$	17,285,978
Other Financing Uses:		
Debt Service		0
Transfer to Capital Projects Fund ¹		3,534,830
Reserve ²		0

Total proposed appropriation 20,820,807

Excess/Deficit Revenues over Appropriation \$ \$0

1. According to Utah State Code, municipalities are not to maintain a reserve balance of more than 35% of the fiscal year's projected revenues. Municipalities are also restricted from maintaining less than 5%.

2. Any excess of revenues over expenditures shown above will either be transferred to the General Fund Capital Projects Fund for use on infrastructure or will go to fund balance reserve.

Fund 10- General Fund
Revenue Detail (Continued)

INTERFUND TRANSFERS	2020 Actual	2021 Projected	2022 Proposed
37151 Due From-Water	499,316	535,272	571,928
37152 Due From-Sewer	491,361	521,366	561,798
37157 Due From-Solid Waste	65,613	72,842	89,996
37159 Due From-Storm Drain	71,338	76,069	87,208
37172 Due From-AA 2013-1	20,000	20,000	20,000
38180 Due From RDA		22,228	15,268
Due To Fund 51 (Water)			
Due To Fund 54 (Fleet)			
Due To Fund 58 (Golf Course)			
Due To Fund 60 (Economic Development)			
Due To Cemetery Fund			
Due To General Fund Capital Projects Fund	(6,000,000)	(7,200,000)	(3,529,830)
Fund Balance Adjustment (Use of Fund Balance Reserve)			
Total:	(4,852,372)	(5,952,223)	(2,183,633)

Fund 10- General Fund
Revenue Detail (Continued)

MISCELLANEOUS REVENUE	2020 Actual	2021 Projected	2022 Proposed
34520 Park Fee In Lieu	288,825		
34555 Banked Water Transfer Fee	1,000		
33101 Economic Development Golf Sponsorship	4,701		7,000
33102 Ladder Signs Revenue	34,990		
33103 Vendor Street Fair	14,875		5,000
34610 Pony Express Days Sponsorships			10,000
34624 Carnival Wristbands			15,000
34627 Vendor Booth	(75)		5,000
34628 Food Vendor Booth			2,100
34643 Cultural Festivals	850		1,500
34665 EM City Merchandise	740	500	2,500
34671 Miss EM Pageant Revenue	1,466	1,500	3,000
34680 Miscellaneous Events Revenue	35		
34731 Use Fees- Parks and Public Parks		3,000	3,000
34910 Services-Photo Copies	64	110	
35020 Damage to Property-Reimb	500		
35710 Cell Tower Lease	6,000	6,000	6,000
37010 Interest	338,528	150,000	150,000
37050 Sale-Maps/Publications		100	
37070 Rental Income	3,218		
37090 Other Miscellaneous	(14,623)	25,000	25,000
39320 Library Donations	886		1,200
39360 Senior Council Fundraiser	195		
39365 Senior Meals - MAG Reimbursement	1,537	1,620	
Total:	683,712	187,830	236,300

INTERGOVERNMENTAL TRANSFERS/GRANTS	2020 Actual	2021 Projected	2022 Proposed
31163 Safety Grant - ULGT			
31165 UT Library & Technology Grant	7,300		
31170 Federal - Shared Revenue	734,990	5,529,153	
33317 Grant - MAG/UDOT			
33400 Miscellaneous Grants	2,000		
33425 Pony Express Trail Grant			
33433 State Parks & Trails Grant			
33457 Library Grant			
33447 EMP Grant			
33480 State Liquor Fund Allotment	18,143	19,916	23,000
33495 Cemetery Grant			
Total:	762,432	5,549,070	-

Fund 10- General Fund
Revenue Detail

PLANNING, BUILDING, ENGINEERING FEES	2020 Actual	2021 Projected	2022 Proposed
32100 Business Licenses	22,661	22,000	22,000
32215 Franchise Agreement Fees	750		
32311 Building Permits-Building	3,194,664	3,400,000	3,200,000
32316 Building Permits-Grading & Excavating	26,306	20,000	20,000
32320 Building Permit- Surcharge	4,761	5,621	5,760
32330 Building Permit-Temporary Power Inspection	116,300	140,000	120,000
32340 Building Fast Track Fees	87,300	80,000	60,000
34121 Processing Fee-Recording Legal Docs	41,600	34,800	30,000
34218 Dev Fees-Subdivision Inspections	829,227	850,000	800,000
34512 Building Permits-Plan Check	1,100,457	1,156,000	1,088,000
34513 Building Permits-Plan Check (Commercial/Solar)	262,562	118,000	75,000
34515 Dev Fees-Plat Fees	249,864	330,000	250,000
34516 Dev Fees-Zoning and Subdivision	100		
34517 Dev Fees-Annexations	2,523		
39725 Dev Contribution - Street Lights	714,546	500,000	500,000
Total:	6,653,621	6,656,421	6,170,760

CLASS B & C ROAD FUNDS	2020 Actual	2021 Projected	2022 Proposed
33460 Class B & C Road Funds	1,437,215	1,481,061	1,450,000
Total:	1,437,215	1,481,061	1,450,000

CHARGES FOR SERVICES	2020 Actual	2021 Projected	2022 Proposed
34330 Fire Services	9,197	11,000	11,000
34331 Sheriff Services		10,800	
Total:	9,197	11,000	11,000

RECREATION	2020 Actual	2021 Projected	2022 Proposed
34705 Adult Softball	4,300	2,200	10,000
34707 Adult Basketball			2,800
34708 Adult Flag Football			2,500
34710 Adult Volleyball			1,600
34711 Youth Sports		3,200	
34712 Adult Sports			
34713 Youth Soccer		3,600	3,600
34714 Youth Baseball	872		
34715 Youth Basketball	71,545	61,000	65,000
34701 New Programs			5,000
34703 Pickleball			3,000
34702 Ultimate Frisbee			3,000
34719 CSSA Softball (Fall)	6,300		
34720 Youth Sports Camp	1,142		1,500
Total:	84,159	70,000	98,000

FINES	2020 Actual	2021 Projected	2022 Proposed
35990 Utility Reconnect/Disconnect Fee	5,250	3,500	3,500
36010 Library Fines & Services	6,118	2,600	3,000
36020 Late Fees & Penalties	91,069	210,000	125,000
36030 Collection Fees	15,442	11,986	10,000
36080 Not Sufficient Funds (NSF) Fee	4,675	4,862	4,000
Total:	122,553	232,948	145,500

Fund 10- General Fund
Revenue & Expenditure Summary

GENERAL FUND SUMMARY EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	5,302,005	6,016,778	6,349,472
Materials, Supplies & Services	7,598,962	8,677,579	9,778,742
Capital Outlay	200,672	291,049	498,920
Interfund Transaction	569,720	733,541	658,843
Expenditure Total:	13,671,359	15,718,948	17,285,978

GENERAL FUND SUMMARY REVENUES	2020 Actual	2021 Projected	2022 Proposed
Sales, Property, Utility, & Use Taxes	8,930,414	11,012,143	11,363,050
Planning, Building, & Engineering Fees	6,653,621	6,656,421	6,170,760
Class B & C Road Funds	1,437,215	1,481,061	1,450,000
Charges For Services	9,197	11,000	11,000
Sport Recreation Fees	84,159	70,000	98,000
Fines & Forfeitures	122,553	232,948	145,500
Miscellaneous	683,712	187,830	236,300
Intergovernmental/Grants	762,432	5,549,070	-
Impact Fees/Equity Buy Ins	-	-	-
Interfund Transfers	1,147,628	1,247,777	1,346,197
Revenue Total:	19,830,931	26,448,250	20,820,807

GENERAL FUND BALANCE SUMMARY	2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:			
Fund Balance (Deficit)- Beginning:	3,488,447	3,649,092	8,426,171
Use of Fund Balance Reserve:	-	(5,952,223)	(2,183,633)
Fund Balance (Deficit)- Ending:	3,649,092	8,426,171	9,777,368

PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected	6.00	5.00	6.00
Appointed	3.00	2.00	3.00
Full-time	48.82	38.39	53.53
Part-time/Seasonal	15.02	13.11	21.40
FTE Total:	72.83	58.50	83.92

SALES/PROPERTY/UTILITY/USE TAXES	2020 Actual	2021 Projected	2022 Proposed
31116 Property Taxes	1,566,721	1,760,000	1,900,000
31121 Property Taxes (Delinquent)	4,222	50,000	10,000
31300 Sales/Use Taxes	5,333,067	6,500,000	6,695,000
31350 Sales/Use Taxes - Transportation	489,566	598,000	602,550
31415 Municipal Energy Tax	1,243,354	1,850,000	1,905,500
31420 Motor Vehicle Fee-In-Lieu	157,534	159,143	160,000
33470 Utah State Telecom Fee	135,951	95,000	90,000
Total:	8,930,414	11,012,143	11,363,050

Fund 10- General
Sub 11- Executive
Department 41100- Legislative Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	67,685	86,849	87,357
Materials, Supplies & Services	(3,262)	3,100	26,500
Capital Outlay	-	-	-
Interfund Transactions	-	-	-
Expenditure Total:	64,423	89,949	113,857

REVENUE	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	64,423	89,949	113,857
Revenue Total:	64,423	89,949	113,857

PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected	5.00	5.00	5.00
Appointed			
Full-time			
Part-time/Seasonal			
FTE Total:	5.00	5.00	5.00

Fund 10- General
Sub 11- Executive
Department 41100- Legislative Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries- Full-time Permanent			
1112 Salaries- Part-time Permanent	62,929	78,000	78,000
1300 Employee Benefits			
1311 Bonus			
1321 Clothing Allowance			500
1511 FICA	3,844	4,836	4,840
1512 Medicare	913	1,131	1,135
1521 Retirement		2,882	2,882
1531 State Insurance Fund			
Total:	67,685	86,849	87,357

<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships	279	100	16,500
2321 Travel & Training	2,015	1,000	5,000
2369 Meetings	3,457	500	3,500
2411 Office Expenses & Supplies	803	500	500
2421 Postage			
2513 Equipment Supplies & Maintenance			
4531 Professional/Technical Services	(10,642)		
4950 Elections			
5002 Misc. Services & Supplies	827		
5003 Special Projects		1,000	1,000
Total:	(3,262)	3,100	26,500

<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7412 Computer Equipment			
Total:	-	-	-

<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 11- Executive
Division 41110- Recorder Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	305,010	292,069	326,773
Materials, Supplies & Services	33,147	31,905	85,895
Capital Outlay	-	-	24,500
Interfund Transactions	-	-	-
Expenditure Total:	338,157	323,974	437,168

REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	338,157	323,974	437,168
Revenue Total:	338,157	323,974	437,168

PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed	1.00	1.00	1.00
Full-time	2.00	2.00	2.00
Part-time/Seasonal	0.50	0.50	0.50
FTE Total:	3.50	3.50	3.50

Fund 10- General
Sub 11- Executive
Division 41110- Recorder Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries	201,248	177,869	203,423
1112 Part-Time Salaries	17,806	23,882	21,840
1211 Overtime	524		
1212 Wellness Benefit			
1242 Car Allowance			1,000
1300 Employee Benefits	15,080	13,921	12,614
1311 Bonus			
1511 FICA	1,090	1,481	1,355
1512 Medicare	3,098	2,891	3,268
1521 Retirement	31,892	33,101	37,574
1531 State Insurance Fund			
1541 Health Insurance	29,863	33,285	40,649
1545 Dental Insurance	3,265	4,202	3,118
1548 Vision Insurance	562	760	753
1561 Long Term Disability	580	677	1,179
Total:	305,010	292,069	326,773

<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships	935	1,345	1,295
2211 Public Notices	1,807	5,000	5,000
2321 Travel & Training	1,744	5,700	5,700
2369 Meetings	476	300	300
2411 Office Expenses & Supplies	444		
2531 Mileage Reimbursement	66	500	3,600
4138 Property Taxes	7	2,000	2,000
4139 Recording Fees	6,828	7,000	9,000
4261 Computer Software & Maintenance			
4531 Professional/Technical Services	16,664	8,000	7,000
4532 Record Transcription Services	-	2,000	2,000
4950 Elections	4,176	60	50,000
5002 Misc. Services & Supplies			
Total:	33,147	31,905	85,895

<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7410 Equipment			24,500
7412 Computer/Office Equipment			
7425 Codification of City Records			
7552 Furniture			
Total:	-	-	24,500

<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 11- Executive
Department 41220- Attorney Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	-	-	-
Materials, Supplies & Services	148,129	184,103	165,000
Capital Outlay	-	-	-
Interfund Transactions	-	-	-
Expenditure Total:	148,129	184,103	165,000

REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	148,129	184,103	165,000
Revenue Total:	148,129	184,103	165,000

PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time			
Part-time/Seasonal			
FTE Total:	0.00	0.00	0.00

Fund 10- General
Sub 11- Executive
Department 41220- Attorney Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries			
1211 Overtime			
1511 FICA			
1311 Bonus			
1521 Retirement			
1531 State Insurance Fund			
1531 Medicare			
1541 Health Insurance			
1999 Reserve For Pay Adjustments			
Total:	-	-	-

<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
4121 Attorney Fees	148,129	184,103	150,000
2321 Travel & Training			
4531 Professional & Technical Services (ALJ)			15,000
Total:	148,129	184,103	165,000

<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7410 Equipment			
7412 Computer Equipment			
Total:	-	-	-

<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 11- Executive
Department 41310- Executive Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	578,257	643,770	574,414
Materials, Supplies & Services	35,403	48,250	27,450
Capital Outlay	-	-	-
Interfund Transactions	26,435	25,384	26,580
Expenditure Total:	640,095	717,404	628,444

REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	640,095	717,404	628,444
Revenue Total:	640,095	717,404	628,444

PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected	1		1
Appointed	1		1
Full-time	3.75		2.40
Part-time/Seasonal	0.66		0.66
FTE Total:	6.41	0.00	5.06

Fund 10- General
Sub 11- Executive
Department 41310- Executive Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries - FT	407,375	444,510	375,111
1112 Salaries - PT	17,865	20,572	21,984
1211 Overtime	1,815	1,000	2,000
1242 Car Allowance	10,657	13,000	6,000
1300 Employee Benefits	38,996	33,340	23,260
1511 FICA	1,108	1,202	1,364
1512 Medicare	6,226	6,895	5,761
1521 Retirement	35,868	53,805	65,897
1531 State Insurance Fund			
1541 Health Insurance	52,216	61,747	65,331
1545 Dental Insurance	4,285	5,308	5,049
1548 Vision Insurance	628	904	\$928
1551 Cafeteria Plan			
1561 Long Term Disability	1,219	1,486	\$1,729
Total:	578,257	643,770	574,414
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships	28,390	40,550	18,300
2211 Public Notices			
2321 Travel & Training	5,495	5,200	8,650
2369 Meetings	14	500	500
2411 Office Expenses & Supplies			
2421 Postage			
2513 Equipment Supplies & Maintenance			
2521 Vehicle Fuel & Maintenance			
2531 Mileage Reimbursement			
4531 Professional/Technical Services			
5002 Misc. Services & Supplies			
5003 Special Projects	1,504	2,000	
Total:	35,403	48,250	27,450
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7410 Equipment			
7412 Computer Equipment			
7552 Furniture			
Total:	-	-	-
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund	26,435	25,384	26,580
Total:	26,435	25,384	26,580

Fund 10- General
Sub 11 - Executive
Department 41410- Finance & Accounting Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	321,962	413,006	524,056
Materials, Supplies & Services	87,841	86,200	92,700
Capital Outlay	-	-	2,150
Interfund Transactions	-	-	-
Expenditure Total:	409,803	499,206	618,906
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	409,803	499,206	618,906
Revenue Total:	409,803	499,206	618,906
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed	1.00	1.00	1.00
Full-time	2.60	3.43	4.10
Part-time/Seasonal			0.34
FTE Total:	3.60	4.43	5.44

Fund 10- General
Sub 11 - Executive
Department 41410- Finance & Accounting Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries Full - Time	214,732	292,297	336,235
1112 Salaries - Part Time			11,296
1211 Overtime	645	1,500	1,500
1212 Wellness Benefit			
1300 Employee Benefits	14,046	13,988	20,850
1311 Bonus			
1511 FICA			702
1512 Medicare	2,920	4,117	5,041
1521 Retirement	37,826	44,299	58,796
1531 State Insurance Fund			
1541 Health Insurance	47,225	51,322	80,723
1545 Dental Insurance	3,284	3,815	5,817
1548 Vision Insurance	503	681	1,091
1561 Long Term Disability	782	986	2,005
Total:	321,962	413,006	524,056
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships	1,281	750	750
2321 Travel & Training	64	4,300	5,800
2369 Meetings	17	300	300
2411 Office Expenses & Supplies	335		
2421 Postage			
2513 Equipment Supplies & Maintenance			
2531 Mileage Reimbursement			
2710 Budget/CAFR Prep	1,629	1,350	1,350
4140 Banking Fees	37,528	40,000	40,000
4151 Auditing & Accounting	40,000	35,000	40,000
4211 Computer Network & Data Process			
4221 Web Site Maintenance			
4261 Computer Software & Maintenance			
4521 Collection Fees	3,877	4,500	4,500
4531 Professional/Technical Services	2,843		
5002 Misc. Services & Supplies			
6000 Bad Debt Expense	266		
Total:	87,841	86,200	92,700
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7411 Office Equipment			150
7412 Computer Equipment			2,000
Total:	-	-	2,150
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 11 - Executive
Division 41710- Engineering Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	518,676	585,492	585,473
Materials, Supplies & Services	11,795	27,490	12,000
Capital Outlay	-	-	-
Interfund Transactions	34,471	80,049	25,255
Expenditure Total:	564,943	693,031	622,728
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	564,943	693,031	622,728
Revenue Total:	564,943	693,031	622,728
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	5.83	6.50	6.80
Part-time/Seasonal			
FTE Total:	5.83	6.50	6.80

Fund 10- General
Sub 11 - Executive
Division 41710- Engineering Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries	327,749	370,600	366,078
1112 Salaries PT			
1211 Overtime	2,709	2,000	2,000
1242 Car Allowance	2,138	5,700	5,700
1300 Employee Benefits	23,804	24,221	22,702
1311 Bonus			
1321 Clothing Allowance	1,600	1,700	1,400
1511 FICA			
1512 Medicare	4,745	5,067	5,312
1521 Retirement	53,940	65,000	65,184
1531 State Insurance Fund			
1541 Health Insurance	92,444	100,253	104,893
1545 Dental Insurance	7,275	8,166	8,053
1548 Vision Insurance	1,104	1,410	1,478
1561 Long Term Disability	1,168	1,375	2,673
Total:	518,676	585,492	585,473
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships	435	850	1,200
2321 Travel & Training	3,596	4,280	5,500
2369 Meetings	104	300	300
2411 Office Expenses & Supplies			
2431 Uniforms & Clothing			
2513 Equipment Supplies & Maintenance	6,112	6,550	2,500
2523 Blue Stakes Supplies	1,548	2,500	2,500
2531 Mileage Reimbursement			
4320 Engineering Services			
4531 Professional/Technical Services		13,010	
5002 Misc. Services & Supplies			
Total:	11,795	27,490	12,000
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7410 Equipment			
7412 Computer Equipment			
7414 GIS Equipment			
Total:	-	-	-
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund	34,471	80,049	25,255
Total:	34,471	80,049	25,255

Fund 10- General**Sub 18 - Boards, Commission and Council****Department 41910 - Economic Development Summary**

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	74,266	78,494	109,896
Materials, Supplies & Services	87,351	61,370	65,370
Capital Outlay	-	-	85,000
Interfund Transactions	-	-	-
Expenditure Total:	161,617	139,864	260,266
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	161,617	139,864	260,266
Revenue Total:	161,617	139,864	260,266
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	0.65	0.65	0.90
Part-time/Seasonal			
FTE Total:	0.65	0.65	0.90

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41910 - Economic Development Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries	49,869	51,998	74,158
1211 Overtime			
1300 Employee Benefits	3,605	3,437	4,598
1511 FICA			
1311 Bonus			
1512 Medicare	707	876	1,076
1521 Retirement	7,811	9,604	12,377
1531 State Insurance Fund			
1541 Health Insurance	11,083	11,268	15,867
1545 Dental Insurance	879	942	1,241
1548 Vision Insurance	133	163	226
1561 Long Term Disability	179	206	353
Total:	74,266	78,494	109,896
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships (EDCU, Utah Alliance, IEDC)	8,846	9,770	14,370
2321 Travel & Training	2,542	12,600	12,000
2369 Meetings	260	1,500	1,500
4121 Attorney Fees			
4320 Consulting Services			
4812 Building Rent			
5780 Marketing Tools	14,031	12,500	12,500
6211 Insurance and Surety Bond			
6510 EM Chamber of Commerce	39,447	5,000	5,000
6522 Economic Development Events	22,226	20,000	20,000
Total:	87,351	61,370	65,370
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7000 Capital Outlay			85,000
Total:	-	-	85,000
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9110 Due To General Fund			
Total:	-	-	-

Fund 10- General
Sub 18 - Boards Commission and Council
Division 41940- Recreation Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	184,056	205,936	214,445
Materials, Supplies & Services	81,005	87,400	97,880
Capital Outlay	-	-	-
Interfund Transactions	19,987	19,824	21,619
Expenditure Total:	285,048	313,160	333,944
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	285,048	313,160	333,944
Revenue Total:	285,048	313,160	333,944
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	2.53	2.33	2.23
Part-time/Seasonal	1.40	1.40	1.90
FTE Total:	3.93	3.73	4.14

Fund 10- General
Sub 18 - Boards Commission and Council
Division 41940- Recreation Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries FT	99,367	101,539	94,544
1112 Salaries PT	10,075	29,120	44,674
1211 Overtime	5,948	4,820	5,000
1300 Employee Benefits	6,665	6,427	5,864
1311 Bonus			
1321 Clothing Allowance	400	800	800
1511 FICA	529	1,805	2,781
1512 Medicare	1,625	1,611	2,030
1521 Retirement	18,721	18,903	16,854
1531 State Insurance Fund			
1541 Medical Insurance	37,014	36,899	37,568
1545 Dental	2,920	3,099	2,919
1548 Vision	442	536	533
1561 Long Term Disability	352	378	878
Total:	184,056	205,936	214,445
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, subscriptions, and memberships	200	200	580
2321 Travel/Training	1,261	2,000	1,500
2513 Equipment Supplies & Maintenance	3,025	5,000	5,000
4531 Professional & Technical Services	10,213	4,000	3,500
5753 Youth Basketball	56,106	54,500	60,000
5754 Adult Softball	4,047	9,000	9,000
5755 Adult Volleyball		1,200	1,500
5756 Adult Basketball		2,800	2,800
5758 Adult Volleyball		1,200	1,500
5759 Adult Flag Football		2,500	2,500
5749 Pickleball		2,500	2,500
5748 Ultimate Frisbee		2,500	2,500
5760 CSSA Softball (Spring)	330		
5761 CSSA Softball (Fall)	5,822		
5747 New Program Development			5,000
Total:	81,005	87,400	97,880
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7000 Capital Outlay			
Total:	-	-	-
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund	19,987	19,824	21,619
Total:	19,987	19,824	21,619

Fund 10- General
Sub 18 - Boards, Commission and Council
Division 41990- Special Events Summary

EXPENDITURES	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	86,679	93,304	99,551	104,828	141,731
Materials, Supplies & Services	61,133	86,049	56,925	149,800	167,025
Capital Outlay	-	166,383	-	-	-
Interfund Transactions	-	13,227	10,607	10,047	9,609
Expenditure Total:	147,811	358,963	167,084	264,675	318,365
REVENUES	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	147,811	358,963	167,084	264,675	318,365
Revenue Total:	147,811	358,963	167,084	264,675	318,365
PERSONNEL SUMMARY (FTE)	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Proposed
Elected					
Appointed					
Full-time	0.98	0.98	0.98		1.45
Part-time/Seasonal	0.50	0.68	0.68		0.63
FTE Total:	1.48	1.65	1.65	-	2.07

Fund 10- General
Sub 18 - Boards, Commission and Council
Division 41990- Special Events Detail

<i>Personnel Services</i>	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries FT	40,748	45,939.36	49,567	51,013	71,847
1112 Salaries PT	15,480	16,538.62	20,540	23,157	22,100
1211 Overtime	2,435	2,575.20	29	244	
1300 Employee Benefits	779	490.23	831	679	4,456
1311 Bonus					
1511 FICA	1,021	1,083.99	1,273	1,499	1,371
1512 Medicare	839	939.42	1,013	1,080	1,364
1521 Retirement	6,440	7,505.36	7,942	8,882	12,112
1541 Health Insurance	17,232	16,651.68	16,674	16,586	25,547
1545 Dental Insurance	1,304	1,224.33	1,322	1,403	1,999
1548 Vision Insurance	212	191.09	200	93	364
1561 Long Term Disability	188	164.90	161	192	571
Total:	86,679	93,304	99,551	104,828	141,731
<i>Materials, Supplies, Services</i>	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Proposed
2121 Dues and Subscriptions		135	-	1,200	1,200
2321 Travel and Training	23	198	-	2,500	2,500
2513 Equipment, Supplies & Maintenance		4,499	-	8,000	8,000
3111 Utilities					
5855 Exceptional Kids					
5856 Special Events Projects	37,760	42,154	34,720	57,500	65,000
5858 Pony Express Days	16,798	31,839	11,315	73,500	58,500
5859 Miss Eagle Mountain	5,098	7,056	5,947	-	16,000
5860 PE Days Rodeo	(270)				
5850 Veterans Board	1,724	169	342	2,100	2,100
5861 Cultural Festivals			4,601	5,000	5,000
5851 Youth Council					3,725
5852 Senior Council					5,000
Total:	61,133	86,049	56,925	149,800	167,025
<i>Capital Outlay</i>	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Proposed
7000 Capital Outlay		166,383	-		
Total:	-	166,383	-	-	-
<i>Interfund Transactions</i>	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund		13,227	10,607	10,047	9,609
Total:	-	13,227	10,607	10,047	9,609

Fund 10- General**Sub 19****Department 41950 - Non-Departmental - Project Management/Facilities Summary**

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	313,866	353,895	239,513
Materials, Supplies & Services	141,341	174,603	154,903
Capital Outlay	21,847	21,350	245,870
Interfund Transactions	65,957	76,534	39,003
Expenditure Total:	543,011	626,382	679,289

REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	543,011	626,382	679,289
Revenue Total:	543,011	626,382	679,289

PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	4.00	3.25	2.25
Part-time/Seasonal	1.25	1.56	1.56
FTE Total:	5.25	4.81	3.81

Fund 10- General**Sub 19****Department 41950 - Non-Departmental-Project Management/Facilities Detail**

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries - FT	173,389	197,048	119,007
1112 Salaries - PT	22,085	32,129	41,610
1115 Unemployment	105	500	
1211 Overtime	2,125	868	
1300 Employee Benefits	10,380	9,483	7,381
1321 Clothing Allowance	-	900	900
1511 FICA	1,370	2,257	2,581
1512 Medicare	2,840	3,324	2,333
1521 Retirement	28,962	35,000	21,477
1531 State Insurance Fund	22,273	11,496	
1541 Health Insurance	45,555	54,600	39,668
1545 Dental Insurance	3,671	4,695	3,104
1548 Vision Insurance	544	798	566
1551 HSA Admin Fees			
1561 Long Term Disability	566	797	886
Total:	313,866	353,895	239,513
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2321 Travel & Training	312	3,500	1,500
2513 Equipment Supplies & Maintenance	124	5,000	5,000
2610 Buildings & Ground Maintenance	65,286	49,020	50,000
2612 Janitorial Services	9,345	26,780	30,000
3111 Utilities	34,110	53,703	53,703
4531 Professional/Technical Services	8,605	16,500	14,700
6211 Insurance & Surety Bonds	23,559	23,600	
Total:	141,341	174,603	154,903
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7211 Building & Bldg. Improvements	17,736	15,600	218,170
7410 Equipment		3,250	7,700
7412 Computer Equipment			
7552 Furniture	4,111	2,500	20,000
Total:	21,847	21,350	245,870
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund	65,957	76,534	39,003
Total:	65,957	76,534	39,003

Fund 10- General
Sub 18 - Boards, Commissions and Councils
Department 45800- Library Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	265,952	309,908	334,762
Materials, Supplies & Services	84,018	107,800	112,800
Capital Outlay	5,260	34,199	5,000
Interfund Transactions	-	-	-
Expenditure Total:	355,231	451,907	452,562
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	355,231	451,907	452,562
Revenue Total:	355,231	451,907	452,562
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	2.00	2.00	2.00
Part-time/Seasonal	4.50	4.43	5.125
FTE Total:	6.50	6.43	7.13

Fund 10- General
Sub 18 - Boards, Commissions and Councils
Department 45800- Library Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries	107,710	112,632	115,691
1112 PT/Temp Seasonal Salaries	90,219	119,691	138,905
1211 Overtime	20		
1300 Employee Benefits (401k or 457)	6,680	6,964	7,173
1511 FICA	5,594	7,421	8,619
1512 Medicare	2,820	3,364	3,699
1521 Retirement	19,900	21,000	21,369
1541 Health Insurance	29,580	35,074	35,260
1545 Dental Insurance	2,655	2,836	2,758
1548 Vision Insurance	401	491	502
1561 Long Term Disability	372	436	786
Total:	265,952	309,908	334,762
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships	14,326	16,000	16,000
2321 Travel & Training	282	1,500	1,500
2369 Meetings	149	150	150
2411 Office Expenses & Supplies	1,529	4,000	4,000
2513 Equipment, Supplies, & Maintenance	877	1,550	1,550
4211 Computer Network & Data Process	14,833	21,000	21,000
5791 Library Materials & Books	37,399	45,000	50,000
5795 Library Materials From Grants	13,785	15,000	15,000
5856 Library Events	839	3,600	3,600
Total:	84,018	107,800	112,800
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7410 Equipment	5,260	9,199	
7412 Computer Equipment		5,000	5,000
7552 Furniture		20,000	
Total:	5,260	34,199	5,000
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 19
Department 41955 - Non-Departmental-Information Technology Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	-	-	12,214
Materials, Supplies & Services	230,478	380,531	407,894
Capital Outlay	63,014	139,000	42,500
Interfund Transactions	-	-	-
Expenditure Total:	293,491	519,531	462,608
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	293,491	519,531	462,608
Revenue Total:	293,491	519,531	462,608
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time			0.10
Part-time/Seasonal			
FTE Total:	-	-	0.10

Fund 10- General
Sub 19
Department 41955 - Non-Departmental-Information Technology Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries - FT			8,240
1300 Employee Benefits			511
1512 Medicare			120
1521 Retirement			1,376
1541 Health Insurance			1,763
1545 Dental Insurance			138
1548 Vision Insurance			26
1561 Long Term Disability			40
Total:	-	-	12,214
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships		200	200
2513 Equipment, Supplies & Maintenance	3,394	3,500	4,000
3311 Telephone	31,183	34,712	30,000
3313 Cell Phones/Pagers	38,088	45,799	55,000
3315 DSL Service			12,000
4221 Website Maintenance	13,786	10,000	10,000
4222 Printer/Copier Maintenance (Contracted)	9,605	12,000	12,000
4261 Computer Software & Maintenance	72,008	207,400	217,774
4531 Professional/Technical Services	62,414	66,920	66,920
Total:	230,478	380,531	407,894
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7211 Building & Bldg. Improvements			
7412 Computer Equipment	63,014	139,000	42,500
7552 Furniture			
Total:	63,014	139,000	42,500
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 19
Department 41970 - Non-Departmental-Public Information Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	171,093	232,188	237,707
Materials, Supplies & Services	22,106	38,088	53,400
Capital Outlay	-	-	1,400
Interfund Transactions	-	-	-
Expenditure Total:	193,198	270,276	292,507
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	193,198	270,276	292,507
Revenue Total:	193,198	270,276	292,507
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	0.93		1.93
Part-time/Seasonal	1.25		1.25
FTE Total:	2.18	-	3.18

Fund 10- General
Sub 19
Department 41970 - Non-Departmental-Public Information Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries - FT	91,797	125,656	129,988
1112 Salaries - PT	32,324	37,700	38,117
1211 Overtime	713	1,000	1,000
1300 Employee Benefits	5,889	8,000	8,061
1511 FICA	2,013	2,337	2,364
1512 Medicare	1,761	2,339	2,439
1521 Retirement	16,614	22,834	23,185
1541 Health Insurance	18,045	28,784	29,360
1545 Dental Insurance	1,401	2,653	2,048
1548 Vision Insurance	214	382	388
1561 Long Term Disability	323	504	757
Total:	171,093	232,188	237,707
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships (3CMA, NIOA)	185	800	1,500
2321 Travel & Training	1,595	2,500	3,500
2369 Meetings		300	300
4531 Professional & Technical Services	2,483	2,400	3,100
4541 Printing and Mailing		588	
4561 Citizen Survey			
5003 Marketing & PR Events	7,633	23,500	30,000
5005 EM City Merchandise	10,209	8,000	15,000
Total:	22,106	38,088	53,400
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7211 Building & Bldg. Improvements			
7412 Computer Equipment			1,400
7552 Furniture			
Total:	-	-	1,400
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 19
Department 41980 - Non-Departmental-Human Resources Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	150,040	145,130	115,385
Materials, Supplies & Services	109,934	118,969	143,829
Capital Outlay	-	-	-
Interfund Transactions	-	-	-
Expenditure Total:	259,975	264,099	259,214
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	259,975	264,099	259,214
Revenue Total:	259,975	264,099	259,214
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	1.00	1.00	1.00
Part-time/Seasonal	0.50	0.22	
FTE Total:	1.50	1.22	1.00

Fund 10- General
Sub 19
Department 41980 - Non-Departmental-Human Resources Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries - FT	107,708	86,792	73,130
1112 Salaries - PT		8,850	
1115 Unemployment		5,000	
1211 Overtime			
1300 Employee Benefits	4,536	4,660	4,535
1321 Clothing Allowance	5,600	5,850	4,800
1511 FICA	2,164	1,245	
1512 Medicare	1,463	1,566	1,061
1521 Retirement	10,794	10,884	12,206
1531 State Insurance Fund (Worker's Comp)			
1541 Health Insurance	16,132	16,877	17,630
1545 Dental Insurance	1,260	1,405	1,379
1548 Vision Insurance	190	250	251
1551 HSA Admin Fees		1,500	
1561 Long Term Disability	193	251	393
Total:	150,040	145,130	115,385
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Ducs, Subscriptions, Memberships (SHRM)	5,253	5,000	450
2321 Travel & Training	120	2,750	10,250
2369 Meetings			
2371 Educational Assistance	2,584	9,000	20,000
2378 Safety Awards	1,050	1,500	1,500
2379 Employee Activities	7,156	16,708	15,000
2411 Office Expenses & Supplies	24,285	23,000	25,000
2421 Postage		2,000	2,000
2431 Uniforms & Clothing (Office Employees)	825		
2461 Computer Software & Maint		6,000	
4531 Professional & Technical Services	27,462	11,011	27,629
6211 Insurance and Surety Bonds	41,199	42,000	42,000
Total:	109,934	118,969	143,829
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7211 Building & Bldg. Improvements			
7412 Computer Equipment			
7552 Furniture			
Total:	-	-	-
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 21 - Public Safety
Division 42100- Public Safety Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	105,671	143,426	163,248
Materials, Supplies & Services	2,912,352	3,465,840	4,130,286
Capital Outlay	6,792	6,000	16,000
Interfund Transactions	-	-	-
Expenditure Total:	3,024,814	3,615,266	4,309,534
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	3,024,814	3,615,266	4,309,534
Revenue Total:	3,024,814	3,615,266	4,309,534
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time			
Part-time/Seasonal	4.52	4.52	7.03
FTE Total:	4.52	4.52	7.03

Fund 10- General
Sub 21 - Public Safety
Division 42100- Public Safety Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1112 PT/Temp Seasonal Salaries	98,130	133,233	151,629
1211 Overtime			
1300 Employee Benefit			
1311 Bonus			
1511 FICA	6,112	8,260	9,413
1512 Medicare	1,429	1,932	2,206
1521 Retirement			
Total:	105,671	143,426	163,248
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2513 Equipment, Supplies, and Maintenance			
3111 Utilities		4,500	
3311 Telephone			
4410 Animal Control (NUVASSSD Cost)	26,862	25,924	27,000
4520 Contract Services	2,735,712	3,240,000	4,074,786
4520 Contract Services (Citation Credit)			
4525 Utah Valley Dispatch	137,776		
4531 Professional & Technical Services	900	151,000	
5002 Misc. Services & Supplies	507	3,000	
5230 Emergency Management	1,523	5,000	5,000
5235 CERT Training		500	500
5797 Planning Grant Expenses			
5859 RadWomen	346	750	
5860 RadKids-Women/Community Safety/VIPS	4,002	8,250	
5861 Communities That Care Program		7,000	
5862 DUI Blitzez w/ Beer Tax Funds	4,724	19,916	23,000
Total:	2,912,352	3,465,840	4,130,286
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7000 Capital Outlay			
7410 Equipment			
7415 Emergency Management Equipment	6,792	6,000	16,000
Total:	6,792	6,000	16,000
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund			
Total:	-	-	-

Fund 10- General
Sub 32 - Planning and Zoning
Department 41800- Planning Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	381,270	485,245	551,776
Materials, Supplies & Services	39,173	97,400	141,730
Capital Outlay	-	-	-
Interfund Transactions	27,447	27,021	78,394
Expenditure Total:	447,890	609,666	771,900
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	447,890	609,666	771,900
Revenue Total:	447,890	609,666	771,900
PERSONNEL SUMMARY(FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	4.50	5.75	6.55
Part-time/Seasonal			0.33
FTE Total:	4.50	5.75	6.88

Fund 10- General
Sub 32 - Planning and Zoning
Department 41800- Planning Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries	251,743	333,937	350,036
1112 Part-Time Salaries			17,104
1211 Overtime	2,842	2,045	2,500
1300 Employee Benefit	16,074	20,470	21,705
1311 Bonus			
1321 Clothing Allowance	900	800	1,200
1511 FICA	-		1,061
1512 Medicare	3,597	4,787	5,329
1521 Retirement	43,672	54,471	59,737
1531 State Insurance Fund			
1541 Health Insurance	57,088	62,226	83,649
1545 Dental Insurance	3,866	4,516	5,779
1548 Vision Insurance	628	807	1,101
1561 Long Term Disability	859	1,186	2,575
Total:	381,270	485,245	551,776

<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships (APA, AICP, UOCA, ICMA)	1,003	2,250	2,650
2321 Travel & Training	4,390	8,650	8,420
2322 Planning Commissioner Expense	4,250	5,000	
2369 Meetings		300	300
4531 Professional/Technical Services	1,948	5,000	2,000
5001 Misc. Services & Supplies	2,581	1,200	3,360
6310 Parks Fee-in-lieu Reimbursement			
6550 Capital - Studies	25,000	75,000	125,000
6810 Discounts of Permit Fees			
Total:	39,173	97,400	141,730

<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7410 Equipment			
7411 Office Equipment			
7412 Computer Equipment			
Total:	-	-	-

<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund	27,447	27,021	78,394
Total:	27,447	27,021	78,394

Fund 10- General
Sub 33 - Building Inspections
Department 42420- Building Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	631,688	643,825	775,406
Materials, Supplies & Services	384,340	429,740	359,425
Capital Outlay	-	-	-
Interfund Transactions	44,263	44,951	102,575
Expenditure Total:	1,060,291	1,118,516	1,237,406
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	1,060,291	1,118,516	1,237,406
Revenue Total:	1,060,291	1,118,516	1,237,406
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	7.50	6.75	7.95
Part-time/Seasonal	1.26	1.26	1.88
FTE Total:	8.76	8.01	9.83

Fund 10- General
Sub 33 - Building Inspections
Department 42420- Building Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries - FT	351,714	352,578	455,229
1112 Salaries - PT	30,026	35,385	54,600
1116 Fast Track Salaries	34,904	33,518	
1211 Overtime	4,759	3,141	3,000
1242 Car Allowance			
1300 Employee Benefits	30,101	29,589	28,231
1311 Bonus			
1321 Clothing Allowance	1,600	1,600	2,400
1511 FICA	1,862	3,551	3,387
1512 Medicare	5,909	6,231	7,396
1521 Retirement	57,460	63,923	77,435
1531 State Insurance Fund			
1541 Health Insurance	103,019	103,301	128,840
1545 Dental Insurance	8,017	8,177	9,944
1548 Vision Insurance	1,174	1,425	1,819
1561 Long Term Disability	1,143	1,407	3,125
Total:	631,688	643,825	775,406
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, Subscriptions, Memberships (ICC, Beehive Chapter ICC)	1,934	3,790	3,425
2321 Travel & Training	1,189	5,050	5,000
2369 Meetings		400	400
2513 Equipment Supplies & Maintenance	127	500	600
4531 Professional/Technical Services	381,090	420,000	350,000
Total:	384,340	429,740	359,425
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7000 Capital Outlay			
7211 Building & Bldg. Improvements			
7410 Equipment			
7412 Computer Equipment			
Total:	-	-	-
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund	44,263	44,951	102,575
Total:	44,263	44,951	102,575

Fund 10- General
Sub 41 - Public Works
Department 44100- Streets & Roads Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	489,543	546,592	605,233
Materials, Supplies & Services	2,380,029	2,173,343	2,465,625
Capital Outlay	57,514	42,000	-
Interfund Transactions	225,692	247,345	250,892
Expenditure Total:	3,152,777	3,009,280	3,321,750
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes and Revenues	3,152,777	3,009,280	3,321,750
Revenue Total:	3,152,777	3,009,280	3,321,750
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	6.91		7.92
Part-time/Seasonal	0.50		1.00
FTE Total:	7.41	-	8.92

Fund 10- General
Sub 41 - Public Works
Department 44100- Streets & Roads Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries	286,447	314,914	351,146
1112 Salaries PT	8,381	24,960	24,960
1211 Overtime	14,504	25,000	25,000
1300 Employee Benefits	26,385	24,989	21,776
1321 Clothing Allowance	3,166	2,400	2,400
1511 FICA	192	1,548	1,548
1512 Medicare	4,470	4,863	5,459
1521 Retirement	51,903	57,328	60,731
1531 State Insurance Fund			
1541 Health Insurance	85,225	81,185	100,077
1545 Dental Insurance	6,824	6,970	7,610
1548 Vision Insurance	1,018	1,172	1,413
1561 Long Term Disability	1,028	1,263	3,113
Total:	489,543	546,592	605,233
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2321 Travel & Training	2,505	4,700	4,700
2369 Meetings	216	350	350
2411 Office Expenses & Supplies			
2431 Uniforms & Clothing			
2513 Equipment Supplies & Maintenance	31,651	50,000	55,000
4121 Attorney Fees	2,250		
4394 Collar Maintenance	10,000	10,000	10,000
4531 Professional/Technical Services	4,793	29,000	\$5,000
4811 Equipment Rental/Lease	28,875	38,000	38,000
5121 Unimproved Road Maintenance	3,727	4,575	4,575
5122 Paved Road Maintenance	1,283,018	1,199,000	1,270,000
5124 Sidewalk Maintenance	37,379	70,000	80,000
5140 Street Light New Install	714,546	500,000	700,000
5141 Street Light Maintenance	115,821	150,000	150,000
5142 Traffic Signal Maintenance/Power	8,901	8,000	8,000
5721 Snow Removal	88,876	64,718	85,000
5730 Sign Maintenance	47,470	45,000	55,000
Total:	2,380,029	2,173,343	2,465,625
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7000 Capital Outlay			
7410 Equipment	57,514	42,000	
Total:	57,514	42,000	-
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9154 Due To Fleet Fund	225,692	247,345	250,892
9179 Due To Road Debt Fund			
Total:	225,692	247,345	250,892

Fund 10- General
Sub 41 - Public Works
Department 45100- Parks Summary

EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
Personnel Services	635,841	738,149	750,083
Materials, Supplies & Services	749,896	1,002,922	1,069,030
Capital Outlay	46,247	48,500	76,500
Interfund Transactions	114,860	202,386	104,916
Expenditure Total:	1,546,844	1,991,957	2,000,529
REVENUES	2020 Actual	2021 Projected	2022 Proposed
General Taxes & Revenues	1,546,844	1,991,957	2,000,529
Revenue Total:	1,546,844	1,991,957	2,000,529
PERSONNEL SUMMARY (FTE)	2020 Actual	2021 Projected	2022 Proposed
Elected			
Appointed			
Full-time	10.13	9.63	10.13
Part-time/Seasonal	1.00	1.00	2.00
FTE Total:	11.13	10.63	12.13

Fund 10- General
Sub 41 - Public Works
Department 45100- Parks Detail

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries	380,990	405,145	427,582
1112 PT/Temp Seasonal Salaries	9,160	47,023	49,920
1211 Overtime	18,353	18,700	19,000
1300 Employee Benefits	39,967	35,530	26,516
1321 Clothing Allowance	3,733	3,500	4,800
1511 FICA	584	29,457	3,096
1512 Medicare	5,833	6,887	6,930
1521 Retirement	66,290	73,396	73,882
1541 Health Insurance	99,700	105,658	123,160
1545 Dental Insurance	8,612	9,572	9,441
1548 Vision Insurance	1,292	1,694	1,777
1561 Long Term Disability	1,327	1,589	3,979
Total:	635,841	738,149	750,083
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2121 Dues, subscriptions, & memberships (UCFC, UCPA, UNLA, ISA)	380	384	1,130
2321 Travel & Training	1,386	1,938	4,500
2369 Meetings	115	400	400
2513 Equipment Supplies & Maintenance	19,957	27,000	27,000
2610 Buildings & Ground Maintenance	17,265	12,000	12,000
3111 Utilities	18,329	150,000	150,000
4121 Attorney Fees	108		
4531 Professional/Technical Services	536,622	575,000	605,000
4811 Equipment Rental/Lease	24,398	27,200	20,000
5405 Park Amenities Repair/Replacement	7,791	70,000	70,000
5410 Landscaping Maintenance	58,074	74,000	104,000
5420 Trail Maintenance	46,189	20,000	30,000
5430 City Wide Trees	16,551	40,000	40,000
5721 Chemicals & Fertilizers	2,733	5,000	5,000
Total:	749,896	1,002,922	1,069,030
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7410 Equipment	46,247	48,500	76,500
Total:	46,247	48,500	76,500
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9118 Due To Impact Fee Fund			
9154 Due To Fleet Fund	114,860	202,386	104,916
Total:	114,860	202,386	104,916

Fund 54- Fleet Summary
Sub 45
Department- 54000

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
	Personnel Services	75,346	107,475	113,174
	Materials, Supplies & Services	611,972	597,685	617,500
	Capital Outlay		754,926	747,358
	Debt Service	15,194		
	Interfund Transactions			
Expenditure Total:		702,512	1,460,086	1,478,032
REVENUES		2020 Actual	2021 Projected	2022 Proposed
54-00-37010-0000	Interest Earnings	28,113		
54-00-37020-0000	Sale of Vehicles			
54-00-37142-0000	Insurance Reimbursements	3,592	92,409	
54-00-38110-0000	Due From General Fund	569,718	733,541	658,843
54-00-38151-0000	Due From Water Fund	202,040	202,040	199,347
54-00-38152-0000	Due From Sewer Fund	167,349	227,348	335,247
54-00-38159-0000	Due From Storm Drain Fund	84,171	84,171	91,536
54-00-39730-0000	General Contributions			
Revenue Total:		1,054,982	1,339,509	1,284,973
BALANCE SUMMARY		2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		352,470	(120,577)	(193,059)
Fund Balance (Deficit)- Beginning:		1,123,872	1,476,342	1,355,765
Fund Balance (Deficit)- Ending:		1,476,342	1,355,765	1,162,706
PERSONNEL SUMMARY (FTE)		2020 Actual	2021 Projected	2022 Proposed
	Elected			
	Appointed			
	Full-time	0.50	1.25	1.25
	Part-time/Seasonal			
FTE Total:		0.50	1.25	1.25

Fund 54- Fleet Detail
Sub 45
Department- 54000

<i>Personnel Services</i>	2020 Actual	2021 Projected	2022 Proposed
1111 Salaries	46,365	68,624	70,684
1211 Overtime			
1242 Car Allowance			
1300 Employee Benefits	2,441	4,255	4,383
1511 FICA			
1512 Medicare	655	955	1,026
1311 Bonus			
1521 Retirement	12,819	12,500	12,513
1531 State Insurance Fund			
1541 Health Insurance	11,828	18,691	22,038
1545 Dental Insurance	937	1,723	1,724
1548 Vision Insurance	141	313	314
1561 Long Term Disability	160	414	492
1999 Reserve For Pay Adjustments			
Total:	75,346	107,475	113,174
<i>Materials, Supplies, Services</i>	2020 Actual	2021 Projected	2022 Proposed
2513 Equipment - Supplies and Maintenance			5,000
2521 Vehicle Fuel	87,548	102,401	120,000
2522 Vehicle Maintenance	121,722	80,284	80,500
4531 Professional & Technical (GPS Tracking)	14,667	15,000	17,000
5999 Depreciation	388,035	400,000	400,000
Total:	611,972	597,685	617,500
<i>Capital Outlay</i>	2020 Actual	2021 Projected	2022 Proposed
7000 Capital Outlay		5,000	
7421 New Vehicle Purchase		749,926	
Street Sweeper Lease			58,758
Replacement Vehicle - #75			48,600
Replacement Vehicle - #77			66,000
Replacement Vehicle - #86			40,000
Replacement Vehicle - #91			24,000
Replacement Vehicle - #56			150,000
Additional Vehicle - Water 1/2 Ton			40,000
Additional Vehicle - Water 6500			100,000
Additional Vehicle - Sewer 6500			100,000
Additional Vehicle - Neighborhood Improvement 1/2 Ton			40,000
Additional Vehicle - Sewer 1/2 Ton			40,000
Additional Vehicle - Building 1/2 Ton			40,000
Total:	-	754,926	747,358
<i>Debt Service</i>	2020 Actual	2021 Projected	2022 Proposed
8111 Principal			
8121 Interest	15,194		
8151 Paying Agent Fee			
Total:	15,194	-	-
<i>Interfund Transactions</i>	2020 Actual	2021 Projected	2022 Proposed
9110 Due To General Fund			
Total:	-	-	-

Fund 63 - Utility Billing Internal Service
Sub 43
Department 63000

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
Personnel Services		176,072	168,177	163,984
Materials, Supplies & Services		88,595	88,100	93,600
Capital Outlay		-	-	-
Interfund Transactions		-	-	-
Expenditure Total:		264,667	256,277	257,584

REVENUES		2020 Actual	2021 Projected	2022 Proposed
63-00-38151-0000	Due From Water Fund	96,188	93,285	93,761
63-00-38152-0000	Due From Sewer Fund	96,188	93,285	93,761
63-00-38153-0000	Due From Electric Fund			
63-00-38155-0000	Due From Gas Fund			
63-00-38157-0000	Due From Solid Waste Fund	49,944	48,436	48,683
63-00-38159-0000	Due From Storm Drain Fund	21,933	21,271	21,379
Revenue Total:		264,252	256,277	257,584

BALANCE SUMMARY		2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(414)	-	-
Fund Balance (Deficit)- Beginning:		95,099	94,685	94,685
Fund Balance (Deficit)- Ending:		94,685	94,685	94,685

PERSONNEL SUMMARY (FTE)		2020 Actual	2021 Projected	2022 Proposed
Elected				
Appointed				
Full-time		2.00	2.00	2.00
Part-time/Seasonal		1.88	1.88	1.88
FTE Total:		3.88	3.88	3.88

Internal Service Fund
Fund 63 - Utility Billing Internal Service
Sub 43
Department 63000

<i>Personnel Services</i>		2020 Actual	2021 Projected	2022 Proposed
63-43-63000-1111	Salaries	47,763	59,829	76,056
63-43-63000-1112	Salaries - PT/Temporary	83,063	66,584	52,000
63-43-63000-1211	Overtime	644	2,600	1,000
63-43-63000-1212	Wellness Benefit			
63-43-63000-1300	Employee Benefits	11,541	8,391	4,716
63-43-63000-1311	Bonus			
63-43-63000-1511	FICA	3,191	3,216	3,225
63-43-63000-1512	Medicare	1,819	1,823	1,860
63-43-63000-1521	Retirement	5,399	15,333	12,695
63-43-63000-1531	State Insurance Fund	3,571		
63-43-63000-1541	Health Insurance	17,177	9,106	10,778
63-43-63000-1545	Dental Insurance	1,431	881	720
63-43-63000-1548	Vision Insurance	205	133	148
63-43-63000-1561	Long Term Disability	268	281	786
Total:		176,072	168,177	163,984

<i>Materials, Supplies, Services</i>		2020 Actual	2021 Projected	2022 Proposed
63-43-63000-2321	Travel & Training		1,500	1,500
63-43-63000-2369	Meetings	195	500	500
63-43-63000-4121	Attorney Fees	1,290	7,000	7,000
63-43-63000-4531	Professional/Technical Services	16,000		
63-43-63000-4541	Utility Billing Mailing/Printing	65,170	70,000	75,000
63-43-63000-5999	Depreciation	2,333	2,500	3,000
63-43-63000-6820	Deployed Military Abatement	3,607	6,600	6,600
Total:		88,595	88,100	93,600

<i>Capital Outlay</i>		2020 Actual	2021 Projected	2022 Proposed
63-43-63000-7412	Computer Equipment			
63-43-63000-7552	Furniture			
Total:		-	-	-

<i>Interfund Transactions</i>		2020 Actual	2021 Projected	2022 Proposed
63-43-63000-9154	Due To Fleet Fund			
Total:		-	-	-

Internal Service Fund
Fund 64 - GIS Internal Service
Sub 46
Department 64000

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
	Personnel Services	90,351	86,271	124,832
	Materials, Supplies & Services	32,280	46,030	48,600
	Capital Outlay	-	-	-
	Interfund Transactions	-	-	-
Expenditure Total:		122,631	132,301	173,432

REVENUES		2020 Actual	2021 Projected	2022 Proposed
64-00-38151-0000	Due From Water Fund	49,478	54,143	70,975
64-00-38152-0000	Due From Sewer Fund	49,478	54,143	70,975
64-00-38153-0000	Due From Electric Fund			
64-00-38155-0000	Due From Gas Fund			
64-00-38159-0000	Due From Storm Drain Fund	21,946	24,015	31,481
Revenue Total:		120,902	132,301	173,432

BALANCE SUMMARY		2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:				
Fund Balance (Deficit)- Beginning:		(1,729)	-	-
Fund Balance (Deficit)- Ending:		56,123	56,123	56,123

PERSONNEL SUMMARY (FTE)		2020 Actual	2021 Projected	2022 Proposed
	Elected			
	Appointed			
	Full-time	1.00	1.00	1.50
	Part-time/Seasonal	0.66	0.50	0.67
FTE Total:		1.66	1.50	2.17

Internal Service Fund
Fund 64 - GIS Internal Service
Sub 46
Department 64000

<i>Personnel Services</i>		2020 Actual	2021 Projected	2022 Proposed
64-46-64000-1111	Salaries	41,263	44,587	61,059
64-46-64000-1112	Salaries - PT/Temporary	18,382	11,105	18,044
64-46-64000-1211	Overtime		200	
64-46-64000-1300	Employee Benefits	2,558	3,751	3,787
64-46-64000-1311	Bonus			
64-46-64000-1511	FICA	1,140	766	1,120
64-46-64000-1512	Medicare	865	796	1,149
64-46-64000-1521	Retirement	7,621	5,421	10,192
64-46-64000-1531	State Insurance Fund		381	
64-46-64000-1541	Health Insurance	16,925	17,433	26,445
64-46-64000-1545	Dental Insurance	1,202	1,437	2,069
64-46-64000-1548	Vision Insurance	107	250	377
64-46-64000-1561	Long Term Disability	288	143	590
Total:		90,351	86,271	124,832

<i>Materials, Supplies, Services</i>		2020 Actual	2021 Projected	2022 Proposed
64-46-64000-2321	Travel & Training	2,700	2,700	4,900
64-46-64000-2369	Meetings			
64-46-64000-2411	Office Expenses & Supplies			
64-46-64000-2431	Uniforms & Clothing			
64-46-64000-2513	Equipment Supplies & Maintenance			
64-46-64000-4211	Computer Network and Data	27,850	36,330	36,700
64-46-64000-4531	Professional/Technical Services			
64-46-64000-4541	Utility Billing Mailing/Printing			
64-46-64000-5002	Misc. Services & Supplies			
64-46-64000-5999	Depreciation	1,730	7,000	7,000
64-46-64000-6211	Insurance & Surety Bonds			
Total:		32,280	46,030	48,600

<i>Capital Outlay</i>		2020 Actual	2021 Projected	2022 Proposed
64-46-64000-7412	Computer Equipment			-
64-46-64000-7552	Furniture			
Total:		-	-	-

<i>Interfund Transactions</i>		2020 Actual	2021 Projected	2022 Proposed
64-46-64000-9154	Due to Fleet Fund			
Total:		-	-	-

Fund 62- Cemetery Summary

Sub 49

Department - 62000

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
Personnel Services		3,845	4,126	2,859
Materials, Supplies & Services		8,667	16,000	17,150
Capital Outlay		5,821	-	30,000
Interfund Transactions				
Expenditure Total:		18,333	20,126	50,009
REVENUES		2020 Actual	2021 Projected	2022 Proposed
62-00-33200-0000	Burial Plot Sales	37,625	38,000	40,000
62-00-33201-0000	Opening/Closing Fee	10,200	10,000	10,000
62-00-33202-0000	Headstone Inspections	525	500	500
62-00-33203-0000	Xfr of Ownership Fee-Cemetery	(100)		
62-00-33434-0000	Grant Revenue			
62-00-38110-0000	Due From General Fund			
62-00-38155-0000	Due From Gas - Sale Proceeds (USP)			
62-00-39210-0000	Cemetery Donations			
	Use of Fund Balance Reserve			
Revenue Total:		48,250	48,500	50,500
BALANCE SUMMARY		2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing				
Sources over Financing Uses:				
	Fund Balance (Deficit)- Beginning:	29,917	28,374	491
	Use of Fund Balance Reserve:	53,858	83,775	112,149
			-	-
Fund Balance (Deficit)- Ending:		83,775	112,149	112,640
PERSONNEL SUMMARY (FTE)		2020 Actual	2021 Projected	2022 Proposed
Elected				
Appointed				
Full-time		0.05	0.05	0.03
Part-time/Seasonal				
FTE Total:		0.05	0.05	0.03

Fund 62- Cemetery Detail
Sub 49
Department - 62000

<i>Personnel Services</i>		2020 Actual	2021 Projected	2022 Proposed
1111 Salaries FT		2,598	2,821	1,901
1112 Salaries PT				
1211 Overtime				
1300 Employee Benefits		161	174	120
1511 FICA				
1512 Medicare		37	41	30
1521 Retirement		480	517	344
1541 Health Insurance		513	512	408
1545 Dental Insurance		40	44	36
1548 Vision Insurance		6	7	8
1561 Long Term Disability		9	11	12
Total:		3,845	4,126	2,859
<i>Materials, Supplies, Services</i>		2020 Actual	2021 Projected	2022 Proposed
2121 Dues and Subscriptions				1,150
2321 Travel & Training				5,000
2513 Equipment Supplies & Maintenance		2,323	5,000	
4121 Attorney Fees				
4531 Professional and Technical Services		5,462	7,000	7,000
5002 Misc. Services & Supplies		151	1,000	1,000
5410 Landscaping Maintenance		731	3,000	3,000
Total:		8,667	16,000	17,150
<i>Capital Outlay</i>		2020 Actual	2021 Projected	2022 Proposed
7000 Capital Outlay		5,821		30,000
7410 Equipment				
Total:		5,821	-	30,000



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 1, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 16.35 Development Standards for Required Public Facilities.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The U.S. Postal Service requires community mailboxes for new residential developments. Currently City code only requires locations to be approved by the USPS, which has resulted in mailboxes being placed in locations where residents checking their mail block and/or impede traffic with their vehicles. The purpose of this code amendment is to guide Community Mailbox placement to meet USPS requirements, provide mailboxes within close walking distances of all dwelling units, and to prevent the blocking of travel lanes.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Eagle Mountain City Planning Commission held a public hearing on the proposed code amendment on 5.11.2021, no one from the public made comment, and the Planning Commission voted 4-0 to recommend approval to the City Council

ATTACHMENTS:

ORD--EMMC 16.35 Development Standards for Required Public Facilities

EMMC 16.35 Development Standards for Required Public Facilities - Proposed

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 16.35
DEVELOPMENT STANDARDS FOR REQUIRED PUBLIC FACILITIES.**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Chapter 16.35 Development Standards for Required Public Facilities, 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, and other requirements have been completed for the City Council to consider amending the Eagle Mountain Municipal Code Chapter 16.35 Development Standards for Required Public Facilities.
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 1st day of June, 2021.

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 this 1st day of June, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 16.35 Development Standards for Required Public Facilities

Sections:

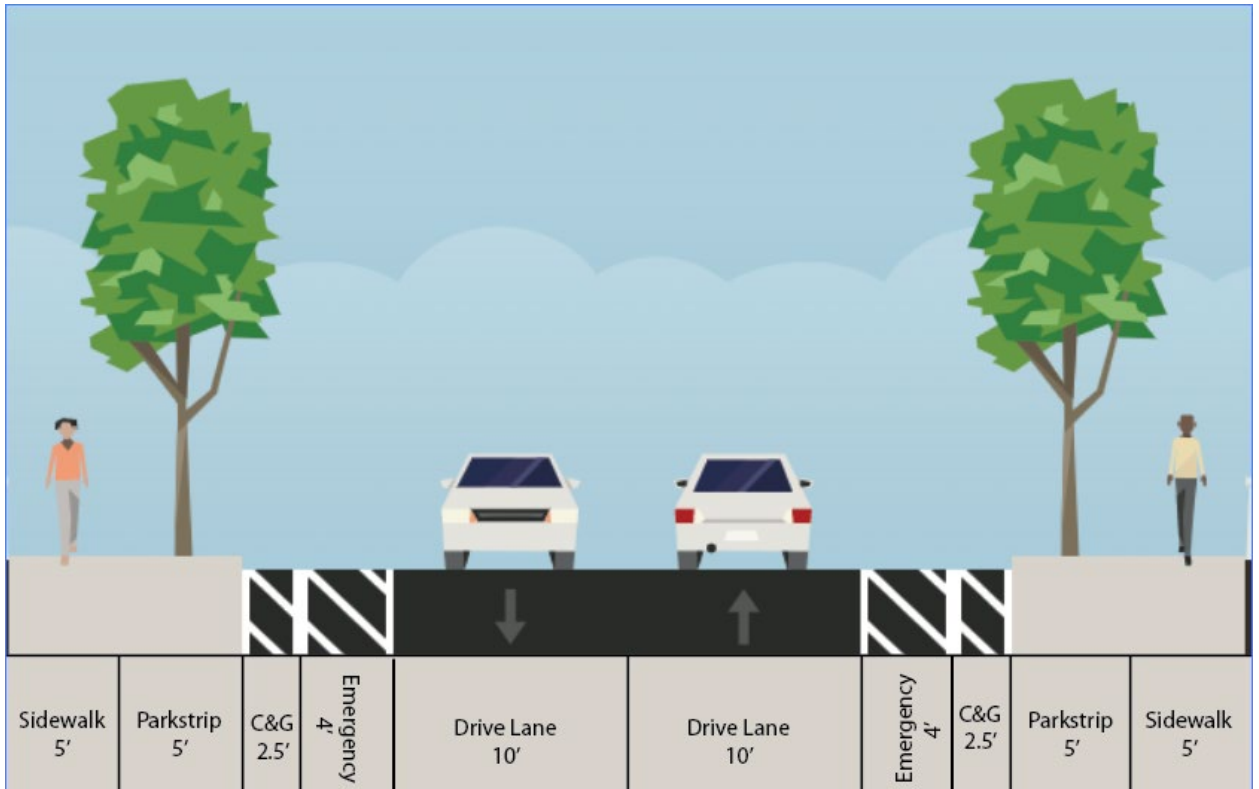
- 16.35.010 What this chapter does.
- 16.35.020 Purpose.
- 16.35.030 Eagle Mountain City Construction Specifications and Standards.
- 16.35.040 Potable water.
- 16.35.050 Wastewater disposal (sewer).
- 16.35.060 Public utilities.
- 16.35.070 Streets and street systems.
- 16.35.080 Street trees.
- 16.35.090 Privacy fencing.
- 16.35.100 Sidewalks, trails, and pathways.
- 16.35.105 Park and improved open space requirements.
- 16.35.110 Repealed.
- 16.35.120 Repealed.
- 16.35.125 Repealed.
- 16.35.130 Tables.
- 16.35.140 Diagrams.
- 16.35.150 Community Mailboxes**

16.35.150 Community Mailboxes

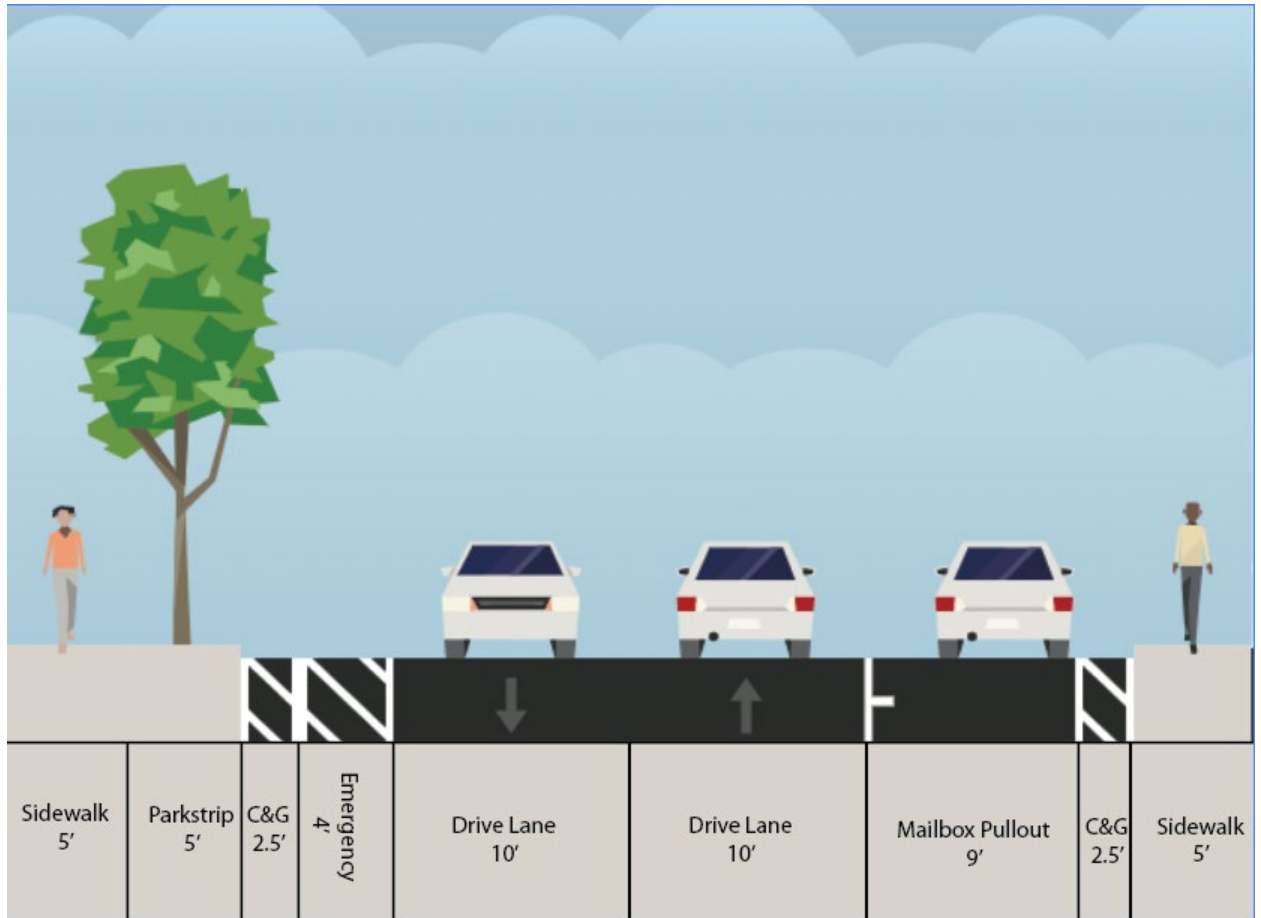
- A. General Requirements.** Community mailboxes are typically required for all new residential developments. Community mailboxes may be located along special mailbox pullouts or in community open spaces. Any new Community Mailbox must be in compliance with the standards in this chapter. Community mailbox locations shall be approved by the Eagle Mountain Community Development Director, his or her designee, and the US Postal Service.
- B. Community Mailbox Spacing Standards.** All homes shall be located within one quarter of a mile ($\frac{1}{4}$ mile) (1,320 Feet), measured along normal walking paths/routes. (Sidewalks, Pedestrian Paths, and trails)
- C. Community Mailbox Locations.** Community mailboxes shall be located:
 - 1.** Adjacent to a local street modified with a mailbox pullout in accordance with this title.
 - 2.** Adjacent to a private street with special mailbox pullout in compliance with this title; or
 - 3.** In a community open space
 - a.** Community open space mailboxes shall provide at least 4 off-street parking stalls adjacent to the mailbox.
 - b.** Community Open Space mailboxes shall be located adjacent to a public or private ROW.
- D. Mailbox pullout design standards**
 - 1. Local ROW pullouts.**
 - a.** Community mailboxes are to be placed adjacent to a local street, the street shall utilize the modified local street with mailbox pullout, as defined in this title, for either seventy-eight feet (78') or one hundred and four feet (104') (3 or 4

Parallel parking spots). Mailbox shall be located near the center point of the pullout adjacent to the right of way, if located on private property a public access easement shall be granted over the mailbox location.

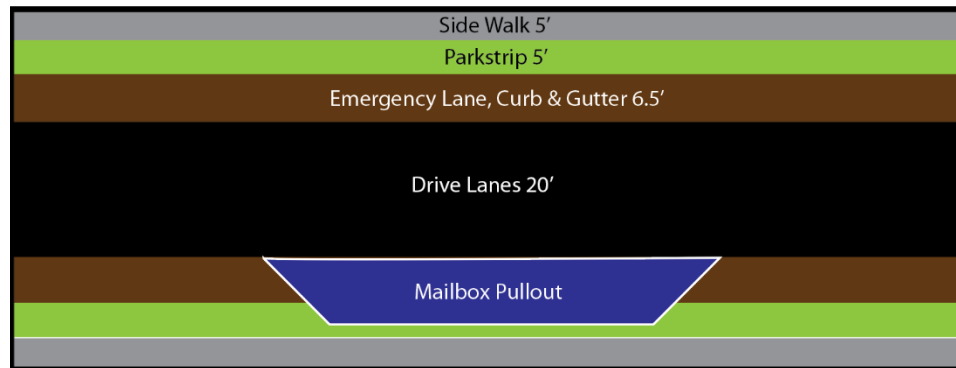
- b.** Modified mailbox pullout streets shall replace the 4' emergency lane and 5' parkstrip with additional pavement to serve as a pullout/parallel parking location.
- c.** Modified "mountable" curb and gutter shall be continued in line with curb and gutter on either side of the modified ROW, with parking lane being above the street level.



Standard Local ROW



Modified Local ROW with Mailbox Pullout



2. Private road mailbox pullouts.
 - a. Shall include an additional nine feet (9') of pavement adjacent to the drive aisle for a minimum of seventy-eight feet (78') to serve as a Mailbox pullout.
3. All mailbox pullout parking spots shall be striped.
4. All Mailbox parking spots shall be signed as 5-minute parking zones, unless located inside a community open space.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 1, 2021**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for Scarlet Ridge Estates.		
ITEM TYPE:	Master Development Agreement		
FISCAL IMPACT:			
APPLICANT:	Ryan Kent (RK Builders)		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

RECOMMENDATION:

The City Council is the approval authority for master development agreements.

BACKGROUND:

The Scarlet Ridge Estates Rezone, Master Development Plan, and Preliminary Plat were approved by the City Council on March 2. Those approvals are contingent upon the approval of an MDA, as described in EMMC 16.10. The development is fairly straightforward, and the agreement, drafted by the City Attorney, includes language related to the dedication timing of exterior roads, improvement timing of the exterior roads that are deemed necessary by the Fire Marshal, and improvement of the stormwater retention basins. The Notices of Decision, that are exhibits to the agreement, contain further details as well. This agreement includes a six-year expiration or terminates automatically at buildout, whichever is first. The developer has already submitted the first final plat for the project, which is currently under review.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

The criteria for approval of an MDA are found in EMMC 16.10.080.

Some criteria may only be applicable to more complex developments.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission reviewed this proposal in a public meeting on May 25, and recommended approval (5-0) of the Scarlet Ridge Master Development Agreement with some changes to paragraph 2.4 (Exterior Road Dedications and Improvements), requiring sequential phasing of the development. These changes have been added to the attached draft agreement.

ATTACHMENTS:

[RES--Scarlet Ridge Estates Master Development Agreement](#)

[Proposed Scarlet Ridge MDA](#)

[MDA Exhibits](#)

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING A MASTER DEVELOPMENT AGREEMENT
FOR SCARLET RIDGE ESTATES**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Master Development Agreement for Scarlet Ridge Estates, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Master Development Agreement for Scarlet Ridge Estates, as set forth in Exhibit A.
2. The Master Development Agreement for Scarlet Ridge Estates is hereby approved, as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of June, 2021.

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 1st day of June, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

WHEN RECORDED, RETURN TO:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

**MASTER DEVELOPMENT AGREEMENT
FOR
SCARLET RIDGE ESTATES**

THIS MASTER DEVELOPMENT AGREEMENT (this “MDA”) is made and entered as of the last date executed by the parties below (the “**Effective Date**”), by and between **Eagle Mountain City**, a Utah municipal corporation (“**Eagle Mountain**” or “**City**”) and **Scarlet Ridge Partners, LLC**, a Utah limited liability company (“**Developer**”).

RECITALS

- A. Developer owns and is developing the Property as a residential subdivision.
- B. Developer and Eagle Mountain desire that the Property be developed in a unified and consistent fashion pursuant to the Site Plan.
- C. The Parties desire to enter into this MDA to specify the rights and responsibilities of the Developer to develop the Property as expressed in this MDA and the rights and responsibilities of Eagle Mountain to allow and regulate such development pursuant to the requirements of this MDA.
- D. The Parties understand and intend that this MDA is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2021) *et seq.*

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Eagle Mountain and Developer hereby agree to the following:

1. Definitions. As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2021), *et seq.*

1.2. **Applicant** means a person or entity submitting a Development Application.

1.3. **Buildout** means the completion of all of the development on the entire Project in accordance with the Site Plan / Preliminary Plat.

1.4. **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.

1.5. **Eagle Mountain's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.6. **Eagle Mountain's Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the date of this MDA.

1.7. **Council** means the elected City Council of Eagle Mountain.

1.8. **Default** means a breach of this MDA as specified herein.

1.9. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.10. **Development Application** means an application to Eagle Mountain for development of a portion of the Project or any other permit, certificate or other authorization from Eagle Mountain required for development of the Project.

1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2021), or any successor provision, and approved by Eagle Mountain, effectuating a subdivision of any portion of the Project.

1.12. **Developer** means Scarlet Ridge Partners, LLC, and its successors in interest or assignees as permitted by this MDA.

1.13. **Maximum Residential Units** means the development on the Property of One Hundred and Seventy-Six (176) Single Family Residential Dwelling Units.

1.14. **MDA** means this Master Development Agreement including all of its Exhibits.

1.15. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another party.

1.16. **Notice of Decision** means the Rezone and General Plan Amendment Notice of Decision and the Preliminary Plat Notice of Decision for the Scarlet Ridge Estates, which include certain terms and conditions for development of the Project. A copy of the Notices of Decision is attached hereto as Exhibit C.

1.17. **Party/Parties** means, in the singular, Developer or Eagle Mountain; in the plural Developer and Eagle Mountain.

1.18. **Project** means the Scarlet Ridge Estates project to be constructed on the Property pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this MDA.

1.19. **Property** means the approximately 161 acres of real property owned by and to be developed by Developer more fully described in **Exhibit A**.

1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to Eagle Mountain or other public entities as a condition of the approval of a Development Application.

1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as single-family residences as illustrated on the Site Plan / Preliminary Plat.

1.22. **Site Plan / Preliminary Plat** means the Scarlet Ridge Estates Site Plan / Preliminary Plat for the Project approved by the Eagle Mountain Council, a copy of which is attached hereto as **Exhibit B**. In accordance with the Section 16.20.060 of the Vested Laws, the Site Plan / Preliminary Plat shall expire if (1) a final plat application has not been approved by the city council within two years from the date of approval of the Site Plan / Preliminary Plat by the city council, or (2) a final plat is not approved for any phase of the preliminary plat within two years of the most recent final plat approval.

2. Development of the Project.

2.1. **Compliance with the Site Plan / Preliminary Plat and this MDA.** Development of the Project shall be in accordance with Eagle Mountain's Vested Laws, Eagle Mountain's Future Laws (to the extent they are applicable as specified in this MDA), the Site Plan / Preliminary Plat, the Notice of Decision, and this MDA.

2.2. **Development Requirements.** Eagle Mountain has approved the Site Plan for the Project which shall serve as the preliminary plat. Developer shall construct the Project in accordance with the Site Plan / Preliminary Plat, the Notice of Decision, and any conditions and restrictions imposed by the City Council on the Project as part of the approval process or conditions or restrictions the Developer agreed to as part of the approval process.

2.3. **Detention Basins.** Prior to construction of the detention basins for the Project, Developer shall obtain approval of plans that meet the requirements of Section 15.50.060 of the Vested Laws. As part of the approval, City may require Developer to install drain tiles or other drainage improvements, weed barrier, landscape rock, biograss, or other forms of water-wise landscaping and irrigation system within the detention basins to minimize maintenance.

2.4. **Exterior Road Dedications and Improvements.** Developer shall dedicate to the

City the portions of Tiffany Lane (38.5 feet wide), the exterior road running along the East side of the Project (the “**East Road**”)(26.5 feet wide), and the exterior road running along the South side of the Project (the “**South Road**”)(26.5 feet wide) together with any final plat that is adjacent to those road sections. Development phasing shall proceed through the lots sequentially as numerically identified in the site plan / preliminary plat, beginning with the 100 lots, then proceeding to the 200 lots, 300 lots, and so on, and shall not exclude lots to avoid road improvements or leave large sections of road improvements to later phases. Developer shall construct the portions of the road right-of-way for Tiffany Lane, together with any additional asphalt necessary to provide access to the Project. Improvements and improvement completion assurance are not required for the East Road and South Road, unless the Fire Marshal requires improvement in order to develop any portion of the project. Developer shall improve off-site roads to the project as required by the Fire Marshal, in accordance with the International Fire Code.

3. **Vested Rights.**

3.1. **Vested Rights Granted by Approval of this MDA.** The Parties intend that this MDA grants to Developer all rights to develop the Project in fulfillment of this MDA, Eagle Mountain’s Vested Laws, and the Site Plan / Preliminary Plat except as specifically provided herein. The Parties specifically intend that this MDA grant to Developer the “vested rights” identified herein as that term is construed in Utah’s common law and pursuant to Utah Code Ann. § 10-9a-509 (2021).

3.2. **Exceptions.** The vested rights and the restrictions on the applicability of Eagle Mountain’s Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

3.2.1 **Master Developer Agreement.** Eagle Mountain’s Future Laws or other regulations to which the Developer agrees in writing;

3.2.2. **State and Federal Compliance.** Eagle Mountain’s Future Laws or other regulations which are generally applicable to all properties in Eagle Mountain and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. **Codes.** Any of Eagle Mountain’s Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4 **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by Eagle Mountain to all properties, applications, persons and

entities similarly situated;

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within Eagle Mountain (or a portion of Eagle Mountain as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.2.6 Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by Eagle Mountain pursuant to Utah Code Ann. Section 11-36a-101 (2021) *et seq*;

3.2.7. Planning and Zoning Modifications. Changes by Eagle Mountain to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as such changes do not work to reduce the Maximum Residential Units, are generally applicable across the entire Eagle Mountain, and do not unreasonably increase the costs of Development; or

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that Eagle Mountain's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2021).

4. **Term of Agreement.** In accordance with Section 16.10.080 of the Vested Law, this MDA shall expire and terminate six (6) years from the Effective Date. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer, including any obligations for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this MDA.

5. **Processing of Development Applications.** The procedure for processing Development Applications shall in accordance with the procedural provisions of Eagle Mountain's Future Laws. If Eagle Mountain denies a Development Application, Eagle Mountain shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons Eagle Mountain believes that the Development Application is not consistent with this MDA, the Zoning and/or Eagle Mountain's Vested Laws (or, if applicable, Eagle Mountain's Future Laws).

6. **Public Infrastructure.**

6.1. **Construction by Developer.** Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to Eagle Mountain's Vested Laws. Such construction must meet all applicable standards and requirements and must be approved by Eagle Mountain's engineer, or his designee.

6.2 **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by Eagle Mountain's Vested Laws, unless otherwise provided by Utah Code § 10-9a-101, *et seq.*, as amended. The Applicant shall provide such bonds or security in a form acceptable to Eagle Mountain or as specified in Eagle Mountain's Vested Laws. Partial releases of any such required security may be made as work progresses based on Eagle Mountain's Vested Laws.

7. **Upsizing/Reimbursements to Developer.** Eagle Mountain shall not require Developer to “upsized” any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, Eagle Mountain shall only be responsible to compensate Developer for the 10% cost increase. An acceptable financial arrangement for upsizing of improvements means reimbursement agreements, payback agreements, and impact fee credits and reimbursements.

8. **Default.**

8.1. **Notice.** If Developer or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2 **Contents of the Notice of Default.** The Notice of Default shall:

8.2.1 **Specific Claim.** Specify the claimed event of Default;

8.2.2 **Applicable Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default; and

8.2.3 **Optional Cure.** If Eagle Mountain chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

8.3 **Mediation.** Upon the issuance of a Notice of Default the parties may engage a mediation or other dispute resolution process. Neither side shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law.

8.4 **Public Meeting.** Before any remedy in Section 10.4.3 may be imposed by Eagle Mountain the party allegedly in Default shall be afforded the right to attend a public meeting before the Eagle Mountain City Council and address the Eagle Mountain City Council regarding the claimed Default.

8.5 **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

9. **Developer's Exclusive Remedy.** Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement. IN NO EVENT SHALL EAGLE MOUNTAIN BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10. **Eagle Mountain's Remedies Upon Default.** Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Developer until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

11. **Notices.** All notices required or permitted under this MDA shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer:

To Eagle Mountain:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

12. **Headings.** The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidences of intent.

13. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between Eagle Mountain, or Developer. Further,

except as specifically set forth herein, the parties do not intend this MDA to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Developer under this MDA shall run with the land and be binding on Developer and Developer's successors in interest. However, Developer may assign its obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain as provided herein.

14.1 **Sale of Lots.** Developer's selling or conveying lots to residential purchasers shall not be deemed to be an "assignment" subject to the above-referenced approval by Eagle Mountain unless specifically designated as such an assignment by Developer and approved by Eagle Mountain.

14.2 **Notice.** Developer shall give Notice to Eagle Mountain of any proposed assignment and provide such information regarding the proposed assignee that Eagle Mountain may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Eagle Mountain with all necessary contact information for the proposed assignee.

14.3. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds.

14.4. **Assignees and Successors in Interest Bound by MDA.** Developer's successors in interest as holders of title to the Property (except purchasers of completed Residential Dwelling Units) and assignees shall be bound by the terms of this MDA.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.
19. **Applicable Law.** This MDA is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah.
20. **Venue.** Any action to enforce this MDA shall be brought only in the Fourth District Court for the State of Utah.
21. **Entire Agreement.** This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.
22. **Mutual Drafting.** Each Party has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against any Party based on which Party drafted any particular portion of this MDA.
23. **Recordation and Running with the Land.** This MDA or notice of this MDA shall be recorded in the chain of title for the Project. This MDA shall be deemed to run with the land. An electronic copy of Eagle Mountain's Vested Laws may be included as part of the original copy of this MDA with the Eagle Mountain Recorder.
24. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA.

IN WITNESS WHEREOF, the parties hereto have executed this MDA by and through their respective, duly authorized representatives as of the day and year first herein above written.

DATED this ____ day of _____, 2021.

SCARLET RIDGE PARTNERS, LLC

By: _____

Print Name: _____

Title: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
) ss.
COUNTY OF _____)

On the _____ day of _____, 2021, personally appeared before me
_____, who being by me duly sworn, did say that (s)he is the
_____ of **Scarlet Ridge Partners, LLC**, a Utah limited liability
company and that the foregoing instrument was duly authorized by the company at a lawful
meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

DATED this _____ day of _____, 2021.

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

ATTEST:

Fionnuala Kofoed, City Recorder

Approved as to form:

City Attorney

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Property
Exhibit “B”	Site Plan / Preliminary Plat
Exhibit “C”	Notices of Decision

Exhibit "A"
Legal Description of Property

LEGAL DESCRIPTION

Beginning at the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South $0^{\circ}11'52''$ East along section line 2674.69 feet to the Southeast Corner of said Section 19; thence North $89^{\circ}47'09''$ West along section line 1325.48 feet; thence North $0^{\circ}00'36''$ West along sixteenth section line 2671.99 feet; thence North $0^{\circ}10'27''$ East along sixteenth section line 2665.86 feet; thence South $89^{\circ}56'03''$ East along section line 1316.50 feet to the Northeast Corner of said Section 19; thence South $0^{\circ}10'12''$ West along section line 2666.62 feet to the point of beginning.

Area = 161.66 Acres

Exhibit “B”
Site Plan / Preliminary Plat

Exhibit “C”
Notices of Decision



REZONE & GENERAL PLAN AMENDMENT NOTICE OF DECISION Scarlet Ridge Estates

On March 3, 2021, the Eagle Mountain City Council approved the Scarlet Ridge Estates rezone and general plan amendment applications for parcels 59:019:0004 and 59:019:005 (about 160 acres – see attachment) with the following conditions:

1. That the amendment revise the Future Transportation Plan Map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector";
2. All lots 1 acre and larger will be RD1, all lots less than 1 acre will be RD2 with the Equine Overlay Zone;
3. The approval is based on the preliminary plat dated February 24, 2021; and
4. The approval is contingent upon the approval of the project's master development agreement.

The City may require specific performance of Developer's obligations and City may withhold issuance of any further approvals or permits with the Project until the Developer has fully complied with these conditions of approval.

In no event shall the City be liable to the Developer, its successors or assigns, for any indirect, special, punitive, incidental or consequential damages, including, without limitation, lost profits, costs of delay, or liabilities to third parties.

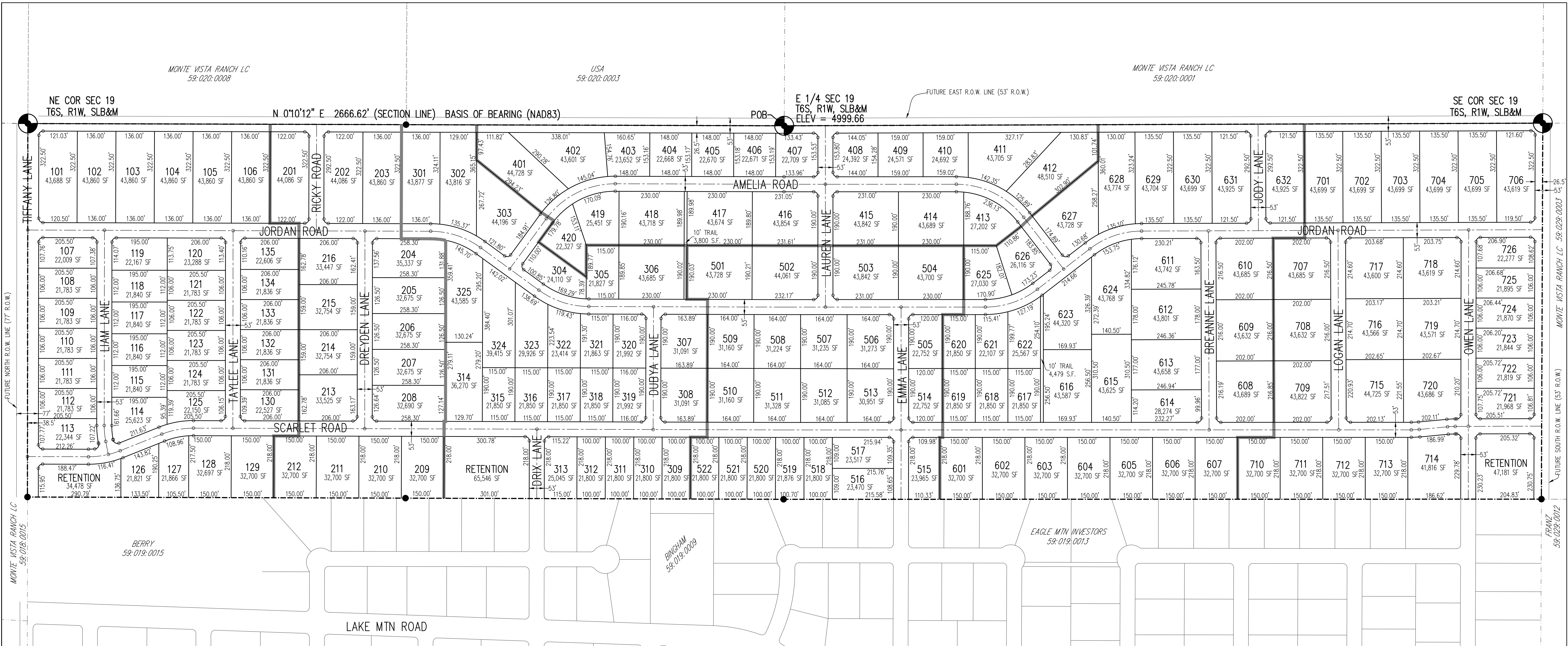
EAGLE MOUNTAIN CITY

By: Steve Munford
Steve Munford, AICP
Community Development Director

Date: 4/12/21

ATTACHMENTS

Exhibit A : Scarlet Ridge Estates Preliminary Plat (February 24, 2021)



CONNECTIVITY NOTES

1. THERE ARE 42 LINKS AND 23 NODES WITHIN THIS SUBDIVISION. THIS PROVIDED A RATION OF 1.8 WHICH IS GREATER THAN THE TIER 1 REQUIRED RATION OF 1.5
2. MAXIMUM BLOCK LENGTH ALLOWED IS 1000 FEET OR 1200 FEET WITH A MIDBLOCK PEDESTRIAN PATH. TWO BLOCKS HAVE A LENGTH OF GREATER THAN 1000' (BUT LESS THAN 1200'). MIDBLOCK PEDESTRIAN PATHS HAVE BEEN PROVIDED ALONG THOSE BLOCKS.

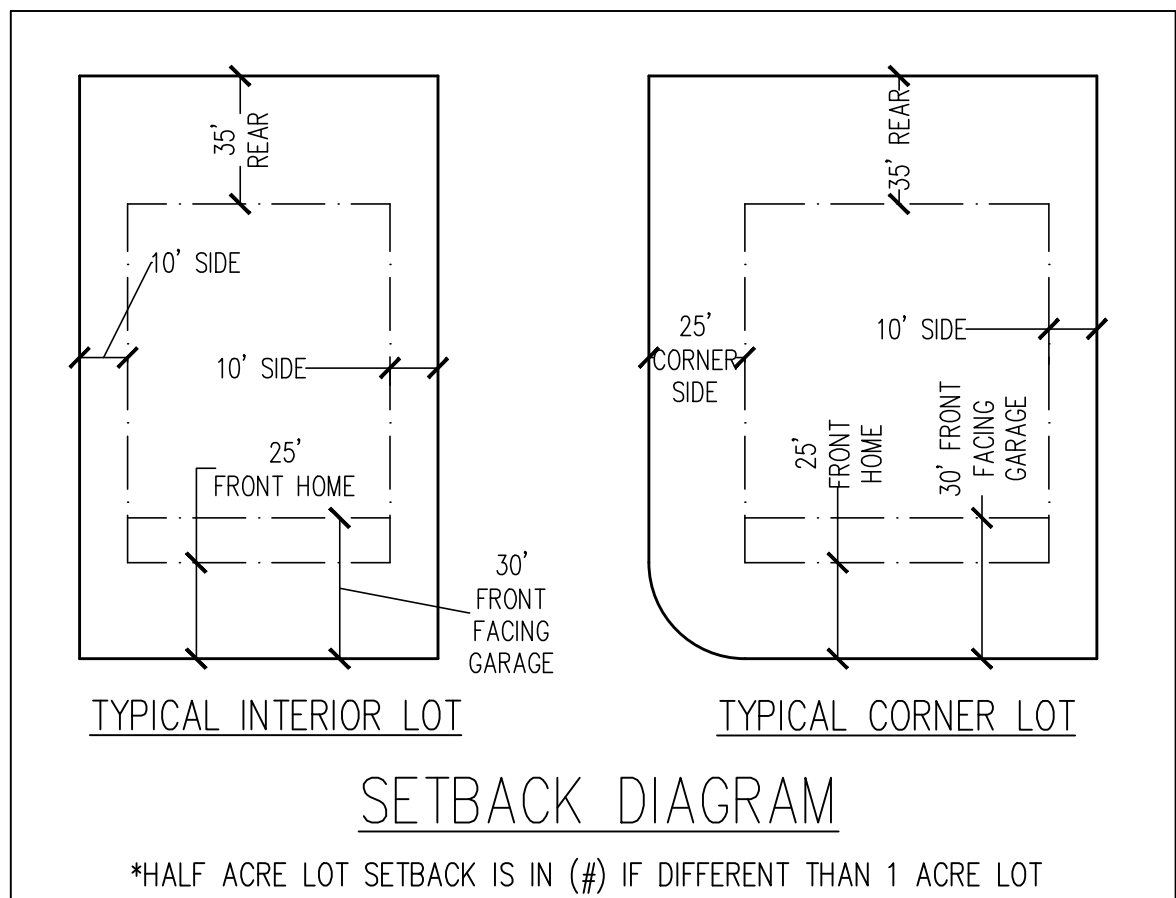
GENERAL NOTES

1. SEE SHEETS 4 & 5 FOR EXISTING CONTOURS.
2. THERE ARE A FEW VERY SMALL AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. A SLOPE ANALYSIS PLAN HAS BEEN PROVIDED FOR THIS SITE.
3. BUILDING SETBACKS ARE SHOWN IN THE SETBACK DIAGRAM
4. ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
5. A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
6. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
7. HOMES CONSTRUCTED WITHIN THIS SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
8. CITY WILL OWN AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAT.
9. TURNAROUNDS WILL BE PROVIDED AT PHASING LINES WITH A 60-FOOT RADIUS PAVED TURN AROUND OR AN APPROVED PAVED HAMMERHEAD FIRE TURN AROUND PER EAGLE MOUNTAIN STANDARDS.
10. PROPOSED ZONE = RD2
11. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
12. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 10' REAR AND SIDES ON EACH LOT.

PROPOSED ZONE: RD2

PRELIM PLAN LAND CALCULATIONS

TOTAL ACREAGE:	161.66 ACRES
BUILDABLE ACREAGE:	161.66 ACRES
TOTAL ACREAGE IN LOTS:	129.15 ACRES
TOTAL ROADWAY AREA:	28.91 ACRES
TOTAL OPEN SPACE (INCLUDES PONDS/TRAILS):	3.57 ACRES
TOTAL DEVELOPED OPEN SPACE REQUIRED:	1.35 ACRES
TOTAL DEVELOPED OPEN SPACE PROVIDED:	PAYMENT IN LIEU
AVERAGE LOT SIZE:	31,965 SF/0.73 ACRES
LARGEST LOT SIZE:	48,510 SF/1.11 ACRES
SMALLEST LOT SIZE:	21,783 SF/0.50 ACRES
OVERALL DENSITY:	1.09 LOTS/ACRE
TOTAL # OF LOTS:	176 LOTS
1/2 ACRE + LOTS:	79 LOTS
3/4 ACRE +/- LOTS:	39 LOTS
1 ACRE + LOTS:	58 LOTS

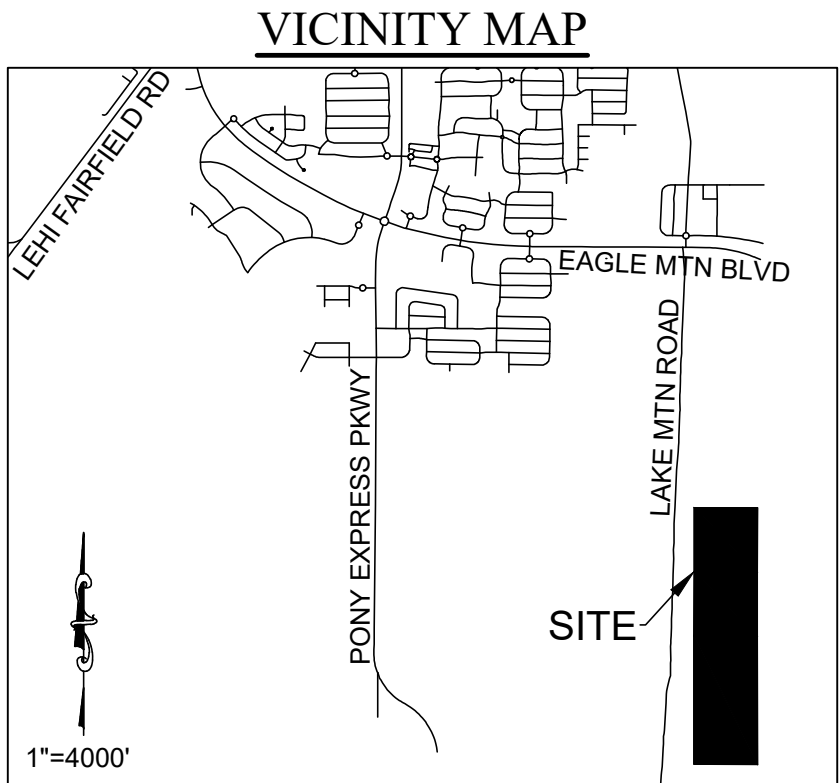
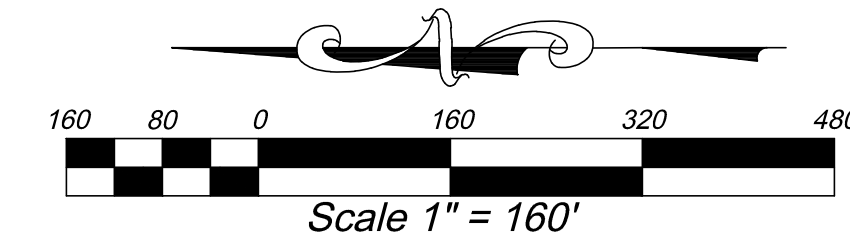


LEGAL DESCRIPTION

Beginning at the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°11'52" East along section line 2674.69 feet to the Southeast Corner of said Section 19; thence North 89°47'09" West along section line 1325.48 feet; thence North 0°00'36" West along sixteen section line 2671.99 feet; thence North 0°10'27" East along sixteen section line 2665.86 feet; thence South 89°56'03" East along section line 1316.50 feet to the Northeast Corner of said Section 19; thence South 0°10'12" West along section line 2666.62 feet to the point of beginning.
Area = 161.66 Acres

SHEET INDEX

1. PRELIMINARY PLAT
2. UTILITY PLAN (NORTH)
3. UTILITY PLAN (SOUTH)
4. GRADING, DRAINAGE & EROSION PLAN (NORTH)
5. GRADING, DRAINAGE & EROSION PLAN (SOUTH)



SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

BENCH MARK

EAST QUARTER CORNER, SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4999.66'

REVISIONS

Rev.	Date	Description
1	12/29/20	REVISED PER CITY COMMENTS
2	01/22/21	REVISED PER CITY COMMENTS
3	02/05/21	REVISED PER CITY COUNCIL COMMENTS
4	02/23/21	REVISED PER CITY COUNCIL COMMENTS
5	02/24/21	REVISED PER CITY COUNCIL COMMENTS

Developer: RK BUILDERS

Ryan Kent
111 Par Street, Saratoga Springs, UT 84045
Phone: (801) 404-6099



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

SCARLET RIDGE ESTATES

EAGLE MOUNTAIN

UTAH

Drawn by:

G.J.Y.

Designed by:

G.J.Y.

Checked by:

D.W.P.

PRELIMINARY PLAT

LOCATED IN THE NE & SE CORNER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

Scale:

1"=160'

Date:

10/30/20

1 OF 5



PRELIMINARY PLAT NOTICE OF DECISION Scarlet Ridge Estates

On March 3, 2021, the Eagle Mountain City Council conditionally approved the Scarlet Ridge Estates preliminary plat application. The project contains one hundred and seventy-six (176) residential lots on approximately 160 acres, located east of the future Airport Road and south of the future Tiffany Lane on parcels 59:019:0004 and 59:019:0005.

This approval is based on compliance with the following conditions. These conditions are binding on the property owner and any subsequent purchaser of the property.

CONDITIONS OF APPROVAL

1. A fee-in-lieu payment, per EMMC 16.35.105(A)(11), shall be paid with recordation of the final plat;
2. Streetlighting is required to comply with EMMC 15.10.390;
3. Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090, specifically the roads along the north, east, and south edge of the project;
4. The approval is contingent upon the approval of the project's master development agreement; and
5. The approval is based on the preliminary plat dated February 24, 2021.

NEXT STEPS

Developer may now proceed with the following steps:

1. Verify that all applicable conditions of approval have been completed.
2. Submit a complete final plat application to the Planning Department for the development for review by the City Development Review Committee (DRC).
3. Record the final plat with the City Recorder and payment of the fee-in-lieu. The payment is broken down by phase on the next page.

Based on 118 lots in the RD2 zone, the fee-in-lieu is:

$118 \text{ lots} \times 500 \text{ sf/lot} \times \$3.75 = \$221,250 + \text{appraised value of land to be acquired for open space}$

The City may require specific performance of Developer's obligations and City may withhold issuance of any building permits or further approvals with the Project until Developer has fully complied with these conditions of approval.

In no event shall City be liable to developer, its successors or assigns, for any indirect, special, punitive, incidental or consequential damages, including, without limitation, lost profits, costs of delay, or liabilities to third parties.

This preliminary plat will expire two (2) years after approval on March 2, 2023 if a final plat has not been approved (or under review) by the City Development Review Committee (DRC). An extension of time must be requested in writing and received by the Planning Department prior to the expiration date if an extension is legitimately needed. The City does not send reminder notices or other notification of the pending expiration date. The action to request an extension is the responsibility of the proponent.

EAGLE MOUNTAIN CITY

By: Steve Mumford
Steve Mumford, AICP
Community Development Director

Date: 4/12/21

FEE-IN-LIEU BY PHASE

PHASE	# OF APPLICABLE LOTS	BASE FIL	APPRAISED LAND VALUE
1	29	\$54,375.00	+ Appraised value of land for open space purchase / divide (if applicable)
2	13	\$24,375.00	
3	20	\$37,500.00	
4	11	\$20,625.00	
5	18	\$33,750.00	
6	16	\$30,000.00	
7	11	\$20,625.00	
	118	\$221,250.00	

ATTACHMENTS

Exhibit A: Scarlet Ridge Estates Preliminary Plat (February 24, 2021)



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 1, 2021**

TITLE:	RESOLUTION - Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #2.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Admin

PRESENTED BY:

Economic Development
Director Aaron Sanborn

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, approving the First Amendment to the Interlocal Cooperation agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #2.

BACKGROUND:

The proposed resolution amends section 4 of the agreement to include the following language: “Any participation agreement shall be consistent with all and any terms and conditions of the existing CWP Water Agreements, including Paragraph 4, Reservation of Water and written verification of compliance with the requirements of Paragraph 8.”

Central Utah Water Conservancy District requested the amendment to include this provision so that the project would not negatively

impact their operations as it relates to previous approved agreements and the proposed agreements related to the project would not cause the District to be out of compliance with existing CWP agreements.

This project allows for the creation of a Community Reinvestment Area in order to allow for an enterprise data center project development on approximately 327 acres of land. The initial investment from the developer will include approximately 300,000 square feet and total \$600,000,000. The project area is adjacent to the Facebook data center site and is currently in the Regional Technology and Industry Overlay Zone. The interlocal agreement would allow Utah County to transmit certain incremental tax revenue for Eagle Mountain City to the Eagle Mountain City RDA for execution of the project area plan & budget.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Redevelopment Agency Interlocal Agreement](#)

[AGMT--Interlocal Agreement with City draft of May 26 2021](#)

RESOLUTION NO. R- -2021

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “Interlocal Act”), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the “CRA Act”), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, Eagle Mountain City (the “City”) and the Eagle Mountain Redevelopment Agency (the “Agency”) are “public agencies” for purposes of the Act; and

WHEREAS after careful analysis and consideration of relevant information, the City desires to enter into an Interlocal Agreement with the Agency whereby the City would remit to the Agency a portion of the property tax increment generated within the Sweetwater Industrial Park Community Reinvestment Project Area #2, (the “Project Area”) which would otherwise flow to the City, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

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

1. The Interlocal Cooperation Agreement between the City and the Agency, substantially in the form attached hereto as Exhibit A (the “Agreement”), is approved in final form and shall be executed for and on behalf of the City by the Chair of the City Council.

2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the City for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the City Recorder, the keeper of records of the City.

4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.

5. This Resolution shall take effect upon adoption of all interlocal agreements by the governing boards of Eagle Mountain City, Central Utah Water Conservancy District, Unified Fire Service Area, Alpine School District, and Utah County.

APPROVED AND ADOPTED by the City Council of Eagle Mountain City this 1st day of June, 2021.

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, Utah on this 1st day of May, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____.

Exhibit A

5-26-2021

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this ____ day of _____, 2021, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **EAGLE MOUNTAIN CITY**, a political subdivision of the State of Utah (the “City”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Reinvestment Act”), and is authorized and empowered under the Reinvestment Act to undertake, among other things, various community development activities pursuant to the Reinvestment Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Reinvestment Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency will create the Sweetwater Industrial Park Community Reinvestment Project Area #2 (the “Project Area”), through the adoption of the Sweetwater Industrial Park Survey Area #2 Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a data center consisting of real and personal property which may include a building or group of buildings for the construction, maintenance, use and/or operation of a data center, including ancillary buildings consisting of office buildings, utility buildings and temporary and/or prefabricated construction management buildings (each a “Building” and collectively the “Buildings”). The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) (a “Participant”) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Reinvestment Act), generated from the Project Area. Tax Increment will not be payable for buildings developed for residential purposes or other commercial purposes not ancillary to a data center; and

5-26-2021

E. **WHEREAS**, the Project Area is currently generating a total of \$25 per year in property taxes for the various taxing entities, including the City, Utah County (the "County"), the Alpine School District (the "School District"), and other taxing entities; and

F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$3,656,786 per year; and

G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (*i.e.*, the "Tax Increment") which will be generated by the Project Area; and

H. **WHEREAS**, it is in the best interest of the citizens of the City for the City to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS**, the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and Project Area Budget utilizing best practices to provide an accurate report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Draft Project Area Plan attached as Exhibit "B"; and

J. **WHEREAS**, the Agency will create the Sweetwater Industrial Park Community Reinvestment Project Area #2 Budget (the "Project Area Budget"), a draft copy of which is attached as Exhibit "C", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area; and

K. **WHEREAS**, Eagle Mountain City has entered into existing Water Supply Agreements with the Water District (referred to as "CWP Water Agreements") and may enter into additional CWP Water Agreements subject to CWP Water availability at the time of a written request by Eagle Mountain City as one wholesale supplemental water source to Eagle Mountain City water system; and the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

5-26-2021

2. **Offset of Development Costs and Expenses.** The City has determined that it is in the best interests of its citizens to remit specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by the Agency or Participants in Project Area development, including, the construction and installation of Buildings, infrastructure improvements and data center related personal property needed to serve the data center within the Project Area, to the extent permitted by the Reinvestment Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Reinvestment Act), shall for each Phase be the tax year in which construction commenced for that Phase, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Reinvestment Act, be equal to the equalized taxable value shown on the Utah County assessment rolls for that tax year for all property included within that Phase.

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more Participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the Participant(s) conditional upon the Participant(s)'s meeting of certain performance measures as outlined in said participation agreement. Any participation agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the Participant(s) that the respective Participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies and shall satisfy such other performance measures agreed to by the parties to the definitive participation agreement. Any participation agreement shall be consistent with all and any terms and conditions of the existing CWP Water Agreements, including Paragraph 4, Reservation of Water and written verification of compliance with the requirements of Paragraph 8.

5. **Payment Trigger.** The Property may be developed in Phases. A "Phase" means each phase of the development of the Property as designated by a Participant, which Phase may include all or one (1) or more portions of one (1) Building or multiple Buildings and any real property and personal property identified and designated through the parameters described by the Participant in the applicable Notice for a Phase. A Phase may or may not be a legally subdivided parcel of real property. Unless otherwise specified in a Notice for a Phase, a Phase includes all real property and personal property not identified and designated by the Participant as part of a previous Phase or a subsequent Phase. "Notice for a Phase" means written notice from the Participant to the Agency identifying the parameters of the new Phase. The first year of payment of Tax Increment from the City to the Agency shall be determined by the Agency. The Agency may trigger the collection of Tax Increment for a Phase by delivering a letter or other written request to the Utah

Formatted: Font color: Red

5-26-2021

County Auditor's office identifying such Phase (the "Trigger Notice"). The Agency shall be entitled to receive Tax Increment for each Phase for an initial period of twenty (20) full calendar years per Phase not to exceed forty (40) years for all Phases commencing with the year after the Agency delivers a Trigger Notice for such Phase (each, an "Increment Period").

6. **Total Payment to Agency.** The City shall authorize the County to remit to the Agency, beginning with property tax receipts during each Increment Period for each Phase, 100% of the annual Tax Increment generated from the personal property tax within the Project Area and 67.5% of the annual Tax Increment generated from the real (*i.e.*, building, land, and fixtures) and centrally assessed property within the Project Area; provided, however, that the total amount of such Tax Increment generated from real property tax (*i.e.*, building, land, and fixtures which are assessed as real property) and properly attributable to the City's tax levy that is paid to the Agency under this Agreement shall not exceed \$300,000 per Phase (the "Real Property Tax Increment Cap") and shall not exceed a total of \$2,100,000 for all Phases within the Project Area. The Real Property Tax Increment Cap shall not apply to Tax Increment generated from personal property.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real, personal property, and property taxes collected from the Project Area by the County acting as the tax collection agency for the City. Without limiting the foregoing, this Agreement includes Tax Increment resulting from an increase in the tax rate of the City, which is hereby expressly approved as being included in Tax Increment as required by Section 17C-1-407 of the Reinvestment Act. It is expressly understood that the Property Taxes which are the subject of this Agreement are only those Property Taxes actually collected by the County from the Project Area.

8. **Future Increment Period Conditions.** The Agency will receive the same participation and level of Tax Increment received during the initial Increment Period for each additional Phase within the Project Area conditional upon the Agency amending the Project Area Plan and Project Area Budget for each additional Phase and providing notice to the City of such amendments.

9. **No Independent Duty.** The City shall be responsible to remit to the Agency only Tax Increment actually received by the County acting as the tax collecting agency for the City. The City shall have no independent duty to pay any amount to the Agency other than the Tax Increment actually received by the County on behalf of the City on an annual basis during each Increment Period for each Phase.

10. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

11. **Further Documents and Actions.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform

5-26-2021

such other actions as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

12. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to City:

Eagle Mountain City
Attn: City Council
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6603

If to Agency:

Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6603

Any party may from time to time, by written notice to the other as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above (if applicable) shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

13. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

5-26-2021

14. **No Third Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third party beneficiaries to this Agreement.

15. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

16. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

17. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

18. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

19. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or action shall be deemed an extension of the time for performance of any other obligation or action.

20. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

21. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the County or the City cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to Participants, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to Participants shall be reduced or eliminated accordingly; provided,

however, the Agency and the City shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

22. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

23. **Duration.** This Agreement shall terminate with respect to a particular Phase upon the expiration of each Tax Increment Period for such Phase but shall continue for all undeveloped Phases. Notwithstanding the foregoing, this Agreement shall terminate after the fortieth (40th) year following the year in which the Trigger Notice is issued for the first Phase, or fifty years after the date of this Agreement, whichever is sooner.

24. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

25. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to Participants in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

26. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act;

5-26-2021

- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement;
- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act; and
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

[Signature Page to Follow]

5-26-2021

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

CITY:

EAGLE MOUNTAIN CITY

By: _____

Its: Mayor

ATTEST:

By: _____
City Recorder

APPROVED AS TO FORM:

By: _____
Attorney for City

AGENCY:

EAGLE MOUNTAIN REDEVELOPMENT AGENCY

By: _____

Its: Chairperson

ATTEST:

By: _____
Executive Director

APPROVED AS TO FORM:

By: _____
Attorney for Agency

5-26-2021

EXHIBIT "A"
to
INTERLOCAL AGREEMENT

Legal Description of Project



5-26-2021

EXHIBIT "B"
to
INTERLOCAL AGREEMENT

Project Area Plan

5-26-2021

EXHIBIT "C"
to
INTERLOCAL AGREEMENT

Project Area Budget

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Rush Creek Concept Plan, General Plan Amendment
Deer Haven GP Amendment, Rezone, Preliminary Plat, and Variance
Marketplace at Eagle Mountain Town Center Lot 4, Pads E & G Site Plan
Jeppson Auto Site Plan
The District at Eagle Mountain Town Center Rezone
Pole Canyon NPA-17 General Plan Amendment, Rezone, MDP, and Preliminary Plat
Oquirrh Mountain Ranch Phase B MDP Amendment and Preliminary Plat
Hidden Hollow Phase C – Preliminary Plat and Site Plan
Pony Express Dental at Porters Crossing Site Plan
7-Eleven The Ranches Rezone and Site Plan
Maverik at Market Place Site Plan
Smith Property Concept Plan
White Hills Country Estates Recorded Plat Amendment and Rezone
Flag Code and Neighborhood Improvement Code Amendments
A-to-Z Building Blocks Site Plan

Other Projects

Monte Vista Ranch Concept Plan
Rezoning in The Ranches and Eagle Mountain Properties
Sunset Flats Amended Preliminary Plat
Ault Farms
Spring Run MDP and Preliminary Plat Amendment
Eagle Commons/MF 3 Zone
La Petite Pet Grooming – Conditional Use Permit
Coyote Run Concept Plan

Code Amendments

General Plan Land Use Adjacency Updates
Multifamily Amenities Distance Requirements
Parking Requirements and Standards
Community District Node Overlay
Shooting Range Ordinance
Beekeeping Ordinance
Flagpole Ordinance
Change “Base Zoning” to “Underlying Zoning” throughout
Landlord Licensing / Accessory Apartments
Expiration of Applications
Industrial Zone
Driveway Width Restriction
Public Noticing Requirements